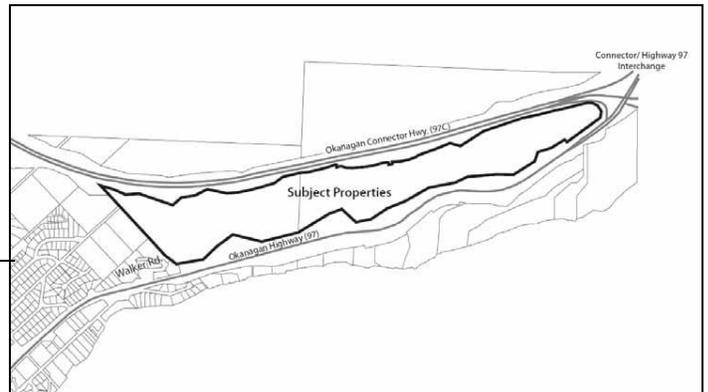


New Monaco News

Open House features Employment and Sustainability



New Monaco’s vision to create a state-of-the-art, sustainable community on a portion of the old Drought Creek Farm has completed phase one of the District of Peachland’s planning requirements by filing a formal Area Structure Plan (ASP) application.

Feedback from the 100-plus PIM attendees was very supportive, with 80% of comment cards indicating support or strong support for such features of the development as: a job-based commercial sector, the importance of respecting the existing landscape, and housing stock for a range of household types.

At an October 26th Public Information Meeting, New Monaco’s lead planner, Mark Holland, presented the ASP’s vision for a new neighbourhood, centered on an integrated mixed use village, built around

New Monaco is strongly committed to an inclusive public consultation process and, over the coming months will continue to meet with Peachland residents, seeking specific input which will be used to guide the development plan.



the principles of social, environmental and economic sustainability – a neighbourhood offering a high quality of life where residents live, work, shop, learn and play all within walking distance, among nature trails, inspirational parks, artist lanes and gardens (see inside for detailed plan).

Terms of Reference for the New Monaco ASP were submitted to the District of Peachland Council in January 2008. Council approved them in March of 2008 and outlined a process for an ASP. Once approved, the Area Structure Plan will guide future land use (zoning), configuration of land parcels (subdivision) and authority to build in compliance with design guidelines (development permits).

Adding new dimensions to the Peachland lifestyle

New Monaco envisions creating a new neighbourhood, centered on an integrated mixed use village that is built around the principles of social, environmental and economic sustainability. New Monaco will be based on offering a high quality of life and be a place where residents live, work, shop, learn and play all within walking distance, among nature trails, inspirational parks, artist lanes and gardens.

The vision is to create a collection of compact neighbourhoods:

- Western Neighbourhood's steep and treed terrain suits an approach of low housing density and smaller building footprints to be crafted to fit the steeper slopes.
- Central Neighbourhood's open and more gently sloped meadow can accommodate larger building floor plates, a medium density of development, and a terraced series of buildings.
- Eastern Neighbourhood will contain a mixed-use village that offers significant commercial diversity to support a full range of jobs.

Work... A foundation of new economy jobs

New economy employment is a key driver for New Monaco which will accommodate a mix of medical, wellness, technology and learning organizations that choose to locate in a spectacular and life-style oriented setting in the Okanagan and will be the economic foundation for the community.

These organizations will be complemented by a range of more traditional office users such as realtors, insurance agents, lawyers, accountants and engineers, who benefit from a strategic location adjacent to the core users, transportation infrastructure and a residential population.

A hospitality and amenity precinct, featuring a boutique hotel and supporting facilities and possibly including a theatre or conference hall will complement and complete the job-related component of the project.



Live.....Housing for many different types of people

New Monaco will offer a variety of housing types serving a wide range of residents. From a few large estate lots on the western portion of the site through clustered townhomes in the central zone to an urban, multi-family oriented community around the village, there will be a wide range of housing forms and price points. Young professionals and families, senior managers and retirees - all seeking an automobile-free lifestyle in a spectacular setting - will find opportunities to live here.

Play... A rich experiential landscape

New Monaco will have one of the most diverse and experientially rich landscapes of any neighbourhood in the Okanagan. It is being designed to protect and enhance the natural environment as a community amenity, the heart of which is an enhanced natural ecosystem combined with agricultural and local food production landscapes. It will offer a wide array of recreational opportunities, centered within a fine-grained network of trails and parks, which will also include performance spaces, community gardens and other special places.

New Monaco will feature one of the most interesting and attractive shopping environments in the Okanagan, offering a wide range of commercial and artisan wares and specialty foods and wines. A diverse range of boutique size specialty stores offering unique merchandise and a full selection of restaurants and cafes will serve and attract both locals and visitors.

Development Statistics	
Site Size	125 acres (approx.)
Proposed Residential Capacity	2,600-2800 units, comprised of a variety of housing types
Proposed Office Capacity	15,000m ² (or 161,458 ft ²)
Proposed Retail Capacity	10,000 m ² (or 107,639 ft ²)
Estimated Build-out Period	12-15 years

John and Maude Drought with their three children, Norah, Jeff and Ted, circa 1905



The Drought Heritage

The New Monaco property is a portion of one of Peachland's pioneer landholdings – the Drought Creek Farm.

John, Maude and Henry Drought acquired District Lot 2690 in 1904 and brought all their worldly goods from Manitoba to make a new life on Okanagan Lake. They built a home on the lower portion of the property in 1905 which is today occupied by one of the family's great grandsons.

New Monaco Planner an industry leader in sustainability



Mark Holland, New Monaco's lead planner, often makes light of his childhood in Lumby, B.C. where he was raised by what he describes as "hippy parents". But his professional track record and his pragmatic commitment to all things natural betray this back-to-basics upbringing – in a very good way.

Mark is one of the more innovative thinkers of his generation in his field and is credited with developing planning concepts and frameworks such as the 8 Pillars

Key to the cultivation of the arid hillside was irrigation. Between 1905 and 1907, the family worked by hand to build a ditch that carried water all the way from Trepanier Creek. This supply enabled the family to eventually plant 41 acres of fruit, including two blocks of peaches (which required defending from bear and deer as well as the elements).

John Drought's brother in law built the first home for his family on what is today the New Monaco property around the 1930s and farmed the eastern part of the holding. They subsequently abandoned this home, using some of the lumber for a smaller one that still stands close to Highway 97.

Over the course of a century, the Drought family and its descendants the Ryders have given much to the community, including service by both John Drought and his son Ted as District Councilors. The irrigation channel across the property and the orchards it sustained are further historic features that the New Monaco Planning Team wishes to highlight within the new community.

of a Sustainable Community, and the acclaimed Resilient Cities Manifesto in 2009.

In addition, he has just coauthored a book on an innovative approach to sustainable food systems in cities called *Agricultural Urbanism* (Green Frigate Books). His concept of Experience-Driven Planning, when applied to the Vancouver Island Town of Ladysmith, won the top award for small town planning in Canada in 2009 from the Canadian Institute of Planning.

If you would like more information, and to be added to our mailing list, please contact Mary Lapointe, New Monaco Community Relations at mary.lapointe@newmonaco.ca or 250.767.9000.