

New Monaco News Update



Public Input Shapes Area Structure Plan

February 8th marked an important milestone for the New Monaco plan which has been in the making now for more than three years.

On that date, the District of Peachland Council gave first and second readings to the bylaw incorporating New Monaco's Area Structure Plan into the Peachland Official Community Plan. Council also asked for two public information meetings to ensure that as many Peachland residents as possible have the opportunity to see and be a part of the process.

The plan presented to council has evolved through numerous workshops and meetings with individuals and stakeholder groups in Peachland, most recently with business, seniors and the Arts Community. On January 6th, New Monaco's lead planner Mark Holland hosted a workshop to engage visual and performing artists and their supporters in exploring the ways that theatre and artisan studios and concerts can play a role in the future New Monaco community.

... Continued on page 2

You're Invited!

Public Information Meetings

- Date 1: Wednesday March 2nd, 2011
Date 2: Tuesday April 5th, 2011
- Time: Open House 2:00-6:00 pm
- Location: Peachland Community Centre
4450 6th Street, Peachland

How New Development Pays its Way

With constantly increasing pressures to add and repair community infrastructure and provide community services, municipalities need to ensure that new development reduces rather than increases the burden on the local taxpayer.

For that reason, developments like New Monaco are required to pay fees for every municipal cost associated with their planning plus contribute via development cost charges to new sewer, water, roads, storm water and parks acquisition which future residents will use.

.. Continued on page 3



Jobs of Tomorrow

30 years ago Peachland's major employers were the mines and logging. Today, new Monaco focuses on creating jobs in the medical technology and services field.

These are precisely the kinds of wellness services that the aging populations of Peachland and the Okanagan as a whole are looking for today. And New Monaco is designed to attract them and house their talented young staff. Lifestyle and connections with the natural environment are some of the key conditions many young families look for to raise their family.

Companies like Insight Medical Imaging (www.x-rays.ca) employ a wide range of professionals including Medical Sonographers, X-ray Technologists, MRI Technologists, Nuclear Medicine Technologists, Information Technology Specialists, and more. "New Monaco would be a place where employees like ours would love to work and live," says one of Insight's partners. "Somewhere they can mix the best of an urban lifestyle where schools, shops and entertainment are all close by, with access to a spectacular natural environment."

The New Monaco plan envisions a campus of office spaces at the core of the community which will provide ideal operating bases for businesses like Insight Imaging. Other than the imaging laboratory, the centre will include wellness and fitness specialists, cardiac and pulmonary disease prevention and geriatric outreach programs. A center like Water's Edge at the Dalles (www.wellnessatwatersedge.com) would also be an

ideal tenant. With a roster of medical facilities, hospitality, and shopping, the center will attract clients from many neighboring communities and beyond.

From page 1

Public Input Shapes New Monaco Plan

In summarizing the New Monaco plan the District of Peachland planning staff said that the majority of comment cards collected at the most recent public information meeting "expressed overall support of the developer's community oriented focus on jobs, wellness, young families and providing seniors and affordable housing choices."

The report also listed a range of community benefits that the project can eventually yield; 'Economic, Affordable Housing, Diversify Tax Base, Towards a Complete Community, Sustainability, Transportation Improvements, Form and Character.'



Presenting initial concepts of New Monaco at Public Information Meeting Oct. 2010

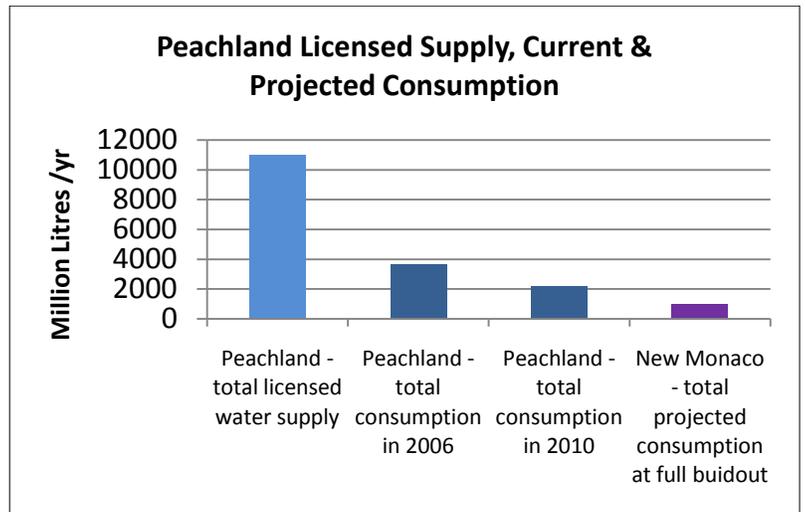
State of the Science Water Management Underpins New Monaco Plan

With climate change at the forefront of people’s minds these days, responsible use of water is a top priority for New Monaco’s planning group.

On the one hand, New Monaco already has a licensed agricultural water supply of 51 acre feet per year, and New Monaco’s future population of 5,000 has been scaled to fit Peachland’s current water plan.

But beyond that, New Monaco will be a “Water Smart Community” that will use proven and innovative technologies and methods to reduce water consumption: high efficiency fixtures and appliances, capture of rainwater for re-use, high efficiency irrigation systems, water-wise landscape design, re-use of wastewater for landscape irrigation, and compact development multi-family housing. As a result New Monaco’s average per capita consumption of water will be 55% less than Peachland’s current consumption and lead the Okanagan in water management.

At this rate, and with continued improvements in water conservation across the community, New Monaco and Peachland will have sufficient water to weather even extremely dry summers caused by climate change.



From page 1

How New Development Pays its Way

In addition, it has become the practice for municipalities to seek additional community amenity contributions from major developments for special facilities and programs that the community wants. The form of this amenity contribution can range from cash to construction and include such community priorities as affordable housing, public art, and community meeting space.

New Monaco will be no exception to this practice, and the developer expects to contribute at the same level as similar developments. When all these contributions are taken into account new development and the growth of the community are unquestionably net financial gains.

In 2008, New Monaco retained Deloitte Financial to conduct a socio/Economic Impact Study of the proposed development. A summary of benefits include:

Jobs created during construction:	16,545 person years of employment
Permanent jobs created (on and off site):	1545 full-time
Ongoing annual tax revenues:	\$96.9 million annually
Tax revenues during construction:	\$261.8 million
Retail spending:	\$145 million annually

Frequently Asked Questions

Who is behind the New Monaco Development?

The New Monaco property was purchased by a group of Western Canadian investors. They have diverse backgrounds but include business owners in the construction, hospitality, medical technology, and real estate development industries. The New Monaco planning team is led by Mark Holland, an award-winning sustainability advocate who developed the 8 Pillars of a Sustainable Community and the acclaimed Resilient Cities Manifesto in 2009.

How will a development of New Monaco's size impact today's Peachland residents?

New Monaco's growing presence in the community will be gradual and positive from the perspective of an existing resident. Construction itself should not disturb anyone since the property is relatively remote. Build out will follow market demand, projected at an average rate of about 200 housing units per year and take 12-15 years to complete. At the same time, development will bring with it new employment opportunities, new tax revenues, new customers for local businesses, and a range of new amenities for seniors and young families from trails to health and wellness facilities.

Will New Monaco compete with other planned Peachland developments?

New Monaco's market for both commercial employment investments and future homebuyers is viewed as reaching outside the traditional sources for Okanagan development – to specialized businesses and professionals extra provincially and abroad that can operate where they wish and who can appreciate the unique lifestyle here. These new residents should complement and enhance the appeal of future development like downtown Peachland and Ponderosa Pincushion.

Does the New Monaco Land have to come out of the Agricultural Land Reserve?

The property, due to its topography and soil composition is not considered to have a high suitability or capability to support agricultural use and is not, therefore, in the Agricultural Land Reserve. New Monaco's plans include a commitment to local agriculture and food production as part of its sustainability initiatives.

Is the New Monaco Development being fast tracked?

New Monaco has been working with the Peachland Council and Planning Staff for several years. The Area Structure Plan for New Monaco has been guided by and is an extension of the District of Peachland's Official Community Plan which designates the property as one of three sector plan areas within the District. This designation, which was applied to the lands by Council in 2008, triggered the commencement of the feasibility and planning process for the New Monaco Lands, resulting in the submission of the ASP application in December 2010. The plan received first and second reading from Council on February 8, 2011. A normal timeframe for public consultation between this procedure and public hearing is four to six weeks. In New Monaco's case, Council has required not one but two public information meetings to be held at least one month apart before any public hearing. This is not a fast-track process.

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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.