

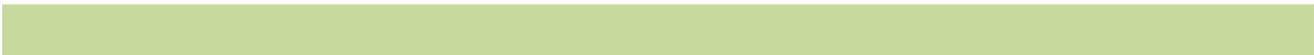
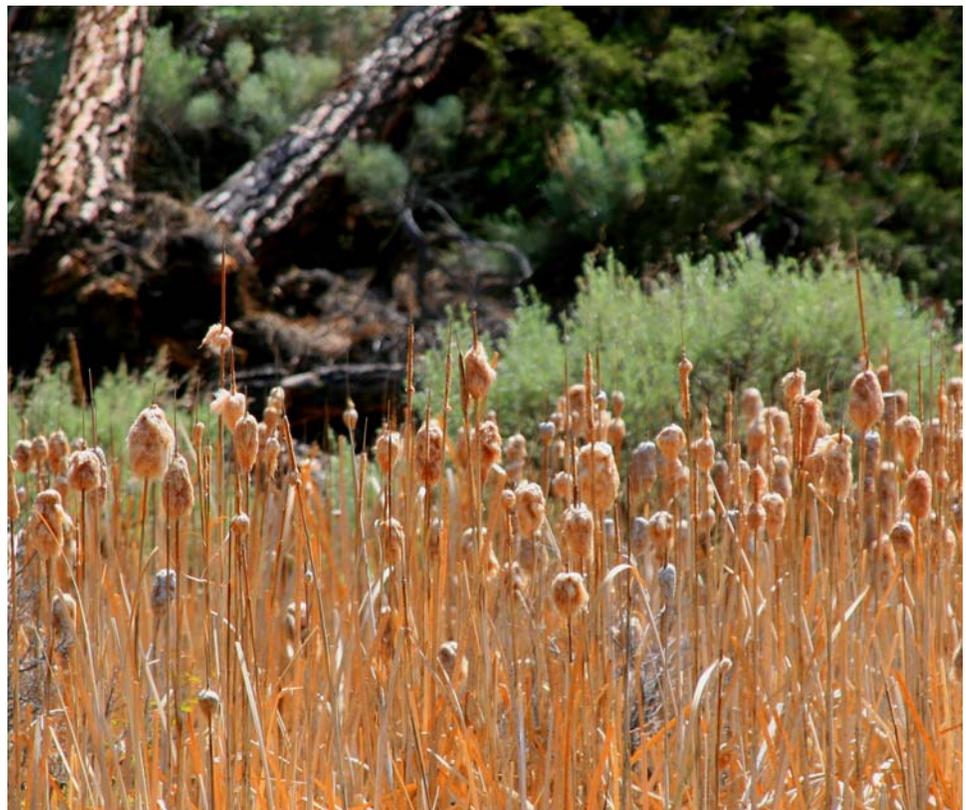
# 5.0 Community Amenities

The combination of community amenities with the proposed mix of real estate development and urban farm will create a well-balanced development program for the overall property offering assets to both the Tranquille On the Lake community and Kamloops area residents. Community amenity features that will be provided on an individual phased development basis include the following.

## **5.1 Conservation Areas**

The riparian areas account for 28.3 hectares of village lands that will remain largely undeveloped and provide public access in a controlled yet user friendly manner. Development that may take place in this areas will require approval of relevant regulatory authorities and will adhere to the Principle of Environmental Responsibility<sup>1</sup>

1. 3.3 Principle of Environmental Responsibility (TOLP Neighbourhood Plan)



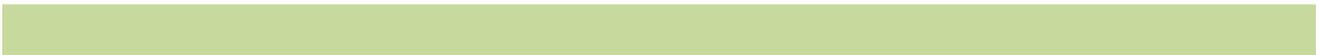
## **5.2 Boat Launch**

A public boat launch/commercial will be constructed in Cooney Bay at the west end of the village. This facility will include a loading dock, launch ramp, and parking for vehicles and trailers. Recreational lake access for powerboats, sailboats, kayaks, canoes and personal watercraft will be accommodated. In the long term, the boat launch area may be integrated into a commercial marina facility. Storage facilities for TOL residents' boats may be located adjacent to the launch area or elsewhere on the property.

**Temporary Boat Launch:** Until such time as market demand supports the building of public road access to the planned municipal day use park area TOL will apply to the appropriate regulatory bodies for permission to build a temporary boat launch on the east side of Tranquille River. A temporary parking lot suitable for twenty vehicles will also be built in support of the temporary boat launch. Access to this area will be via the existing road along the southern edge of the property between the west end of Tranquille Road and the east side of Tranquille River.

## **5.3 Public Trails**

An east/west public trail will be constructed maintaining controlled public access to the site's shoreline via trails crossing the riparian area to the lake foreshore at right angles to the main trail system. This trail will connect with the most westerly point of the existing River's Trail and have a terminus at the lakeside municipal park. A north/south trail, which intersects the east/west trail, will run parallel to the river corridor and will provide public access to the Lac du Bois Grasslands Park.



### **5.4 Lakeside Day Use Park**



A municipal day use park on land dedicated to the City of Kamloops as parkland will be developed in or adjacent to Cooney Bay in close proximity to the boat launch. The park will accommodate a variety of passive and active recreational uses for TOL residents and public potentially including a swimming and sunbathing area, picnic area, conservation area, boardwalk, and green recreational space.

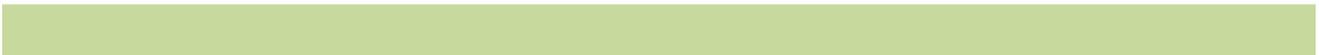
A concept plan for the park will be prepared by TOL in collaboration with the City as well as an order of magnitude cost estimate for City budgeting purposes. The concept plan will be included in the MDP. Construction of the municipal day use park will be at the City’s discretion dependent upon timing and budget.

Prior to the building of the east west public road connecting the west end of Tranquille Road with the municipal day use park area, public access to the day use park will be via a temporary hiking/biking trail linking the planned temporary boat launch parking lot with the municipal day use park. The temporary trail will be on the east side of the Tranquille River and will cross over the Tranquille River via the existing free span farm bridge after which the temporary trail will continue along a fenced walkway to the municipal day use park area. When the new public access road is completed the existing public access road on the southern edge of the property and the temporary trail described above will be permanently closed. The future Rivers Trail extension will provide ongoing pedestrian access to the municipal day use park, permanent boat launch, and Lac du Bois Grasslands Park.

### **5.5 Neighbourhood Parks**



Each of the three village neighbourhoods will offer a public park space for the benefit of residents and visitors. The municipal day use park at Cooney Bay will be the park focal point for the west village neighbourhood. A lakeside park in the mid village neighbourhood will be the public gathering place for this district while the east village will offer both lakeside and internal park/plaza space connected to the village core commercial area and functioning as the main public gathering place for the community. These parks may be located on any of the site’s registered archaeology sites. Community gardens may be incorporated into the neighbourhood parks. Agricultural design guidelines to be set out in the Urban Farm Plan will apply to all community garden space.



### **5.6 Cooney Bay Access Corridor**

The City owned east west public road right of way will serve as the major public access corridor to Kamloops Lake. The road will connect the west end of Tranquille Road with the municipal park in Cooney Bay. Landscape treatment will reinforce the lake gateway function of the public road right of way. Construction of the road will be the developer's responsibility.



### **5.7 Tranquille Farm Centre**

A commercial farm centre will be created in the vicinity of the recently upgraded barn facilities and will function as the portal for public visitation to the urban farm complex. The farm market will integrate cottage industry production facilities, farm produce value added facilities, sustainable urban farm educational facilities, and community retail services with community special events, agri-tourism activities, and educational experiences which will connect the public to this unique and significant community land use.

