

8.0 Sustainability Guidelines

As a new master planned community that reclaims a brown field site and incorporates the revitalization of abandoned farmlands for local food production, TOL represents an excellent opportunity to advance sustainability standards in Kamloops related to local food supply and environmentally sensitive design practice in land development. The intent of the sustainability guidelines is to provide clarity for a strategic approach on how to integrate environmental balance to the project. By adopting these guidelines, TOL will be responding to the leadership that the City of Kamloops is showing in promoting sustainable land development projects. The areas of focus as outlined are expected to be achievable within the economic, ecological, social, and regulatory framework of the project.



8.1 Community Planning

- Land Use Mix - a mixture of land uses including residential, commercial, institutional, light industrial, educational, office, and urban agriculture will reinforce the goal of TOL to evolve as a community offering an extensive array of sustainable on-site activities and facilities,
- Economic Development - development incentives, tenure, and land use will be integrated in a manner that facilitates strong economic development,
- Development Layout - the road network, lot sizes, and development parcel orientation will contribute to an energy efficient village,
- Barrier Free Access – design standards will be adopted in all public areas and in any residential building designed for occupation by physically or mentally challenged residents of any age,
- Design for Walkway and Biking - TOL will be designed to accommodate and encourage people to move around the property and conduct daily business and activities without the automobile,
- Design for Diverse Households - TOL intends to provide a diverse mix of housing options for a wide range of backgrounds including students, farm workers, first time buyers, young families, empty nesters, retirees, and seniors,
- Urban Agriculture - the TOL farm will provide a unique amenity for a community development. The urban farm will provide on-site agricultural, horticulture, and aquaculture products, value added food products, agricultural educational programs and agritourism activities that will add an ambiance that will establish TOL as a nationally significant agri-community embracing urban food, horticulture, and renewable energy productivity as an integral part of community character and values. Unique, market driven governance models that would link ongoing home ownership costs (taxes, strata fees, etc.) with the commercial activities of the farm will be explored by TOL,
- Public Transportation - TOL may, in time, be accessible by public transit, benefiting both residents needing to get off site and visitors wanting to access Kamloops Lake and public amenities.

8.2 Sustainable Buildings

- Locally Sourced Materials - use of wood, particularly locally harvested pine beetle damaged timber will be encouraged,
- Water Conservation - reduced consumption will be achieved through a combination of grey water recycling, the application of improved urban farm irrigation technologies, the use of zero scaping and retention of natural vegetation strategies in personal and public spaces, high efficiency appliances, water metering, and home owner education,
- Alternative Energy - renewable energies such as, but not limited to, the potential use of solar photovoltaics, solar thermal, biofuel cogeneration, and geothermal space conditioning will be explored to create an efficient energy infrastructure system,
- Flexible Use - building design will consider, where appropriate, the ability to modify in order to accommodate home owner ageing, expansion, improvements, technology upgrades, and adaptable ground floor space,
- Healthy Homes - use of healthy (non off gassing) materials and strategies such as daylighting will be encouraged,
- Carbon Footprint - net zero/passive home designs will be encouraged,
- Smaller Homes - TOL is intended to be accessible to a broad housing market in terms of both market driven product pricing and efficient space requirements,
- Passive Solar - the TOL property is ideally suited to take advantage of the southern orientation and the sunny Kamloops climate,
- Recycling Opportunities - materials from demolition of unsalvageable existing buildings, particularly large timbers and aggregates (i.e. crushed concrete) and the reuse of building material waste created in the building process will be considered,
- Energy Efficient Homes - TOL will encourage high standards for building envelope performance leading to reduced energy requirements and infrastructure costs.



8.3 Site

- Storm Water Management - a storm water management program will be an integral part of the TOL sustainability strategy. Best management practices will be applied with the goal of minimizing off-site impacts,
- Tree Planting - TOL will undertake an extensive tree planting program to contribute to a desired community aesthetic as well as provide shade, buffering, and carbon offsetting impact,
- Natural Landscaping - TOL will incorporate a natural landscaping approach within public open spaces and apply xeriscaping techniques within manicured landscapes on both public and private property that will reduce irrigation requirements,
- Natural Space Conservation - the Tranquille River corridor and Kamloops Lake riparian and foreshore will be protected as conservation areas in the community,
- Brownfield Redevelopment - TOL will be created on property that was previously used for provincial institution uses and has required significant remediation efforts. The utilization of previously developed lands for a real estate development project is recognized as a sound sustainable development initiative,
- Community Gardens - TOL will incorporate community garden space for residents or farm operations for the purpose of food, horticulture, or renewable energy production. These gardens could be located in neighbourhood parks or within the urban farm,
- On Site Nursery - the tree and shrub planting program should be supplied by an on-site nursery operation located within the urban farm. The nursery stock should include both ornamental and native plant material suited to property conditions as set out in the development's future design criteria guidelines.



