

NORTH SHORE

NEIGHBOURHOOD PLAN STRATEGIC DIRECTIONS

MAY
2021



North Shore
NEIGHBOURHOOD PLAN

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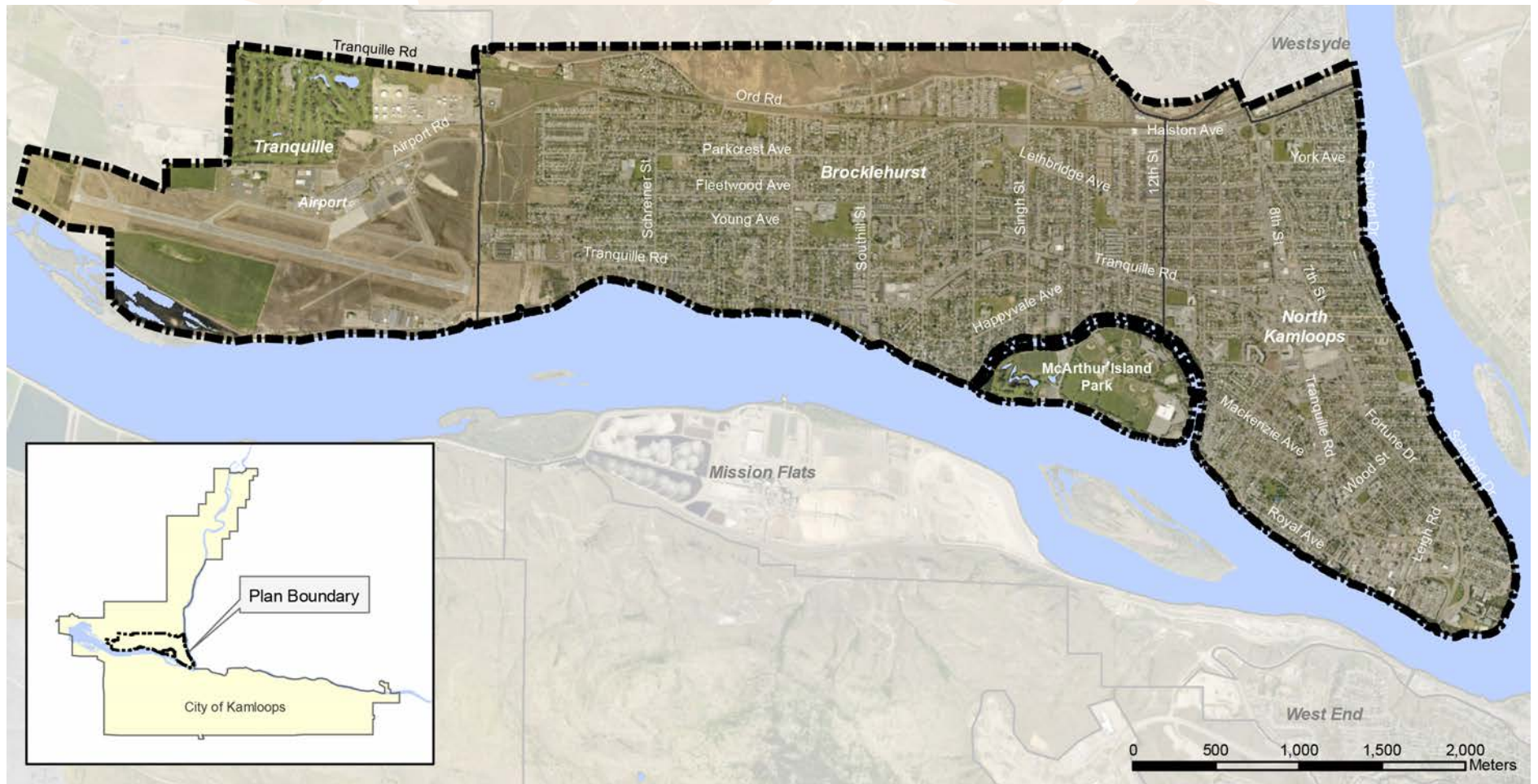


1.0 INTRODUCTION »

The City is updating the 2008 North Shore Neighbourhood Plan. The updated plan will provide a framework to guide planning and land use management for North Kamloops, Brocklehurst, and the Airport lands.

The review and update process is a three-phase approach that began in January 2020. Phase 1 consisted of completing background research and compiling baseline information for the North Shore on topics such as population, land use, housing, transportation, and employment to provide an overview of existing conditions, review the existing policy context, and highlight key assets and constraints. This information was summarized in the *North Shore Neighbourhood Plan Background Report* (available online at LetsTalk.Kamloops.ca/NorthShorePlan) and provided a foundation for community discussions and technical analysis during Phase 2.

Plan Area Overview



In Phase 2, the City engaged the community by posing the following key questions to the public and stakeholders:

- Using key words, what is your *vision* for the North Shore?
- What are the key *issues* the plan should address?
- What *opportunities* do you see for the North Shore?
- What is your "*big idea*" for the North Shore?
- How would you *prefer to be engaged* in the planning process moving forward?

The feedback received is summarized in the *North Shore Neighbourhood Plan Phase 2 Community Engagement Summary Report* (available online at LetsTalk.Kamloops.ca/NorthShorePlan).

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As part of Phase 2, the City hosted a design charrette, which consisted of stakeholder meetings and public sessions hosted by City staff and a design team. The charrette explored ideas and design concepts for key sites around the North Shore Town Centre and Tranquille Market Corridor as well as actions that could be taken to further revitalize these areas. The framework for the charrette process is outlined in the *North Shore Neighbourhood Plan Design Brief*, and the final outcomes and design concepts produced are presented in the *North Shore Neighbourhood Plan Design Charrette Summary Report* (both available online at LetsTalk.Kamloops.ca/NorthShorePlan).

Phase 3 has involved developing a community vision and strategic directions based on the feedback received in Phase 2. These were presented to the North Shore Neighbourhood Plan Advisory Group and Council for feedback on potential revisions prior to seeking community input. Feedback on the strategic directions from all groups will be used to develop the first draft of the North Shore Neighbourhood Plan.

This guide provides a vision for the North Shore developed from community feedback received during Phase 2, outlines goals and strategic directions for 9 topic areas, describes objectives and key opportunities for 11 character areas, and presents 9 key discussion questions for community feedback.



2.0 VISION »

The following draft vision was developed using feedback received from the community during Phase 2 of the planning process. This vision reflects what the community would like the North Shore to look like in the future and is intended to guide policy creation for the draft North Shore Neighbourhood Plan.

NORTH SHORE VISION

The North Shore is an **inclusive, dynamic, and complete** community that provides a high quality of life for every resident; supports a vibrant local economy; and offers amenities, services, and activities for all ages and abilities.

- **Inclusive** - The North Shore is welcoming, affordable, and accessible with a strong sense of community pride and is a place where people feel safe, ethnic and cultural diversity are celebrated, its most vulnerable residents are treated equitably and respectfully, and a diversity of housing options and services are available to ensure people of all walks of life can thrive.
- **Dynamic** - An attractive, eclectic, authentic, and innovative destination for local arts, culture, and food, the North Shore is animated day and night by creative entrepreneurs; inviting streetscapes and public gathering spaces; and lively entertainment, events, and recreational opportunities.
- **Complete** - With a well-connected network of sidewalks, bike routes, and green streets, the North Shore provides residents convenient access to a wide range of retail options, employment areas, health services, parks, waterfront amenities, and community facilities.



3.0 TOPIC AREAS »

This section outlines the strategic directions for nine topic areas, which are informed by feedback from stakeholders and the public, technical considerations, and previously established City plans such as the [Official Community Plan](#) and the [2008 North Shore Neighbourhood Plan](#). Following further feedback and refinement, these strategic directions will form the basis of the detailed policies contained in the draft North Shore Neighbourhood Plan.

OVERVIEW

The strategic directions in this section cover nine diverse topic areas that provide guidance on planning and land use management within the plan area. The nine topic areas are:

- Land Use
- Transportation and Mobility
- Infrastructure and Environment
- Housing
- Parks and Public Places
- Arts, Culture, and Heritage
- Economic Development
- Health and Safety
- Food Security

Included with each topic area is a guiding goal and two to three strategic directions relating to distinct focus areas. While the content is based on feedback obtained to date, it is subject to change based on further community feedback collected during this stage of the process in order to create the draft plan.

Did you know?

Riparian areas are located along the shorelines of rivers and lakes and form a unique ecosystem that is transitional between aquatic and dry, upland habitats.

LAND USE

GOAL: *Manage growth and development sustainably in accordance with KAMPLAN (the City's Official Community Plan) to meet the current and future needs of North Shore residents.*

STRATEGIC DIRECTION #1: Growth Management

To balance population growth with other demands, including environmental protection, affordable housing, service utilities, and economic development by:

- protecting riparian areas and sensitive ecosystems from development
- supporting diverse housing types, from social to market housing, through sensitive infill development
- supporting the concentration of high-density residential development within and adjacent to commercial centres and corridors along the transit network where commercial amenities and service utilities are greater (i.e. North Shore Town Centre, Tranquille Market Corridor, and Brocklehurst Centre)
- encouraging employment areas that are diverse, competitive, and balanced and that provide employment and shopping opportunities that are accessible by transit

STRATEGIC DIRECTION #2: Land Use Designations

To identify land use designations that support and give direction to the future growth and development of the North Shore by:

- considering higher densities than what is currently in KAMPLAN and the Zoning Bylaw but only subject to certain conditions such as availability of servicing; compatibility with existing neighbourhood form and character; and proximity to transit, recreation, shopping, and other community amenities
- aligning with the City's growth plan and population projections as identified in KAMPLAN to provide sufficient lands to accommodate growth on the North Shore
- locating land uses adjacent to one another that are complementary and provide economic, environmental, and social benefits

TRANSPORTATION AND MOBILITY

GOAL: Create a transportation network on the North Shore that is sustainable, safe, accessible, and efficient.

STRATEGIC DIRECTION #1: Sustainable Transportation

To reduce greenhouse gas (GHG) emissions and single-occupancy vehicle trips by encouraging walking, bicycling, transit, carpooling, and a shift to low- or zero-emission vehicles by:

- supporting higher densities within and around commercial centres and corridors along the transit network
- providing safe, accessible, and convenient pedestrian and bicycle routes that connect neighbourhoods, commercial areas, parks, schools, and the Rivers Trail
- providing improved end of trip facilities such as sufficient bicycle parking for commercial and multi-family residential as well as at key destinations such as Northhills Mall, McArthur Island Sport and Event Centre, and Brocklehurst Centre
- exploring parking requirements for electric vehicle and electric bike charging infrastructure in new developments and incentives to support retrofitting of existing residential and commercial buildings

STRATEGIC DIRECTION #2: Accessibility

To improve accessibility and safety for all ages and abilities by:

- installing curb let-downs from sidewalks at intersections with new development and when the City undertakes road reconstruction projects
- accommodating transit riders of all ages and abilities by adding bus shelters, seating, lighting, and accessible paths/sidewalks to bus pads located on a gravel shoulder
- improving walkability and safety to schools by adding sidewalks and other pedestrian improvements as identified in the City's Transportation Master Plan
- ensuring accessible parking stalls are provided with new development and in close proximity to key public gathering places and civic facilities

Did you know?

- The new Zoning Bylaw is proposing to increase the number of bicycle parking spaces required for commercial and multi-family residential development, with 50% of required commercial bicycle parking spaces to be dedicated to customers and 10% of required multi-family bicycle parking spaces to be dedicated to visitors.
- The City recently completed an Electric Vehicle and Electric Bike Strategy. Work is now underway to explore the feasibility of public and private charging infrastructure.

STRATEGIC DIRECTION #3: Traffic Management

To provide efficient movement of goods and emergency services, pedestrian safety, and neighbourhood livability by:

- exploring strategies to make roads safer for pedestrians by using, where appropriate, traffic calming, signalized crosswalks, and stop-controlled crossings
- evaluating the City's truck route to reduce impacts on dense urban neighbourhoods while allowing for the safe and efficient movement of goods and services
- enforcing the City's anti-idling regulations through educational outreach and awareness campaigns
- managing parking in commercial and residential areas to ensure there is sufficient supply for residents, visitors, patrons, and employees
- continuing to monitor traffic demands at key intersections and considering improvements, where necessary, to better manage traffic flow, minimize conflict, and enhance road safety



Crosswalk with Rectangular Rapid Flashing Beacon on Tranquille Road

ENVIRONMENT AND INFRASTRUCTURE

GOAL: *Manage infrastructure sustainably and efficiently to address the needs of future residents and mitigate impacts on the environment.*

STRATEGIC DIRECTION #1: Energy and Emissions

To improve the energy efficiency of buildings and reduce community-wide GHGs by:

- implementing the BC Energy Step Code, as mandated by the Province, to make all new buildings net-zero energy ready by 2032
- exploring incentives and rebates for homeowners and commercial property owners to improve energy efficiency
- continuing to explore retrofit options that improve the energy efficiency of civic buildings on the North Shore

STRATEGIC DIRECTION #2: Natural Environment

To reduce solid waste, protect riparian areas, and enhance the North Shore's natural biodiversity by:

- encouraging residents to reduce, reuse, and recycle
- implementing a residential curbside organic waste collection program to help residents divert more waste from the landfill, reduce GHG emissions, and return organic material to the soil ecosystem
- regulating development within riparian areas, increasing the overall urban tree canopy, and providing parks and greenspace within walking distance of residents

Did you know?

Organic waste makes up approximately 38% of all residential waste that ends up at our landfill. This material utilizes valuable landfill space and contributes to GHG emissions (primarily methane) in our community.

STRATEGIC DIRECTION #3: Servicing and Utilities

To provide services and utilities in a cost-effective manner to address future growth by:

- requiring development to manage stormwater on site via swales, soft landscaping, rock pits, permeable surfaces, and other appropriate methods that promote infiltration and evaporation as per the North Shore Master Watershed Plan guidelines
- utilizing the existing capacity of water and sewer networks to accommodate growth and upgrading utility capacity when required by development
- coordinating the timing of upgrades to underground utilities with active transportation and public realm improvements (i.e. sidewalks, bike lanes, and multi-use pathways), where possible, to reduce construction costs
- continuing to inspect, maintain, and repair the city's dikes

Did you know?

- Swales are shallow, grassy channels that help collect stormwater and drain it into the soil.
- The majority of the North Shore's stormwater system is dependent on processes that mimic the natural water cycle. This is largely due to favourable soil conditions.



Phase 2 of the Tranquille Sanitary Main Upgrade under construction in 2020

HOUSING

GOAL: Encourage a diverse supply of affordable, safe, and accessible housing that meets the needs of current and future North Shore residents.

STRATEGIC DIRECTION #1: Market Housing

To support a range of affordable rental and ownership housing options for residents of all ages, abilities, income levels, lifestyles, and household sizes by:

- considering ground-oriented, low-density housing (e.g. row houses, townhouses, triplexes, fourplexes) through land assembly of corner lots and adjacent lots, and in other locations with access to transit, services, and amenities where these housing forms can be sensitively integrated
- encouraging medium- and high-density mixed-use development (residential and commercial) in areas that offer access to community services and amenities within a convenient walking distance, including the North Shore Town Centre, Tranquille Market Corridor, Brocklehurst Centre, and 8th Street Corridor
- encouraging secondary suites and garden suites on single-family lots and subdivision of larger lots to create new single-family or duplex lots, where appropriate and in accordance with zoning regulations
- encouraging accessible and adaptable housing that incorporates universal design features and provides ease of access and mobility for all ages and abilities
- working with landowners and developers to address the housing needs of residents displaced by redevelopment

STRATEGIC DIRECTION #2: Social Housing

To support the provision of adequate, safe, and appropriate social housing for vulnerable and housing insecure individuals and families by:

- working with the Province and community partners to determine appropriate locations for future social housing, considering access to transit, community services, and amenities
- engaging the Province to ensure that transitional and supportive housing residents have the support services they need, which may include complex care and wraparound services
- considering low-density social housing projects and projects that integrate a mix of market and non-market housing to foster inclusivity and allow for integration into community



Spero House supportive housing on Tranquille Road



The Rivers Trail along Schubert Drive

PARKS AND PUBLIC PLACES

GOAL: Provide a diverse and well-connected network of public recreational spaces.

STRATEGIC DIRECTION #1: Parks, Trails, and Waterfront

To enhance and expand opportunities for resident enjoyment of greenspace and natural areas by:

- providing a well-connected and accessible network of parks within a convenient walking distance of residents and with amenities that meet the needs of diverse user groups
- completing gaps in the Rivers Trail network and adding improvements to existing sections, such as wayfinding features, seating, and lighting
- increasing riverfront access with new public spaces, by improving existing parks and beaches, and by enhancing shoreline accessibility

STRATEGIC DIRECTION #2: Plazas and Public Amenities

To provide gathering places, community amenities, and civic facilities that support opportunities for physical and social recreation by:

- locating public gathering spaces, such as plazas and pocket parks, in areas of high pedestrian activity, such as commercial centres and corridors
- exploring opportunities for new and upgraded community amenities, such as sports fields, picnic areas, and play areas, to accommodate future growth and address the emerging needs of the community



McDonald Park entry plaza at the foot of Holway Street

ARTS, CULTURE, AND HERITAGE

GOAL: Celebrate the North Shore's diverse arts, culture, history, and Indigenous heritage resources.

STRATEGIC DIRECTION #1: Arts and Culture

To encourage opportunities for local artists as well as arts and cultural experiences for residents and visitors by:

- identifying locations for public art projects in the North Shore Town Centre, Tranquille Market Corridor, Brocklehurst Centre, Rivers Trail, McArthur Island, and other areas of high pedestrian activity
- working with the Kamloops Arts Council, the North Shore Business Improvement Association (NSBIA), and the local arts community to develop programming and increase opportunities for performing arts on the North Shore
- supporting art and cultural events and festivals on the North Shore that bring people together and help strengthen a sense of community



A house with heritage value on Nelson Avenue

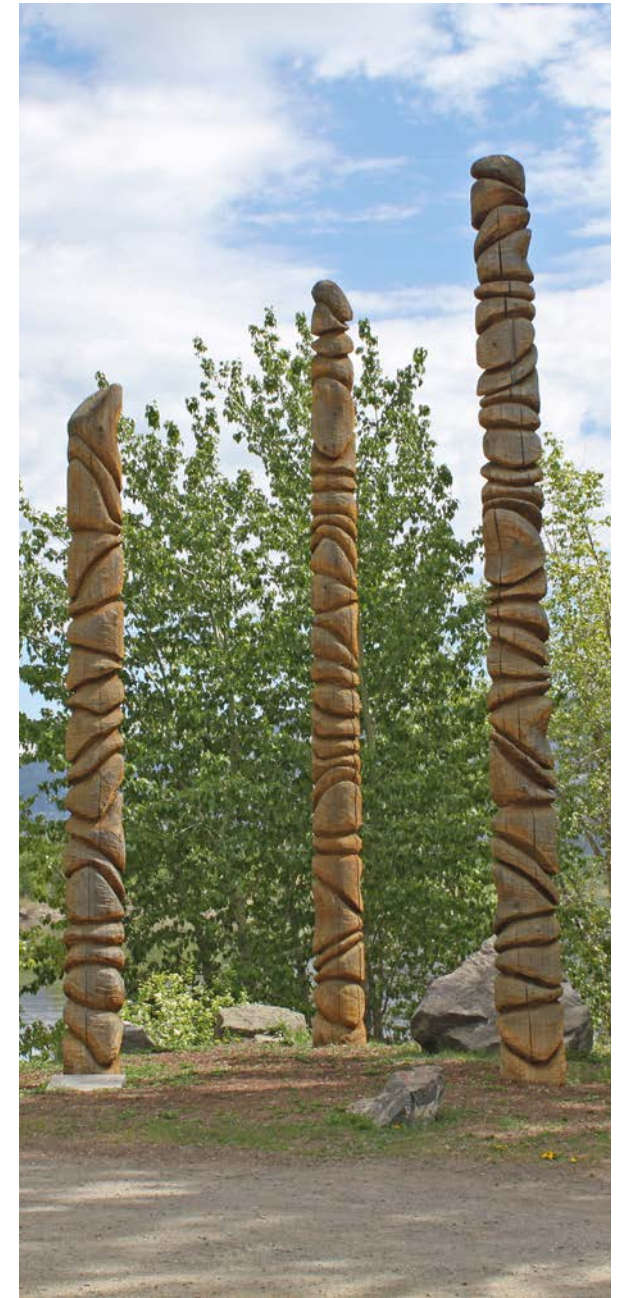
STRATEGIC DIRECTION #2: Heritage

To honour and preserve the history, character, and Indigenous heritage of the North Shore by:

- considering the use of tax incentives, revitalization agreements and design guidelines to protect, preserve, and restore heritage assets and resources
- considering North Shore buildings and places with heritage value for inclusion in the City's Heritage Register
- installing interpretive signage on the Rivers Trail and in parks that includes Secwépemc language to acknowledge and build awareness of the history of Indigenous peoples in the Thompson River valley

Did you know?

Wilson Street House and Tom Bones House are North Shore properties currently in the City's Heritage Register.



Carved yellow cedar poles at the Schubert Drive Lookout



New commercial space along Tranquille Road

ECONOMIC DEVELOPMENT

GOAL: Enhance and expand the diversity of the North Shore economy, attract private investment, and promote tourism-oriented businesses, services, and events.

STRATEGIC DIRECTION #1: Community Economic Development

To enhance the viability of local businesses, stimulate private investment, and support community economic development by:

- supporting the Tranquille Market Corridor and the North Shore Town Centre as the North Shore's primary retail, office, entertainment, institutional, mixed-use, multi-family, and pedestrian-oriented commercial centres
- supporting Brocklehurst Centre (located at the Brock Shopping Centre) as a key neighbourhood node with mixed-use residential and commercial development
- considering small-scale, local-serving commercial (e.g. corner stores, local cafes) in areas that have limited walkability to neighbourhood commercial amenities such as Brocklehurst
- working with the NSBIA, Thompson Region Division of Family Practice, and others to identify a location for a medical clinic and to attract more medical service professions to the North Shore
- working with Venture Kamloops to improve business investment attraction efforts and entrepreneurial support programs on the North Shore

STRATEGIC DIRECTION #2: Tourism

To promote the North Shore as a tourist destination that leverages the Tournament Capital Program while marketing the area's natural assets, cultural amenities, and local shops and restaurants by:

- working with the NSBIA and Tourism Kamloops to improve marketing initiatives and build awareness of the North Shore
- identifying key areas for infrastructure and amenity improvements to support tourism opportunities (e.g. waterfront improvements, pedestrian connectivity, streetscape beautification)
- supporting community events that celebrate the North Shore while attracting tourists, such as arts and cultural events, food and beverage festivals, and smaller activities such as neighbourhood block parties
- continuing to support the airport as a key regional gateway that generates economic activity for the North Shore and strengthens Kamloops' status as a tourism destination

HEALTH AND SAFETY

GOAL: Support the North Shore to be a healthy community where residents and visitors of all ages and abilities feel safe and secure.

STRATEGIC DIRECTION #1: Safe Streets, Spaces, and Buildings

To improve safety and security on the North Shore by:

- ensuring pathways and public spaces with high pedestrian activity are adequately lit, easily observable, well-maintained, and activated for community use
- engaging local businesses to discuss and offer assistance with CPTED (Crime Prevention Through Environmental Design) assessments of their properties and providing recommendations, where needed, to deter crime
- integrating fire prevention and emergency response considerations into the planning and design of new public and private developments
- providing garbage and recycling bins, as well as safe needle disposal on the Tranquille Market Corridor, Rivers Trail, in parks, and in other areas of high pedestrian activity

STRATEGIC DIRECTION #2: Community Health and Well-Being

To support the health and well-being of North Shore residents by:

- working with the Province and community partners to identify locations for future social and community facilities, including walk-in clinics, child care facilities, harm reduction sites, and social housing
- encouraging a distribution of social services across the community in areas that are accessible by transit as well as pedestrian or cycling routes
- supporting community-building events and activities (e.g. Overlander's Day, neighbourhood block parties) on public lands, including streets and parks

Did you know?

Brocklehurst was identified in the Community Child Care Planning Program report (2020) as one of the neighbourhoods with the greatest need for child-care in the city.



The North Shore Health Science Centre



Butler Urban Farm on Clapperton Road

FOOD SECURITY

GOAL: Support a local food system that enhances community health, resiliency, and economic development opportunities.

STRATEGIC DIRECTION #1: Food Assets

To strengthen local food production, processing, and distribution by:

- exploring opportunities and incentives for urban food production strategies, such as rooftop gardens, community gardens, yard sharing, and edible landscaping
- providing an appropriate mix of land uses and development incentives to support food processing, packaging, and storage to meet the needs of local entrepreneurs and community groups
- encouraging a mix of commercial, community, and not-for-profit food services, including food retailers, mobile vendors, farmers' markets, community supported agriculture boxes, meal programs, and the Kamloops Food Bank

STRATEGIC DIRECTION #2: Local Food Access and Awareness

To improve access to and awareness of local food by:

- continuing to support school food initiatives, such as Farm to School and student meal programs, that provide learning opportunities about the food system and improve access to healthy food
- working with community organizations and social service agencies in support of local food initiatives and programming, including supporting events that celebrate and raise awareness of local food and food culture
- encouraging indoor and outdoor community spaces that support food access, such as community kitchens, community gardens, and public gathering spaces suitable for hosting food events, including festivals and markets

4.0 CHARACTER AREAS »

This section outlines the strategic directions for 11 character areas, which each display a unique form, character, and function within the broader plan area. This section describes defining characteristics, objectives, and key opportunities for each area.

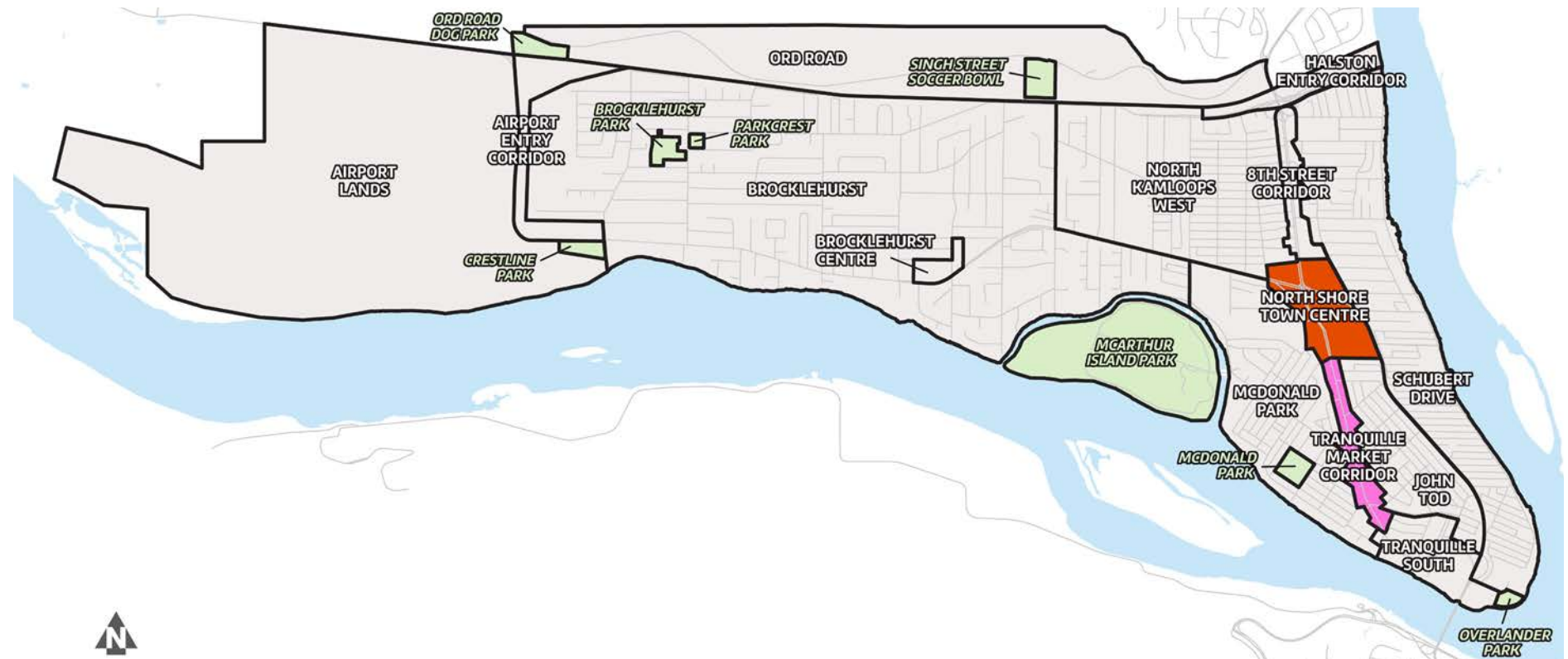
OVERVIEW

The overall intent of the character areas is to respect and enhance the qualities that residents consider desirable while providing opportunities for appropriate forms of infill, improved connectivity, and a more attractive public realm.

The boundaries of the character areas are shown below and include the following:

- North Shore Town Centre
- Tranquille Market Corridor
- Tranquille South (Riverfront District)
- Brocklehurst
- McDonald Park Neighbourhood
- John Tod Neighbourhood
- Schubert Drive Neighbourhood
- North Kamloops West Neighbourhood
- Airport Lands and Entry Corridor
- 8th Street Corridor
- Halston Entry Corridor

Character Areas



NORTH SHORE TOWN CENTRE

Urban Village, Retail Anchors, and Public Space

A primary commercial and transportation hub for the North Shore, the North Shore Town Centre is a mixed-use centre located in the middle of North Kamloops, where the major arterials of Tranquille Road, Fortune Drive, and 8th Street converge. Key opportunities for the area include creating an urban village with more medium- to high-density mixed-use development, improving the area's walkability with pedestrian-oriented building forms and public spaces, and expanding retail options while retaining opportunities for large-format retail anchors.

Objectives

- to enhance the North Shore Town Centre as a thriving retail, employment, and transit hub with a walkable, dynamic urban village setting
- to provide more opportunities for diverse multi-family housing and expanded commercial retail options
- to support well-being and provide a community gathering place in the North Shore Town Centre

Key Opportunities

The Official Community Plan encourages a mix of medium- to high-density residential and commercial infill development in the North Shore Town Centre that is pedestrian and transit oriented. This could be realized by supporting an urban village of mixed-use infill with underground

parking that replaces strip malls and surface parking lots. Buildings would be connected by narrow, pedestrian-oriented internal roads (a) fronted by small-scale commercial shops and restaurants. Walkability could be further supported by a series of internal pedestrian walkways (b), street trees, enhanced lighting, paving treatments, and public art to stimulate development and support a safe, comfortable, and enjoyable environment for pedestrians.

Large-format retail anchors (c), such as grocery stores, would be encouraged to provide a diversity of retail options, but would have residential uses integrated in floors above while encouraging external articulation of smaller businesses to support vibrant activated frontages—a concept known as “burying the box”. Landmark residential towers (d) above commercial units would define view corridors, add to the area's customer base, and improve residents' access to amenities and services. As redevelopment would be market-driven, this land use concept could take up to two decades to be fully realized.

A proposed community gathering place includes a civic park and public amenity building (e), which would provide much-needed passive urban green space and community gathering opportunities to serve the adjacent high-density area. Working with major landowners and developers to repurpose surface parking areas, such as the southern parking lot of Northhills Shopping Centre, a new park space could be identified to accommodate community events and activities that cater to families and individuals of all ages and abilities.



Northhills Shopping Centre

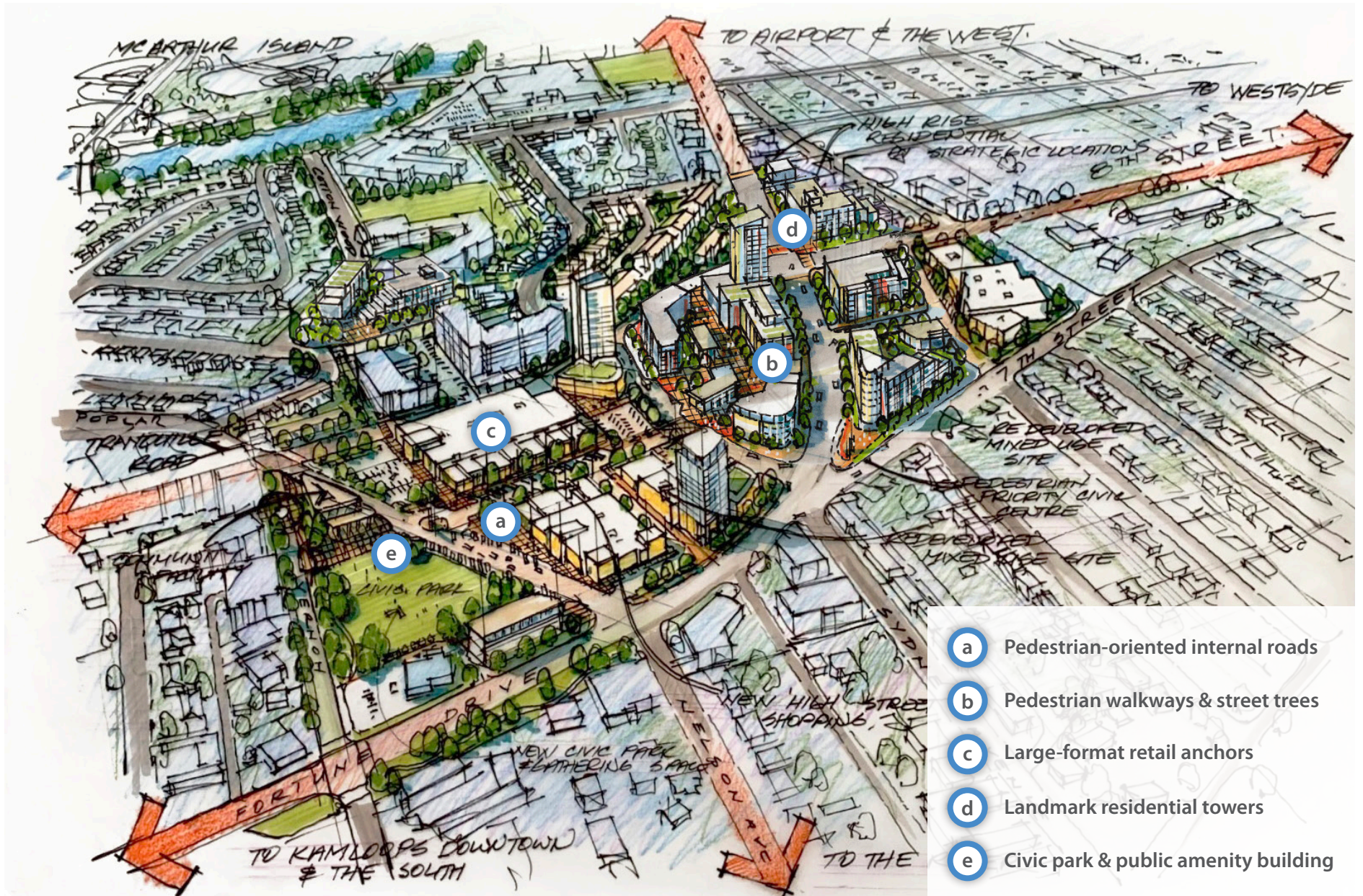


The North Shore Transit Exchange



Small-format retail on Fortune Drive

Concept sketch of North Shore Town Centre



- a** Pedestrian-oriented internal roads
- b** Pedestrian walkways & street trees
- c** Large-format retail anchors
- d** Landmark residential towers
- e** Civic park & public amenity building

TRANQUILLE MARKET CORRIDOR

Innovation Hub, Cultural Village, and Streetscape Improvements

The historic commercial heart of the North Shore, the Tranquille Market Corridor extends from Palm Street in the south to Vernon Avenue and Poplar Street at its northern end, and links the Riverfront area with the North Shore Town Centre. The corridor is the primary commercial, cultural, and economic hub on the North Shore and includes a diverse mix of retail, office, entertainment, residential, and community uses. Key opportunities in the area include the development of an Innovation Hub with institutional and office uses, a Cultural Village with ground-oriented multi-family residential uses adjacent to the corridor, and streetscape improvements to enhance the public realm and support the area as an attractive destination for residents and visitors.

Objectives

- to encourage employment opportunities and housing options that allow area residents to live, work, shop, and socialize on the corridor
- to establish a community heart in the Tranquille Market Corridor with smaller storefronts, thriving local businesses, and opportunities for community gathering
- to improve the streetscape, enhance the pedestrian experience, and support an attractive destination for residents and visitors of all ages and abilities

Key Opportunities

The proposed Innovation Hub (a) includes a mix of institutional, office, and residential uses, providing additional employment opportunities on the corridor. This area could also feature a hotel to support the corridor as a destination and provide accommodation within convenient walking distance of shops and restaurants.

The Cultural Village is located in the heart of the corridor (b) and is defined by smaller, fine-grain storefronts. To preserve the pedestrian scale and heritage elements of this part of the corridor, property owners are encouraged to maintain and restore historic building façades, and redevelopment involving large land assemblies would be discouraged. Public spaces and side streets could be used for community events and festivals as the area becomes an arts and cultural district for the North Shore. Areas adjacent to the Tranquille Market Corridor that are already zoned for multi-family could be assembled and redeveloped as ground-oriented, missing middle housing to provide additional density and housing options on the corridor.



Tranquille Road at Yew Street

Public investment through streetscape improvements would help stimulate private investment in the corridor while making the area a more attractive destination for residents and visitors. Mature trees should be retained, with new street trees planted as needed, and planters should be updated. To improve safety and accessibility for pedestrians, public seating should be added where appropriate, and pedestrian crossings should be upgraded where needed. Public art projects that help strengthen community identity and recognize the history of the corridor should be encouraged.



Kamloops Innovation Centre

Concept sketch of the Tranquille Market Corridor



- a** Innovation Hub
- b** Cultural Village

TRANQUILLE SOUTH (RIVERFRONT DISTRICT)

Waterfront Rivers Trail, Live/Work Units, and Riverfront Housing

Located adjacent to the Overlanders Bridge and encompassing Overlander Park, Henry Grube Education Centre, Riverdale Trailer Court, and the east entry corridor to Tranquille Road, this area presents unique opportunities for waterfront improvements as well as residential and commercial development via public and private investment.

Objectives

- to improve public access to the waterfront via an extension to the Rivers Trail as well as other potential enhancements
- to reimagine the Tranquille South area as an industrial arts district of maker spaces, live/work units, and expanded urban agriculture
- to redevelop the Riverdale Trailer Court with a mix of housing options and the opportunity to extend the Rivers Trail

Key Opportunities

A key focus for the Riverfront District concept is an extension of the existing Rivers Trail from Overlander Park to Royal Avenue (a). The riverfront trail could connect to the broader Rivers Trail network at Tranquille Road near Wilson House or on Royal Avenue at Palm Street via a privately-owned P-4 (Public and Quasi-Public Use) zoned parcel. Either option would require land acquisition by the City and significant investment as part of a long-term vision for the extension of the Rivers Trail. However, the benefits would

be improved public access to the waterfront and opportunities for a reimagined commercial element (e.g. a commercial square) located along Tranquille Road (b). In addition, one of the “big ideas” is a riverfront boardwalk and pier extension using the old bridge pillars (c).

North of Tranquille Road is the Riveryard, a large maker-space area (d). Designed as a large courtyard, the concept calls for a mix of entrepreneurial, light-industrial, and maker-related creative activities with live/work units and opportunities for urban agriculture. As this area grows and transitions, the redevelopment of this area would be mindful to mitigate displacement of existing residents living in mobile homes on Larkspur Street.

South of Tranquille Road, the Riverdale Trailer Court could be redeveloped to accommodate a mix of low- to mid-rise residential buildings (e). This concept could open river views to residents and extend continuous access to the riverfront and Rivers Trail. The City would work with the landowner to reimagine the site as a master plan phased redevelopment to be constructed over several years. The City would also work with the landowner to develop a strategy for residents displaced by redevelopment to address their housing needs.

Did you know?

Maker spaces are any space dedicated to the creation of a physical product and can include small-scale light industrial and artisan craft production uses. Examples include furniture making, textile design, art production, and food processing.



Waterfront commercial south of Tranquille Road



Service commercial area north of Tranquille Road



Entrance to Riverdale Trailer Court

Concept sketch of the Tranquille South "Riverfront District" concept



- a** Rivers Trail extension
- b** Waterfront commercial area
- c** River lookout pier extension
- d** Riveryard maker-space courtyard
- e** Multi-family residential

BROCKLEHURST

Sensitive Infill, Local Commercial, and Connectivity

The land use concept for Brocklehurst proposes to maintain the neighbourhood’s low-density form and character while encouraging sensitive residential infill, considering local-serving commercial nodes, and improving walking and cycling routes.

Objectives

- to encourage sensitive infill opportunities that increase housing supply while preserving neighbourhood character
- to consider small-scale commercial nodes that improve walkability while supporting higher-density uses at Brocklehurst Centre
- to improve safety and accessibility for pedestrians, cyclists, and transit users

Key Opportunities

Infill housing options that could be supported include secondary suites or garden suites on single-family lots and subdivision of larger lots to create compact single-family or duplex lots. Ground-oriented, low-density multi-family development could be considered on assembled corner lots and adjacent lots and in other locations with access to transit, services, and amenities where they can be sensitively integrated. Higher-density (up to six storeys) mixed-use and multi-family development could be considered at or within a convenient walking distance of Brocklehurst Centre.

Further expansion of residential areas on Ord Road would be discouraged given the limited access points across the rail corridor.

Brocklehurst Centre (a) serves as the commercial anchor for the neighbourhood. Opportunities for additional uses include office, mixed-use, multi-family residential, entertainment, and community facilities. Small-scale, local-serving commercial uses (e.g. daycares, corner stores, cafés) could be considered on corner lots where feasible. Service commercial and light industrial uses on Ord Road provide employment areas on the North Shore and would continue to be supported.

Key active transportation improvements include a multi-use pathway along Tranquille Road to complete the Rivers Trail and various sidewalks and separated pathways throughout the neighbourhood as per the Transportation Master Plan. Accessibility improvements will continue to be implemented at transit stops and may include seating, lighting, accessible paths, and concrete pads with room for wheelchair ramps and unloading areas. Opportunities to beautify and enhance the airport entry corridor (b) for residents and visitors may be timed to coincide with an upgrade of the sanitary sewer main on Tranquille Road from Crestline Street to Southill Street.



Brock Shopping Centre

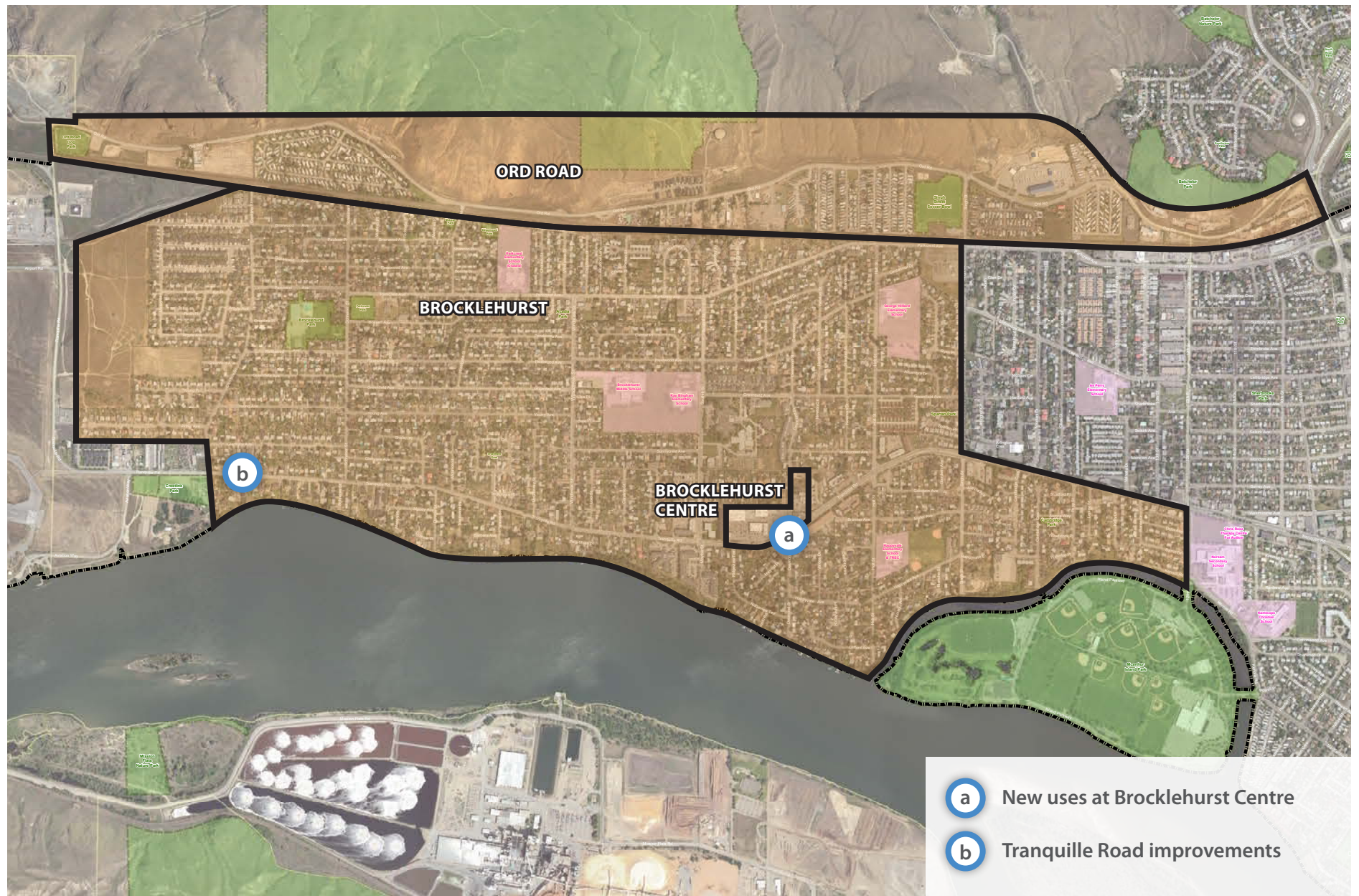


Corner store at Parkcrest Avenue and Windbreak Street



Accessible bus pad on Crestline Street at Glenview Avenue

Overview of Character Areas in the Brocklehurst Neighbourhood



- a** New uses at Brocklehurst Centre
- b** Tranquille Road improvements

MCDONALD PARK NEIGHBOURHOOD

Sensitive Infill, Connectivity, and Safety

One of the oldest residential neighbourhoods in Kamloops, with most residential areas located within the 200-year floodplain, the McDonald Park neighbourhood primarily consists of single-family homes on smaller lots. Situated along the Thompson River, the neighbourhood boasts a large park and community facilities and is within walking distance of the Tranquille Market Corridor and McArthur Island. The intent of future planning in the area is to support residential development that is appropriate to the scale and character of the neighbourhood and to focus on issues of safety, livability, and beautification.

Objectives

- to preserve neighbourhood character while encouraging sensitive infill opportunities that increase the diversity and supply of housing
- to improve safety and connectivity for pedestrians and cyclists
- to improve neighbourhood safety and livability by improving and activating public spaces

Key Opportunities

The McDonald Park neighbourhood features primarily compact single-family and duplex lots. Infill housing options including above-ground secondary suites or garden suites (that are built up out of the floodplain) could be supported

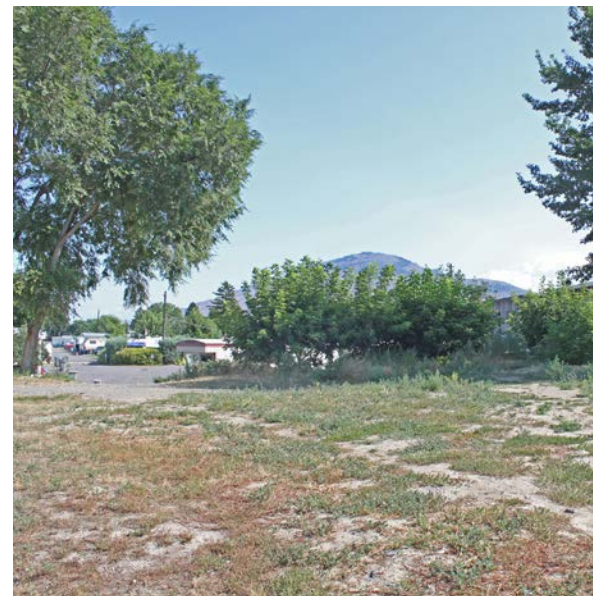
on larger single-family lots (464 m² or greater) in the neighbourhood. Low- to medium-density multi-family could be considered in areas adjacent to the Tranquille Market Corridor and North Shore Town Centre, and ground-oriented, low-density housing could be considered along MacKenzie Avenue, on assembled corner lots and adjacent lots, and in other locations where these housing forms can be sensitively integrated.

There are opportunities to introduce traffic calming measures (e.g. roundabouts, reduced speed limits, enhanced pedestrian crossings) to improve safety for pedestrians and cyclists in the neighbourhood. The addition of sidewalks on key walking routes will provide safe pedestrian connections through the neighbourhood, to the Tranquille Market Corridor, and to McArthur Island Park. To improve connectivity for cyclists, enhancements to the Rivers Trail on Royal Avenue (a) and an east–west cycling connection to the Tranquille Market Corridor and John Tod and Schubert Drive neighbourhoods should be considered.



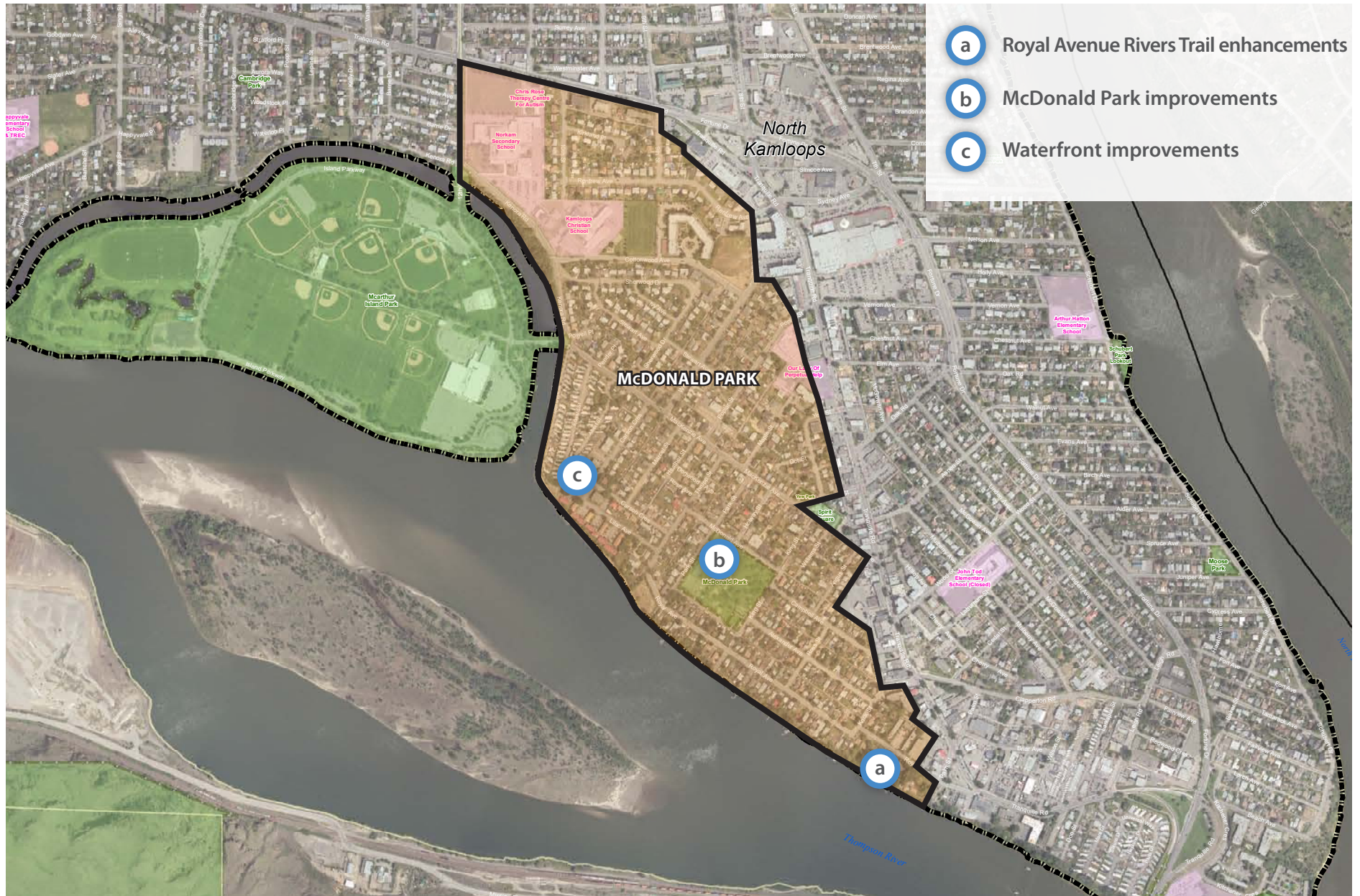
Royal Avenue between Palm Street and Knox Street

There are also opportunities to help address neighbourhood safety and livability through improvements to public spaces. At McDonald Park (b), lighting improvements and recreational amenities (e.g. potential outdoor ice rink, enhanced playground) could be considered, and events and programming should be encouraged to further activate the space for resident enjoyment. Areas of high-pedestrian activity, including Yew Park and the open area south of the Woodland Mobile Home Park adjacent to the Rivers Trail (c), could be improved with public art, landscaping, or seating areas. Neighbourhood safety can be further supported through the presence of Community Services (Bylaws) staff and outreach workers in the area.



Open area south of the Woodland Mobile Home Park

Overview of the McDonald Park Neighbourhood



- a** Royal Avenue Rivers Trail enhancements
- b** McDonald Park improvements
- c** Waterfront improvements

JOHN TOD NEIGHBOURHOOD

Sensitive Infill, Safety, and Connectivity

The land use concept for the John Tod neighbourhood proposes to maintain the low-density form and character of the area while allowing for sensitive infill opportunities and providing safe pedestrian and cycling connections.

Objectives

- to preserve the low-density character of the neighbourhood while considering sensitive infill and missing middle housing to improve housing supply
- to improve neighbourhood safety and connections for pedestrians and cyclists

Key Opportunities

Sensitive infill housing opportunities could include secondary suites or garden suites on single-family lots and subdivision of larger lots to create compact single-family or duplex lots. Low-density multi-family housing could be considered on lots with lane access along Fortune Drive, on multi-family zoned lots between Elm Avenue and Vernon Avenue (a), on assembled corner lots and adjacent lots, and in other locations where they can be sensitively integrated.

Opportunities to increase neighbourhood safety include improving lighting in identified areas of concern adjacent to the Tranquille Market Corridor and on pedestrian routes (b) when sidewalks and pathways are added. In terms of connectivity, there is an opportunity to identify an east-west cycling route, with the intent to provide a Rivers Trail to Rivers Trail connection through the McDonald Park, John Tod, and Schubert Drive neighbourhoods.



Multi-family infill housing on Vernon Avenue



The John Tod Centre



A sidewalk added to Oak Road in 2017

Overview of the John Tod Neighbourhood



SCHUBERT DRIVE NEIGHBOURHOOD

Sensitive Infill, Recreation, and Connectivity

The land use concept for the Schubert Drive neighbourhood proposes to maintain the residential character of the area while allowing for sensitive infill opportunities, enhancing the area’s unique natural and recreational assets, and providing a safe pedestrian and cycling network.

Objectives

- to provide opportunities for sensitive infill housing forms where compatible with the existing residential character and where floodplain hazards can be adequately addressed
- to connect residents with the rest of the North Shore and key neighbourhood amenities, such as parks, schools, and nearby commercial areas, via an accessible pedestrian and bicycle network
- to retain and enhance the area’s natural and recreational assets, including parks, beaches, and the Rivers Trail

Key Opportunities

The Schubert Drive neighbourhood is largely composed of single-family homes and duplexes, but concentrations of other multi-family housing forms, such as apartments and larger townhouse and rowhouse complexes, are located near the North Shore Town Centre and Overlander Park. Retaining the residential character of the Schubert Drive neighbourhood will be encouraged while exploring opportunities for sensitive infill housing. This includes opportunities for medium-density multi-family housing near key amenities and the transit network, such as adjacent to the North Shore Town Centre, 8th Street Corridor, and Fortune Drive.

A defining feature of the area is the waterfront Rivers Trail multi-use path. The Rivers Trail is an important recreation and transportation corridor for residents and a key piece of the City’s multi-use path network. There are opportunities to strengthen pedestrian and cyclist mobility between the Rivers Trail, community amenities, and the rest of the North Shore, including improved east-west connections across the Fortune Drive and 8th Street corridors and new connections to Overlander Park (a).

The North Thompson River shoreline, including riparian areas and beaches such as Overlander Park Beach, is an important natural asset within a convenient walking distance of residents. Exploring ways to enhance existing natural and recreational assets, such as providing accessible shoreline entry points and identifying new park space (b), could further improve access and resident enjoyment of these areas.



Multi-family infill housing along Fortune Drive

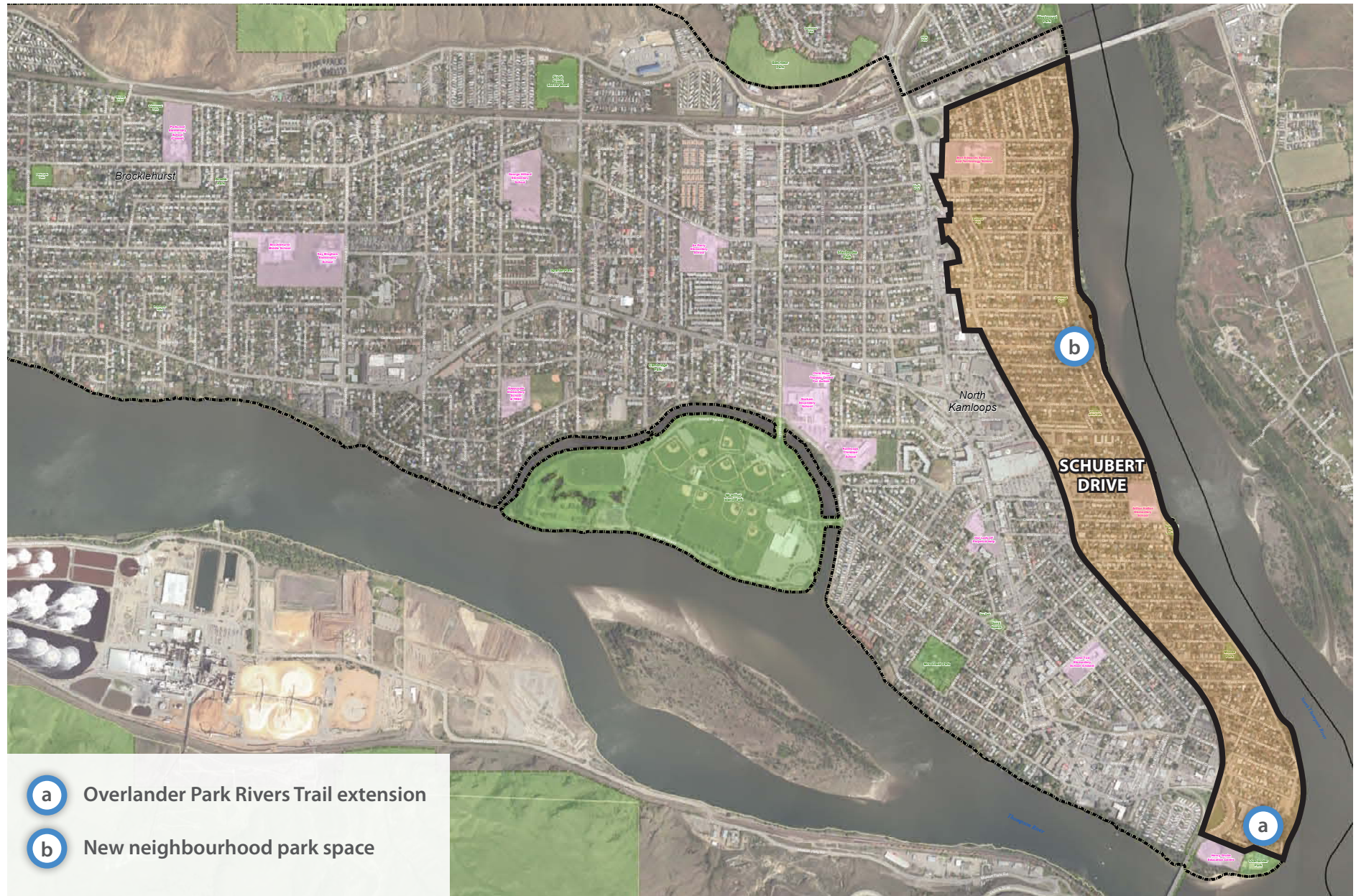


The Rivers Trail along Schubert Drive



Stairway access at Overlander Park Beach

Overview of the Schubert Drive Neighbourhood



NORTH KAMLOOPS WEST NEIGHBOURHOOD

Sensitive Infill and Local Commercial

The land use concept for North Kamloops West proposes to maintain the neighbourhood’s low-density form and character while supporting sensitive residential infill and encouraging commercial uses on the 12th Street corridor that integrate with surrounding residential uses.

Objectives

- to maintain the low-density character of the neighbourhood while considering sensitive infill opportunities that increase the supply and diversity of housing
- to support opportunities for local-serving commercial uses that improve walkability

Key Opportunities

Opportunities for sensitive infill housing include secondary suites or garden suites on single-family lots, and subdivision of larger lots to create compact single-family or duplex lots. Medium-density multi-family could be considered along the neighbourhood’s major corridors (8th Street, Tranquille Road, Singh Street, and 12th Street). Ground-oriented, low-density multi-family housing could also be considered on assembled corner lots and adjacent lots throughout the neighbourhood and in other locations with access to transit, services, and amenities, where they can be sensitively integrated.

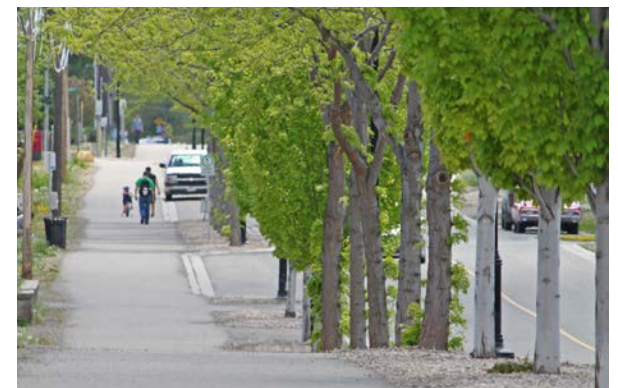
12th Street (a), which currently includes a strip of service commercial parcels, is served by a transit route, is bisected by pedestrian and cycling routes, and is within walking distance of a neighbourhood school. This corridor presents an opportunity to transition to commercial uses that cater to the needs of commuters (including those commuting by walking, cycling, or transit along the designated routes) and nearby residents. New commercial uses could also provide an opportunity for streetscape improvements (e.g. landscaping, street trees, sidewalks).



Service commercial area along 12th Avenue

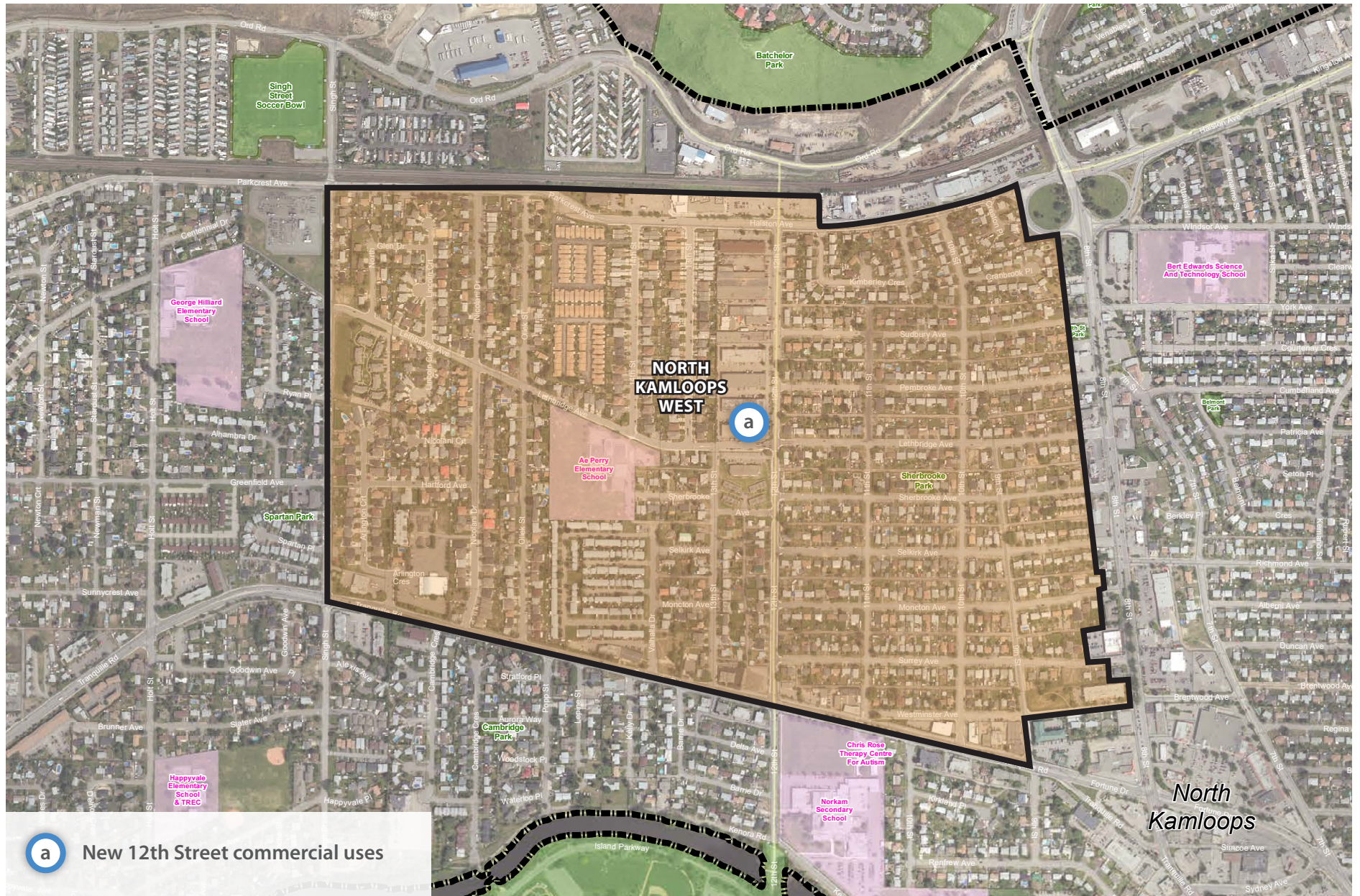


Multi-family infill housing on Singh Street



Multi-use path along Singh Street

Overview of the North Kamloops West Neighbourhood



a New 12th Street commercial uses

AIRPORT LANDS AND ENTRY CORRIDOR

Employment Areas and Gateway Improvements

The land use concept for the Airport Lands and Entry Corridor proposes supporting airport-oriented and employment-generating development on Airport Road, complementary commercial and residential uses fronting Tranquille Road, and beautification improvements to provide a welcoming first impression to the North Shore.

Objectives

- to encourage land uses and improvements that enhance the airport as a gateway and economic driver for the city and region
- to provide an attractive entry corridor to the city with adjacent land uses that integrate with the neighbourhood while supporting the role and function of the airport

Key Opportunities

As a major economic generator for the city and region, development of complementary employment uses on Airport Road (a) should be encouraged and could include tourist accommodation and service commercial uses. Creating an attractive first impression to the airport through the use of gateway features, landmark structures, signage, and landscaping on airport lands adjacent to Airport Road and Tranquille Road would help enhance the economic and tourism potential of the area.

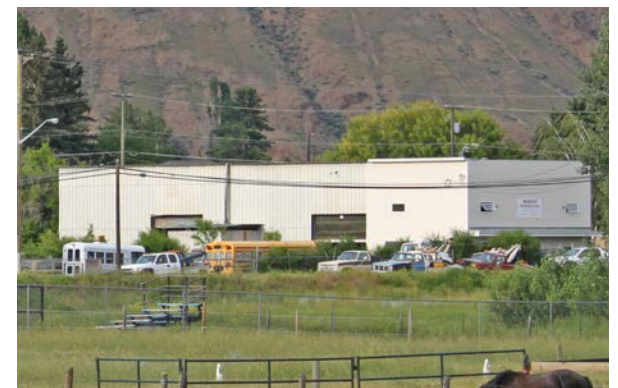
Similarly, additional airport-oriented commercial uses could be encouraged on private lands east of Tranquille Road (b) to support tourism and airport operations while providing new commercial services to nearby residents. Service commercial properties north of Tranquille Road (c) could continue transitioning to low- to medium-density multi-family housing to provide an attractive entrance to the city and better integrate with the surrounding neighbourhood. Beautification improvements should be considered during future road reconstruction projects on the Tranquille Road entry corridor, which could include new lighting, landscaping, and active transportation infrastructure as well as potential undergrounding of utilities.



Air terminal building at Kamloops Airport

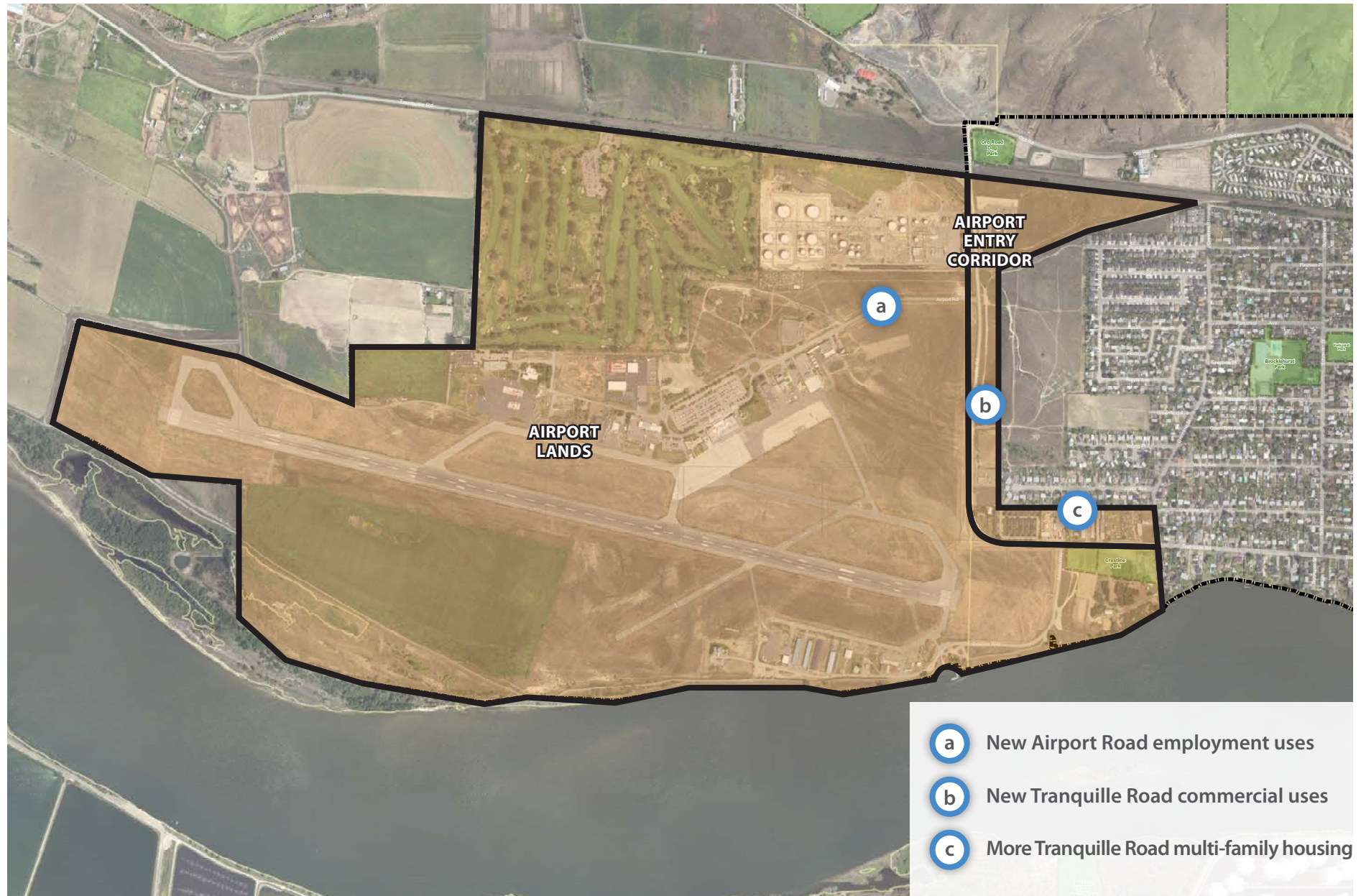


Segment of the Rivers Trail south of Kamloops Airport



Service commercial area north of Tranquille Road

Overview of the Airport Lands and Entry Corridor



8TH STREET CORRIDOR

Arterial Commercial and Connectivity

The 8th Street Corridor is an auto-oriented commercial corridor and gateway to the North Shore. The land use concept proposes to continue supporting commercial uses while considering opportunities for mixed-use and multi-family development as well as safe and accessible crossings for pedestrians, cyclists, and transit users.

Objectives

- to maintain a vibrant commercial corridor and attractive gateway to the North Shore
- to provide safe and accessible connections for pedestrians, cyclists, and transit users

Key Opportunities

Arterial commercial uses will continue to be the primary land use on the corridor. Mixed-use and multi-family development can also be considered to help create a vibrant, pedestrian-friendly gateway. Future redevelopment may present opportunities for improvements to landscaping, lighting, signage, and parking areas that help create a more inviting corridor.

In terms of sustainable transportation, there are opportunities to provide safe and accessible crossings for pedestrians and cyclists arriving to the corridor or travelling between adjacent neighbourhoods. Pedestrian and cycling routes should also connect to bus stops on the transit network that serves the corridor.

Did you know?

Arterial commercial uses cater to the day-to-day needs of commuters and adjacent neighbourhoods.



Arterial commercial uses along 8th Street

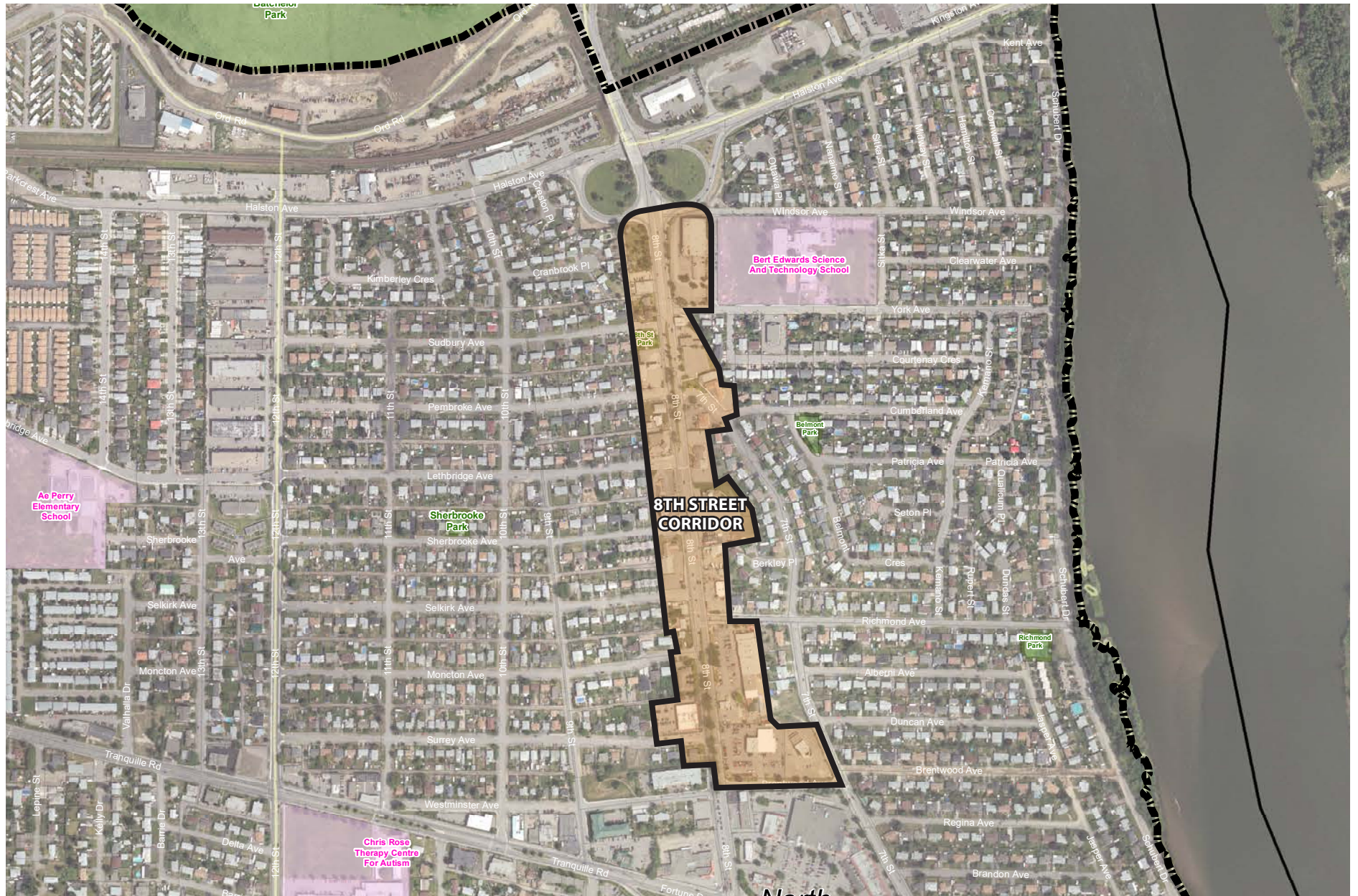


Pedestrian crossing at 8th Street and Richmond Avenue



Multi-family residential at 8th Street and Westminster Avenue

Overview of the 8th Street Corridor



HALSTON ENTRY CORRIDOR

Employment Areas and Gateway Improvements

The land use concept for the Halston Entry Corridor proposes to continue supporting commercial and light industrial uses while considering streetscape improvements to provide a welcoming first impression to the North Shore.

Objectives

- to maintain commercial and light industrial employment areas
- to provide an attractive gateway and entry corridor to the North Shore

Key Opportunities

The Halston Entry Corridor features commercial and light industrial uses that provide employment areas on the North Shore and should be maintained. An increased mix of commercial uses could be considered in the service commercial area west of the 8th Street overpass to improve commercial viability and integrate with residential uses across Halston Avenue. Streetscape improvements, including landscaping, more prominent gateway signage, and landmarks featuring public art could be considered to enhance visual appeal and to identify the corridor as a gateway to the North Shore.



Halston Avenue looking west from the Halston Bridge



Light industrial uses along the Halston Entry Corridor

Overview of the Halston Entry Corridor



5.0 KEY ITEMS FOR DISCUSSION »

The following are key items for stakeholder and public consideration and feedback. Each item relates to the strategic directions for one or more of the topic areas and/or character areas.

WHAT DO YOU THINK?

Missing Middle Housing

Missing middle housing, defined here as ground-oriented, low-density multi-family (e.g. townhouses, row houses, triplexes, fourplexes), is a type of housing in the middle of a spectrum between single-family homes and high-rise apartment buildings. Missing middle housing adds to the diversity of housing options for residents and are often more affordable than single-family homes. This housing type can also be more sensitively integrated into low-density neighbourhoods than higher-density development. We are seeking feedback on whether to consider missing middle housing across the North Shore in areas with access to transit, services, and amenities where they can be sensitively integrated.



Fourplex at Schubert Drive and Larch Avenue

Sensitive Infill

A key item we are seeking feedback on is a proposed zoning change to allow subdivision of larger lots (>740 m²) to create compact 370 m² single-family lots and duplexes on 464 m² lots with lane access (which would require a Development Permit). The zoning amendments

would change current RT-1 and RS-1 lots to a new RT1C (current RT-3) zone and would allow sensitive infill and more housing options on the North Shore (a majority of residential lots in the McDonald Park neighbourhood already have this zoning). This change is also being considered in the Downtown and parts of the West End through the Zoning Bylaw update.



Example illustration of small lot single-family and duplex infill

East–West Bike Route

Public feedback received during fall 2020 engagement highlighted the importance of an east–west cycling connection through the McDonald Park, John Tod, and Schubert Drive neighbourhoods. The Rivers Trail largely runs adjacent to the waterfront around the perimeter of North Kamloops and a more direct connection through these neighbourhoods is lacking.

There is an opportunity through this process to identify an east–west cycling route that connects the three neighbourhoods from Rivers Trail (on Royal Avenue) to Rivers Trail (on Schubert Drive) with safe and accessible crossings on the Tranquille Market Corridor and Fortune Drive. Once identified, the new route could be added to the Transportation Master Plan project list when it is reviewed and updated in the coming years.

New Neighbourhood Park

The Official Community Plan and Parks Master Plan identify the need for a new neighbourhood park in the vicinity of Schubert Drive and Brentwood Avenue. A specific site has not yet been identified but could be determined as part of this neighbourhood planning process. A waterfront park space could be explored for this area as there is currently no formal, accessible waterfront or beach access along the northern section of Schubert Drive despite informal use by residents. A waterfront location with a formal shoreline access point would help address public input received during fall 2020 engagement to improve public space, access, and recreational opportunities along the waterfront.



Potential east–west routes identified during fall 2020 engagement (in green)



The area around Schubert Drive and Brentwood Avenue (looking west)

Riveryard Live/Work Units

The Riveryard concept involves transitioning the service commercial area south of Clapperton Road to support an industrial arts district of maker spaces with live/work units in commercial buildings. The intent would be to bring housing and employment options closer together, and to provide additional housing options in walking distance of services and amenities on the Tranquille Market Corridor. Over time, these uses may also result in redevelopment that increases the attractiveness and visual appeal of the area. To facilitate the development of live/work units, the Service Commercial (C-4) zone could be updated to permit one accessory dwelling unit per site, similar to what is proposed for industrial zones in the City's new Zoning Bylaw. Multiple dwelling units could be considered on a case-by-case basis through a zoning amendment process.



Example of a live/work development

Rivers Trail Waterfront Connection

The Riverfront District concept identifies a waterfront extension of the Rivers Trail from the Overlanders Bridge to Royal Avenue. The concept also identifies other waterfront improvements, including a potential boardwalk and pier extension that make use of the old bridge pillars. The intent would be to provide improved public access to a pedestrian-oriented waterfront as well as opportunities for a reimagined commercial element that connects Tranquille Road to the Thompson River. This concept would require significant public investment. Prior to this, studies would be required to assess the usability of the old bridge pillars and the feasibility of extending the Rivers Trail as described above.



Concept sketch showing an extension of the Rivers Trail from Overlanders Bridge (at far right) heading west along the waterfront towards Royal Avenue

Cultural Village

The Cultural Village concept focuses on preserving the fine-grain, smaller storefronts and pedestrian scale in the heart of the Tranquille Market Corridor. Implementation would involve encouraging property owners of buildings with heritage and/or character value to maintain and restore historic building façades and discouraging large land assemblies that may result in major redevelopment on these sites. The concept also involves encouraging land assembly and redevelopment of adjacent multi-family zoned residential properties on Dot Street and Yew Street to facilitate ground-oriented missing middle housing in walking distance of the corridor's shops and amenities.



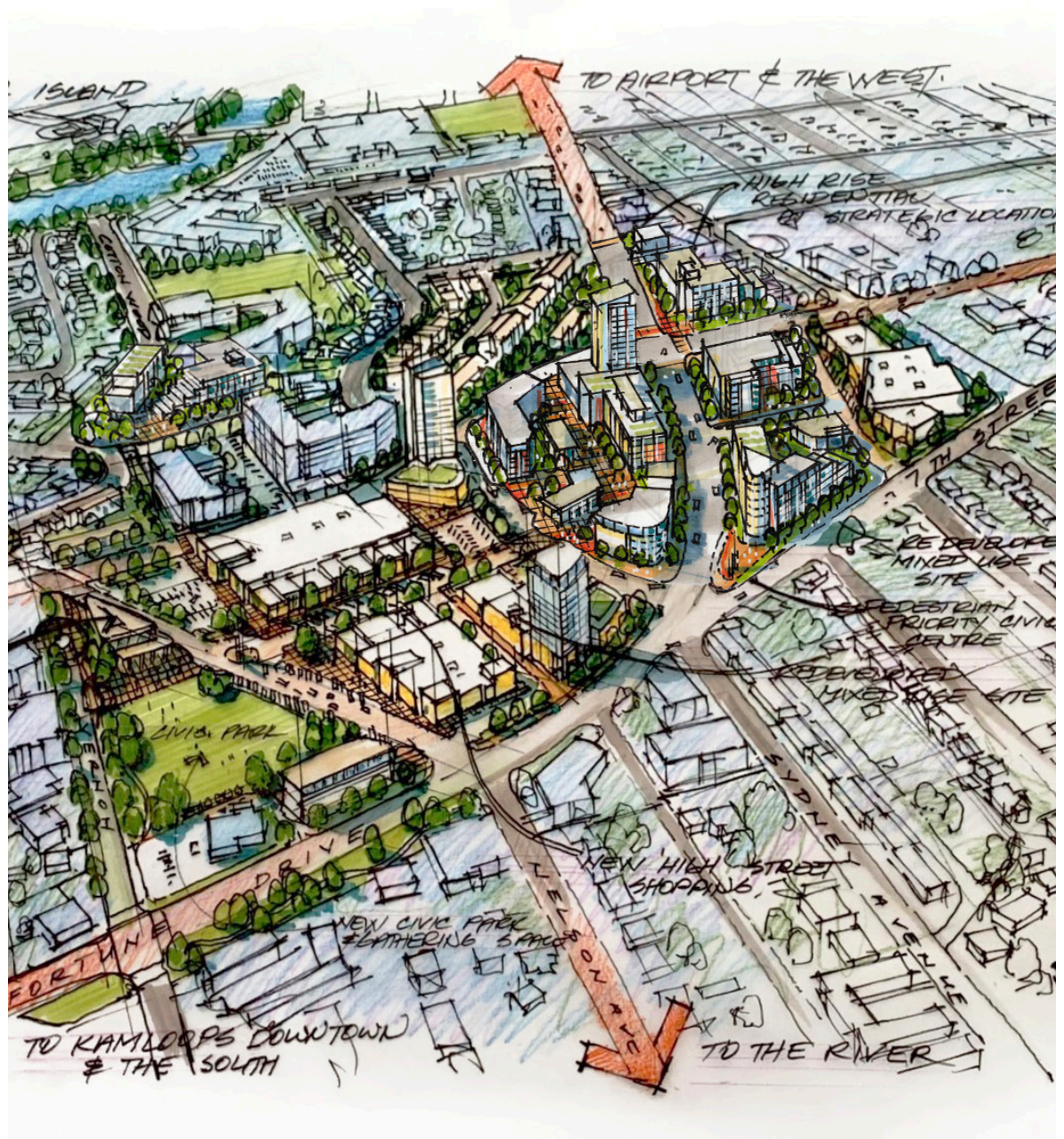
Smaller-scale commercial uses and historic building on Tranquille Road at Aspen Street

North Shore Town Centre Urban Village

The Official Community Plan encourages a mix of medium- to high-density residential and commercial infill development in the North Shore Town Centre that is pedestrian- and transit-oriented. The concept presented here builds on this direction by envisioning a series of internal, open-air walkways that are fronted by commercial uses and connect pedestrians with the transit exchange. Commercial uses would include large-format retail anchors (or “big box” stores) that are better integrated with pedestrians by being wrapped with other uses—also known as a “bury the box” concept (i.e. large-format retail with residential units on top and smaller retail units around the outside). As redevelopment would be market-driven, this land use concept could take up to two decades to be fully realized.

Civic Park and Public Amenity Building

The Official Community Plan encourages the provision of parks in areas identified for future growth, in areas of substantial anticipated infill development, and in areas deficient in park space. The North Shore Town Centre reflects all three of these scenarios and residents identified the need for more indoor and outdoor community gathering spaces during fall 2020 engagement. The area currently contains a number of privately-owned sites with large surface parking areas that could be repurposed for community space, similar to the civic park green space and public amenity building concept identified through the design charrette process. The North Shore Neighbourhood Plan would require policies and/or actions that support the City in working with private landowners and developers to identify an appropriate site.



Sketch (looking west) of the North Shore Town Centre urban village concept and civic park (at bottom left)

6.0 NEXT STEPS »

Engaging the community on the vision and strategic directions is the next step in the planning process.

In Phase 3, City staff is conducting public and stakeholder engagement on the vision and strategic directions to ensure the plan is on track. This input will be used to develop a draft of the North Shore Neighbourhood Plan, which will be brought back to the community in fall 2021 to ensure feedback was accurately captured and that all ideas have been considered. The final North Shore Neighbourhood Plan is scheduled to be presented to Council for adoption by December 2021.





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