

Attachment A: Extension Request Letter from Applicant

From: [Jesse Alexander](#)
To: [Tamera Cameron](#)
Cc: [Golbon Singh](#); [Naeim Mehrabkhani](#)
Subject: RE: 3118 Reimche Rd - Extension Request
Date: Tuesday, October 19, 2021 12:50:35 PM
Attachments: [RE 3118 Reimche Rd - Lake Country.msg](#)
[RE 3118 Reimche Rd - Lake Country.msg](#)

Hi Tamera,

In addition to the request below, I would like to explain that the ALC has taken much longer than expected to make their final exclusion decision due to their processing times and application volume. The owner would like clarity that the land has been excluded from the ALR before paying the Pedestrian Levy and Landscape Bonding to move forward. I understand that you had mentioned the potential for the landscape bond to be returned if the ALC rejects the request (worst case scenario), but the owner would still be out the \$6,150 pedestrian levy and all bank fees/charges/loss of interest associated with putting together a significant LOC for the bond. I have seen, on other projects, LOCs take weeks/months to get approved by lenders, and the owner is not comfortable initiating that process until a resolution from the ALC has been provided.

I have provided a general project timeline below, which is similar to the one I provided the ALC. I believe it shows an honest intent that we have, in good faith, been trying to move this project ahead as best we can. This scenario has not been caused by any stalling on the applicant's side, and Council should not be concerned with granting a small extension to allow the ALC to finally make their decision. As you know, this has been a very complicated file that should not be compared against "typical" project timelines for other development permits.

Lastly, I have attached a few email threads involving the ALC that illustrates the delay on their end.

June 2018 – *Exclusion extension was granted by the ALC Resolution #191/2018.*

Late 2018 - Early 2019 – *New Town Architecture and Engineering worked with the owner to develop a development plan that would satisfy the 30 units/ha requirement under the ALC Resolution #191/2018 and the subsequent correspondence between Lisa Fraser and Celeste Barlow that confirmed that a building permit would satisfy the resolution instead of a strata plan. New Town and the owner had pre-app meetings with the District to test the concept and received generally positive feedback, which initiated the preparation of a formal development permit application.*

July 15, 2019 – *New Town made formal application to the District of Lake Country for a Development Permit.*

July 2019 – April 2021 – *New Town and the Owner worked with the District of Lake Country to review/revise the site plan, building design and development permit package to an approvable form. This process took longer than anticipated due to a number of factors including:*

- *Negotiation of park, trail, and road dedications through the property.*
- *The need for a detailed Riparian (RAPR) assessment, which was submitted to and approved by the province (MFLNRO).*
- *Multiple rounds of design revisions based on District feedback.*
- *Staffing changeover at the District of Lake Country.*
- *Unprecedented development application volume at the District of Lake Country.*
- *Processing delays caused by COVID-19.*

April 20, 2021 – District of Lake Country Council formally approved the development permit for the 82-unit seniors' housing building.

May 2021 – New Town made the PLR (Preliminary Subdivision) application to facilitate the dedication of park/trail/road.

May/June 2021 – Reconsideration request for final exclusion from the ALR was requested by both the District and the Applicant.

May-October – ALC Review and processing time. At this time, it appears that the ALC Panel will review the file for a final time at the end of October.

Please feel free to give me a call if you have any questions,

Jesse Alexander, Planner | 1464 St. Paul Street Kelowna BC V1Y 2E6

COVID Business Continuation. The health of our team, clients, and community are of paramount importance to us and we are following all cleaning and social distancing recommendations. Our team is working in-office as well as remotely.

In-person meetings are available by appointment with a maximum of 4 attendees allowed within our boardroom for physical distancing. Please contact our office to make alternate arrangements in the event that anyone from your office is feeling unwell as video and teleconference options are still available.

We value your business and thank you for your flexibility and understanding.

Phone: 250-860-8185 Extension 124

Temporary Direct Line: 250-258-9651



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From: Tamera Cameron

Sent: Friday, October 15, 2021 3:28 PM

To: Jesse Alexander <jesse@newtownservices.net>

Cc: Golbon Singh <golbonsingh@concordgroupdevelopment.com>; Naeim Mehrabkhani <naeim.mehrabkhani@gmail.com>

Subject: RE: 3118 Reimche Rd - Extension Request

Hi Jesse,

I'm putting together this extension request report right now for the Nov 2 meeting. I would like to attach your extension request rationale to the report. You provided some rationale below, but it may be a good idea to provide a bit more context for Council. Can you provide something to me by Wednesday morning?

Thanks,

Tamera Cameron, MPPA

**Planner, Planning & Development Department
District of Lake Country**



t: 778-738-2700

www.lakecountry.bc.ca

From: Jesse Alexander <jesse@newtownservices.net>

Sent: Tuesday, October 12, 2021 9:05 AM

To: Tamera Cameron <tcameron@lakecountry.bc.ca>

Cc: Golbon Singh <golbonsingh@concordgroupdevelopment.com>; Naeim Mehrabkhani <naeim.mehrabkhani@gmail.com>

Subject: 3118 Reimche Rd - Extension Request

Good morning Tamera,

I've had a discussion with the clients, and we would like to formally request a 3-month DP extension in accordance with section 14.2 (b) of the procedures bylaw. As you know, the ALC has been very slow in processing the request for exclusion and we are uncomfortable putting up the significant landscape bonding until we have a resolution from them. Please let me know if there is anything else we should be submitting to formalize the extension application.

Cheers,

Jesse Alexander, Planner | 1464 St. Paul Street Kelowna BC V1Y 2E6

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