

## 2.0 Policy Context

The Tranquille On the Lake Neighbourhood Plan has taken into consideration numerous City policy documents that have provided direction for a broad range of plan characteristics.

The number of City policies that are embedded in the Tranquille On the Lake Neighbourhood Plan is extensive. Key policies from three reference documents have been short-listed below along with commentary (*in italics*) as to how Tranquille On the Lake (TOL) will respond to these policies.

### 2.1 Official Community Plan

#### 2.1.1 Residential Development

- To ensure a broad range of housing types and locations meeting the needs of residents of various age groups, family types, lifestyles and income levels,
- To encourage innovation, flexibility and quality in the provision of housing.

*TOL will include a diverse housing mix with market driven pricing.*

*TOL will adopt a flexible development approach to allow for market changes, phasing option adjustments, and the provision of innovative, quality housing product in response to site conditions and product demand.*

#### 2.1.2 Growth Management/Special Development Areas (includes Tranquille Farm)

- To reserve sufficient lands to accommodate growth to the year 2036 or a population horizon of 120,000.

*TOL will accommodate 1000 to 2000 dwelling units with an estimated population of 2250 to 4500.*

#### 2.1.3 Neighbourhood Growth

- To maintain and develop integrated, sustainable and livable neighbourhoods,
- To develop more compact and cost effective neighbourhoods.

*The Tranquille On the Lake Neighbourhood Plan incorporates sustainable guidelines and traditional village town planning elements.*

*The overall density will range between 22 and 44 units per hectare, and incorporate a phased servicing approach.*



#### 2.1.4 Municipal Infrastructure

- To provide a high level of services in a cost-effective and efficient manner, balancing demands with affordability.

*TOL will have private utilities including a community water system as well as a sewage collection and waste treatment system. Therefore the extension of these municipal services to the property will not be supported.*

#### 2.1.5 Agricultural/Resource lands

- To preserve and protect environmentally sensitive and unique natural areas,
- To remediate and ensure that abandoned agricultural lands are preserved for agricultural purposes and to enhance the viability of agricultural operations within the City,
- To retain public access to Crown lands for recreation and other public purposes.

*TOL includes approximately 27.5 hectares of protected natural open space.*

*TOL will revitalize the former farm operation (107.8 hectares) converting it into a working urban farm.*

*TOL public amenities include a staging area to access on-site recreational opportunities as well as adjacent Crown Land.*

#### 2.1.6 Parks and Recreation

- To protect, preserve, and enhance the environment for the enrichment of the community and the enjoyment of all people,
- To ensure that parkland of all types is distributed throughout the community,
- To develop and maintain an aesthetically appealing environment.

*TOL includes river riparian and lake foreshore and riparian zones for conservation and appropriate recreation purposes.*

*TOL will dedicate up to 2.29 hectares of land for City parkland (a proposed municipal lakefront park & related parking lot in Cooney Bay).*

*TOL will build a public pathway which links the Rivers Trail with the proposed municipal lakefront park & Lac du Bois Grasslands Park.*

*TOL proposes to create parkland and pathway systems that promote an aesthetically appealing environment.*

*TOL design guidelines will direct the development of an attractive and comfortable community environment, including parks and open space.*

### 2.1.7 Heritage

- To preserve, enhance and promote the community's cultural heritage for the benefit of residents and visitors alike.

*The TOL Heritage program will include cemetery protection, adaptive restoration of farm infrastructure, buildings, and fields, adaptive restoration of selected buildings, preservation of selected outdoor public spaces, preservation of street names, interpretive signage and an interpretive center<sup>1</sup>.*

*The TOL Heritage Program may also include the protection and preservation of one or more of its registered archaeology sites in collaboration with First Nations as an Archaeology Trust providing federal and provincial government support can be obtained.*

### 2.1.8 Economic Development

- To develop a strong, diversified and sustainable economy that will provide expanded opportunities for employment, support community growth and foster community pride.

*TOL is committed to establishing commercial, educational, and institutional facilities which support the urban agriculture, sustainable development, health and wellness, tourism, and freshwater marine economic opportunities.*

### 2.1.9 Natural Environment

- To protect and enhance the quality of the natural environment.

*TOL in consultation with relevant stakeholders will undertake habitat protection and improvement initiatives in the riparian and foreshore zones. TOL will also work closely with BC Parks and other stakeholder groups integrating TOL habitat protection initiatives with those of the Lac du Bois Grasslands Park, and Tranquille Wildlife Management Area (Bird Sanctuary).*

### 2.1.10 Urban Environment

- To develop and maintain an aesthetically appealing and environmentally sensitive urban environment to enhance the quality of life for residents and visitors alike.

*The TOL community development will be based on traditional village planning practices that respond to the unique natural setting.*

<sup>1</sup> The TOL heritage time line covers a span of approximately 6,000 years commencing with First Nations hunting and gathering activities and concluding with the rise and fall of Padova City. The rich and varied historical tapestry of the site also includes the 1850's gold rush, the fur trade, early ranching, and the site's use as a government medical institution. This history will be the foundation of a future interpretive center to be located on the site (when public funding is available).

### 2.1.11 Commercial Development

- To establish an orderly framework for guiding commercial activity,
- To encourage innovation and quality in design and development,
- To establish a strong diversified commercial base to provide employment and a high level of service to residents and visitors.

*The Tranquille On the Lake Neighbourhood Plan sets out appropriate uses and range of floor area.*

*The TOL commercial village core will be integrated with residential, educational, and institutional uses in a pedestrian oriented neighbourhood including adequate park space.*

*TOL proposes to create a vibrant mix of commercial and institutional uses<sup>2</sup> to create job opportunities for off-site and on site residents.*

*TOL proposes to create live work (residential based) and work live (commercial based) opportunities throughout the development.*

### 2.1.12 Special Development Area

- This is a unique area with a number of heritage buildings dating back to 1908. Any development of this site should be sensitive to these heritage resources..,"
- Any development of this site should be developed as a resort or similar destination facility with public access to Kamloops Lake,
- Employment opportunities are critical,
- "...tourist accommodation and adult-oriented resort residential communities will be supported",
- A satellite family-oriented residential community will not be supported,
- Agricultural Land Commission input for any modifications [to the ALR] must be sought through the Agriculture Land Reserve (ALR) application process.

*TOL plans to integrate selected heritage resources<sup>3</sup> into the future Master Development Plan.*

*Tranquille On the Lake will be a sustainable agri community for people of all ages with resort like amenities.*

<sup>2</sup> The relocation of businesses from existing commercial core areas to Tranquille On the Lake will not be encouraged.

<sup>3</sup> Street names, landscaping landmarks, farm buildings, residential cottages, infrastructure, or institutional buildings.

*TOL in close collaboration with the City of Kamloops Park Department will facilitate public access to Kamloops Lake.*

*TOL is facilitating onsite employment opportunities through a wide range of applicable land uses.*

*TOL is encouraging the development of tourism activities and facilities throughout all areas of the development.*

*Tranquille On the Lake will be a self-standing, sustainable community with its own water and sewer infrastructure as well as significant opportunity for site employment.*

*TOL will ensure that any proposed modification to the Agriculture Land Reserve, should the proposed modification fall outside of allowable farm and non-farm use as outlined in the ALR Act, is submitted to the ALR application process.*

## **2.2 Kamloops Sustainability Plan**

### **2.2.1 Guiding Principles**

- The City recognizes that it will need to partner with other organizations in order to achieve goals (i.e. TRU, business community, developers, KIB, non-profits, senior government.)

*In partnership with multiple stakeholders, the Master Development Plan will facilitate implementation opportunities for Sustainability Plan policies.*

### **2.2.2 Land**

- Encouraging mixed use developments comprising appropriate commercial, institutional, recreational and related activities in all neighbourhoods,
- Allowing a minimum overall density of residential developments in new neighbourhoods of 25 units per hectare,
- Increasing the area contained in community gardens in Kamloops by 100% in 2020,
- Increasing the number of active farms in the Kamloops area,
- Ensure appropriate commercial activities are located within all City neighbourhoods to provide for frequent neighbourhood needs,
- Recognizing market demand for type, form, and density of residential developments when considering increases in density of residential development,
- Proceeding with the Agriculture Plan,
- Promote food security.

*The TOL Neighbourhood Plan encompasses multiple and integrated land uses for the purpose of achieving sustainability, synergy, and economic viability.*

*The TOL Neighbourhood Plan will have an overall density at full build-out ranging from 22 to 44 units per hectare.*

*The TOL lands are being revitalized as a, sustainable village, active urban farm, and working waterfront, each with resort like amenities.*

*TOL will incorporate community gardens for multiple family homes that do not have yard areas.*

*TOL will incorporate neighbourhood commercial uses to service residents.*

*TOL will incorporate a range of commercial, light industrial, and institutional business/research opportunities in support of the sustainability objectives of the project.*

*The flexible nature of the TOL Neighbourhood Plan will allow for density adjustments in response to market demand.*

*The TOL urban agriculture component will provide locally grown produce for TOL residents and the Kamloops community.*

*The Kamloops Agriculture Plan will be supported by the TOL Urban Farm Plan.*

### 2.2.3 Natural Environment

- Encourage retention of existing trees and planting of new trees with current and future developments,
- Promote natural landscaping techniques,
- Preserve wildlife corridors,
- Explore approaches, including regulatory bylaws to protect grasslands and other environmentally sensitive areas from off-road vehicle use.

*TOL will retain and conserve extensive areas of natural landscape as well as undertake an ambitious landscaping program that incorporates natural landscaping techniques.*

*TOL will prepare a wildlife management plan as part of the Master Development Plan for the site.*

*TOL will adopt stringent regulations restricting off road vehicle use.*

### 2.2.4 Recreation

- Increase the availability of active transportation facilities including walkways, trails, and related facilities used by pedestrians, hikers, and other active users.

*TOL will incorporate a trail network, and a lakeside day use park for the benefit of residents and the public.*

*TOL will provide trail linkages to the City River Trail system, the proposed municipal lakefront park, and Lac du Bois Grasslands Park.*

### 2.2.5 Food Security

- Work with developers to encourage the integration of community gardens into new multifamily developments,
- Increasing the demand for local food as indicated at the Farmers Market,
- Increase knowledge within the community of the environmental, social, health, and financial benefits of locally sourced food supplies.

*The inclusion of community gardens, provision of locally grown food and opportunities for agritourism programs at TOL will help to raise the profile of food security in Kamloops.*

## 2.3 North Shore Neighbourhood Plan

### 2.3.1 Corporate Strategy

- Tournament Capital - supporting the Tournament Capital program and creating economic diversity on the North Shore as a spinoff from that program,
- Economy - create new zoning that offers flexibility in uses and land development to promote economic diversity and stability.

*It is anticipated that improved public access to Kamloops Lake provided at TOL will create opportunities for water based recreation activities, competitive sports events, marine commercial, and marine research opportunities.*

*The TOL Neighbourhood Plan and associated flexible zoning will allow for the phased development of a multiple use master planned community that will provide significant short and long term economic impacts, including live/work and work/live opportunities.*

### 2.3.2 Goals

- Innovation - explore new and proven urban forms that create a more pedestrian, compact green and complete neighbourhood that is more efficient, healthy, safe and livable,
- Environmentally sensitive - respect, conserve, and enhance natural assets of the community,
- Diversity - provide for a range of types and styles of homes, local services and associated amenities that include all age groups and cultures and that compliment adjoining land uses,

- Adaptive reuse - use the significant natural built and existing resources of a neighbourhood in redevelopment scenarios to create an exceptional and unique community,
- Value - foster the creation of an outstanding neighbourhood that adds value to the greater community,
- Legacy - re-create a complete community reflective of its past where residents and businesses can live, work and interact within their neighbourhoods without relying on other areas of the city,

*TOL is envisioned as an agri-community oriented to the pedestrian, offering diversity of on and off site outdoor recreation opportunities and an environmentally sensitive housing development.*

*The housing mix at TOL will accommodate a broad cross-section of people.*

*The TOL development will apply adaptive reuse strategies to numerous existing buildings and infrastructure.*

*The TOL community will provide the North Shore with a unique and distinctive neighbourhood setting adding to the diversity and economic strength of the North Shore.*

*The mixed-use aspect of TOL is supportive of a neighbourhood that has a high degree of self-sufficiency.*

*Adaptive reuse building strategies will be used to incorporate various aspects of the site's history into a sustainable community which is reflective of its past.*

### 2.3.3 General Policies

- Community form and identity - the City will support the use of performance and flex-based zoning and development permit regulations. The City will encourage new residential development that is pedestrian and cycle friendly (i.e. discourage cul-de-sacs and prominence of garages),
- Heritage conservation - the City will seek to ensure that heritage resources are maintained and enhanced within a compatible context,
- Alternative development standards - the City will recognize that streets are the most accessible public spaces and will support green streets and pedestrian friendly systems as the guiding design for neighbourhood residential streets,
- Urban design and development - the City will support incorporating a Development Checklist for all development applications to support creating sustainable, livable, high quality developments within existing and new neighbourhoods,



- Transportation and mobility - the City will recognize the importance of public transportation to the community and will support continued provisions at public transit services,

*Zoning flexibility and performance standards associated with all aspects of development including the urban agriculture component are integral to the development's success.*

*The combination of walkways incorporated into road cross sections and an independent trail network reinforce the pedestrian orientation of the community.*

*TOL will recognize the historical value of the land through building renovations, an interpretive program, farm restoration and the reuse of building materials where possible.*

*TOL will utilize road and bridge standards that maximize pedestrian comfort and safety.*

*TOL will require future sustainable linkages to Kamloops public transit.*

#### 2.3.4 Land Use Policies

- Agricultural lands - the City will support the continuation and expansion of agricultural uses and agricultural research within the ALR,
- Agricultural lands - the City recognizes that agriculture makes a significant and direct financial contribution to the economies of the North Shore, Kamloops and the region, and will enhance that economic contribution by supporting agri-tourism opportunities and business.
- Waterfront – the City desires permanent public access to Kamloops Lake via TOL.

*TOL will incorporate an urban farm and pursue urban food production, preparation, sales, and urban farm research as well as other allowable non-farm uses (as per the ALR Act) that are compatible with the agri-community concept.*

*TOL will provide public access to the municipal public park in Cooney Bay via a pathway system linked to the Rivers Trail System and a public road connecting Tranquille Road with the municipal public park.*

*TOL intends to develop a working waterfront with a broad range of mixed uses which will serve as a point of entrance to Kamloops Lake and the Thompson River Systems.*

*TOL will require one or more water lot leases upon which to base water front activities (i.e. public boat launch, marina, recreational facilities, etc.) on.*

*TOL will implement all waterfront based uses under the guidance of relevant regulatory authorities.*

## 2.4 Other documents

In addition to the three City policy Documents referenced in this section, a number of other municipal documents have influenced the Neighbourhood Plan preparation, including:

- Community Wildfire Protection Plan,
- Bicycle Master Plan,
- Travel Smart Project,
- Social Plan,
- Airport Land Use Plan,
- Strategic Cultural Plan,
- Pedestrian Master Plan,
- Regional Growth Management Plan,
- ALR & Community Planning Guidelines,
- Riparian Area Regulation Implementation Guidebook.

