



SUN RIVERS LIMITED PARTNERSHIP

DEVELOPMENT UPDATE

Attention: Sun Rivers residents:

The following is the most recent update on development matters. Our apologies for the gap in providing regular information updates. Going forward Sun Rivers Limited Partnership is committed to providing development updates on a more frequent basis. Sun Rivers will begin recruiting for a Development Manager as soon as possible to oversee on-going development matters and communications.

Highway 5 Intersection: Sun Rivers is actively engaged in advancing improvements to the Shuswap Road and Highway 5 intersection. Our external engineering team is currently finalizing detailed designs in collaboration with TteS and the Ministry of Transportation and Infrastructure.

The improvements include widening the intersection approach to include 2 left turn lanes from East Shuswap Road onto Highway 5 and an improved merge lane from East Shuswap Road onto Hwy. 5 north. TteS will be complimenting this work with a walking path along the south side of East Shuswap Road to the round-about. Design drawings are in the process of final modifications. A design drawing and timeline will be provided for your information as soon as available. Construction is planned to start as soon as updated construction pricing, scheduling, financing arrangements and final agreements are complete. More information will be provided in the frequent newsletter updates.

Once completed, we expect these upgrades to significantly alleviate non-event traffic backups.

Entrance to Sun Rivers: We fully agree that the current condition at the entrance falls short of the standard we envision for the community. To address this, we have requested design and pricing proposals from two contractors and expect to meet with the Community Association Board of Directors in the next few weeks to review the design proposals. Once the design proposal is finalized we expect to issue the contract and work to start as soon as the contractor can schedule the project.

Village Centre - Sun Rivers Commons: The majority of the Village Centre lands (including 2 land parcels overlooking the 18th Fairway and Green) were sold to O'Kelco Properties in 2021 for the development of mixed-use residential and commercial purposes.

In partnership with O'Kelco properties, Meranti Developments have proceeded with the development of the first commercial building which includes a variety of professional offices, daycare and Pizza Hut along with interest from other operators such as coffee



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shops, restaurants, allied health and other professionals. The building is 90% complete and expected to be fully finished and occupied by late summer. The playground in the centre core is complete. Landscaping is underway and the water fountain will be operational in the next two weeks with outdoor seating on the patio to follow. All residents are welcome to stroll down and enjoy the play and gathering space.

Building 2 is in the conceptual planning stage which includes determining the use ie: commercial, residential or mixed- use. Meranti is planning to be in the ground in 2026 with the next building. More details will follow as available.

For more information visit:

<https://www.sunriverscommons.ca> or commercial@meranti.ca

Rental Building - Sky River Homes

One Village Centre parcel was excluded from the Meranti purchase. The development of a rental building has been started on this parcel by Sky River Homes, a Vancouver based developer. Construction has been unavoidably delayed. Sun Rivers is working with the developer under the terms of the agreement to get the project back on schedule. Updates will be shared as information is available.

Ladera Townhomes: Situated above the #10 Fairway, development of Ladera is very active with 20th Ventures moving forward with Phase 2. All completed townhomes are SOLD. A new show home will be opening in the next Phase Fall 2025.

For more information on Ladera Townhomes: visit <https://liveatladera.ca/>

Chicory and Dogwood infill lot developments: Sun Rivers is proposing two in-fill lot developments. The Chicory neighbourhood plan consists of 5 single-family lots on Sun Rivers Drive West. The Dogwood neighbourhood plan consists of 5 single-family lots on Sun Rivers Drive below the 10th Fairway. These two areas are in the planning stages. More information will be available as the planning proceeds.

Pointe storm water detention pond: Civil works are underway south of the Pointe to install a storm water management collection area. Storm water detention ponds are part of overall storm water management strategies as part of project design. Detention ponds are a preventative strategy that help manage storm water run off during unusual rain events. The ponds are typically dry and collect water during rain events. The purpose is to temporarily store excess water and gradually release the excess water to avoid downstream impacts. Sun Rivers has a number of detention ponds/areas throughout the community as part of the overall plan. This work is scheduled to complete mid-July.



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AgeCare access off East Shuswap Road: Concurrent with the construction of the Pointe storm water detention pond, works are underway to complete the AgeCare access from East Shuswap Road to AgeCare Sun Rivers. This project is also expected to complete in mid-July. The Age Care access is specific to AgeCare and restricted by the Ministry of Transportation access permit for access to and from AgeCare via East Shuswap Road only.

For more information on the AgeCare long-term care community

Visit <https://www.agecare.ca>

Emergency use of the AgeCare access: In the event of a community wide emergency, the Ministry of Transportation East Shuswap Road access permit provides authority for the appropriate authorities to unlock the gate at the end of Ironwood Drive to permit community traffic and emergency vehicles to use the access on a temporary basis until the emergency is resolved. The gate has been open to help facilitate construction progress on the Pointe Pond and AgeCare access. The gate will be closed once again when construction on these projects completes.

We appreciate your patience as these projects proceed and apologize for any inconvenience encountered. We will be providing more frequent communications and remain committed to upholding Sun Rivers as one of the premier residential communities in the Kamloops area.

Thank you for your support.

Please direct inquiries to srdc@sunrivers.com

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