

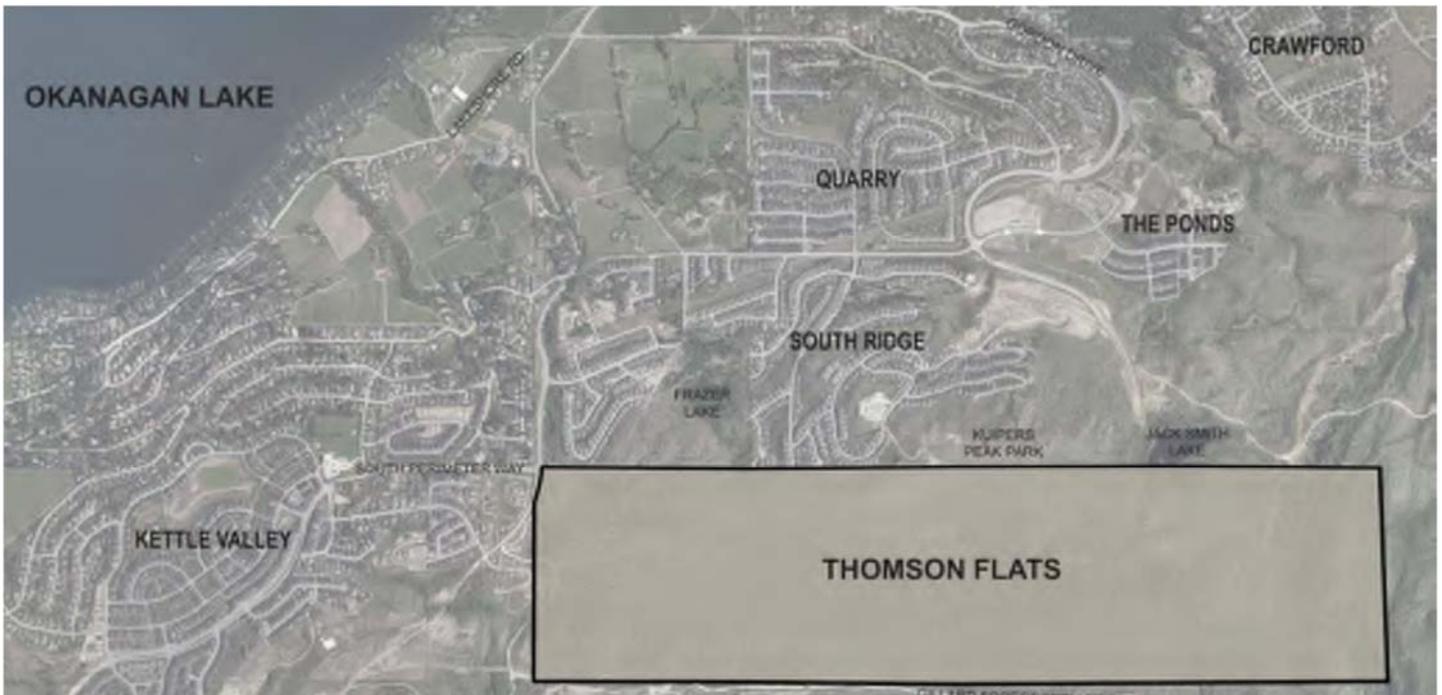
APPENDIX A

FAQ – THOMSON FLATS ASP – ONLINE ENGAGEMENT

1. What is an ASP?

- a. An Area Structure Plan is a long-range planning document that works with the Official Community Plan (OCP) to provide direction for development. While the Official Community Plan (OCP) provides a high-level vision for development of the city as a whole, an ASP provides more detailed guidance for a specific area. The Thomson Flats ASP area encompasses 255.53 hectares (631.43 acres) and is currently designated as ‘Future Urban Reserve’ under the OCP.

Figure 1 – ASP Area



2. What currently exists in the Thomson Flats ASP area?

- a. At present the site is undeveloped and designated future urban reserve under the City of Kelowna OCP

3. Who are the developers and/or landowner?

- a. Melcor Developments Ltd. and Canadian Horizons Land Investment Corporation are developers, and they own the western half of Thomson Flats.
- b. The Schwerdfeger family are the landowners for the eastern half of Thomson Flats.



4. How does Thomson Flats fit in with the long-term plans created by the City of Kelowna for the Mission area?
 - a. While the area is designated as Future Urban Reserve in the OCP, Thomson Flats was part of the Southwest Mission Sector plan for the City of Kelowna
 - b. The Thomson Flats area is designated as Neighbourhood 2 Long Term and Neighbourhood 3 Long Term in the sector plan.
 - c. Consequently, build out of Thomson Flats will help realize the final pieces of infrastructure (for example, the South Perimeter Road) and land use (for example, increasing the potential viability of the possible commercial development at the Ponds) in the sector.
5. What types of land uses are proposed in the Thomson Flats ASP area?
 - a. The Thomson Flats ASP will host a mix of land uses including: single/two unit and multiple unit residential, parks, environmentally sensitive protected areas, school sites and naturalized, open space.
6. How many homes are proposed for the Thomson Flats ASP area? What types of residential built form is proposed?
 - a. The Area Structure plan will be home to +/- 1140 residential units at build out all of Thomson Flats.
 - b. Initial development will be in the areas designated as current development horizon for Melcor and Canadian Horizons. This results in about 455 residences for the western half of Thomson Flats.
 - c. This will be a mix of single detached/duplex homes and townhomes.
7. When is development slated to start? When will the ASP be approved?
 - a. Approval of the ASP is expected Summer 2020, with construction of the first phase of the current development horizon for Melcor and Canadian Horizons anticipated to begin in 2022.
 - b. Prior to any construction an Official Community Plan amendment and rezoning of the land will be required.
8. What is the purpose of the online panels and survey questionnaire? I attended an open house earlier in the process, isn't this the same information?
 - a. The Thomson Flats ASP has been substantially refined and the specific information regarding transportation has been completed.
 - b. The emergence of COVID-19 has also moved the public engagement process online from an Open House in person format.
9. Further information regarding the Traffic Impact Assessment is provided in the display panels, and a more detailed summary, both of which are available on line.
10. How is the City of Kelowna involved in this process? What is there involvement going forward?
 - a. The City of Kelowna reviews the ASP for conformity with various city policies and regulations. They also provide input into land use, servicing considerations, transportation considerations, environmental impacts , and built form. The City has worked with the development team to advance the land use plan and will bring forward the document to council for eventual consideration.
11. How will my survey answers be used? How will my responses make a difference to the ASP?
 - a. Answers provided will be used to refine the overall text of the ASP document and to anticipate further questions as the plan advances toward council adoption.



12. How can I be involved following this process of online engagement?
 - a. Please ask questions, provide comments and complete the survey
13. Who can I contact to get more information or ask questions regarding the online materials?
 - a. Brad Clifton, Planner / Project Manager WSP – 778-940-1317
 - b. Email address: brad.clifton@wsp.com
14. Have there been environmental studies completed to determine impact on species at risk and sensitive areas?
 - a. Yes, environmental studies have been completed to assess hazard lands, and environmentally sensitive lands within the ASP Area. ESA 1 areas denoted on the land use plan are the most sensitive areas slated for protection/preservation.
15. How will this impact transportation in the Upper Mission area? What improvements are proposed to accommodate new growth in the ASP area?
 - a. Refer to the summary for the Traffic Impact Assessment, and the display panels, provided with the online public engagement information.
 - b. The primary improvement for transportation at Thomson Flats is the completion of the South Perimeter Road from Chute Lake Road to Gordon Road. This improvement will provide a new, direct alternative access route for the Upper Mission area. It will also provide flexibility for commuters to choose routes in and out of the Upper Mission area that have optimal travel times.
 - c. Other improvements for transportation at Thomson Flats will be the enhancement of currently City planned improvements on the Lakeshore Road and Gordon Road corridors AND significant enhancement of improvements at the Casorso and Swamp Road intersections of currently planned City planned improvements on the Benvoulin Road corridor.
16. What is proposed to occur with Rembler Creek?
 - a. The creek is proposed to be naturalized and improved with extensive landscaping and channel re-alignment works. This work will improve function of the creek and enhance its environmental ecosystem.
17. Will there be parks and trails at Thomson Flats?
 - a. Five neighbourhood parks and an extensive trail system will be provided.
 - b. Refer to the Parks and Trails slide for the expected location of the neighbourhood parks and trails.
18. Will there be a school site at Thomson Flats?
 - a. As requested by School District 69, a future 2.7 ha school site on the eastern half of Thomson Flats will be provided.
19. Will there be commercial areas at Thomson Flats?
 - a. Commercial areas are not planned for Thomson Flats.
 - b. However, additional residences at Thomson Flats, will increase the potential viability of the planned Village commercial development at Frost and Gordon Road in the Ponds area.