

New Monaco – Planning Profile

THE NEW MONACO VISION

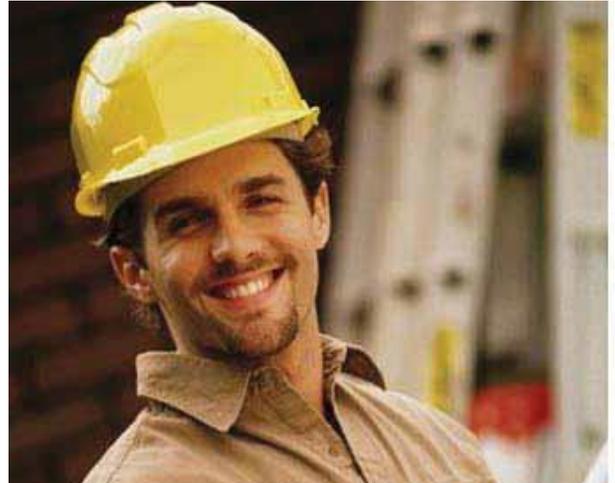
To create an **integrated village** that is socially, environmentally and economically sustainable; where residents live, work, shop, learn and play all within walking distance, among nature trails, inspirational parks, artist lanes and organic gardens.

CREATING ECONOMIC SUSTAINABILITY

It seems like only a few months since Peachland's Council voted to approve New Monaco's Area Structure Plan, incorporating it into the District's Official Community Plan and launching the work required to create the strategic business relationships that will lead to the establishment of New Monaco's commercial centre, the heart of the New Monaco plan.

It has, in fact, been nearly two years since then and the 'Live, Work, Shop, Play' community concept is being well-received by the companies we have targeted. These are the businesses in the industries – including health, technology and education - which will generate jobs and be the foundation for the complete community (including retail, residential, hospitality and cultural uses) that New Monaco will become.

Economic sustainability and social balance have been the primary focus of the team's work throughout this period and the process of creating the right formula, with the right partners, takes time. With our progress on this front, we are now working closely with the District of Peachland to create the conditions that will convince these companies to commit to our community.



NEW MONACO - BRINGING NEW BUSINESS & JOBS TO PEACHLAND

One of New Monaco's contributions to Peachland will be the creation of an economic engine that benefits the entire community. New Monaco's aim, which is different from a residential or recreational community, is to attract substantial and different commercial operations – employers and a skilled workforce - as the heart of a **complete** community for working families.

Creating a Range of Economic Opportunities

Project construction, which will phase in over a 10-15 year period, will generate 16,545 person years of employment and will provide opportunities to a wide range of businesses in the construction and construction services sector and beyond.

Once completed, the first phase of the plan will be focused around 150,000 square feet of commercial office space, providing approximately 500 full-time job spaces. As employees move into the community to live, New Monaco plans to gradually add 105,000 square feet of retail space that would provide space for a further 210 jobs.

Continued over...



Economic Opportunities continued...

Longer term, Peachland’s new developments will roughly triple the number of households and will create demand for an additional 275,000 sq. ft. of retail floor space. Only part of this demand will be met by new retail development in these projects (including Ponderosa and New Monaco), creating a substantial amount of new spending that can be captured by retailers elsewhere in Peachland.



Forging Ties with Strategic Partners

New Monaco’s growing relationships with partners in medical services (medical imaging, sports medicine and rehabilitation), technology (animation and film industry) and education (UBCO, Okanagan College) is providing a firm foundation for the project and will also contribute socially and economically to the fabric of the entire community. In particular, the relationship with UBCO has already produced a number of joint initiatives involving sustainable planning, engineering and the arts in Peachland.

For additional information, and to be added to our mailing list, please contact Mary Lapointe, New Monaco Community Relations: mary.lapointe@newmonaco.ca or 250.767.9000.

New Monaco Fast Facts	
Site Size:	125 acres
Commercial Capacity:	150,000 square feet
Retail Capacity:	105,000 square feet
Residential Capacity:	2,500 units
Hotel Capacity:	100 rooms
Senior/Congregate Home Capacity:	100-300 units
Est. Build-out Period:	15 years from final approval
Current Status:	The New Monaco Area Structure Plan (ASP) was incorporated into Peachland’s OCP in June, 2011.