

February 28, 2024

Advisory Planning Commission, West Kelowna  
C/O Brad Clifton, Senior Planner  
The City of West Kelowna  
2760 Cameron Road  
West Kelowna, British Columbia  
V1Z 2T6

**Re: File No. OCP24-01**

Dear Planning Commission Members,

Please accept this letter as a supplement to the February 14, 2024 Advisory Planning Commission report. I attended the meeting in person and our team believes that the Planning Commission could benefit from the additional information provided below.

City of West Kelowna Housing Strategy

Homefield Communities anticipates building 226 townhouse units of attainable housing on the property identified in the report. The units to be sold are estimated to be priced below similar product on the market and will provide relief to those looking for a home that fits their budget. To create the desired pricing model, Homefield Communities has integrated two unique methods: (1) the community created will provide homes on a land lease basis where the homeowner owns the home and leases the land where the home is situated, and (2) homes will be created using modular construction with prefabricated modules being delivered to the site for assembly, significantly reducing the overall development timeline and the impact typical construction techniques have on the surrounding community. These attributes align the proposed development with the City of West Kelowna's Housing Strategy.

Regional Growth Strategy

The site outlined in this proposal sits on the western edge of the Growth Boundary. It is the next logical area for expansion, with water and sewer services available within 200 meters of the property. A functional servicing report has been completed by Protech (a local engineering firm) and there is capacity within the existing system to support this development. The only City owned infrastructure to service this development will be 200 meters of watermain and sanitary main line, which will be front-end funded by our development. Homefield Communities would be responsible for the upfront costs of any offsite infrastructure upgrades required due to this development.



Page 2

Re: Project Name

The plan is to develop 50% of the land on the site (15 acres) leaving the balance in a natural state. Walking paths and trails are planned for the undeveloped areas of the site for residents to use.

Homefield is in the process of determining the mix of housing options that will be available for West Kelowna residents to purchase. The current conceptual design would allow for a compact mixed-use community with a range of unit types to meet the needs of the City. It has been brought to our attention that a bus stop and e-bike rental station at the site 's entrance would be of interest; we are open to exploring these options through the zoning process.

Homefield Communities understands the need for a traffic impact assessment study and has requested proposals from three local consultants to complete this work. We recognize that front ending any required upgrades to ensure the existing road networks can adequately accommodate the additional traffic demands of this development, will be our responsibility.

The newly proposed Homefield Community will remain as one parcel privately owned and **will not be a subdivision**, limiting any increase in infrastructure costs for the City. Homefield will maintain ownership of all the services on the property and will be responsible for preventive maintenance, general upkeep, and all required repairs.

#### Official Community Plan ("OCP")

The proposed development meets and exceeds many of the Attainable Housing Objectives and Policies ("AHOS") as stated in section 3.6.3.1/3.6.3.2 of the OCP so it should be a primary candidate for a Growth Boundary expansion. As stated in the AHOS, housing within a home purchasers' budget is desperately needed in West Kelowna. Homefield Communities will provide attainable housing and allow owners to take the next step in housing by reducing the purchase downpayment and allowing them to create home ownership equity. Moving community members into home ownership will also free up much-needed rental units for the City.

The site is currently zoned Rural Residential which supports agricultural production. Given this sites location and topography, agricultural production on this site would be very challenging and not sustainable. The site also has significant residential development to the east, further indicating the path for residential development on the property.

The water system for the site will involve the creation of a reservoir. To provide additional community benefits we are currently exploring an increase in the size of the reservoir.

- Firefighting operations could use the excess capacity in the event of an emergency.
- Homeowners in the surrounding area could benefit form a consistent and constant supply of water. A number of individuals in this area truck water in during summer months and Homefield could help them to avoid this cost, and the environmental costs of trucking water.
- The private water system will assist in the preservation of watershed health and associated water quality.



Page 3  
Re: Project Name

Homefield Communities will establish a short and long-term maintenance plan to ensure the facilities meet the City and Provincial requirements and reporting standards. We will also create a fire preparedness plan for the site including the removal of all fuel sources, thinning, planting new species and maintaining trees.

Alternative approaches are required to solve the current housing crisis, and expanding the Growth Boundary to facilitate the development of attainable housing must be one of them.

Providing attainable housing that meets the financial constraints of today's housing consumer is one of the most important social goals in our society and for Homefield. Individuals, Municipal Government, landowners, land developers, Provincial Governments and the Federal Government must all work together and find creative, inventive, and practical ways to solve the issues many of our families, friends, colleagues, and community members are experiencing. If we all pull together, we can make a difference.

Sincerely,

# Jay

Jay Cowan  
Vice President Development  
Homefield Communities