

Royal York Potential Development

On Monday May 11th, I received a telephone call from Patrick Place with an invitation to meet with him with regards to his potential redevelopment of the Royal York Golf Course land. The two of us met on Wednesday May 13th at his office associated with his Park Place development. I did express my appreciation to Patrick for reaching out to us and allowing us to evaluate his proposal long before it gets to the City.

I went on my own to get the facts on what the proposal was all about so each member of the Armstrong Green Space Society could then read the facts and Patrick has agreed to meet with the group at a meeting in the near future to address any concerns within the group and as concerned individuals.

Firstly, there is only an offer to buy the golf course subject to rezoning by the City.

There are preliminary discussions going on with the City with regards to engineering and other aspects of the proposal and no actual application has been submitted to the City. Patrick said that investigations will take some time and he did not expect to present a formal application to the City until the end of June, and the approval process taking until after the golf season.

With reference to our concerns, I was given the following proposed details with regards to the draft at this time.

Generally, the plan involves building 175 residences according to the attached plan and redesigning the golf course into a Par 3 course as shown. It would not be a Strata development. Lots vary in size but many would be 50' x 100', some 40' x 100' to allow for single detached homes. They would not exceed two floors in height.

Along the North side, there is a plan to create some lower cost (affordable) row housing again no higher than two stories. It is hoped that these might be detached homes but that concept is in discussions with the City.

All traffic in and out of the development would be via York Drive and Van Kleek Avenue to Okanagan Street.

Stormwater from the rooftops and paved areas would be channelled down to a new retention pond near Meighan Creek. This pond would hold large outflows and release it into the creek in a controlled manner to avoid flooding of the creek itself. During the drier months, it is expected the pond would be shallow enough to dry up for most of the year. The ownership of the pond would be given to the City who would then take over all responsibilities for the pond

including function, maintenance and repairs as needed.

Sewer capacity is being evaluated by the developer to assess the capacity of the sewer pipes from the development across the City to the settling ponds near Nor Val arena. Any improvements to the underground pipes to accommodate the new development are a part of the current discussions with the City with regards to responsibility and costs.

The City has recently changed the amount of its Voluntary Development Charges to \$10,000 per lot which the City can use to cover offsite costs. Patrick indicated that he was willing to abide to this policy at the City.

Water supply was discussed and supposedly there is no problem supplying adequate water to a developemnt of this size.

The new Golf Course would be promoted to family groups, corporate functions and other special functions that would involve joint participation with the restaurant. Pickle ball courts may be near by.

A public addition to the area would be a walking trail that extends from an easement on Okanagan Street along the current back fence of the golf course, past the York home, and along the current golf cart trail to the cart storage area, down to the existing pond near #7 right through to the gully below Game Court. It is shown on the attached plan.

Patrick has previewed the contents of this document for accuracy.