

Thomson Flats ASP Open House Summary Report

July 2017 | Project #16M02075



STANDARD LIMITATIONS

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1.0 INTRODUCTION

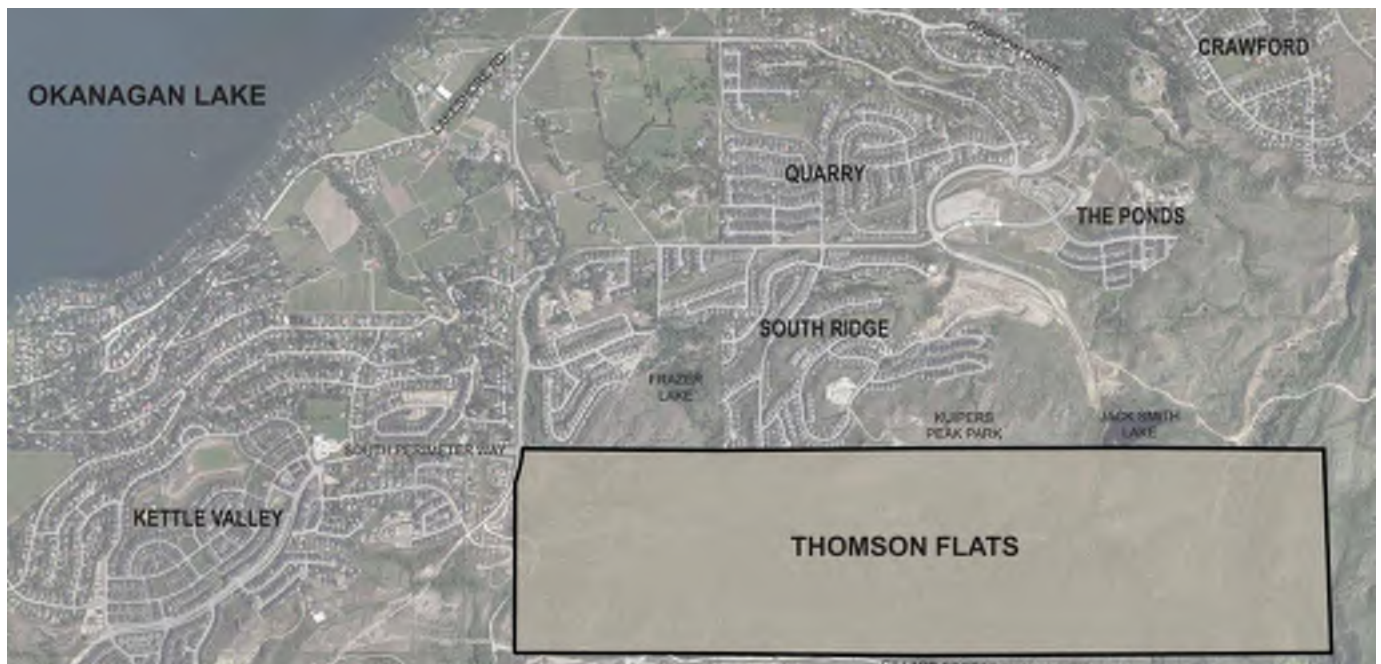
1.1 Background

Collectively, Melcor Lakeside Inc., Canadian Horizons Land Investment Corporation, and the Schwerdtfeger's (the Developer) own a neighbouring group of parcels located at the east terminus of Chute Lake Road south of Fraser Lake, traversing east to the City of Kelowna southeast municipal boundary, south of Jack Smith Lake. The lands, known as Thomson Flats, encompass 255.53 hectares (631.43 acres), are currently designated as 'Future Urban Reserve' and fall within the City of Kelowna's permanent growth boundary.

In November 2013, Melcor Developments Ltd. formally requested authorization from the City of Kelowna Municipal Council to proceed with the preparation of an area structure plan (ASP) for Thomson Flats, where City Council subsequently authorized the request. The City required the ASP establish a coherent framework for implementing OCP policies, guiding future development, and ensuring all documentation and supplemental information is internally consistent throughout the plan.

A City staff prepared Terms of Reference followed Council's authorization of the Thomson Flats ASP, including a prescriptive consultation and engagement program. The purpose of the public consultation and engagement component is to gather input and feedback from local area residents and landowners regarding the potential impact of any proposed development.

On June 28, 2017, the Developer hosted the first public information session at the Okanagan Mission Community Hall located within the Southwest Mission neighbourhood. The public information session, branded as a community open house, was heavily advertised through various notification forms, resulting in a well-attended event.





2.0 COMMUNITY OPEN HOUSE

2.1 Purpose + Location

Melcor Developments Ltd. and Canadian Horizons hosted the first Thomson Flats Area Structure Plan Community Open House on Wednesday June 28, 2017. The event location was held at the Okanagan Mission Community Hall, located at 4409 Lakeshore Road from 4pm-7pm (**Figure 2.1 and 2.2**). Open house attendance is estimated at 100 individuals, which is based upon a formal sign-in record. It should be recognized, however, that approximately 15% of participants chose not to forego formal sign-in as it was 100% voluntary.

The purpose of the open house was to:

- **Share the results of the Thomson Flats preliminary background study as it relates to the potential land development of Thomson Flats;**
- **Seek input, comments, and feedback from local area residents and stakeholders residents that may help our project team develop an Area Structure Plan; and**
- **Speak with area residents, answer questions, and discussing the potential for Thomson Flats to ensure an understanding of our intentions.**

The format of the open house was an informal 'drop-in' with the assistance of twenty 34" x 40" large-format visual display panels. The display panels provided an overview of the project, background study results, and estimated timeline. The open house was represented by a total of eight individuals – four WSP, two Canadian Horizons, one Melcor Developments Ltd., and one Beckingham Environmental. Representatives spoke with open house participants and answered inquiries, with the purpose of providing clear project goals and objectives. The event was also attended by select City of Kelowna staff and Council.

In addition to offering general project information, open house participants were encouraged to partake in the 'engagement' activities, which would assist the Developer in ascertaining information at personal levels. Questions pertaining to community values, preferred site development considerations, hopes, and fears were asked of participants. Finally, open house participants were provided an 8.5 x 11 '*Information Summary*' summarizing all information communicated and were advised about the project website (**Appendix A**).



Figure 2.1: Event Location



Figure 2.2: Event Location

2.2 Project Information + Notification

2.2.1 Open House Notification

Hosting a public information session was a requirement of the Thomson Flats Terms of Reference. However, it is the intention of the Developer to provide an open, transparent, and pre-emptive consultation approach. In doing so, multiple and ongoing notification approaches were used to notify residents and stakeholders about the initial Thomson Flats community open house. Such methods included:

- **Canada Post Distribution**

It is the intention of the Developer to inform the residents and stakeholders about the ASP process and bolster participation at the open house as possible. Therefore, an 8.5" x 11' notification was specifically designed and distributed to postal routes within 300 metres of formal ASP boundary (**Appendix B**).

- **Traditional News Print**

News print notification was generated and placed into the Kelowna Daily Courier and Capital News (**Appendix C**). Where possible, the notification was placed within close proximity to other City of Kelowna project notifications.

- **Digital**

In an effort to keep pace with evolving digital notification methods and social media opportunities (i.e. sharing'), an online Castanet advertisement was placed (**Appendix D**).

- **Large Format Reader Board**

Okanagan Mission Community Hall advertised the open house on their freestanding reader board for one week.



2.2.2 Ongoing Project Information + Notification

Ongoing notification methods will be used to keep residents and stakeholders apprised of milestones and events through the project lifespan. The various forms of notification and information distribution include, but not limited to:

- **Project Website | thomsonflats.ca**

The Developer has created and launched a website specifically targeted at providing accurate information to area residents and stakeholders. The website is updated as project milestones occur, or as-needed. The project website was officially launched on June 28, 2017.

- **Email Database**

From project inception, a database with interested residents and stakeholders is maintained. To-date, several emails have been included. The email database will be used to notify residents of project information on an as-needed basis.

- **On-Site Project Notice Boards**

Where possible, large-format on-site notice boards will be erected at each primary entry point to the project site. Notice boards will include basic information, such as the project name and contact information.

- **Resident Association Meetings**

The project team is communicating with the Okanagan Mission Residents Association (OMRA). It is hoped that as the Thomson Flats ASP process progresses, the project team will meet with OMRA to update the board with milestone updates. It is also anticipated that OMRA will use their member database to communicate project updates, as appropriate.

- **Small Group Meetings**

The Developer is keen on ensuring that residents wishing to be informed about the project remain informed. As such, private, small group meetings may be hosted by the Developer upon request.

There will be additional opportunities for public input during the project development phase of the Thomson Flats ASP. For example, a second open house is planned for Spring 2018, to present the draft Thomson Flats ASP to the community. The intent of the second open house is to gather feedback from participants for consideration of ASP changes or refinements.

3.0 THOMSON FLATS ASP OPEN HOUSE

The Thomson Flats Open House was planned and organized with participants in mind. Information was prepared and displayed in such a manner to achieve simplicity and consistency for participants. In addition, a 'greeter' was stationed just inside the community hall entrance to formally welcome participants, provide a brief summary of purpose and objectives, identify open house representatives, and distribute take-away information: 1) open house information summary; and 2) Exit Questionnaire.



3.1 Display Panel Information

The primary purpose of the large-format display panels was to share technical background information obtained and communicate the Developer's intentions for the subject lands. It was further communicated that the first Open House served as an opportunity for participants to seek clarification and ask questions about the technical information presented.

The information provided at the first Open House included a total of 16 34" x 40" display panels (**Appendix E**). The 16 display panels (excluding four engagement) were titled:

- *Welcome*
- *Site Context*
- *About the Developers*
- *Project Timeline*
- *ASP Boundary*
- *Site Features*
- *Land Ownership*
- *Existing + Surrounding Land Use*
- *Slope Analysis*
- *Environmentally Significant Areas*
- *Site Features*
- *Potential Development Nodes*
- *Traffic + Transportation*
- *Project Values + Objectives*
- *FAQ's*
- *Thank You + Next Steps*



As a subset of display panel information relayed at the open house, ‘engagement panels’ were developed to solicit an enhanced level of feedback from participants (**Appendix E**). A total of four ‘engagement panels’ were prepared to assist in the solicitation of feedback from open house participants. The four ‘engagement panels’ were titled:

- *We Need Your Help*
- *My Community Values*
- *Site Design + Development Considerations*
- *My Hopes and Fears*

Further discussion on ‘engagement panels’ is included within Section 3.3.

3.2 Participant Feedback

Offering quality opportunities to open house participants to provide comments and feedback about the project was an important component of the event. In anticipation for a large crowd expressing various opinions and desires, the probability of receiving feedback was not only anticipated, it was encouraged. For this reason, the open house was intentionally programmed to solicit feedback from participants in multiple forms.

A total of three comment and feedback mediums were available to participants: 1) Engagement Panels; 2) Verbal Discussions; and 3) Exit Questionnaire. Each medium offered a level of exclusivity – private, semi-private, and public. The purpose of the foregoing approach was to ensure every open house participant could provide comment and feedback freely and comfortably. Comment and feedback mediums and their corresponding exclusivity are highlighted in *Table 3.1: Feedback Mediums*.

Table 3.1: Feedback Mediums

Feedback Medium	Private	Semi-Private	Public
Engagement Panels		X	
Verbal discussion with open house representative			X
Exit Questionnaire	X		

3.2.1 Engagement Panels

The purpose of the engagement panel activities was to solicit comment and feedback from open house participants at a personal level. In doing so, three different statements / questions were posed, followed by a request for an action:

1. *There are compelling personal values (what is important to you) that attracted you to live in the area, choose to visit it, or decided to operate a business within the area. Please share your personal values with us to help us enhance our understanding of why this area is so special.*
2. *Share with us what types or styles of site design and development considerations you would like to see incorporated into a new residential development.*
3. *In consideration of a potential development occurring on the site, what are your hopes and fears?*

Engagement panel participation rates were very high, resulting in an array of comments and feedback from open house participants. Several participants verbally noted this was a helpful exercise that was appreciated. For these reasons, this segment of the open house was deemed to be highly successful and will prove to be beneficial as the project progresses.

Engagement panels in their raw, but completed form, can be found within **Appendix F**.



3.2.2 Verbal Discussions

The Thomson Flats ASP open house was represented by eight project representatives. Each of the eight open house representatives were visually identified with name badges and consistently approached participants throughout the evening, with the purpose of offering information, engaging in discussions, and responding to questions.

Each representative had fruitful conversations with various individuals that were appreciative of the discussion. Conversely, other participants chose to only peruse display panels and not engage in discussion or ask follow-up questions with open house representatives. Where discussion occurred, many inquired about potential increased traffic volumes, road access / connections, development style / density, and future open space areas and designs. Where possible, open house representatives attempted to answer all questions. However, where an answer could not be provided, the project team made a offer to follow-up with that individual.

3.2.3 Exit Questionnaire

Each participant at the open house was provided an opportunity to complete a brief questionnaire (**Appendix G**). The questionnaire included a total five questions (two multiple-choice and three open-ended) and generally strived to achieve the participant's understanding of the open house material and its effectiveness. A summary of the multiple-choice questions is provided below.

Q1: Which one of the following best describes your attendance tonight?	
I live and / or own land within the area of the subject site and have an interest in any potential land development	48
I'm part of a local group that has an interest in any potential land development on the subject site	2
Other	6
Total	56

Q2: Was the information provided at this Open House helpful in understanding the Developer's objectives / intentions? Why?	
Yes	34
No	18
Total	52

It is noteworthy to highlight that nearly 35% of individuals indicated that the information provided at the open house was not helpful. However, the rationale for the "no" response was primarily attributed to the lack of full-build development details (i.e. *"No exact planning for greenspaces/parks"*, *"No plans of what structures will be. Only overhead views of what already exists"*, *"No real info on actual development"*).

In addition to the two multiple choice questions, three open-ended questions were asked of participants.

1. *Based on the information presented at the open house, do you have any concerns? If so, please list them?*
2. *What should our project team know before we begin drafting a development design for Thomson Flats?*
3. *What parts of the Open House did you enjoy most? What parts of the Open House could be improved?*

Responses to the foregoing questions were predominantly isolated to concerns pertaining to increased traffic volumes, loss of (perceived) public open space / parkland, and the need for additional roads / access. Conversely, many individuals commented on their interest in the development coming to fruition, the assistance it may offer in terms of balancing housing affordability within the city, and the ability for the new development to add future road connections to the existing network.



4.0 CONCLUSION

Melcor Development Ltd. and Canadian Horizons are currently following a City-mandated area structure Plan process for the potential residential development of a 255.53 hectare (631.43acre) greenfield site. The ASP process includes various requirements, including a prescribed public consultation and engagement program.

The Thomson Flats Open House ASP was hosted on Wednesday June 28, 2017 at the Okanagan Mission Community Hall. The open house offered an array of background information about the project through verbal discussions and the use of large-format display panels. Multiple traditional and digital forms of notification were used to notify area residents of the open house, which was deemed successful given the turnout volumes and participation. Approximately 100 people attended the informal 'drop-in' style format. Participants were encouraged to provide comment and feedback to the project team through three different mediums. Open house representatives had opportunities to speak with participants, clarify the process and project details, and answer specific project questions. Various forms of comments and feedback were provided to the project team. Several open house participants were excited about the opportunity of a new development within the area, while others appeared cautiously optimistic, and expressed concern for potential loss of open space and increased traffic volumes.

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Appendix A

Thomson Flats Area Structure Plan: Open House Information Summary

Okanagan Mission Community Hall | Wednesday June 28, 2017

Background + History

The Thomson Flats lands encompass 255.53 hectares (631.43 acres) and are currently designated as 'Future Urban Reserve' within the City of Kelowna's permanent growth boundary. Collectively, Melcor Developments Ltd., Canadian Horizons, and the Schwerdtfeger's own the lands. In November 2013, Melcor Developments Ltd. formally requested authorization from City of Kelowna Municipal Council to proceed with the preparation of an area structure plan for Thomson Flats. Kelowna City Council authorized the preparation of an area structure plan in March 2014.

Objective Statement

Melcor Lakeside Inc. and Canadian Horizons is currently following a City of Kelowna mandated process to prepare an area structure plan. It is the intent of Melcor and Canadian Horizons to develop an area structure plan that is environmentally sensitive, attractive, and reflects the character of the Mission neighbourhood.

Purpose of the Open House

The primary purpose of the Open House is to:

- 1) share the results of the Thomson Flats preliminary background study as it relates to the potential land development of Thomson Flats;
- 2) seek input, comments, and feedback from local area residents and stakeholders residents that may help our project team develop an Area Structure Plan;
- 3) Speak with area residents, answer your questions, and discussing the potential for Thomson Flats to ensure an understanding of our intentions.

What is an Area Structure Plan?

An Area Structure Plan (ASP) is a statement of what a specific neighborhood / area wants to achieve and how it will grow and evolve in terms of the social, economic, and environmental realms. Area structure plans address a level of neighbourhood planning greater than household size but smaller than that of a city. The resulting planning document provides the framework for making future decisions about how a municipality should allocate resources within a defined area or boundary, identify what kinds of development activity is appropriate, and how the development will be serviced (i.e. water, drainage, sanitary sewer, transportation).

Project Values + Objectives

- | | |
|-----------------------|----------------------------------|
| ✓ Community | ✓ Sensitive Development Approach |
| ✓ Natural Environment | ✓ Social Well-being |
| ✓ Economic Vitality | |

- Align potential development with the Mission neighbourhood accepted vision, goals, and objectives
- Promote appropriate built form and site design
- Promote social well-being and quality of life
- Respect existing conditions, history, and heritage
- Encourage appropriate development within sensitive interface areas
- Promote environmentally sensitive development
- Apply an environmentally-based driven site planning process
- Promote site development that is compatible with adjacent land use
- Avoid unnecessary vegetation removal

Thomson Flats Area Structure Plan: Open House Information Summary

Okanagan Mission Community Hall | Wednesday June 28, 2017

Environmental

Beckingham Environmental Ltd. was retained to complete an environmental inventory and provide broad direction towards potential development located within the study area. The purpose of the environmental analysis is to provide a complete environmental inventory, impact assessment and strategies with other disciplines to guide proposed development in a responsive environmental manner. This includes, but is not limited to:

Ecosystems - bio terrain, terrestrial eco-system mapping, sensitive ecosystem inventory

Wildlife - key habitat feature inventory, bat survey, nocturnal owl survey, pond breeding amphibian and painted turtle survey, breeding bird survey

Aquatic - Bellevue Creek, Rembler Creek, Jake Smith Lake, riparian analysis.

Geotechnical

WSP conducted a reconnaissance of Thomson Flats to identify geotechnical conditions and hazards, as well as hydrogeological features that may indicate potential hydrogeologically sensitive areas (HSA). The geotechnical review was specifically intended to identify evidence or indications of potential geotechnical surface conditions, geotechnical hazards, and hydrogeologically significant areas.

Traffic + Transportation

WSP was retained to complete a traffic impact assessment (TIA). The objective of the TIA is to identify improvements to the transportation system needed to: a) maintain a satisfactory level of service; b) acceptable level of safety; and c) ensure appropriate access provisions.

In undertaking the TIA, WSP's comprehensive work program encompasses a multi-phased study process, including developing a terms of reference to the City's satisfaction.

Next Steps + Information

Our project team will be busy reviewing all input received at the open house. We will consider this information as we move ahead with the design and development of the ASP. The ASP will be presented at a second open house (date to be determined) where the community will have an opportunity to comment. Following the second open house, our intention is to refine the ASP and submit to the City of Kelowna for review and consideration.

If you would like to stay informed on this project, please visit our project website:

www.thomsonflats.ca

You may also choose to visit the City of Kelowna information webpage:

<https://www.kelowna.ca/our-community/planning-projects/long-range-planning/thomson-flats-area-structure-plan>



Appendix B

THOMSON FLATS AREA STRUCTURE PLAN PUBLIC OPEN HOUSE

When: Wednesday June 28, 2017 4pm – 7pm
Location: Okanagan Mission Community Hall,
4409 Lakeshore Road, Kelowna, BC V1W 1W7

Please join us for our first open house where we look forward to:

- Sharing the results of our preliminary background study, as it relates to the potential land development of Thomson Flats and the creation of the Thomson Flats Area Structure Plan;
- Receiving comments, feedback, and ideas from area residents that may help our project team develop an Area Structure Plan;
- Speaking with area residents, answering your questions, and discussing the potential for Thomson Flats.

Interested members of the public are invited to this drop-in event where large-format panels will be used to communicate the information (i.e. project area, existing conditions, etc.).

🏠 OPEN HOUSE LOCATION



The developers and managing consultant will be present to speak with participants and answer questions.

For more information, please contact:
Davin A. Shillong, WSP
P: 250.469.7735

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Appendix C

NOTICE OF PUBLIC OPEN HOUSE

Thomson Flats Area Structure Plan

Please join us on June 28 for our first open house where we look forward to:

- Sharing the results of our preliminary background study, as it relates to the potential land development of Thomson Flats and the creation of the Thomson Flats Area Structure Plan;
- Receiving comments, feedback, and ideas from area residents that may help our project team develop an Area Structure Plan;
- Speaking with area residents, answering your questions, and discussing the potential for Thomson Flats.

Interested members of the public are invited to this drop-in event where large-format panels will be used to communicate the information (i.e. project area, existing conditions, etc.). The developers and managing consultant will be present.

When: Wednesday June 28, 2017 4pm – 7pm
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4409 Lakeshore Road, Kelowna, BC V1W 1W7

**For more information,
please contact:**

Davin A. Shillong, WSP
P: 250.469.7735

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Appendix D

WSP



ClickThrus and Impressions Report

Jun 22, 2017 to Jun 22, 2017

FrontpageMediumRec (max. 12)

Run dates:

Jun 22, 2017 - Jun 22, 2017



76 click-thrus
72,538 impressions
0.1048% CTR

Total ClickThrus: [76](#)

Total Impressions: 72,538

Click-Thru Ratio: 0.1048%

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Appendix E

WELCOME

to the Thomson Flats Area Structure Plan Open House

Background + History

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OPEN HOUSE PURPOSE

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- 1) share the results of the Thomson Flats preliminary background study as it relates to the potential land development Thomson Flats;
- 2) seek input, comments, and feedback from local area residents and stakeholders residents that may help our project team develop an Area Structure Plan;
- 3) Speak with area residents, answer your questions, and discussing the potential for Thomson Flats to ensure an understanding of our intentions.

Before leaving the Open House, please complete and submit the exit survey to one of our representatives. All results are confidential and anonymous.

Thank you and we look forward to receiving your comments.

Andrew Bruce

Melcor Development Ltd.

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E: ABruce@melcor.ca

Nathan Hildebrand

Canadian Horizons

T: +1 604 632 9919

E: NHildebrand@canadianhorizons.ca

Davin A. Shillong,

Project Manager

WSP

T: +1 250 469 7735

E: Davin.Shillong@wsp.com

SITE CONTEXT

THOMSON FLATS

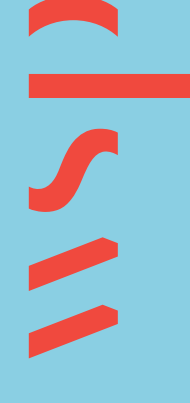
MELCOR



ABOUT THE DEVELOPERS

THOMSON FLATS

MELCOR



Who We Are

With over 90 years in the Real Estate business Melcor is one of Western Canada's premier Community Developers. Melcor currently owns and develops land throughout Alberta and British Columbia.

At Melcor, we believe that where you live has a direct effect on how well you live. We consider it an honour and a privilege to develop communities for today's and future generations and approach our work with professionalism and passion.

Corporate History and Values

Melcor Developments Ltd. and its predecessor companies have operated in the real estate industry under the direction and principal ownership of the Melton family since 1923.

The company was operated as a family real estate firm and carried on the real estate related business as Melton Real Estate Ltd. until 1976, at which time it shifted its principal operations to land development and the ownership and management of investment properties.

Operating as Melcor Developments Ltd. since 1976, the company has been influenced by three generations of the Melton family, whose direction and vision continues to shape the company's operations.

Through an informal and ongoing mentoring process, the founding values of honesty, integrity, loyalty, respect and pride, continue to be instilled amongst our expanding family. We encourage and reward teamwork within our corporate family, while we recognize their efforts and commitment within all our communities and partnerships.

Melcor Developments Ltd. is a participating ASP landowner.

Who We Are

Canadian Horizons was formed in 2006 following several very successful land development partnerships and joint ventures amongst its founding members.

Based in Vancouver, Canadian Horizons' multi-disciplinary team of professionals form an innovative approach to real estate development. Canadian Horizons' extensive experience allows for residential, commercial, mixed-use, and industrial development ranging in size and complexity. A commitment to excellence allows Canadian Horizons to continually deliver the highest quality developments with a specialization in medium to large scale master planned communities. Canadian Horizons has major holdings throughout the Lower Mainland, Okanagan Valley, and southern Vancouver Island.

Canadian Horizons is a participating ASP landowner.

Who We Are

Schwerdtfeger was formed in 2006 The Schwerdtfeger's are US-based residents who have land holdings throughout North America.

The Schwerdtfeger's are a non-participating ASP landowner.

WSP has been retained by Melcor Developments Ltd. and Canadian Horizons to provide professional community planning, public consultation, civil engineering, transportation engineering, geotechnical and project management solutions for the proposed Thomson Flats Area Structure Plan.

PROJECT TIMELINE

THOMSON FLATS

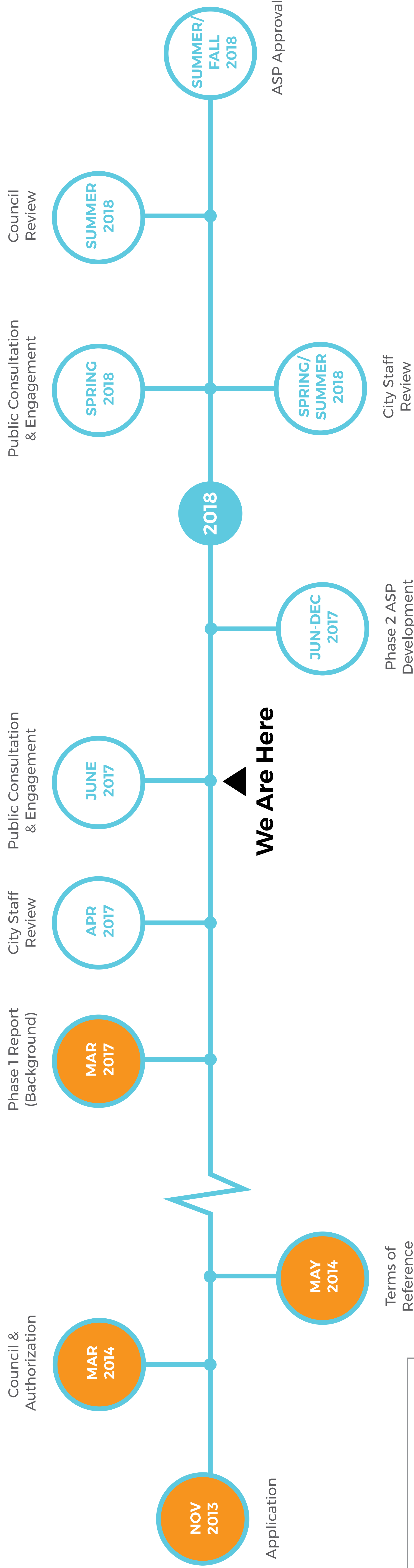
MELCOR



PRELIMINARY

PHASE 1

PHASE 2



LEGEND



Complete



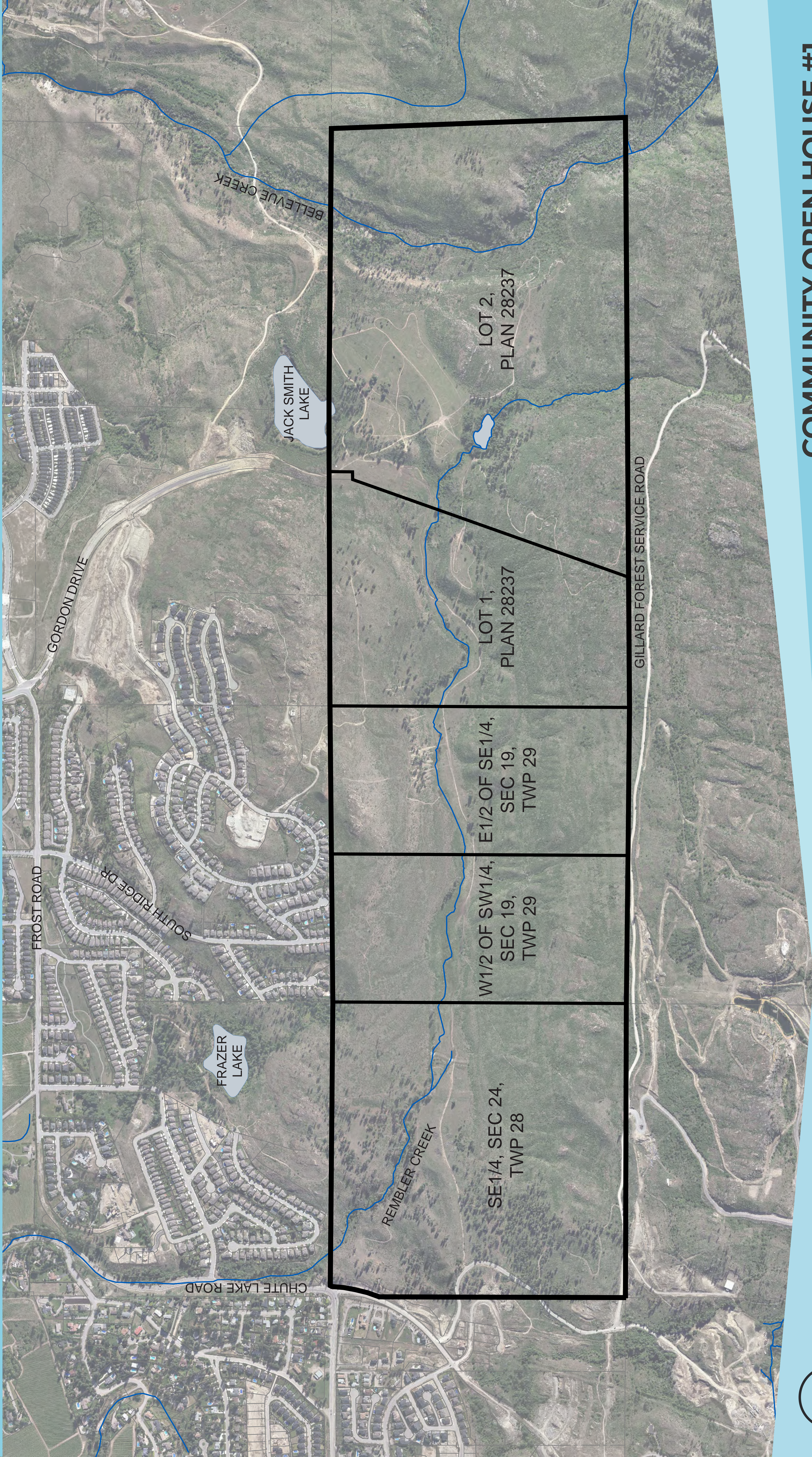
Outstanding

ONGOING INFORMAL CONSULTATION

ASP BOUNDARY

THOMSON FLATS

MELCOR



LAND OWNERSHIP

THOMSON FLATS

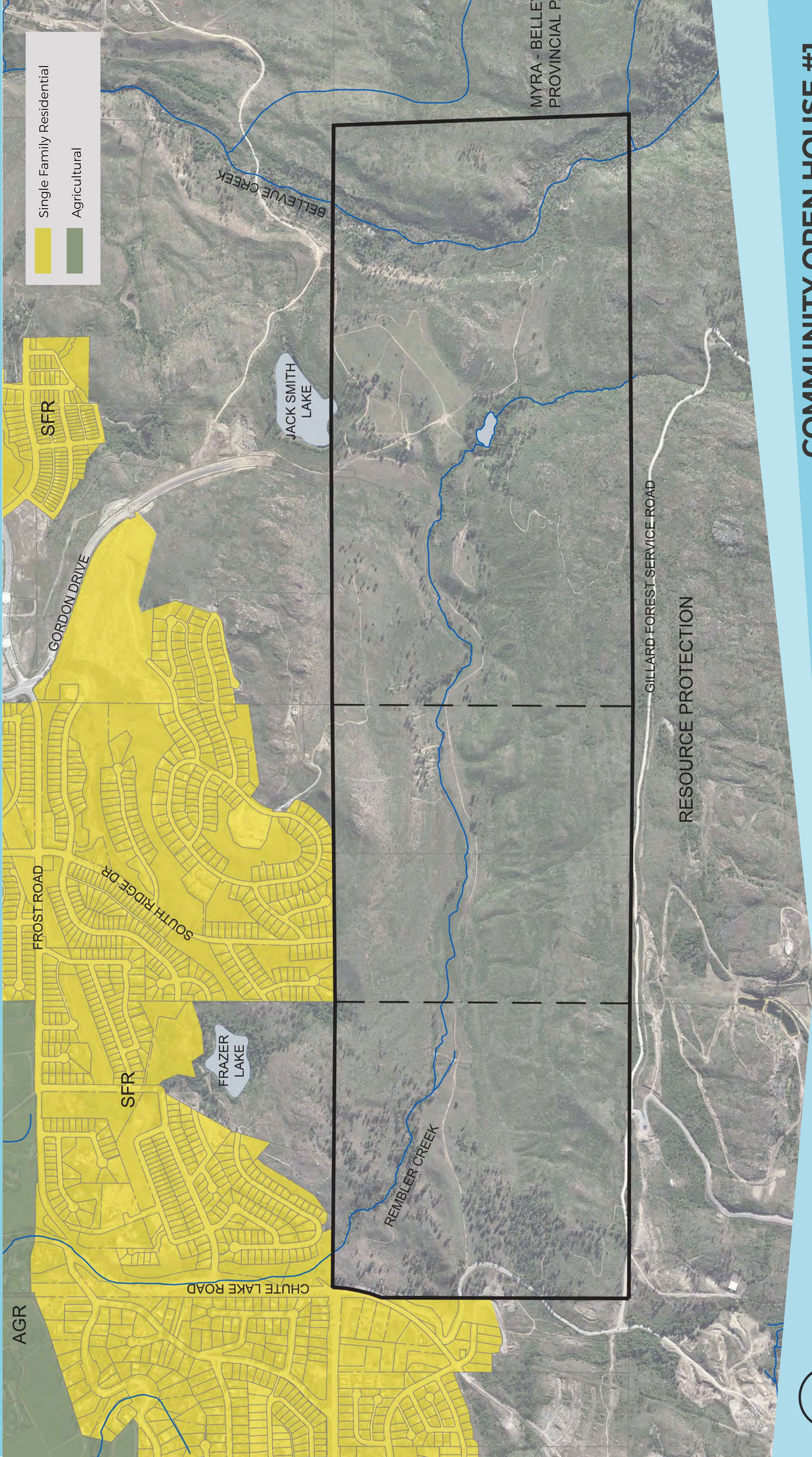
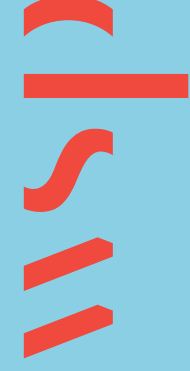
MELCOR



EXISTING + SURROUNDING LAND USE

THOMSON FLATS

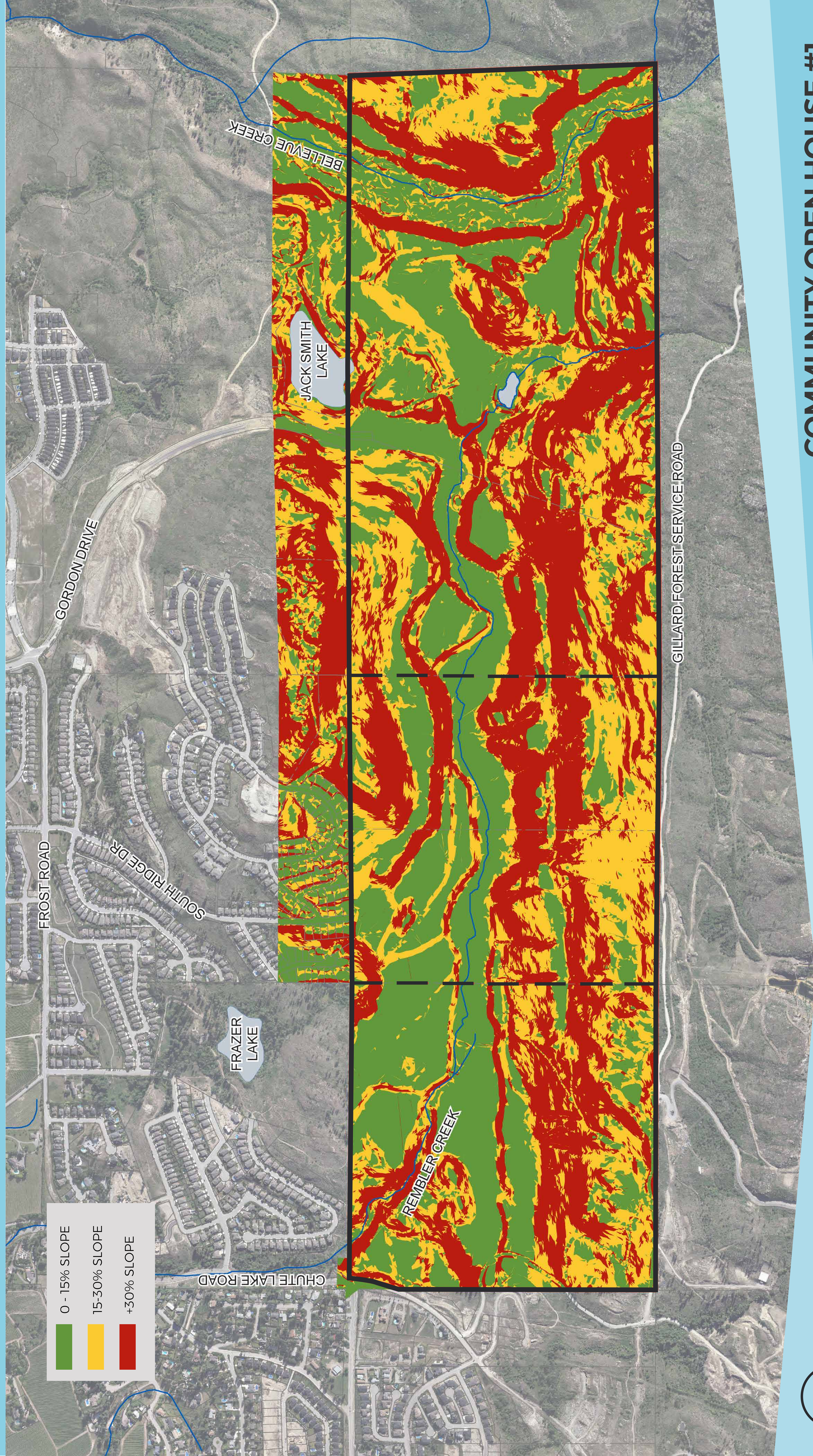
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SLOPE ANALYSIS

THOMSON FLATS

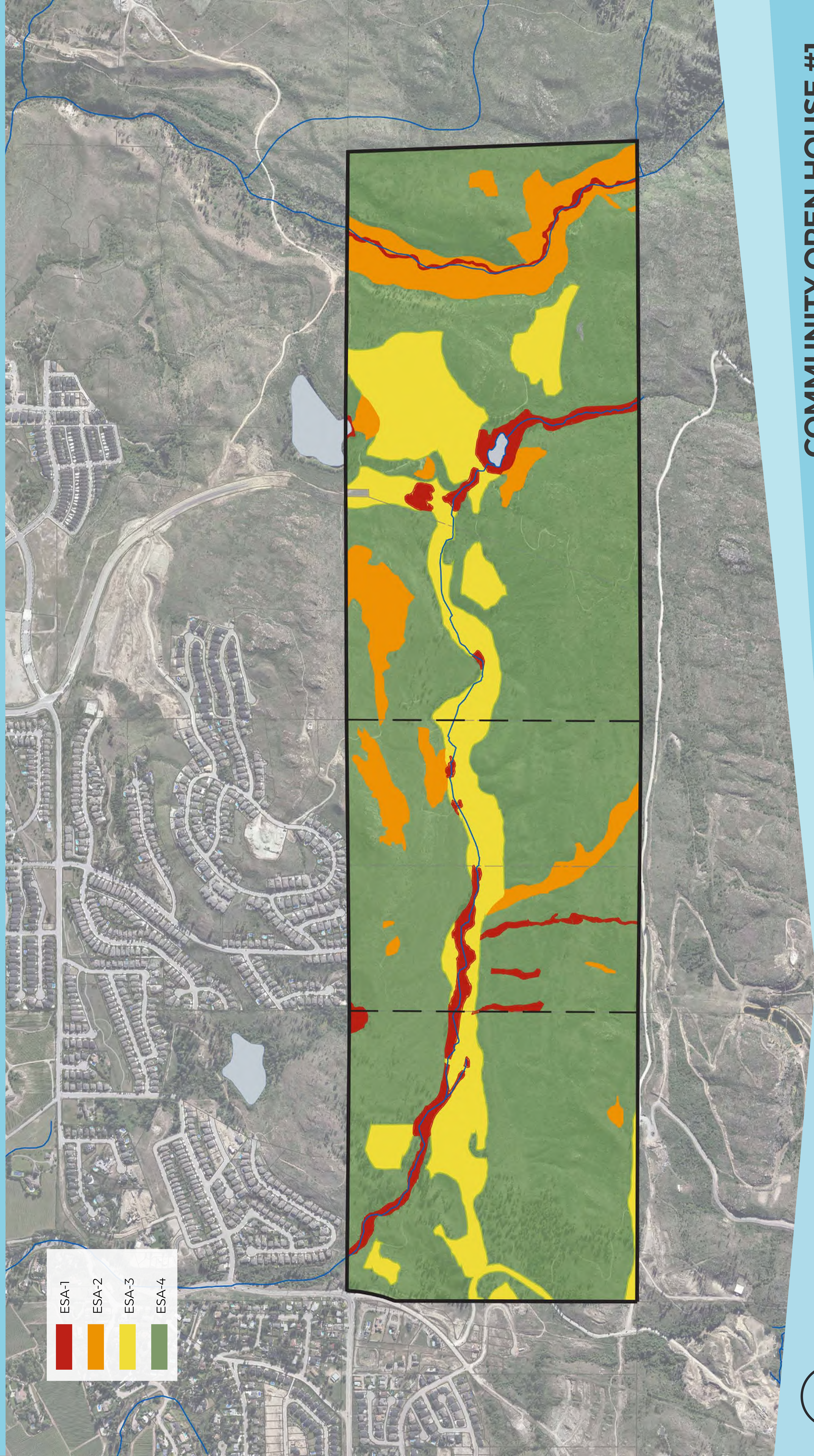
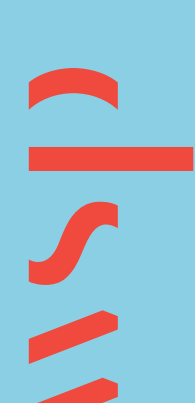
MELCOR



ENVIRONMENTALLY SIGNIFICANT AREAS

THOMSON FLATS

MELCOR



SITE FEATURES

THOMSON FLATS

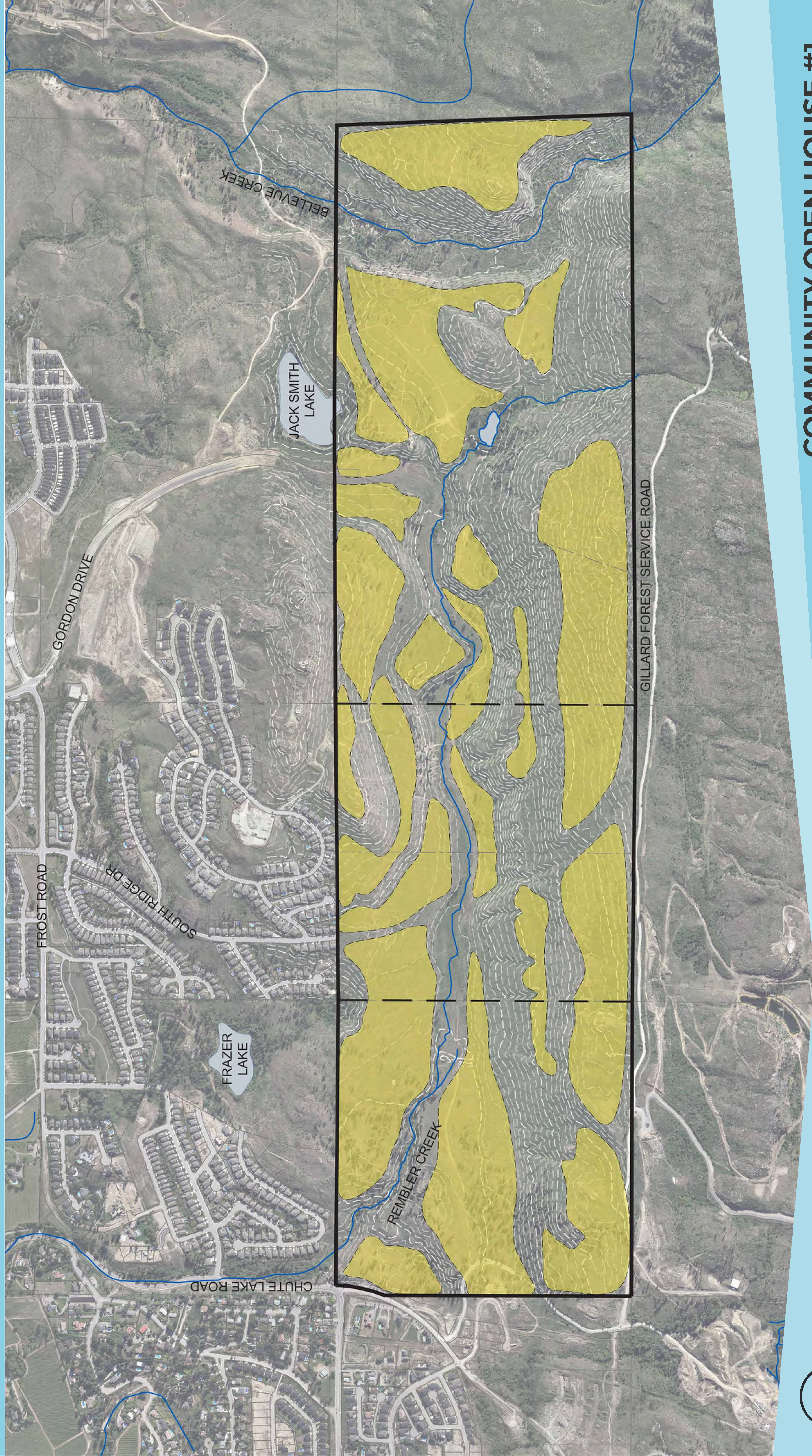
MELCOR



POTENTIAL DEVELOPMENT NODES

THOMSON FLATS

MELCOR



TRAFFIC + TRANSPORTATION

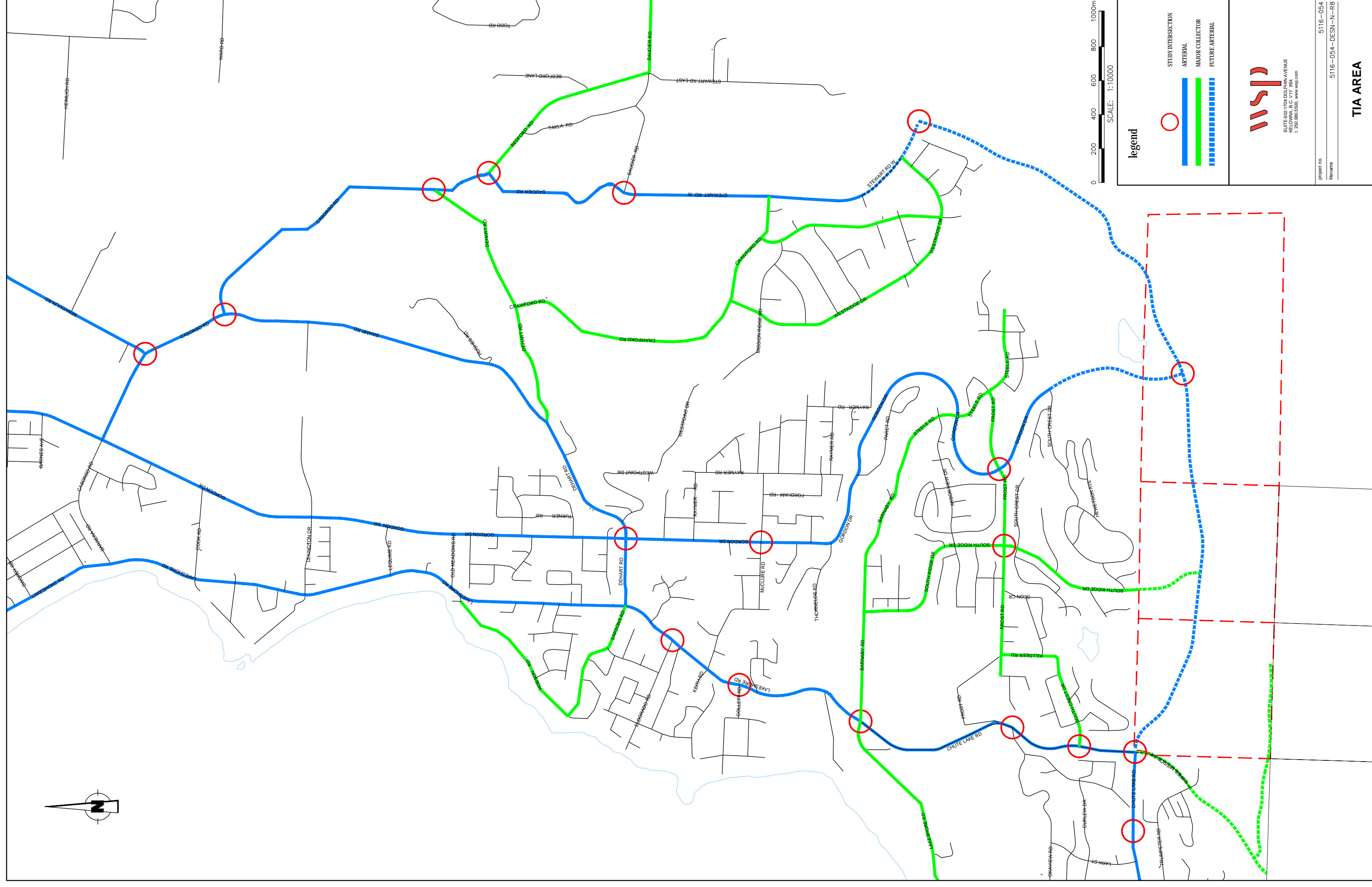
Thomson Flats Traffic Impact Assessment

Objective: given the phased development of Thomson Flats, identify improvements to transportation system needed to:

- Maintain a satisfactory level of service
- Acceptable level of safety
- Ensure appropriate access provisions

Work Program: multi-phased study process, including developing a terms of reference to the City's satisfaction

- 1 Defining the problem / opportunity
- 2 Gathering information ◀ **We Are Here**
- 3 Confirming decision criteria
- 4 Development of alternatives / mitigation measures
- 5 Evaluation of alternatives
- 6 Drafting and finalization of TIA Report

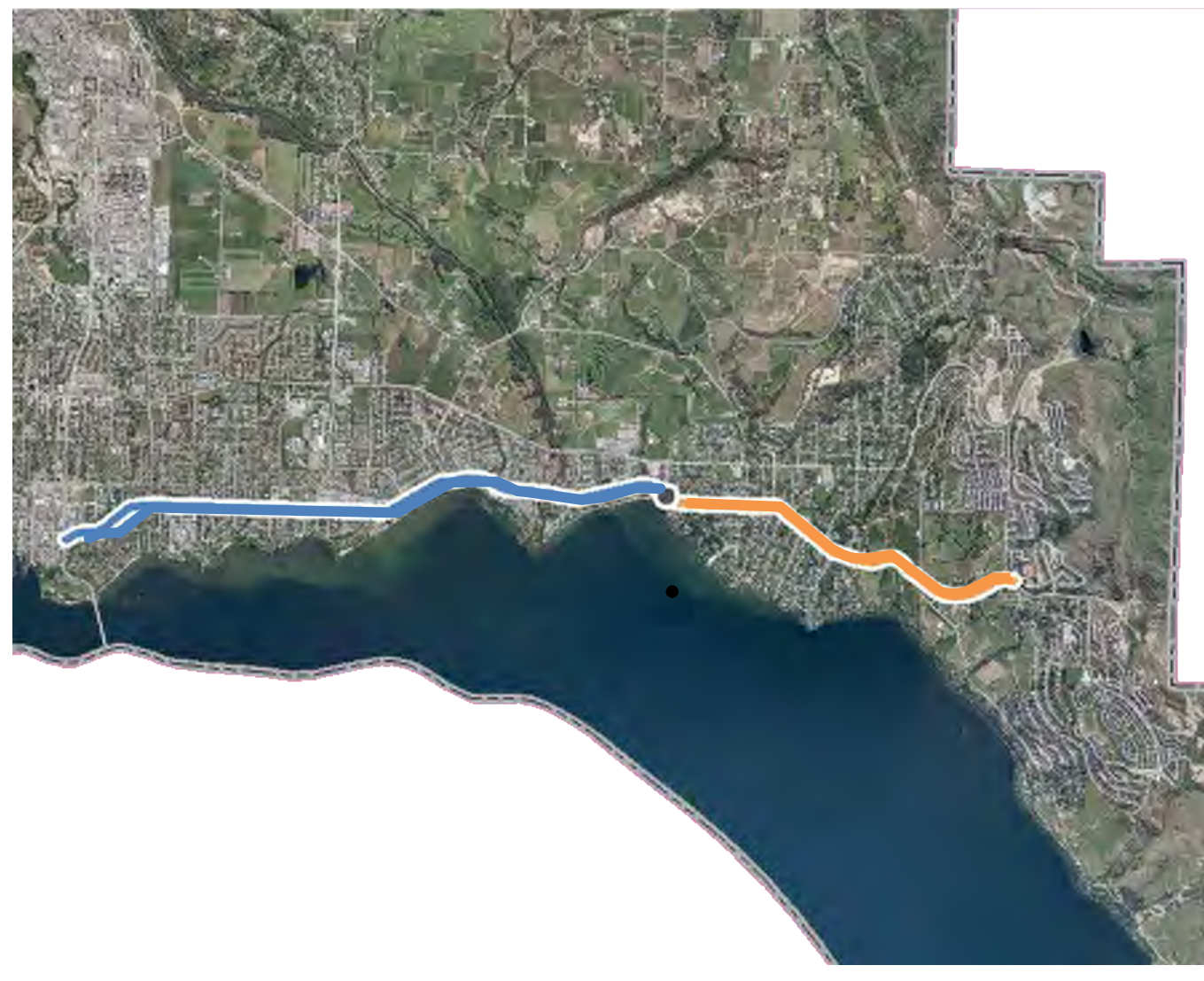
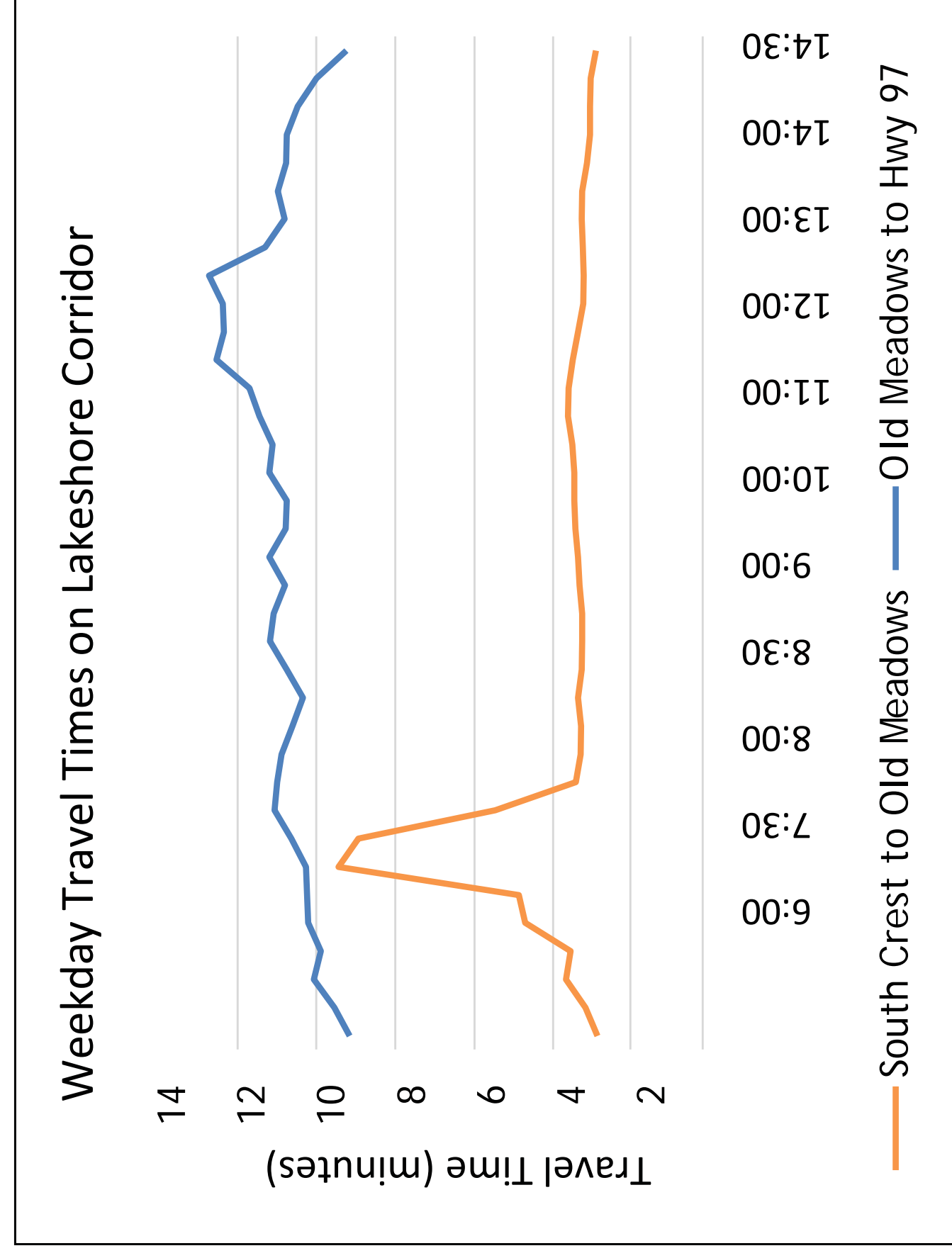


Traffic in the Mission – A City of Kelowna Analysis

In response to traffic congestion concerns in the Southwest Mission in recent years, City staff presented a report to City Council on May 1, 2017. The report included information on the historical background of transportation planning, current conditions on Lakeshore and Gordon, potential mitigation strategies for future development, and alignment with the City's forthcoming Transportation Master Plan.

A quantitative travel time analysis was undertaken along Lakeshore and Gordon in early 2017. It was observed that between 7:30am and 8:30am travel times from the Upper Mission to Old Meadows Rd increased from roughly five minutes to around 13 and 8 minutes on Lakeshore and Gordon, respectively. While this observed delay only persisted for 45 minutes, both roads operate below capacity over 23 hours per day.

It was concluded that the "...majority of delay between the Southwest Mission and the City Centre occurs at the Lower Mission schools."



PROJECT VALUES + OBJECTIVES

The following is a list of initial project values and objectives Melcor Developments Ltd. and Canadian Horizons would like to foster within the Thomson Flats ASP.

Values



Objectives

<ul style="list-style-type: none">• Align potential development with the Mission neighbourhood accepted vision, goals, and objectives• Promote appropriate built form and site design• Promote social well-being and quality of life• Respect existing conditions, history, and heritage• Encourage appropriate development within sensitive interface areas	<ul style="list-style-type: none">• Promote environmentally sensitive development• Apply an environmentally-based driven site planning process• Promote site development that is compatible with adjacent land use• Avoid unnecessary vegetation removal
--	---

WE NEED YOUR HELP!

THOMSON FLATS

MELCOR



Melcor Developments Ltd and Canadian Horizons are proven leaders in land development. However, it is not necessarily what we develop that has resulted in our success; it is our approach to 'how' we develop that has resulted in our success.

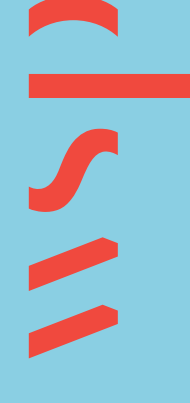
We are not so presumptuous to assume we know what is best. Instead, and from our perspective, we must ask many questions, obtain opinions and feedback from local residents and stakeholders to truly understand local values, culture, and sentiment.

We kindly ask you to help us better understand the Mission neighbourhood and its culture by sharing your feedback. The next several display panels ask a series of questions about the community and your values as it may relate to the design and development of this site.

MY COMMUNITY VALUES

THOMSON FLATS

MELCOR



There are compelling personal values (what is important to you) that attracted you to live in the area, choose to visit it, or decided to operate a business within the area. Please share your personal values with us to help us enhance our understanding of why this area is so special. Using one of the 'sticky notes' and a marker, write down one or two of your community values and place it on this page. Has someone already posted the same or similar value as yours? Place a small sticker on the edge of the 'sticky note'.

SITE DESIGN + DEVELOPMENT CONSIDERATIONS

THOMSON FLATS

MELCOR



Share with us what types or styles of site design and development considerations you would like to see incorporated into a new residential development. Has someone already posted the same or similar design consideration? Place a small sticker on the edge of the ‘sticky note’.

I WOULD LIKE TO SEE...

I DON'T WANT TO SEE...

MY HOPES + FEARS

THOMSON FLATS

MELCOR



In consideration of a potential development occurring on the site, what are your hopes and fears? Feel free to use a Sharpie marker to write directly on this page. Alternatively, you may write you hope or fear on a ‘sticky note’ and stick it on this page. Has someone already posted the same or similar hope or fear as yours? Place a small sticker on the edge of the ‘sticky note’.

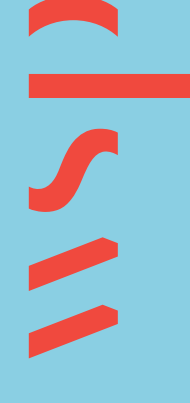
MY HOPES

MY FEARS

FAQ'S

THOMSON FLATS

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Q: I'm confused; I don't see any plans showing how the area will be developed.

A: We are in the preliminary stages of developing the ASP and the primary purpose of this open house is to share the information with you that we have collected to-date. Before we move forward with the ASP and site design, it is important to us that we reach out to the public, answer your questions, and understand your needs and ideas.

Q: How much more traffic could this add to the area?

A: At this point in time we do not know how many homes will be developed. As such, we cannot provide an answer to this question, nor do we want to speculate. We have, however, retained a professional traffic engineer to complete a comprehensive Traffic Impact Assessment (TIA) as part of the ASP process. The TIA will be reviewed by the City and one of their third-party professional traffic consultants.

Q: My neighbour received a notice of this open house in the mail, but I did not. Why?

A: The notification received via mail was distributed to those Canada Post postal routes within a 500 metre radius of the project site. Accordingly, it is understandable that some homes / areas may not have received the notification. NOTE: the City's ASP process only requires that we notify residents within fifty (50) metres of the project site.

Q: When can we expect development to commence?

A: This will be a long process. It is anticipated that the ASP process will take another year to complete. Following that, we will be subject a rigorous development approval process encompassing an OCP amendment, rezoning amendment, development permit process, and building permits.

Q: How can we trust Melcor Developments and Canadian Horizons has the best interest of the community in mind?

A: We are committed to providing a high-quality ASP that provides an effective balance for the area. Further, we know that without the support of the community, this project may not be a success. Recognizing this, we are undertaking a number of steps and approaches to help the community stay informed about our progress and the overall ASP process including: hosting Open Houses, providing a feedback form at meetings, website updates, having development representatives available to answer questions and receive feedback, as well as being committed to an open and transparent planning process. Above all of that, the City has a very long list of 'checks and balances' that we must meet prior to them giving consideration of a development approval.

Q: Where can I get more information about this project?

A: The best and most current place to stay current with this project is on our project landing page at: <http://thomsonflats.pderascms.org/>. In addition, you may stay informed on the City of Kelowna project website at: <https://www.kelowna.ca/our-community/planning-projects/long-range-planning/thomson-flats-area-structure-plan>

Q: Has development for the site been approved by the City of Kelowna?

A: No. City Council has only authorized the preparation of an ASP, which should not be misinterpreted as an approval to build homes on the site.

THANK YOU + NEXT STEPS

THOMSON FLATS

MELCOR



WSP

Thank you for coming to the Open House. Your comments and feedback will be helpful as we initiate the preparation of our design process.

If you have not already completed and submitted your questionnaire and comment form, please ensure you do so prior to leaving.

Please note all Open House display panels will be available on the Thomson Flats ASP website at: <http://thomsonflats.pderascms.org/>



Our project team will be busy reviewing all of your comments and feedback. We will then consider this information to develop a draft site development concept. This concept will be presented at a second open house where we encourage community comment and feedback.

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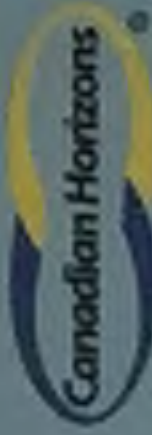


Appendix F

MY COMMUNITY VALUES

THOMSON FLATS

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There are compelling personal values (what is important to you) that attracted you to live in the area, choose to visit it, or decided to operate a business within the area. Please share your personal values with us to help us enhance our understanding of why this area is so special. Using one of the 'sticky notes' and a marker, write down one or two of your community values and place it on this page. Has someone already posted the same or similar value as yours? Place a small sticker on the edge of the 'sticky note'.

Sticky notes with community values:

- Too much Traffic Already
- Walking and Biking
- Commercial Space
- Park land Green space
- What about the view? with a view of the city
- Trails
- High Density
- Lower Density with walking/bike through the park
- Underdeveloped hill sides
- More Urban Sprawl
- Open + for Green Space
- Green Space
- Peaceful Space
- Wildlife corridors
- view "Nature" with a view of the city
- More Urban Sprawl
- Natural Park Land
- Protecting Sensitive ecosystems + rare species habitats + Biodiversity in area + others
- Family oriented containing everything we need is here
- Keeping natural habitats connected to reduce fragmentation
- Green space/trails for walking dogs
- Not enough park land for number of residents
- Kings Park is too small
- Health & Fitness - Bike Paths
- Place for me and my dogs to enjoy
- Green space for animals + plants + trees
- Only thing residents want is a view of the city
- Good balance of a natural multi-use corridor thru valley for all to enjoy
- Family-oriented
- Well managed traffic flow/capacity

COMMUNITY OPEN HOUSE #1

June 28, 2017

SITE DESIGN + DEVELOPMENT CONSIDERATIONS

Share with us what types or styles of site design and development considerations you would like to see incorporated into a new residential development. Has someone already posted the same or similar design consideration? Place a small sticker on the edge of the 'sticky note'.

I DON'T WANT TO SEE...

I WOULD LIKE TO SEE

- Need Bike Trail
- Greenway
- Space for Kids
- Green Spaces Bldg. type streets (trees planting)
- Improve capacity of existing roads to city centre
- Upper Main
- Sensitive Ecosystems protected.
- larger than prescribed green buffers around stream.
- efficient public transit service
- BIKE/ HIKING
- PARKS/ GREEN SPACE
- Trails, walking, jogging, etc.
- Build parks infrastructure
- 60000
- Sports fields
- Dedicated green space + trails
- Walking paths (clint) thru green space areas.
- IT should be developed as a walking path with greenery
- Safe bike lanes, sidewalks, crosswalks, pedestrian
- Parkland
- EAST/WEST STEWART CONNECTED
- Grocery Store
- multiple analysis taken at strategic times of year (winter/spring)
- AN ALTERNATIVE ROUTE THAT BY PASSES THE SCHOOLS ON LAKE SHORE + GORDON
- Side walks
- Sparks for Play
- King Road connecting to Hwy #33
- Commercial Development
- Trails
- Hiking
- Green space

I DON'T WANT TO SEE...

I WOULD LIKE TO SEE

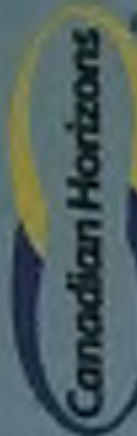
- Need Bike Trail all the way to urbanway
- SPACES FOR KIDS
- Green spaces Blvd, type streets (trees planting)
- IMPROVE CAPACITY OF EXISTING TRAIL TO REACH CITY CENTRE
- UPPER MISSION
- Sensitive Ecosystems protected. larger than prescribed green buffers around stream.
- efficient public transit service
- BIKE/ HIKING
- PARKS/ GREEN SPACE
- Trails in urban areas
- Building parks infrastructure
- GO DOWN
- SPORTS FIELDS
- Side walks for Play
- AN ALTERNATE ROUTE THAT BY PASSES THE SCHOOLS ON WAKESHORE + GORDON
- Multiple trails analysis taken at strategic times of year: winter/spring/summer etc. → paths & green space.
- Grocery Store
- Dedicated green space + trails
- Walking paths (dirt) thru green space areas.
- IT developed should be walkable in parks + green spaces
- Safe bike lanes, sidewalks x crosswalks
- Park land Blomquist
- EAST/WEST STEWART CONNECTED
- Park space should not be a confined defined use. Open w/ trails

COMMUNITY OPEN HOUSE #
June 28, 20

MY HOPES + FEARS

THOMSON FLATS

MELCOR



In consideration of a potential development occurring on the site, what are your hopes and fears? Feel free to use a Sharpie marker to write directly on this page. Alternatively, you may write your hope or fear on a 'sticky note' and stick it on this page. Has someone already posted the same or similar hope or fear as yours? Place a small sticker on the edge of the 'sticky note'.

MY HOPES

MY FEARS

BIVE LINES
 GREEN SPACES
 LIKE THE BIG
 BOYS DO.

That you won't
 develop

WAIT FOR
 2030 THE
 PER
 OCT

More
 green
 space
 More
 recreation

PEDESTRIAN
 OVERPASS
 FOR LANE
 SCHOOL CHILDREN
 CHILDS + STAFF
 PARENTS
 could help
 could flow
 improve flow
 traffic
 on shore
 Lake Shore

Large parks
 with native
 vegetation
 undisturbed

good access
 more green
 space

Side walk
 + crosswalk
 on crosswalk
 to crosswalk
 on crosswalk
 to crosswalk

Pedestrian
 overpass
 for lane
 school children
 children + staff
 parents
 could help
 could flow
 improve flow
 traffic
 on shore
 Lake Shore

South Peninsula
 Rd is an
 absolute
 MUST!

ADDRESS
 TRAFFIC
 FIRST

TRAFFIC
HELL

Overpopulation
+ f
Landscape

No High
Rises

Will my
view be
gone?

Hot network
of pavement
+ oversized
houses → little
natural space

TOO
much congestion
and noise

Wilderness
+
habit
loss

The needs
of the few
will outweigh
the needs
of the many

Not high
quality
development

Since the area
was not part of the original
development, the roads were
designed to be a service road
to the main road. The road
was not designed to be a
main road.

including
supporting
roads like
Golden +
recreation

Deer
Where will
they go? Will
I see them?

people that will
move here
have no understanding
they are
living in a wildlife
habitat. There
will be deer!

loss of
wildlife
corridors

Traffic
already
hell.
Shopping
schools

No
concern
for
environment

Overdevelopment
+ traffic

Loss of
habitat
Belleme Ck
Myra Park

Pollution
+ traffic

Low density
sprawl with
no transit
potential

heavy
traffic
at times!

Noise
+ pollution

Some services/infra-
structure left
for a "later"
that never comes.

Traffic
- choke to
Lake Shore

Traffic
in
invasive

TRAFFIC!
TRAFFIC!
TRAFFIC!

OPEN HOUSE
JUN

COMI

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Appendix G

Thomson Flats Area Structure Plan: Exit Questionnaire

Based on the information presented at the June 28, 2017 Open House, please answer the following five (5) questions. Your comments will provide valuable feedback as we move forward with this project.

1. Which one of the following best describes your attendance tonight:

- ☐ I live and / or own land within the area of the subject site and have an interest in any potential land development
☐ I'm part of a local group that has an interest in any potential land development on the subject site
☐ Other Please specify: _____

2. Was the information provided to you at this Open House helpful in understanding the Developer's objectives / intentions?

- ☐ Yes Please explain: _____
☐ No Please explain: _____

3. Based on the information presented at the open house, do you have any concerns? If so, please list them?

4. What should our project team know before we begin drafting a development design for Thomson Flats?

5. What parts of the Open House did you enjoy most? What parts of the Open House could be improved?

Additional Comments:

Please submit completed forms to an open house representative or within the drop-off box. Thank you!