



November 09, 2016

Okanagan Vistas at Shaughnessy Green

Attention: Ian McIntosh, Planning Department, District of Summerland

**RE: Rezoning and OCP Amendment Application of 13610 Banks Crescent et al,  
Amenity Contribution Options**

Good afternoon Ian,

Thank you for the District of Summerland's letter of September 8<sup>th</sup>. We are excited to provide our proposal for an amenity contribution associated with the above referenced rezoning and development permit application. The primary objective is to enhance the existing community, increase property values, and provide socially and economically valuable amenities.

We have recently reached an agreement with the Crawfords for the purchase of their home. This has allowed for improved entrances to the development at Latimer Ave. as well at Banks Crescent. We have developed a solution in which we propose a cost-neutral land swap with the District allowing a new Banks Crescent to be located further south of its current location. This lower location would provide for a safer entrance and exit to the development site as well as the lot currently used for the Fisheries Society.

### **Amenity Contributions Summary**

#### **Items included in construction:**

- Championing the Fisheries Society to provide meaningful input to the proposed storm water service.
- Contribution in work or in cash to the Fisheries Society reservoirs. Two new reservoir lids.
- Development and construction of a new Banks Crescent completed to all municipal standards.
- Latimer-Gillespie improvement including grading and intersection improvements at new Banks Cresc.
- Improve Latimer Ave - Solly Rd intersection to a suitable standard for vehicular and pedestrian flows.
- Widen Latimer Ave. to a suitable standard allowing two vehicles to pass freely.
- A servicing bylaw variance limiting frontage improvements to the work listed above

#### **Amenity Contributions;**

- A sidewalk linking the development to the existing sidewalk near the Solly Rd.-Hwy97 intersection.
- Removal of power poles to the East to be converted to underground up to a maximum of \$100,000.00
- Exclusive option for a timber pedestrian trail linking MacDonald Pl. and MacDonald St. cross Latimer.

Sincerely,

**Lark Enterprises Ltd.**

  
Malek Tawashy,  
Development Project Manager