

Dear Mayor and Councillors

Subject: OCP Change and Re-Zoning Development Proposal for the Royal York Golf Course Lands

We are the Armstrong Green Space Society representing a significant majority of golf members of the Royal York Golf Club and many having been members since the Golf Course first opened. Our goal is to retain the Royal York Golf Course and its significant “green space” lands in their present form and purpose for the benefit of all residents present and future.

The York’s have owned the Golf Course for 30 years and are actively trying to sell it. Over the past two years we have been made aware of two potential buyers of the Royal York Golf Course lands and their subsequent desire to re-zone a significant majority of these green space lands for residential development. We have met with the current potential buyer, Patrick Place Development, who have provided us with their preliminary plans to apply to the City of Armstrong for re-zoning to accommodate 175 residential housing units plus roadways and added services. It is noted that their development plans indicate converting the remaining lands to a short Par-3 golf course.

The Golf Course in its present form represents a significant green space and parkland to the City of Armstrong and its residents. It offers watershed value and riparian area protection of Meighan Creek. It has been habitat and home to many wildlife species. The attraction and success of the recent Royal York Estates development along the golf course attests to the golf courses’ attraction. From many we have talked to, one of the reasons they have chosen to reside in Armstrong is the fact it has such a beautiful and challenging golf course.

These lands have already received significant infrastructure development in recent years. Once re-zoned to further residential development, it is very likely the remaining small par-3 golf course will lose its attraction and profitability, unable to maintain its present membership or green fee golfers. Once this green space is lost to development it will never be replaced.

It is noted that the City’s Official Community Plan (OCP) update report in August of 2019 indicated the City had 8 priority areas for consideration of evaluation for future residential development. None of the 8 priority areas involved the Royal York Golf Course. We submit that these are the lands that further residential development should be sought, as opposed to converting Armstrong’s largest green space to residential development and supporting infrastructure.

Our Society has developed a Business Plan (attached) to retain the Royal York Golf Course in its present form through community ownership and operation as the Armstrong (Public) Golf Course. In short we propose the City of Armstrong purchase the Royal York Golf Course from

the York family based on the BC Assessment Authority valuation, while continuing to operate and enhance its profitability or until a golf course buyer comes forward. The Armstrong Green Space Society would be prepared to support a role in the City's operation and maintenance if desired.

Our Business Plan has been prepared by knowledgeable members of the Royal York Golf Course. I believe you will find our Business Plan Objectives, Vision, Strategies, Actions, Financial Plan and Governance Model appealing. This Golf Course currently operates with a significant cash flow and profit. At the same time, it is far from its potential. With minimal investment this golf course could again attract the membership and green fee golfers it once did of 10-15 years ago. This can be accomplished through improved maintenance, minor enhancements, improved marketing, and sound management.

Our Society would welcome the opportunity to present our Business Plan to City Council and answer any questions they may have. We believe our proposal provides a Win-Win-Win approach for all concerned; the City of Armstrong and its residents, the York family, and golfers of the North Okanagan and beyond.

Respectfully submitted

Lindsay Thachuk

President, Armstrong Green Space Society