

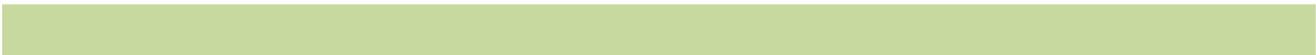
3.0 Guiding Principles

The Guiding Principles and associated Planning Opportunities represent a framework of desirable planning values and general planning concepts that set an overall vision for the lands. They are designed to inform yet not constrain, the more detailed planning and design decisions required by the development realities underpinning the Master Development Plan. The Guiding Principles are values Tranquille On the Lake should include in its planning process. The Planning Opportunities listed demonstrate a variety of ways in which the relevant Guiding Principle may be achieved.

3.1 Required Planning Elements

While wide ranging flexibility for the Tranquille On the Lake Neighbourhood Plan is accommodated, there are a number of required planning elements that are considered fundamental to the ultimate success of the development that must be integrated into all future site planning and design. They include:

- a mixed use village centre as a focal point and social hub for the community,
- waterfront landing areas as the contact point for the community and the public including a municipal day use park and boat launch,
- a trail system connecting the Kamloops Rivers Trail with the planned municipal waterfront park in Cooney Bay and Lac du Bois Grassland Park,
- a working farm and farm market that enhances the community,
- a public east-west arterial road right-of-way through the property that provides public access to the municipal day use park in Cooney Bay,
- neighbourhood park space in the East, Mid, and West village development zones accommodating a broad range of land uses including food production, horticulture gardens, community recreation, and historic interpretive features,
- retention of an existing heritage cemetery,
- protection of river and lakeshore riparian land,
- adaptive reuse of selected historic architectural features, landscaping features, structures including farm buildings, and infrastructure,



3.2 Principle of Maximum Flexibility

This plan recognizes the need to utilize a flexible land use and development approval approach considering the potential lengthy build out period. In addition, in light of ever-changing market conditions and the need to allow for development program and design input by future project capital partners, the Neighbourhood Plan must allow for maximum flexibility in terms of density, permitted uses, housing type and composition, commercial space, type, and amount, phasing sequence (including the ability to implement more than one phase at a time), and the potential for integration of agricultural land within the development area. Furthermore, land uses must be market defined and strategically integrated in a manner that maximizes development absorption rates.

Planning Opportunities (areas of flexibility)

- .1 Flexible and integrated land use designations including those which support activities associated with foreshore, riparian and water lot areas,
- .2 A density range... minimum and maximum units,
- .3 Market driven commercial (including light industrial), educational, and institutional uses and scale that support community needs,
- .4 Ability to leave higher density housing and commercial components to later phases, as needed, until necessary development scale is achieved to ensure viability of these uses,
- .5 Ground floor building space that is adaptable for multiple uses over time,
- .6 Ability to reuse existing buildings deemed suitable for renovation or deconstruct if considered not viable,
- .7 The construction of community amenities to be completed on a phased basis,
- .8 Ability to introduce temporary land uses in the East, Mid, or West Village areas including such things as a temporary boat launch and related parking lot, a youth day camp, a campground, club houses for community not for profit organizations, and a storage yard.
- .9 Ability to establish one overarching community governance model potentially comprised of more than one community governance regulatory tool (strata, bare land strata, fee simple¹, cooperative, home owner's corporation, etc.),
- .10 The preparation of a Master Development Plan and Design Guidelines, subsequent to the approval of the Tranquille On the Lake Neighbourhood Plan, which must be approved by the City prior to the first Development Permit Application being submitted by the applicant,
- .11 The preparation of a Development Permit Application for each project phase that will be in conformance with the Master Development Plan and Design Guidelines.

¹ A fee simple lot designation does not imply that municipal water and sewer infrastructure services will be provided by the City of Kamloops.

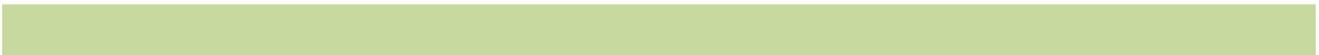


3.3 Principle of Environmental Responsibility

The development will seek to incorporate environmentally responsible design features that will contribute to decreasing negative environmental impacts, respect the natural environment, and create a beautiful and livable lakeside community.

Planning Opportunities (to promote environmental responsibility)

- .1 Resident oriented commercial goods and services to reduce off site trips,
- .2 On site employment,
- .3 On site food production,
- .4 On site storm water management solutions,
- .5 A broad mix of land uses,
- .6 Housing diversity,
- .7 Minimal road widths,
- .8 A walking and cycling network
- .9 Linkage to the Rivers Trail system,
- .10 Live work (a residential environment) and work live (a commercial/light industrial environment) opportunities,
- .11 Public transit linkages,
- .12 Efficient use of potable and irrigated water,
- .13 On site commercial nursery to supply landscape materials,
- .14 Encourage renewable energy solutions,
- .15 Encourage sustainable building practices.



3.4 Principle of Preserving Traditional Village Character

Tranquille On the Lake should strive to create a place that feels at home in the rural lakeside location and incorporates many of the qualities of a traditional farm village to evoke a sense of place that is aesthetically and socially enriching.

Planning Opportunities (potential village characteristics)

- .1 Common land components,
- .2 Neighbourhood gateways,
- .3 Distinct neighbourhoods,
- .4 Meeting places connecting neighbourhoods,
- .5 Identifiable neighbourhood centres, commons, squares,
- .6 Cluster of social places,
- .7 Activity nodes,
- .8 A community walkway and bikeway system,
- .9 Outdoor and indoor community gathering places,
- .10 A marketplace,
- .11 Housing for a diversity of ages and occupant status,
- .12 Institutional buildings at prominent locations,
- .13 A strong pedestrian orientation,
- .14 Appropriate traffic calming strategies,
- .15 A well-lighted road and walkway network,
- .16 Commercial uses within the highest density residential areas,
- .17 A recognizable entry gateway,
- .18 A working waterfront (mix of recreational, commercial, institutional, and other uses such as wooden boat building, boat repair, or watercraft storage),
- .19 Minimal residential development adjacent to the rail line,
- .20 Visual linkages to adjoining lands including the waterfront, farm land, and surrounding landscape,
- .21 A safe community for all ages utilizing Crime Prevention Environmental Design strategies,
- .22 A railroad station linking rail tourism to the site as well as offering the potential for future public transportation to greater Kamloops.



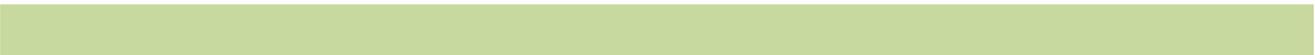


3.5 Principle of Natural Open Space Conservation

The Tranquille On the Lake property and adjoining lands offer natural open space assets that must be carefully managed in order to retain or enhance the resource.

Planning Opportunities (to conserve open space)

- .1 Potential to build trail networks comprised of natural paths, neighbourhood parks, gardens, and community sidewalks that facilitate pedestrian movement in a manner which minimizes impact on sensitive natural areas and protects the privacy of home owners whose land abuts the trail network,
- .3 Natural landscaping strategies which increase natural open space can be implemented,
- .4 Indigenous plant materials can be used for natural landscaping strategies that contribute to wildlife habitat,
- .5 Through signage and operational policies, users can be encouraged to use maintained trails versus random walkways through natural areas,
- .6 Off road vehicle use within the lake foreshore area can be eliminated,
- .7 Interpretive signage along the trail network to highlight natural features and promote natural open space conservation can be introduced,
- .8 Fencing as needed may be used to restrict access to sensitive open space areas,
- .9 Edible landscaping concepts can be integrated with wildlife management strategies in appropriate natural areas,
- .10 Sensitive landscapes including the adjacent Tranquille Wildlife Management Area, the Tranquille River Corridor, lake foreshore vegetation, steep slopes, and important on and off-site vistas can be protected.



3.6 Principle of Integrated Urban Farming

The Tranquille farm will be revitalized and integrated into Tranquille On the Lake as an urban farm and food production center. It will evolve as an asset to Tranquille On the Lake residents and the Kamloops community, providing a local source of food and as a consumer of composted organic waste materials. The farm may provide educational and research opportunities, and host agri-tourism events. It will also provide a visual backdrop for the community that reinforces its traditional rural village character.

Planning Opportunities (to integrate farm and urban design elements)

- .1 Reinforce allowable² farm and non-farm uses through the Master Development Plan,
- .2 Pathway systems, farm managed gardens and conservation parks may be located on ALR land³,
- .3 Integrate existing farm infrastructure (buildings, roads, fencing, etc.) with village design,
- .4 Prepare an Urban Farm Plan which integrates the working farm with the surrounding residential development in a way that increases community liveability,
- .5 Establish a farm market (community amenity) which integrates cottage industry production facilities, farm produce value added facilities, sustainable urban farm educational facilities, and community retail services in a vibrant and interesting way.



² As allowed under the Agriculture Land Reserve Act or in accordance with a resolution of the Agriculture Land Commission.



3.7 Principle of Onsite Community Infrastructure

The Tranquille On the Lake development must provide a stand-alone water supply, treatment and distribution system, a waste water management system, and onsite storm water management.

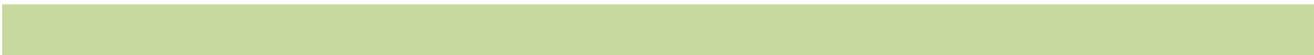


Planning Opportunities

- .1 Investigate and develop potential ground³ and/or lake water potable water supply sources,
- .2 Incorporate existing water license irrigation rights into farm irrigation and community fire prevention design,
- .3 Provide infrastructure on a phased basis to accommodate the build-out sequence,
- .4 Incorporate a flexible infrastructure design concept that, should market demand warrant it, allows for a series of small systems that ultimately form an integrated infrastructure system for the entire community,
- .5 Potentially upgrade and reuse portions of existing non potable and waste water management infrastructure from previous institutional use on an interim or permanent basis,
- .6 Explore the feasibility of linking in to the existing municipal sewage treatment system at Mission Flats via a direct river crossing if future onsite growth warrants it⁴.

³ The Tranquille On the Lake Ground Water feasibility study has identified the presence of significant ground water supply resources with the potential to supply all community potable water requirements.

⁴ Development Cost Charges will be applicable should Tranquille On the Lake link to the existing municipal sewage treatment system at Mission Flats.



3.8 Principle of Heritage Recognition

The Tranquille On the Lake property has a rich history of uses including First Nations hunting and fishing activities, ranching, farming, gold mining, and several provincially significant health institutions. Tranquille On the Lake will respect previous uses and peoples who are part of the site's heritage in a meaningful and sustainable manner.

Planning Opportunities (to recognize site heritage values)

- .1 Consider integrating⁵ the historic Cooney family cemetery into future park or pathway systems as an interpretive heritage location,
- .2 Consider integrating the historic Sunken Garden⁶ into future open space planning as a community social gathering place,
- .3 Consider renovating farm and institutional structures deemed suitable for adaptive reuse, taking into consideration a buildings structural integrity, economic viability, and reuse marketability in the context of the overall Master Development Plan. Selected institutional buildings can be evaluated for potential adaptive reuse as commercial, educational, residential, or community facilities,
- .4 Prior to demolition, interpretive worthy remnants of the buildings and site that could be integrated into the new community can be salvaged,
- .5 Site archives can be consolidated as a permanent display,
- .6 Heritage content can be integrated into an interpretive signage program,
- .7 The seven registered archaeological sites on the property can be integrated into park space design in an innovative and publically engaging fashion providing proper management measures, as prescribed by the Archaeology Branch, Ministry of Natural Resource Operations, are practised,
- .8 One or more registered archaeological sites could be protected in perpetuity via the implementation of a heritage easement tool that would allow ongoing community or farm garden and related service pathway systems or public park uses,
- .9 Consider using historic street names,
- .10 Consider using light standards replicating the original Tranquille Fixtures,
- .11 Recognise the revitalization of the farm operation as a potential living heritage initiative that brings to life a significant element of the property's history.

⁵ The City of Kamloops and Tranquille On the Lake have agreed that the Cooney family cemetery will be restored by Tranquille On the Lake. As per the BC Cemetery and Funeral Services Act the land owner is responsible to maintain the cemetery in perpetuity.

⁶ The City of Kamloops and Tranquille On the Lake have agreed that Tranquille On the Lake will preserve the heritage of Tranquille's Sunken Gardens.



3.9 Principle of Brownfield Revitalization

In support of City policy and applicable regulatory guidelines, an Environmental Assessment and Remediation program with the objective of establishing an environmentally clean site has been completed and a Certificate of Compliance in recognition of this has been issued to Tranquille On the Lake by the provincial government. The final phase of brownfield remediation will focus on existing infrastructure reuse, deconstruction and recycling, or demolition.

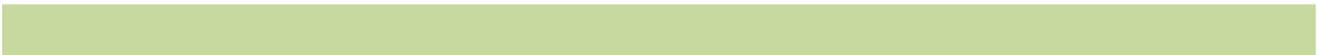


Planning Opportunities

- .1 Consider collaborating with the City to develop waste management strategies for the future development resulting in zero waste product streams and the reduction of affiliated greenhouse gas emissions,
- .2 Explore building design opportunities to incorporate recycled building materials within applicable building code guidelines,
- .3 Source thirty party⁷ funding for brown field environmental assessment, remediation, and deconstruction pilot projects with the collaborative support of the City,
- .4 Apply for tax exemption or other financial incentives under any future Brownfield site revitalization⁸ financial incentives program the City may establish within appropriate legislative framework to offset brownfield site revitalization costs.

⁷ The Federation of Canadian Municipalities Brown Field Fund and the BC Brownfield Renewal Strategy are examples of potential third party funding sources.

⁸ Includes environmental assessments and remediation, as well as building and infrastructure deconstruction and demolition.



3.10 Principle of an Integrated Working Waterfront

The City recognizes that Kamloops Lake is a natural asset capable of supporting a wide range of sustainable land and water based recreational, educational, and commercial opportunities for municipal residents, tourists, and First Nations. Tranquille On the Lake will develop and implement land use and water lot lease strategies on portions of its waterfront which will support and protect the sustainability of natural assets along the foreshore or in the riparian areas⁹ affected by any use while simultaneously providing users of the area with a unique waterfront experience.



Planning Opportunities

- .1 Collaborate closely with the City Parks Department in the development of a Cooney Bay municipal day use park and parking lot concept plan that can be seamlessly integrated into the Master Development Plan and bring vitality to it,
- .2 Explore opportunities to use local stakeholder groups to provide relevant market information in the development of the planned boat launch,
- .3 Incorporate land and water lot uses which will contribute to a vibrant and uniquely sustainable waterfront centre for the village,
- .2 Investigate the potential for collaboration with one or more educational institutions and First Nations to establish an aquatic research facility,
- .3 In collaboration with First Nations and other stakeholders, consider establishing a non-profit foundation responsible for the future restoration of fish habitat activities along the Tranquille River.

⁹ Any activity in the riparian area along the Tranquille River or Kamloops Lake must be developed in accordance with the Riparian Area Regulations as defined in the provincial Fish Protection Act (Riparian Area Regulation) or the Right to Farm Act.





3.11 Principle of Site Based Economic Development

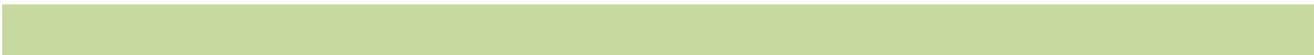
Tranquille On the Lake, with the support of other community stakeholders, will build an economic diversification strategy designed to generate a variety of on-site job opportunities that provide a wide range of sustainable goods and services for community residents and visitors.

Planning Opportunities (to develop economic development)

In collaboration with other community¹⁰ stakeholders:

- .1 Consider designing business development strategies that attract entrepreneurs in fields such as health and wellness, urban food production, agritourism, sustainable building technologies, green energy development, and the provision of marine based goods and services,
- .2 Explore the development of a business incubator to house entrepreneurial, onsite start-ups,
- .3 Encourage the development of an investment network in support of onsite start-ups,
- .4 Allow for the creation of market based homeowner equity models which on site business owners could utilize to attract staff to live and work on site,
- .5 Pursue opportunities through the Provincial Nominee Program to attract entrepreneurial immigrants to Canada interested in investing in business opportunities at Tranquille,
- .6 Identify opportunities with research partners to facilitate on site applied research projects,
- .7 Provide access to the commercial film industry to utilize adaptively restored buildings as movie sets.

¹⁰ Such as Venture Kamloops, Tourism Kamloops, the North Shore and Downtown Business Associations, the Kamloops Chamber of Commerce, other business organizations, and educational institutions.



3.12 Principle of Health and Community Wellness

Tranquille On the Lake will be developed in a manner that fosters healthy residents, a healthy natural environment, and a healthy village economy. Social and economic wellness will be encouraged through the provision of individual and community educational opportunities offered by residents and visitors.

Planning Opportunities

- .1 Consider accessible site designs that welcomes physically challenged home buyers and visitors,
- .2 Explore the potential for the establishment of onsite private health care facilities,
- .3 Promote the concept of adding value to locally grown food,
- .4 Encourage a wide range of outdoor recreational pursuits,
- .5 Advance the potential for educational institutions to establish on site teaching programs and related facilities,
- .6 Publicize environmentally responsible aspects of Tranquille On the Lake to raise public awareness,
- .7 Investigate market demand for the inclusion of innovative housing forms and tenures such as Cohousing¹¹, and other kinds of supportive housing.

¹¹ A living arrangement that combines private living quarters with a common dining and activity area in a community whose residents share in tasks such as childcare.

