

DRAFT RESOLUTION

Re: Text Amendment Application No. TA10-0006, Official Community Plan Bylaw Amendment Application No. OCP10-0005 and Rezoning Application No. Z10-0023 - No. 21 Great Projects Ltd. - 5000 Gordon Drive and 1290 Ivens Road

THAT Council receive, for information, the June 8, 2010 letter from Dave Lange, Land Manager, The Ponds, with respect to the critical timing for development of Phase 2 of the Ponds, Kelowna; BC;

AND THAT Council direct staff to reschedule Text Amendment Application No. TA10-0006, Official Community Plan Bylaw Amendment Application No. OCP10-0005 and Rezoning Application No. Z10-0023 to the June 29, 2010 Public Hearing.

BACKGROUND:

Due to the large number of Public Hearing and Regular Meeting Agenda items already scheduled for June 29, 2010, and Council's concerns with the Official Community Plan Bylaw Amendment Application No. OCP10-0005 and Rezoning Application No. Z10-0023, Council passed the following resolution at the June 7, 2010 Regular Council Meeting:

THAT Council directs staff to schedule Text Amendment Application No. TA10-0006, Official Community Plan Bylaw Amendment Application No. OCP10-0005 and Rezoning Application No. Z10-0023 to the July 13, 2010 Public Hearing.

On June 8, 2010, staff received the attached letter from Dave Lange, Land Manager, of The Ponds requesting that Mayor and Council consider not delaying the Public Hearing for their application for the reasons given.

Date: June 10, 2010

A handwritten signature in dark ink, appearing to be a stylized 'R' or 'P' followed by a flourish.

June 8th, 2010

City of Kelowna
1435 Water Street
Kelowna, B.C., V1Y 1J4



Attention: Mr. Jim Paterson,
General Manager of Community Sustainability

Re: Critical timing for development of Phase 2 of the Ponds, Kelowna B.C.

Further to the afternoon Session of Council yesterday, please accept this letter confirming our concern about postponing the second and third reading of our application for Phase 2 of the Ponds from June 29th to July 13th, 2010.

As you are aware, in order to be in a position to begin building new homes this fall, pavement will be required to be installed before winter. Historically, experience tells us that construction of the infrastructure for the project will need to begin by July 15th, 2010.

The development of infrastructure for proposed lots in Phase 2 will require an investment of over \$10,000,000.00. A home builder has also confirmed to initiate construction of housing, representing an additional investment of \$32,000,000.00. If the target dates noted above cannot be achieved, the 2010 construction season would be missed, (as we will not build showhomes/homes on unpaved lots) and it would be difficult for us to convince our investors to initiate this phase of the project until the spring of 2011. This means that there would be no serviced lots until summer of 2011. Development of Phase 2 would also provide servicing for the Town Centre, which would enable us to begin development of this much needed amenity in 2011. Investment in construction for development of Phase 1 of the Town Centre is expected to exceed an additional \$25,000,000.00 and provide both short term and sustainable long-term employment in the City.

Phase 2 of the Ponds is specifically intended to address the high cost of housing in Kelowna by providing more affordable housing options for younger, first-time home owners/families and seniors looking to down-size into smaller and more affordable housing. Collectively, we have a unique opportunity to help advance work for construction crews in dire need of jobs this fall/winter, and to take advantage of more reasonable construction cost that would help keep the costs of housing reasonable as well.

While we understand and appreciate the demands of City Council and the need for the City of Kelowna to ensure top quality developments, we feel that these objectives can still be met if the original schedule were to be maintained and not delayed.

Due to the large benefit to the City at large, we respectfully request that the Mayor and Council consider not delaying the second and third readings for the applications and that the applications be included on the June 29th, 2010 agenda as originally envisioned.

Thank you for your consideration and advice on this matter,

Dave Lange
Land Manager