

ABERDEEN plan

Creating Community...Together



ACKNOWLEDGEMENTS

The Aberdeen Plan has been developed as a collaborative process involving consultation with the Aberdeen neighbourhood, government agencies and local stakeholders. A Planning Group, with members representing the area's main landowners, met regularly with the City of Kamloops and consultants. We wish to thank the following participants for their contribution and commitment to the planning process.

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EXECUTIVE SUMMARY

KAMPLAN, the Official Community Plan for the City of Kamloops, projects growth from a base population of 80,000 in 2001 to 120,000 in 2036. Neighbourhoods in the city's southwest sector are projected to accommodate 48% of this growth. In Aberdeen, this translates into a demand for approximately 3900 new residential units for 8,000 to 10,000 new residents. The City recognized the need to plan for this growth and initiated the Aberdeen Plan in 2005. The various components of the planning process and their timing are summarized in Figure 1.

Aberdeen is a relatively new neighbourhood with most of the development occurring within the last 30 years. The Aberdeen Plan supports maintaining the status quo in existing areas and focuses on providing policy direction for the remaining undeveloped lands. Most of the undeveloped lands are either designated as Special Development Areas in KAMPLAN or within the Agricultural Land Reserve. . The sale of the Aberdeen Hills Golf Links in late 2007 also provided an opportunity for the planning process to consider future land use opportunities and constraints for the golf course lands.

The Aberdeen Plan was conducted using a consultative and collaborative planning process. The Aberdeen Planning Group has met regularly throughout the planning process and has contributed much of the background material used in this plan (e.g. concept plans). Members of the public were also involved in reviewing and commenting on the plan.

The following points highlight the themes of recommended plan policies.

Sustainability & Growth Management

- Encourage more compact/higher density development and increase proportion of multi-family units.
- Protect environmentally sensitive areas and preserve agricultural lands.
- Expand the range of land uses to encourage more neighbourhood opportunities (e.g. local shopping and recreation).
- Manage sensitive environmental conditions including: hazardous conditions, sensitive water courses, grasslands, and areas subject to wildfire conditions.
- Establishment of a Growth Management Boundary with clear direction on the future of lands on both the rural and urban sides of the boundary.

Land Use

- Provision of a land use plan that identifies a broad mix of residential uses and works towards the intensive and efficient use of land.
- Addition of lands that can be developed into a District Park.
- Designation of lands suitable for neighbourhood commercial development.

Urban Design

- Identification of design considerations for new multi-family developments in the Aberdeen neighbourhood.

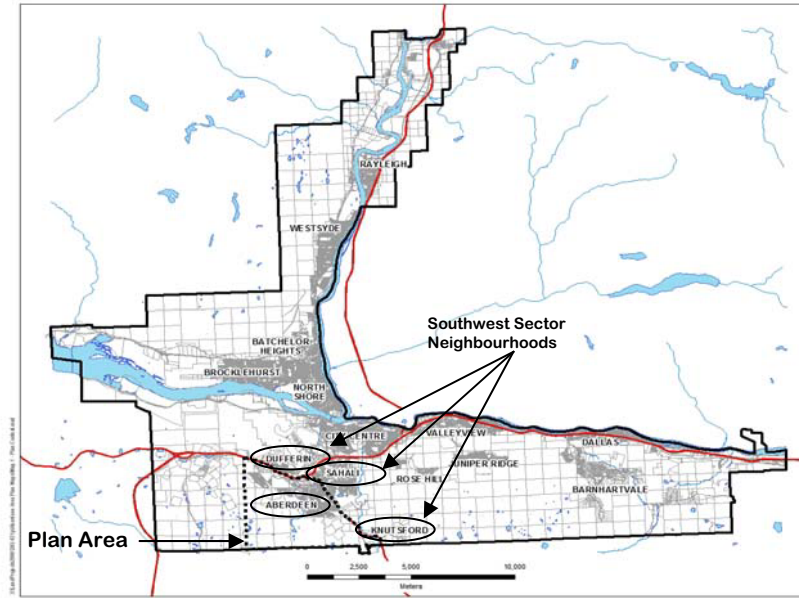
Transportation

- Identification of short and long term intersection and network improvements that are required to support future development in the Aberdeen area and to accommodate vehicles, transit, bicycles, and pedestrians.

Servicing

- Summary of servicing opportunities and constraints associated with future development.

Map 1 - Plan Area



1.0 INTRODUCTION

1.1 PLAN AREA

The Aberdeen Area Plan covers an area of approximately 1750 ha and is located in the Southwest Sector of the City of Kamloops as shown on Map 1. The Trans-Canada Highway establishes the northern boundary of the plan area. Highway 5A forms the eastern boundary and the plan area extends south to a municipal boundary and west to the Versatile Industrial Park.

1.2 PLANNING CONTEXT

The Aberdeen Area is one of the four hillside neighbourhoods in the City's Southwest Sector - Aberdeen, Dufferin, Knutsford and Sahali. Aberdeen rises from an elevation of 700m along the Trans-Canada Highway to a height of 1100m at the top of Coal Hill.

The Aberdeen Area is one of the "newest" residential neighbourhoods in Kamloops with 75% of the housing units constructed from 1986-2008. Planning of the Aberdeen Area has been directed primarily by the broad land use policies of KAMPLAN as well as the:

- Aberdeen Hills Community General Development Plan, adopted by By-law 5-1-437, Nov. 2, 1982.
- Southwest Sector Plan Extension, adopted by By-law 5-1-511, May 22, 1984.
- Aberdeen Estates General Development Plan, April 1984.

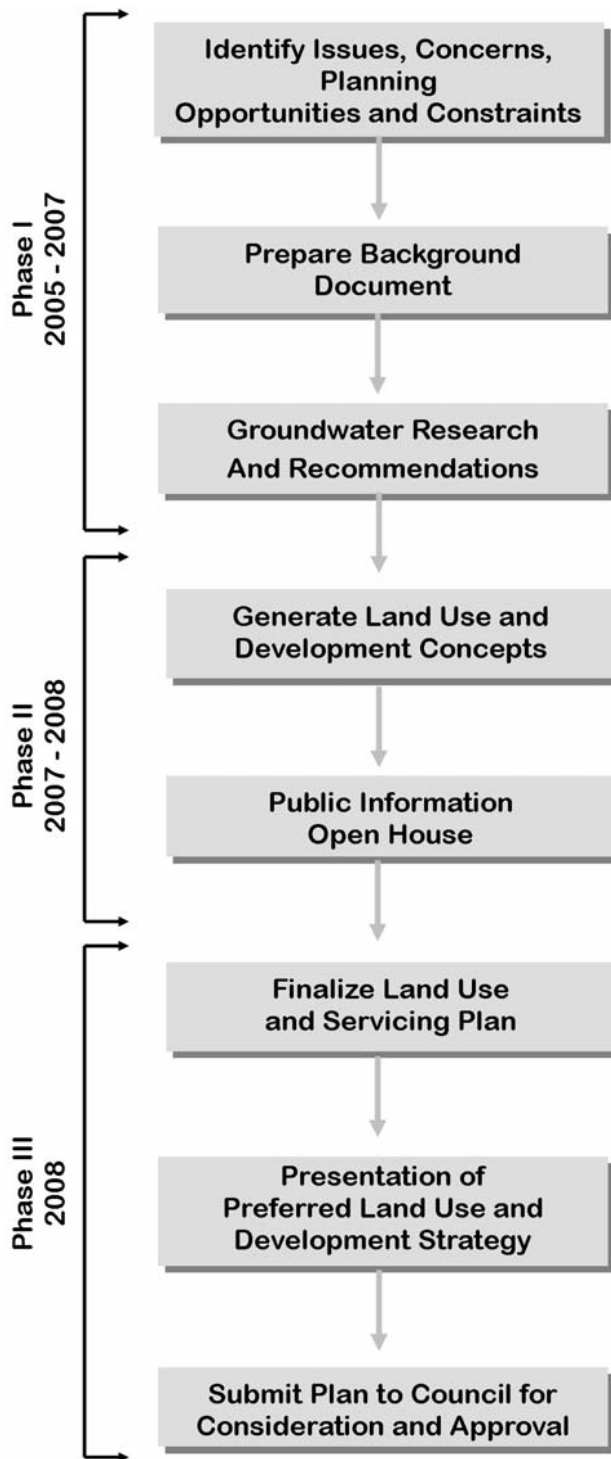
The comprehensive planning that was undertaken in the 1980's has enabled the Aberdeen Area to consistently absorb a major component of the City's growth. Neighbourhoods have steadily progressed up the hillside, new schools opened and commercial and industrial areas have matured. KAMPLAN, the City's Official Community Plan, has continued to emphasize that the Southwest Sector will have a significant role in accommodating growth. By 2036, KAMPLAN projects that the Southwest sector will be home to one third of the City's overall population.

KAMPLAN Projections

Population in Kamloops	2003 (80,000)	2021 (100,000)	2036 (120,000)
Population in the Southwest Sector	20,550	27,700	39,750

The Aberdeen Plan was initiated in 2004 by the City of Kamloops to ensure that the municipality had a comprehensive understanding of the neighbourhood and clear guidance on how the neighbourhood should develop. An outline of the planning process is provided as Figure 1.

Figure 1 – Planning Process





*Aberdeen Hills Golf Links
on the Links subdivision*

The Aberdeen Plan Background Report was completed in April 2005 and the plan was subsequently put on hold pending completion of groundwater research. The City has assembled considerable research and is now working on a groundwater management strategy. The City anticipates that the Aberdeen Plan and a recommended groundwater strategy can be advanced concurrently in 2008.

1.3 PLAN OBJECTIVES

A core objective of the Aberdeen Plan is to ensure consistency with KAMPLAN while building upon the unique characteristics and opportunities of the Aberdeen neighbourhood. The broad growth management policies laid out in the Official Community Plan state that neighbourhoods are:

"to develop in a manner which will lead to a more compact, sustainable and efficient land use form while maintaining and enhancing the community's liveability."

Specific KAMPLAN goal statements that relate to the Aberdeen Plan are:

Special Development Areas (SDA's)

- Aberdeen has several SDA's that include lands anticipated to be developed within the 25 year term of the plan in order to accommodate the future Kamloops population of 120,000.

- SDA's are not zoned and need individual land use and servicing studies prior to any development approvals.
- In Aberdeen, KAMPLAN projects an additional 4000 units and 10,000 persons will be accommodated in the SDA's at build-out.

Commercial Use

- The City Centre is the primary commercial/cultural centre with a strong, diversified commercial base providing employment and high level of service to residents/visitors.
- Neighbourhood commercial services should be available to service smaller local markets with a high standard of development.

Municipal Infrastructure

- Neighbourhoods have a high level of servicing, provided in a cost effective and efficient manner - balancing demands with affordability.

Affordable Housing

- Ensure a broad range and choice of housing types and locations to meet the needs of various age groups, family types, lifestyles and incomes.
- Encourage suitable housing opportunities and convenient community services for residents having special housing requirements.

1.4 PLAN OUTLINE

The Aberdeen Plan presents policy statements on environmental and servicing issues as well as the following land uses:

- residential;
- parks;
- open space public use; and,
- commercial.

Groundwater research has been undertaken as a separate project. The City has not currently concluded a groundwater management strategy; therefore, policy direction was unavailable for inclusion within this report but will be dealt with independently by the Municipality.

2.0 POPULATION & HOUSING

2.1 DEMOGRAPHICS

A detailed review of the demographic conditions and housing trends was prepared as part of the background research conducted for the Aberdeen Plan in 2005. The Aberdeen Plan Background Report was based primarily on data from the 2001 census for Canada. Specific census data for 2006 is now available and included in this Plan.

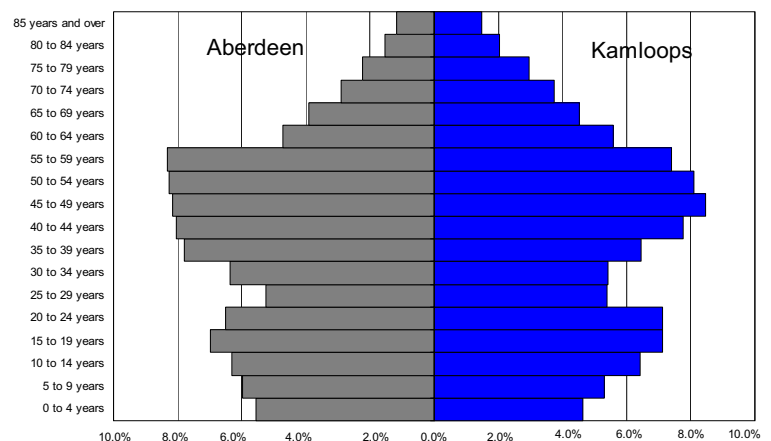
Population

In 2006, 8475 persons or approximately 10% of the City's population lived in Aberdeen.

Age

- Figure 2.1 indicates that the distribution of population by age in Aberdeen is similar to the distribution for Kamloops as a whole except that there is a slightly higher ratio of children (under 10 years) and a lower ratio of persons over 60 years.
- The median age was 39.5 years in 2006, slightly lower than the median age for Kamloops as a whole (41.5 years).

Figure 2.1: Population





Other Population Characteristics (2001 data only)

- Low rate of immigration (88% non-immigrants).
- Higher mobility rates (moved in last 5 years) than in Kamloops as a whole.
- Unemployment rate lower than in Kamloops as a whole.
- Incomes higher than in Kamloops as a whole.
- Education level high (in 2001 35% of residents attended university).
- Low number of tenants in core housing need (i.e. spending more than 30% of their income on rent).

Household Size & Type

- The average household size in 2006 in Aberdeen was 2.6 persons per household while in Kamloops as a whole the average household size was 2.4 persons per household.
- In 2006 thirty-three percent (33%) of the households in Aberdeen contained couples with children, while 36% of the households contained couples with no children. This trend is a reversal of the 2001 statistics when 36% of households had children and 33% did not.

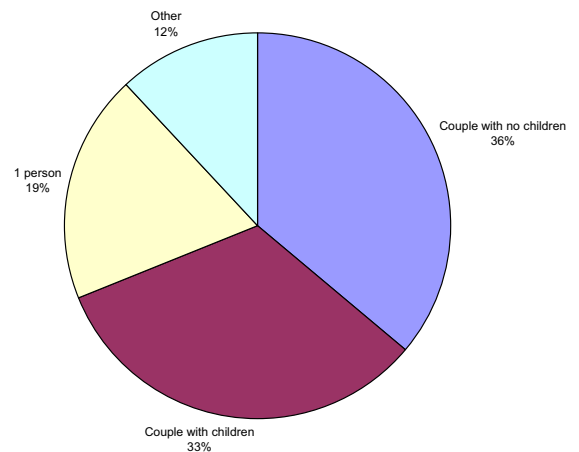


Figure 2.2: Household Composition



Existing Mixture of Housing Types

2.2 HOUSING

Figure 2.3 indicates that in 2006 most Aberdeen residents lived in single family houses and other forms of ground oriented housing.

- KAMPLAN encourages neighbourhoods to have close to a 60/40 split between single family and multi-family residential units.
- In Aberdeen, 70% of the housing is single family detached.
- Aberdeen also contains some small lot developments including a mobile home park and compact duplex lots.

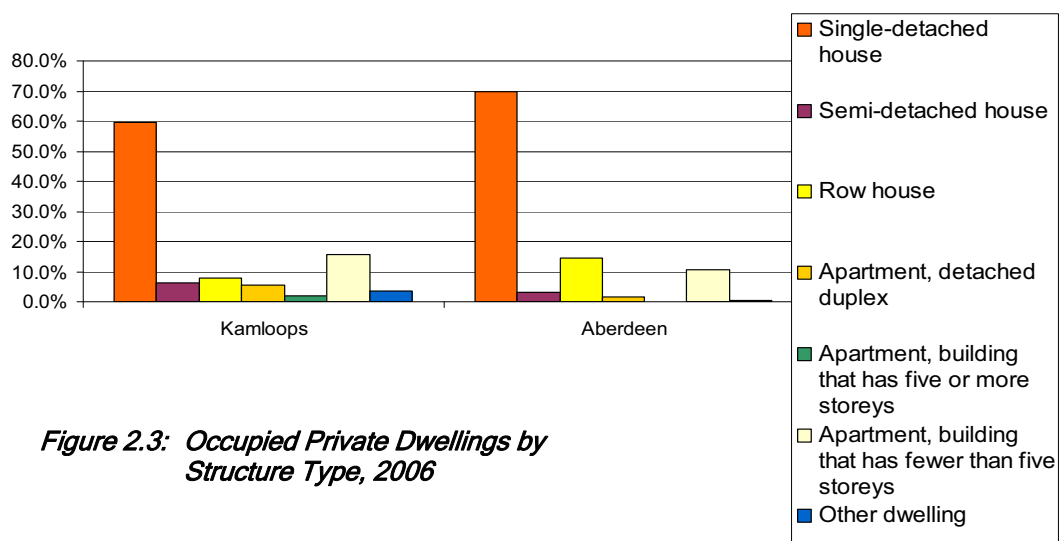


Figure 2.3: Occupied Private Dwellings by Structure Type, 2006

2.3 KAMPLAN PROJECTIONS

KAMPLAN projects that the City of Kamloops will grow at an average rate of 1.25% from a base population of 80,000 in 2001 to 120,000 in 2036. Aberdeen and the Southwest Sector (including Aberdeen) are projected to accommodate 48% of this growth.

Figure 2.4 illustrates that population growth in Aberdeen from 1996 - 2006 has been in the range of 3% to 4% per year, well above the municipal rate of 1.4% per year. KAMPLAN estimates to 2036 are projecting population growth that requires continued growth in Aberdeen in the 3 - 4% range.

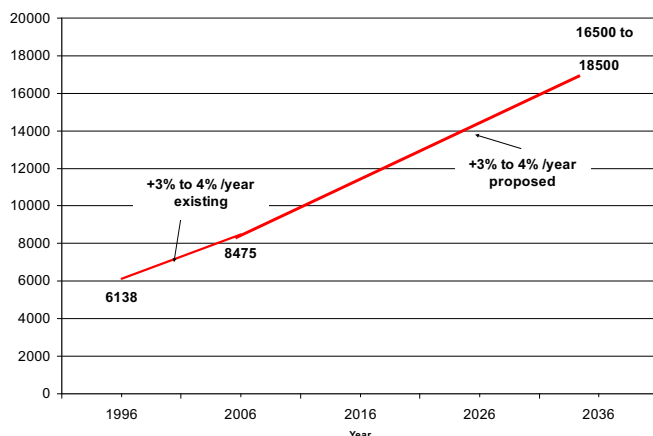


Figure 2.4: Aberdeen Population Growth

Figure 2.5 illustrates that Aberdeen continues to accommodate a high percentage of the City's new home construction. For example, in the 4 year period, from 2000 to 2003 inclusive, Aberdeen and Sahali accounted for 50% of all new residential construction.

Sahali has not sustained this high rate of new construction as most of the vacant land has been developed. Other development areas such as Juniper, Valleyview and Batchelor Hills have accommodated an increasing amount of the new development; however KAMPLAN still projects the largest share of future growth to be in the Southwest Sector over the long term (20-25 years).

Year	New Units			Population
	Aberdeen	Kamloops	% in Aberdeen	
1996	165	567	29%	6138
1997	180	557	32%	
1998	76	351	22%	
1999	71	325	22%	
2000	49	154	32%	7371
2001	66	397	17%	
2002	73	202	36%	
2003	64	285	22%	
2004	91	536	17%	8475
2005	167	855	20%	
2006	221	780	28%	
2007	141	612	23%	2337
Growth	1364	3274		

Figure 2.5: New Residential Dwelling Units by Area (1996 - 2007)

3.0 ENVIRONMENTAL & SUSTAINABILITY MANAGEMENT

3.1 EXISTING LAND USE STRATEGY - KAMPLAN

Map 2 identifies the current KAMPLAN land use designations for Aberdeen and Figure 3.1 summarizes the relative size of the land use areas.

Figure 3.1: Official Community Plan Designations (existing)

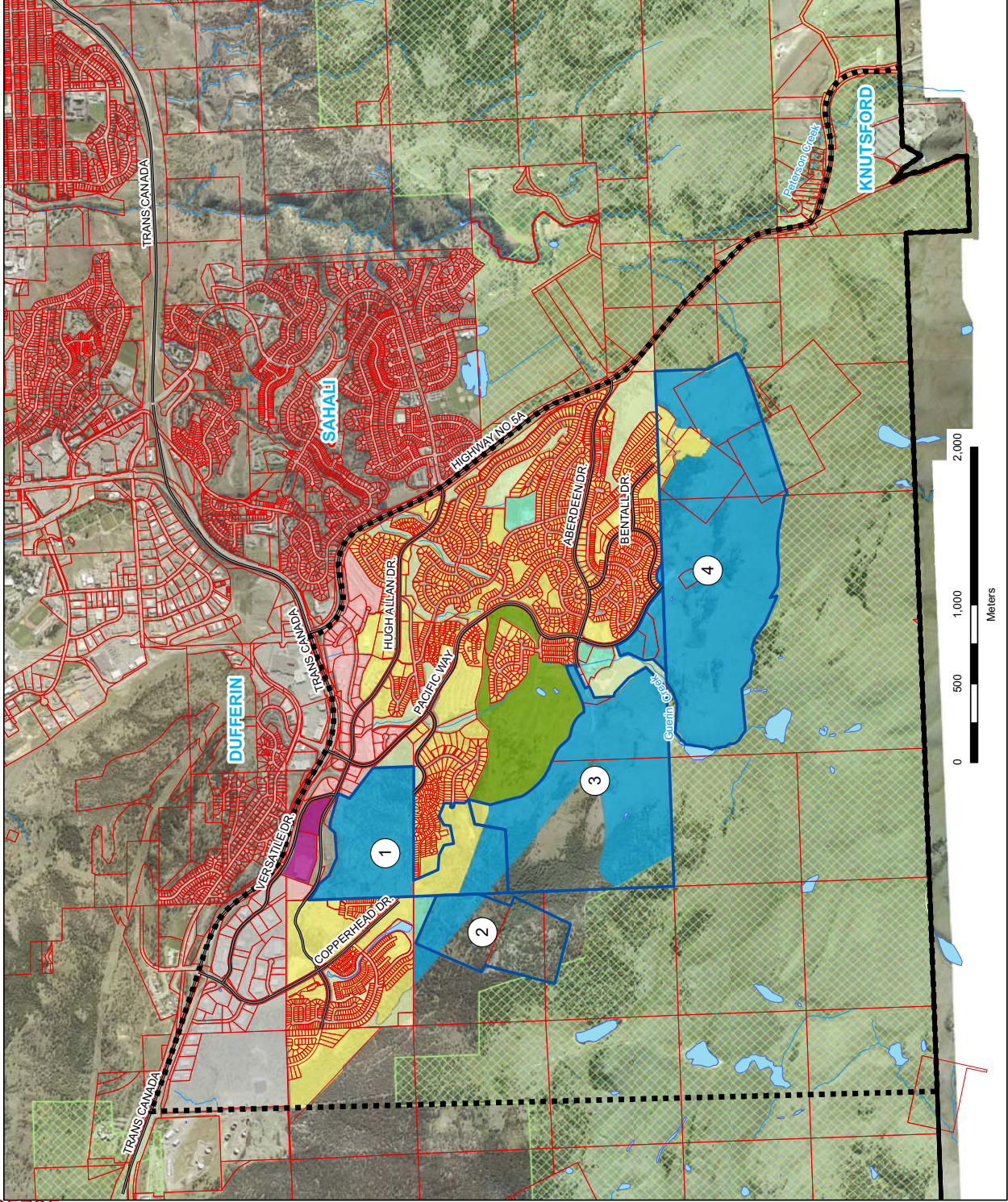
Land Use	Area (ha)	
Undeveloped Area		
Agricultural	926.0	75.3%
Special Development Areas	303.3	24.7%
sub-total	1229.3	100.0%
Developed Areas		
Residential	284.8	56.0%
Shopping Centre	7.4	1.5%
Commercial	30.1	5.9%
Light Industrial	70.9	13.9%
Heavy Industrial	0.4	0.1%
Parkland & Open Space	58.8	11.6%
Golf Course	46.1	9.1%
Community Facility (Schools)	10.3	2.0%
Subtotal	508.8	100.0%
Total Area	1738.1 ha	

The largest portion of the Plan area is designated for agricultural use and is protected within the Agricultural Land Reserve. Most of the agricultural lands support seasonal forage use.

The 1982 Aberdeen Development Plan designated most of the lands south of Aberdeen Drive as part of the future urban area. In 1983 the ALC approved exclusion of approximately 162 ha of this land. KAMPLAN designates the excluded lands as a Special Development Area. Further to the 1983 application, the ALC also indicated preliminary, conditional support for exclusion of a second block of land (approximately 324 ha) located south of the Special Development Area and north of the Plan boundary.

In the developed area of Aberdeen most of the land has an OCP designation for urban use. These areas have complete City services and incorporate a full range of housing types (single, duplex, secondary suites, townhouses, apartments and mobile homes) as well as community care facilities, home-based businesses, parks and open space, commercial, and industrial.

KAMPLAN policies also consider some of the area's important environmental considerations including sensitive grasslands, stream corridors, steep slopes and wildfire interface areas. Map 3 summarizes the current environmental designations in KAMPLAN.



Map 2 - Existing KAMPLAN Land Use Designations

LEGEND

- | | |
|--|---------------------------------------|
| | Plan Boundary |
| | Urban |
| | Shopping Centre |
| | Commercial |
| | Light Industrial |
| | Heavy Industrial |
| | Sand/Gravel Extraction |
| | Parkland and Open Space |
| | Golf Course |
| | Community Facility |
| | Special Development Area |
| | Agricultural Land Reserve |
| | Special Development Parcels |
| | 1 Aberdeen Estates |
| | 2 Kerr Lands |
| | 3 Aberdeen Highlands Development Inc. |
| | 4 Edinburgh Heights |

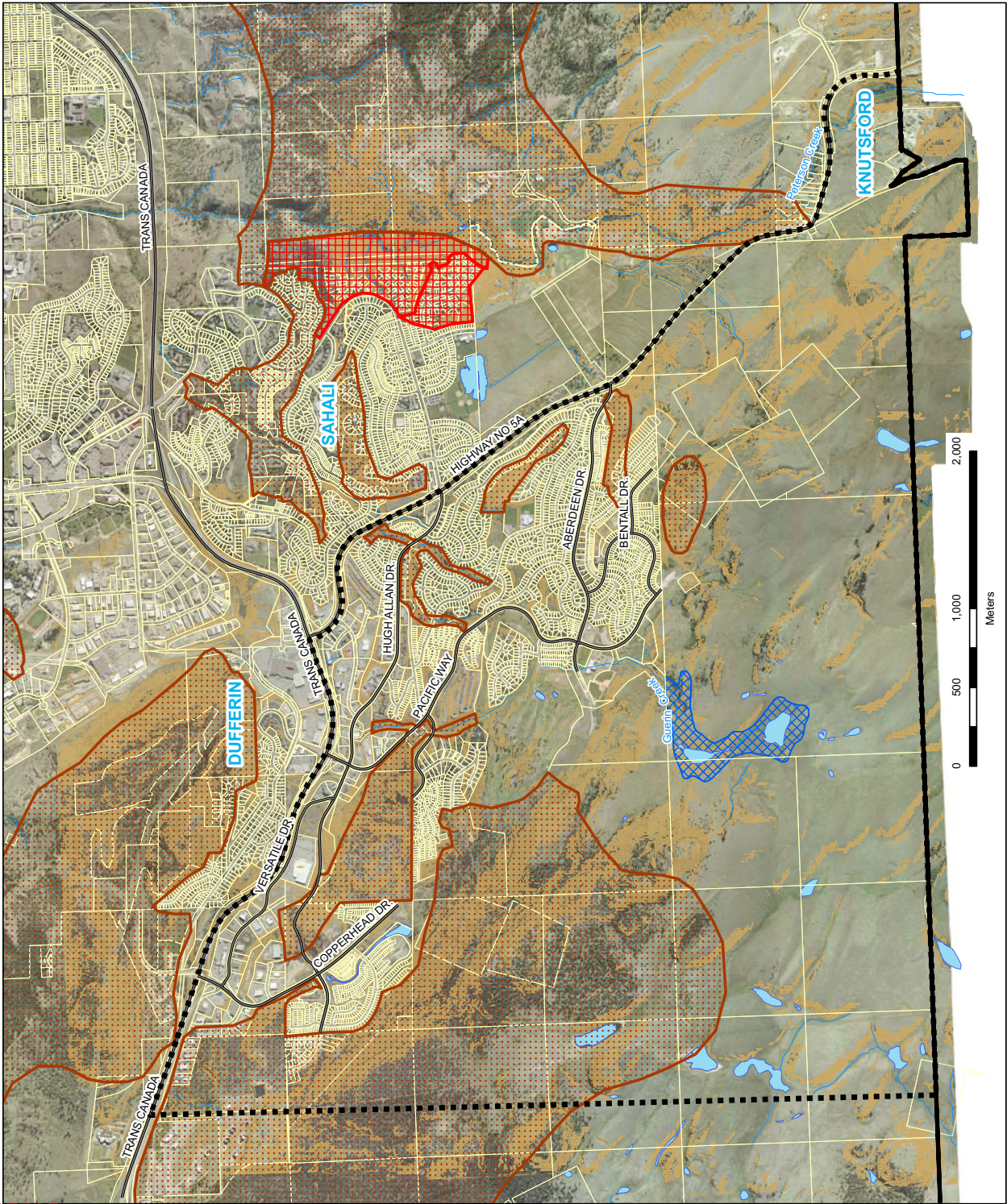


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Map Produced: October 03, 2008



Canada's Tournament Capital



**Map 3 - Existing KAMPLAN
Environmental Considerations**

LEGEND

- Plan Boundary
- Sensitive Ecosystems
- Extreme Fire Risk
- High Fire Risk
- Slopes in excess of 25%



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Map Produced: October 03, 2008

Canada's Tournament Capital





3.2 ENVIRONMENTAL SUSTAINABILITY

KAMPLAN provides context for principles of environmental sustainability that apply to the Aberdeen area. Sustainability strategies applicable to the Aberdeen area are:

- Preserve agricultural lands.
- Protect environmentally sensitive areas.
- Reduce urban sprawl, support compact/higher density development and the integration of mixed uses.
- Support a reduction in the burning of fossil fuels by placing basic services and facilities within a five to ten minute walk from home, and creating a street layout that supports the provision of transit.
- Support the human need for social contact and create opportunities for community interaction and a sense of community using strong design principles that enhance the public realm.

These principles of environmental sustainability are incorporated into the planning for the Aberdeen neighbourhood to complement, rather than transform, the conventional suburban pattern that has developed in Aberdeen.

3.3 SENSITIVE GRASSLANDS

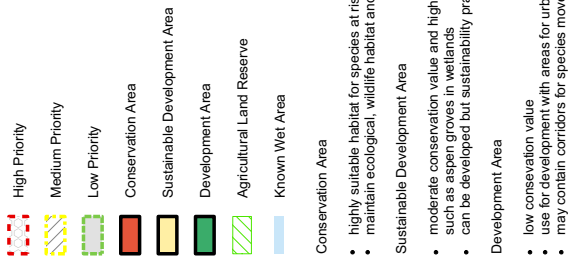
The City of Kamloops partnered with the Grasslands Conservation Council (GCC) to research environmentally sensitive areas within the Aberdeen area.

The GCC completed their research in the fall of 2007 and prepared a summary of the project in the document titled "An Ecological Assessment for the Aberdeen Area Plan". The GCC research included species and habitat inventories and identified:

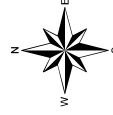
- 10 distinct ecological 'communities'.
- 100 plant species including 3 trees; 9 shrubs; 57 forbs (including wildflowers); 27 grasses; rushes and sedges; 14 mosses and 13 lichens.
- 45 bird species - including the Sandhill crane.
- Five mammals - including coyote, black bear, mule deer, red squirrel and gopher/moles.

The GCC report includes a map that identifies sensitive ecosystems and habitat features that are recommended for protection (Map 4). The GCC organizes the undeveloped areas of Aberdeen into three habitat protection zones as presented in Map 4.

LEGEND

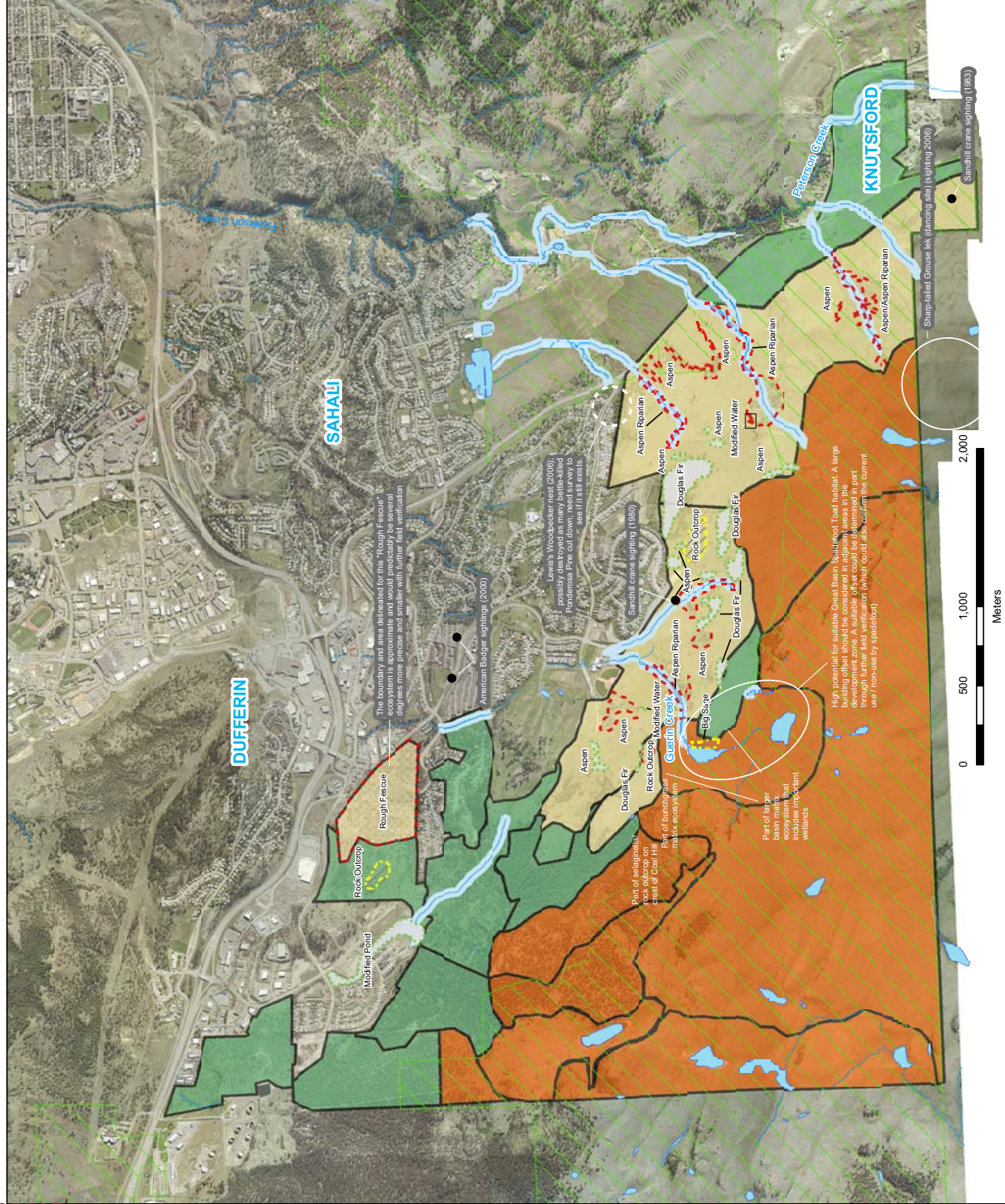


Source: "An Ecological Assessment for the Aberdeen Plan", (2007)
Prepared by the Grasslands Conservation Council of British Columbia



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Map Produced: October 03, 2008



Grassland Conservation Council Recommended Habitat Zones

Conservation Area

- Highly suitable habitat for species at risk and rare ecosystems.
- Maintain ecological, wildlife habitat and agricultural values.

Sustainable Development Area

- Moderate conservation value and high priority sensitive ecosystems such as wetlands.
- Can be developed but sustainability practices will be considered.

Development Area

- Low conservation value.
- Use as development area with spaces for urban green space or park.
- Corridors for species movement may also occur in this zone.

3.4 SENSITIVE WETLANDS AND WATERCOURSES

The Guerin Creek corridor is recognized as an environmentally sensitive area through existing KAMPLAN policies (Map 3). Sections of Guerin Creek adjoining the Special Development Areas have been protected as parkland and the Plan recommends a similar strategy for the protection of the upper sections of the Creek.

The GCC research also identified the upper sections of Guerin Creek as a priority conservation area and recommends further field verification of the presence of the Great Spadefoot Toad. The growth management boundary (Section 4) reinforces protection of the Guerin Creek corridor.

There are also additional watercourses with associated aspen vegetation in the proposed development areas that may be considered as environmentally sensitive areas. These watercourses may not be subject to riparian area regulations as they are unlikely to be “fish bearing” but they do provide significant habitat that may be valued, protected and conserved.

3.5 HAZARDOUS AREAS

Map 3 illustrates the fire risk and slope hazard areas within the plan boundaries. Both of these conditions will continue to be addressed through the planning process.

The wildfire risks in the area are associated with natural mature tree stands, generally in the upper elevations of Coal Hill. As development moves up the hillside the addition of new roads and water services will assist in the management of potential wildfire risks. Setbacks and FireSmart treatment can also be used to provide buffer areas between forests and developed areas.

The Plan area contains areas with steep slopes in excess of 25% where building development is discouraged. Areas of steep slopes can be considered in the density calculations for an overall site but are

generally to be designated as undeveloped open space and integrated into the neighbourhood open space and trail network planning.

3.6 POLICIES

3.6.1 Require development approval information pursuant to Section 920.1 of the *Local Government Act*. Procedures and policies for requiring development approval information will be established by bylaw and would apply to:

- applications for amendments to a Zoning Bylaw,
- applications for a Development Permit, and
- applications for Temporary Use Permits.

The Bylaw will specify the matters for which additional on-site and off-site information may be required, including, but not limited to such issues as:

- the impact and assessment of the natural environment including the sensitive ecosystems shown on Map 3 and Habitat Features shown on Map 4;
- assessment of slope conditions; and
- an assessment of the wildfire urban interface.

The Development Approval Information Bylaw will also set out procedures regarding requests for reconsideration of development approval information requirements.

3.6.2 Where development approval information or environmental assessments have identified special conditions to address the City will endeavour to preserve and protect these areas as recommended through the assessment, using:

- Development Permit Areas;
- Environmental Protection By-laws;
- dedication/acquisition;
- leave strip or buffer areas;
- density bonusing provisions;
- conservation covenants; or,
- cooperation with agencies.

3.6.3 Recognize the watercourses shown on Map 4, including Guerin Creek, as Environmentally Sensitive Areas where habitat and water quality are to be protected. Strategies to address conservation and protection of watercourses include:

- a. a leave strip for the preservation or protection of the watercourse ecosystem is to remain undeveloped;
- b. the width of the leave strip shall be established by a Qualified Environmental Professional. The leave strip is to remain largely in its natural condition;
- c. work with developers to incorporate streams into dedications for open space and/or parks that are linked to develop a continuous network of ecosystems;



- d. encourage and support the research on habitat and species inventories along watercourses;
- e. networks of leave strips and open spaces may provide for public access where such access is designed in a way that is not detrimental to the natural environment;
- f. the location of roads, driveways and utility corridors parallel to, along or across streams should be avoided or minimized to maintain natural connectivity along the corridor. Where crossings are necessary they should be narrow and perpendicular to the stream to minimize impacts; and,
- g. suggested minimum buffers for sensitive watercourse ecosystems are 30 meters and should be based on Best Management Practices (Province of BC), scientific research and professional observation. A leave strip can be included in the buffer.

3.6.4 Recognize that lands within the Sustainable Development Area (Map 4) have forest cover that provides important habitat. Many of these ecosystems are associated with sources of water. Developers are encouraged to leave these areas as areas of natural vegetation and to address long term protection of natural landscapes through the mechanisms listed in 3.6.2. The sites shown on Map 4 (provided by the GCC) as having the highest priority for habitat protection and conservation are the Aspen forests that are generally located along watercourses. Protection of the forest also protects environmentally sensitive watercourses.

Forests providing habitat connectivity for rare or endangered species are considered a higher priority for conservation and protection than forests that are isolated islands.

3.6.5 The susceptibility of an area to mud flows, debris flows, debris torrents, erosion, land slip, rock falls, subsidence, or avalanche shall be assessed at the time of development application:

- a. A rezoning application may require an overall assessment of the site for development suitability (from conditions both on and off the site) prepared by a professional engineer licensed in BC specializing in geotechnical issues. Further detailed information may be required as a result of the assessment.
- b. A subdivision application may require a detailed hazard report (from conditions both on and off the site) specifying ways to reduce that hazard to a safe level and prepared by a professional engineer licensed in BC specializing in geotechnical assessment. The professional engineer will be required to determine an adequate level of safety given the type of hazard and the land use proposed. Completion of works that reduce the hazard may be required prior to subdivision approval depending upon the content of the report.
- c. Responding to the referral of an application for a lease on Crown Land, the City may request a detailed hazard report for the site

itself and the effect upon development in areas neighbouring the site.

3.6.6 The susceptibility of an area to wildfire hazard may be assessed at the time of development application.

- a. A rezoning application may require an overall assessment of the site for susceptibility to wildfire (from conditions both on and off-site) prepared by a professional forester licensed in BC specializing in forest wildfire assessment. Further detailed information may be required as a result of the assessment.
- b. A subdivision application may require a detailed report of the site for susceptibility to wildfire (from conditions both on and off-site) specifying ways to reduce that hazard. The report shall be prepared by a professional forester licensed in BC specializing in forest wildfire assessment and using the methodology supported by the BC Ministry of Forests. Completion of works that reduce the hazard will be required prior to subdivision approval depending upon the content of the report.
- c. Responding to the referral of an application for a lease on Crown Land, the City may require a detailed wildfire hazard report for the site, and areas neighbouring the site, including recommendations that reduce the hazard.
- d. A professional engineer's report may be required to evaluate road access, road loads

in an emergency, water pressures, and other factors pertaining to wildfire response.

- e. Portions of the Plan area are susceptible to wildfire risks (Map 3) and development shall be encouraged to incorporate Provincial Best Practices for addressing wildfire risks. Information and guidelines for addressing wildfire risks are available from FireSmart website www.for.gov.bc.ca/protect.
- f. Utilize a variety of wildfire hazard reduction methods such as education, development evaluation and approvals, development permits, and building permits.
- g. Determine methods that will ensure that wildfire hazard reduction works are maintained in the long term. Investigate methods such as restrictive covenants, zoning bylaws, subdivision and development bylaws, building bylaws, and specified area taxation.

3.6.7 Use the full site area, including environmentally sensitive or hazardous lands, when computing density, floor area ratios and minimum lot areas for subdivision or development purposes. Encourage the concentration of allowable densities into compact urban forms.

3.6.8 Support the designation and retention of the Growth Management Boundary as outlined in Section 4.

3.6.9 Encourage commercial developments that service a local population and reduce the need for travel to other commercial areas.

-
- 3.6.10 Continue to comprehensively plan and develop a road network that gives equal consideration to vehicles, transit, as well as bicycle and pedestrian traffic.
 - 3.6.11 Recognize the ongoing role of farmland in the plan area and continue to support retention of lands in the ALR and on the rural side of the Growth Management Boundary.
 - 3.6.12 Consider options to integrate urban gardening/ agriculture into the urban design fabric (e.g. community gardens, edible landscapes, demonstration gardens).

4.0 GROWTH MANAGEMENT

4.1 GROWTH CONTEXT

The Aberdeen Area Plan land use strategy (Section 5) demonstrates capacity within the existing Special Development Areas to meet the KAMPLAN growth projections for a total population in Aberdeen of between 16,500 and 18,500 persons by 2036. The projected population for Kamloops as a whole by 2036 is 120,000 persons.

The concentration of projected development into the existing Special Development Areas leaves large portions of the plan area that are not required to accommodate growth as anticipated by KAMPLAN. Since most of the lands that are outside of the Special Development Areas are either natural or agricultural areas it is recommended that the municipality establish a Growth Management Boundary (GMB) to:

- re-enforce the commitment to reduce urban sprawl and efficiently and cost effectively concentrate development on the urban side of the GMB;
- delineate between areas where urban services are either existing or proposed and areas where the municipality does not intend to extend services within the KAMPLAN planning horizon;
- recognize areas where there has been preliminary planning consideration and/or support for urban growth; and

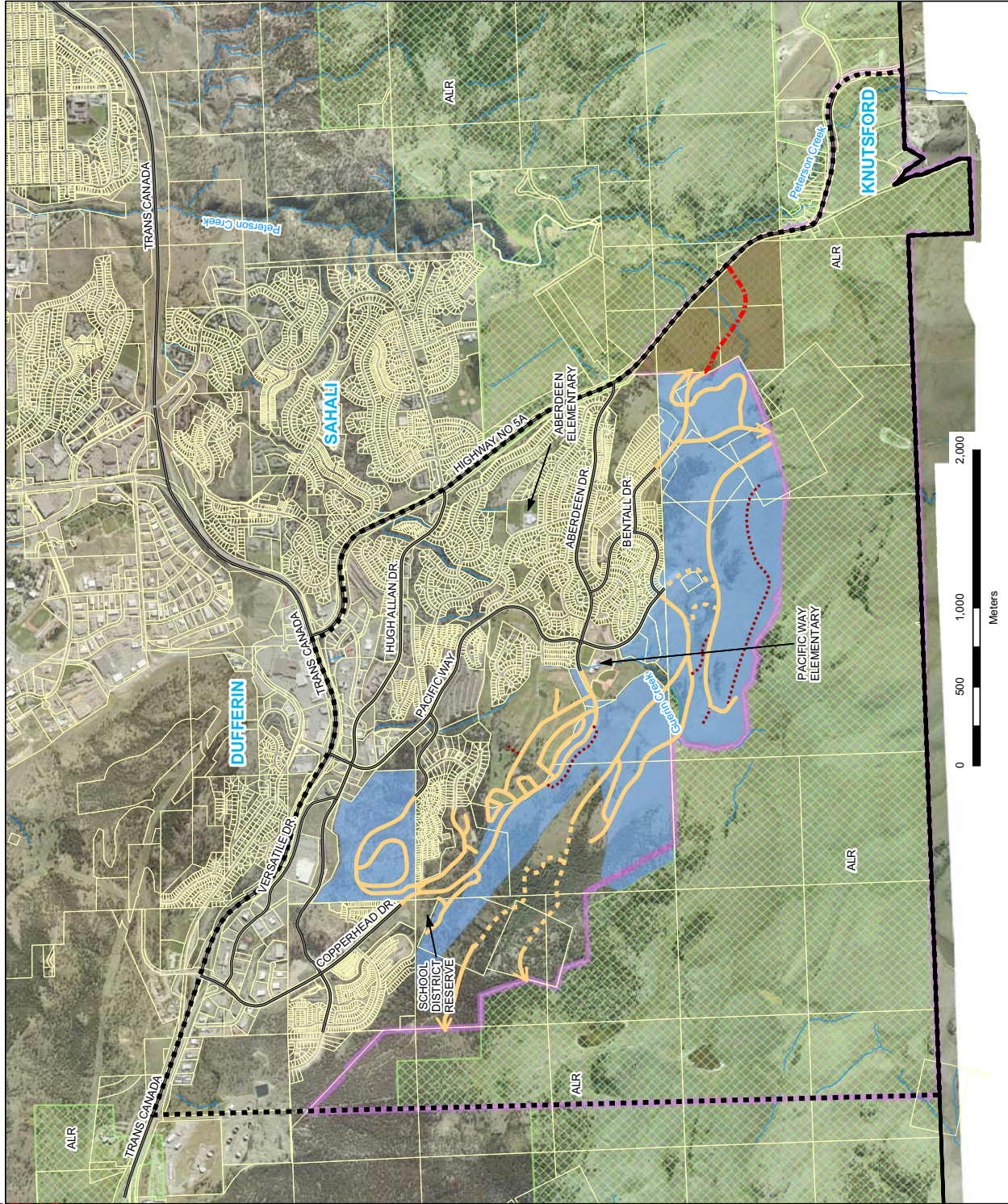
- recognize existing agricultural land uses, and ecological and environmental resources that can be preserved and protected for the KAMPLAN planning horizon.

4.2 POLICIES

Growth Management Boundary

4.2.1 Establishment of a Growth Management Boundary (GMB) is recommended as shown on Map 5. Lands on the rural side of the GMB are consistent with the following criteria.

- Within Agricultural Land Reserve.
- Identified as having high conservation values by the Grasslands Conservation Council (Map 4).
- Have limited history of planning and servicing interest.
- Have challenging terrain conditions (e.g. steeper slopes).
- Are physically separated from existing development.



Map 5 - Growth Management Strategy

LEGEND

- Existing Special Development Areas
- Growth Management Boundary (GMB)
- Future Study Area
- ALR (Ranchland)
- Future Road Network
- Future Road Network (Subject to detailed engineering)
- Future Road Network within the ALR
- Future Private Roads

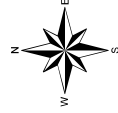
Planning Strategy for Rural Lands (Outside GMB)

- no public funds for extending servicing (e.g. roads, water, sewer)
- applications for ALR exclusion not supported
- lot sizes will remain large
- agriculture supported
- sensitive grasslands recognized on working farmland
- efforts encouraged to raise public awareness of the boundaries of private lands

Planning Strategy for the Future Study Area

- City may consider infrastructure projects to service potential future development (eg. road)
- City supports a detailed review of developmental potential as part of KAMPLAN review

NOTE: This plan contains a general representation of parcels located within the ALR. For exact boundaries consult the certified ALR boundary maps retained by the Agricultural Land Commission



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4.2.2 Municipal strategies for addressing lands on the “rural” side of the GMB include:

- no public funds will be expended for the capital cost of extending services (roads, water, sewer, or stormwater systems), except as required to improve health and safety of existing development;
- applications for the exclusion of lands from the ALR will not be supported;
- the City recognizes that the Agricultural Land Commission (ALC) gave “approval in principle” (e.g. subject to servicing, roads and buffers) in 1983 for approximately 300 ha of land south of Aberdeen Drive. This area is on the rural side of the GMB and these lands are not anticipated to be required for urban growth during the timeline of this plan (i.e. not before 2036 or 120,000 population).
- lot sizes will remain large in recognition of the continuation of existing agricultural operations and land tenure structure;
- the City will encourage strategies to manage the sensitive nature of these environments while recognizing the working nature of agricultural landscapes; and,
- the City will support efforts to raise awareness of the private tenure and agricultural nature of lands on the “rural” side of the GMB. Education will include raising awareness of the right of property owners on the “rural” side of the GMB to restrict public access to their lands.

4.2.3 Municipal strategies for addressing lands on the “urban” side of the GMB include:

- new development on the urban side of the GMB will be required to provide a minimum 10.0m buffer and fencing along the GMB;
- the City will continue to support infill and intensification of development;
- new development will be compact to make efficient use of land resources;
- the City will work with developers to raise awareness of the existence of the GMB and work collaboratively in strengthening the role of the GMB in protecting the “rural” land base, supporting the agricultural economy, and recognizing private land tenures; and,
- the City will not consider adjustments to the GMB, except as part of a larger, long-range community planning exercise (e.g. KAMPLAN update).

Future Study Area:

4.2.4 A Future Study Area (FSA) is established as shown on Map 5. The FSA designation includes areas that are in the ALR and on the rural side of the GMB. These lands warrant further study because they:

- have been identified as being suitable for development or appropriate for sustainable development by the Grasslands Conservation Council.

- have terrain conditions that are suitable for development
- investments in servicing infrastructure are required (e.g. roads) as development advances and the ALC must be consulted.
- the landowners participated in the planning process and indicated some interest in future non-agricultural development.
- additional development is required to help offset costs associated with future development. For example, there are significant costs associated with the extension of Bentall Drive through to Highway 5. This extension is required to alleviate transportation pressures on downstream neighbourhoods (e.g. Pacific Way and Copperhead Drive - Map 11). This project is more likely to advance with development properties that can contribute financially along the road corridor.
- many of the KAMPLAN Special Development Areas are currently being developed and the next update of the City's Community Plan will need to look at new areas.

designation, conservation values, infrastructure expansion) and supports a detailed review of the FSA lands as part of a KAMPLAN review that considers municipal growth options beyond the 120,000 population horizon.

- c) The City recognizes that development and increased densities in the FSA will be dependent on the extension of the Bentall Drive south to Highway 5A through the designated Agriculture Land Reserve. Additional work with the Agriculture Land Commission and private landowners will be required prior to zoning approval. The ALC has provided support for the retention of these lands within the ALR and indicated that any approvals for future roads would need to address grazing access and mitigate impacts on agricultural (e.g. providing infrastructure to allow for movement of cattle across the right-of-way).

4.2.5 Municipal strategies for addressing lands in the Future Study Area (FSA) include:

- a) The City may consider infrastructure projects within the FSA as required to service potential future development or development on the urban side of the GMB.
- b) The City recognizes that there are a number of unresolved issues in the FSA (e.g. ALR

5.0 LAND USE

5.1 EXISTING CONDITIONS

In general, the Aberdeen Plan focuses on planning for future land uses in the Special Development Areas shown on Map 2 and recommends maintaining the status quo in terms of existing land use designations identified in Figure 3.1. An overview of the existing land uses and proposed designations follows.

Residential

Most of the developed area is designated for urban residential use. These areas have complete City services and incorporate a full range of housing types (single, duplex, secondary suites, townhouses, apartments and mobile homes) as well as community care facilities, home-based businesses, parks and open space.

Aberdeen continues to reflect a traditional low density suburban residential land use pattern (approximately 8 - 12 units/ha).

Neighbourhood pockets within the Aberdeen area have developed individual identities (e.g. Pineview Valley, Glenmohr Estates) and they contain distinctive focal points for neighbourhood activity (e.g. Pineview Valley Park and the Pacific Way and Aberdeen Elementary Schools). The plan encourages and supports these land uses.

Shopping Centre

This designation covers the big box commercial area along the Trans-Canada Highway. These lands are ideally situated to serve large regional markets and are fully developed.

Service Commercial

A large highway service commercial area along the Trans-Canada Highway covers approximately 6% of the developed area. This area contains a mix of uses primarily catering to the traveling public (e.g. hotels, restaurants, automobile service stations). This area also provides some neighbourhood services such as a convenience store and pub. There is only limited opportunity for infill development in this area.

Light Industrial

The Versatile Industrial Park contains large format industrial buildings in a developed, serviced area. This area has good highway access and is an attractive location for businesses relying on truck traffic. Municipal policies support the retention of the City's industrial areas.

Parkland and Open Space

Parkland and open space areas are distributed throughout the Plan area. Designations cover gullies, steep slopes and open space buffers located between residential areas. Aberdeen also contains developed parkland, primarily located next to schools (Map 2).

Agriculture

Approximately half of the plan area is protected within the ALR. Most of this area is used for grazing. The two main ranches in this area are the Sugar Loaf Ranches Ltd. and Frolek Cattle Co. Ltd. Both of these operations had representatives in the planning process and they identified issues that are addressed in the plan including the need for more public awareness and respect of private property and farm activities. Buffers and fencing were also raised as issues to be addressed as development in the area proceeds.

Golf Course

The Aberdeen Hills Golf Course covers 9.1% of the developed area. The sale of this land in 2007 to Aberdeen Highlands Development Corporation creates new development opportunities that have been reviewed as part of this plan.

Community Facility

The community facility designation covers Pacific Way Elementary, Aberdeen Elementary and associated playgrounds and parkland.

There were no social housing facilities reported in Aberdeen (Community Plan on Homelessness, 2001). A new market housing project for seniors has recently added diversity to the range of housing choices in Aberdeen.

Sand and Gravel Extraction

There is an existing gravel operation located in Knustford on land that has been designated for this use.

Mineral Resources

Although not specifically recognized in KAMPLAN, the Plan area contains lands subject to crown granted mineral claims.

Special Development Areas

KAMPLAN growth projections currently target approximately 10,000 more persons in Aberdeen by 2036. Growth is to be accommodated on the lands designated as Special Development Areas on Map 2. The Aberdeen Plan focuses on planning for the Special Development Areas.

5.2 NEW RESIDENTIAL DEVELOPMENT

Consistent with the broad land use policies of KAMPLAN, new residential development is to provide:

- housing for various age groups, family types, lifestyles and incomes;
- compact, cost effective, development; and

- a choice of housing types (apartments, houses, townhouses).

The residential land use designations presented on Map 6 provide for a broad mix of residential uses and densities. This approach is supported by KAMPLAN and recognizes the need to shift towards more compact, sustainable development to effectively use the City's limited land base on the urban side of the Growth Management Boundary. The four residential designations recommended for Aberdeen are:

- Cluster residential;
- Urban single family;
- Low density multi-family; and
- Medium density multi-family.

Policies for each of the four residential land use designations are presented in the subsequent sections and illustrative examples are provided in Figure 5.1. Figure 5.2 summarizes the relative breakdown of land designated for each of the four residential land uses.

In general, higher densities are supported near schools and other services, on major streets, on bus routes and where there is generally a higher level of activity (e.g. near the Trans-Canada Highway).

General Residential Policies

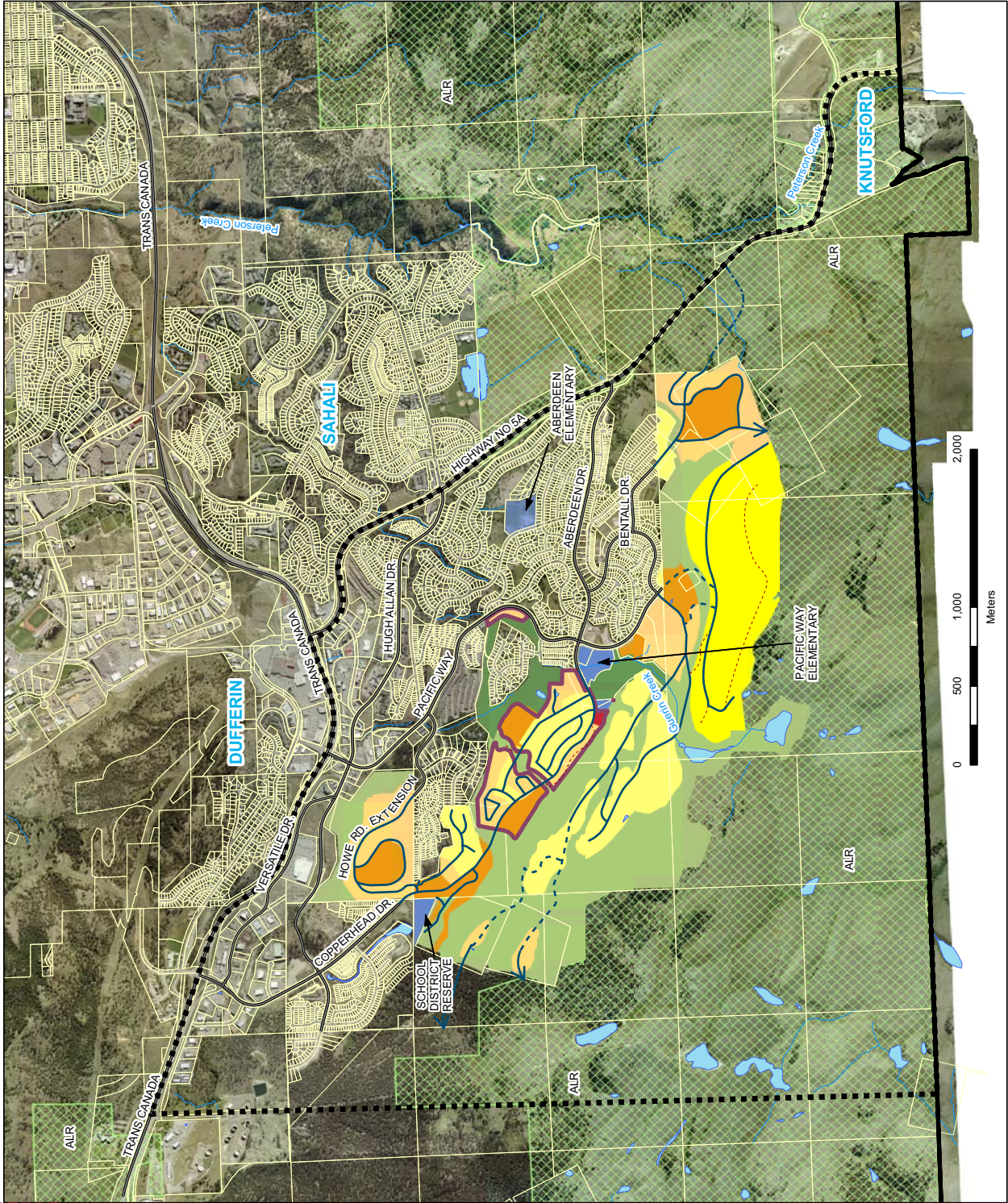
5.2.1 Future residential development shall attempt to achieve a minimum of 60% of the residential units as multi-family units at build-out of the Special Development Areas.

5.2.2 Residential development projections are based on the following development densities for lands in the existing Special Development Areas (refer to Map 2).

Special Development Area (Map 2)	Developer	Estimated Residential Unit Yield
1	Aberdeen Estates	500
2	Kerr	200
3	Aberdeen Highlands Development Inc.	1,700
4	Edinburgh Heights	<u>1,600</u>
		4,000

The City recognizes that development planning must achieve these targets to meet sustainability objectives and the City will work with the developers to ensure these targets are met.

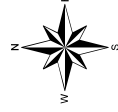
5.2.3 Map 6 presents the land use pattern used to project population densities for the plan area as summarized in Table 5.2. Map 6 also designates the lands owned by Aberdeen Highlands Development Corporation (AHDC) as a Comprehensive Development (CD) area. Within this area Aberdeen Highlands may adjust boundaries and locations of land use cells while maintaining consistency with plan policies. Particularly, in reviewing land uses within a proposed CD zone the City will consider the following:



Map 6 - Land Use

LEGEND

Land Use	Density
	Cluster Residential
	Urban Single Family Residential
	Low Density, Multi-Family
	Medium Density, Multi-Family
	Commercial/Residential
	Proposed Open Space
	Parks and Recreation
	Public Use and Schools
	Comprehensive Development Area (Refer to Section 5.)
	ALR (Ranchland)
	Future Road Network
	Future Road Network (Subject to detailed engineering)
	Future Road Network within the ALR
	Future Private Roads



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- a development density of between 900 and 1100 units will be achieved at build-out.
- neighbourhood commercial development will be included at Site 1 (north of Copperhead Drive) with a minimum commercial floor area of 450m².
- commercial land uses may be constructed as a mixed use development.
- commercial land use also may be located at Site 2 (former Golf Course Club House) or as a mixed use development at Site 3 (Pacific Way).
- 60% of the residential units at build-out will be multifamily.
- higher density residential land uses may be dispersed throughout the CD area. Preferred locations are near schools and other services, on major streets and on bus routes.

5.3 CLUSTER RESIDENTIAL

A cluster residential designation is supported to achieve the following:

- to protect and preserve portions of the grasslands as undeveloped, natural open space through conservation covenants and/or strata by-law conditions on the common property that is created through clustering;

- to encourage open spaces that can be used as natural buffers along the Growth Management Boundary;
- to create linkages between natural spaces on either side of the Growth Management Boundary;
- to minimize the number of neighbours along the Growth Management Boundary, thereby reducing opportunities for rural/urban conflicts; and,
- to build an awareness of the role of the Growth Management Boundary into the cluster development land tenure structure (e.g. as part of the strata by-laws).

Cluster Residential Policies

- 5.3.1 Cluster residential parcels should be recognized as Comprehensive Development Zones.
- 5.3.2 Development densities should be calculated using the density of the overall parcel.
- 5.3.3 Units should be located close together to create a compact development surrounded by undeveloped open space.
- 5.3.4 Residential buildings may contain single or two family units.

Figure 5.1 Residential Land Use

Cluster Residential in Rural/ Natural Setting

- 2 to 8 units per ha
- 7% of the housing (or 280 new units) will be added as clustered single family housing in strata developments.
- Housing will be interspersed with undeveloped open space. The open space will be protected as either common area within the strata or designated for public open space.



Urban Single Family Residential

- 12 to 15 units per ha
- 22% of the housing or 880 new single family units will be added to the Aberdeen neighbourhood.



Low Density Multi-Family

- 20 to 25 units per ha
- 37% of the housing (or 1460 new units) will be added as low density stratas, row houses or townhouses



Medium Density Multi-Family

- 25% of the housing (or 1290 new units) will be added as clustered townhouses (33 units per ha), small apartment style housing (65 units per ha), or mixed use residential/ commercial.



Figure 5.2 Residential Development Projections

Land Use	Area (ha)	Developable Area (95%)	Density (ha)	Units	%	Persons /Unit	Population
New Residential Development							
Cluster Residential	77	73	4	290	7%	2.6	750
Urban Single Family Residential	78	74	12	880	22%	2.6	2,290
Low Density, Multi-Family	77	73	20	1460	37%	2.4	3,500
Medium Density, Multi-Family	46	37 (80%)	35	1290	33%	2.0	2,580
Commercial/Residential	1	1	35	30	1%	2.0	60
Subtotal	278	220		3950	100%		9,190
Existing Residential Development	285	285	12	3280		2.6	8,480
Total Aberdeen				7230			17,660

- 5.3.5 The minimum development density shall be 4 dwelling units per hectare.
- 5.3.6 A minimum of 40% of the site shall be retained and protected as natural open space. These spaces shall not contain buildings, roads or utilities. The city encourages these areas to be designated as Public Open Space.
- 5.3.7 Natural open spaces shall be large contiguous areas that connect and relate to other protected natural open space areas or parks and are public rather than private (spaces) for collective benefits.
- 5.3.8 The priority habitat areas (Map 4) and the Skyline Trail (Map 9) corridor shall receive priority consideration when designating and protecting natural open space areas in cluster developments.
- 5.3.9 Fencing and buffering is required where lands adjoin agricultural areas, consistent with the recommendations of the ALC.
- 5.3.10 Fencing and accessory buildings associated with individual residential units shall be minimized.

5.4 URBAN SINGLE FAMILY

The Aberdeen area will continue to provide some opportunities for the traditional low density single family development that has been the dominant land use pattern, while encouraging more sustainable land use

formats. As part of this shift, single family areas shall encourage suites and smaller lot configurations.

Single Family Residential Policies

- 5.4.1 A maximum of 40% of the new units in the Special Development Areas shall be single family units.
- 5.4.2 Single family residential areas shall be encouraged to develop at a density of 12 - 15 units per ha.
- 5.4.3 Single family residential designations shall permit suites in all areas except in cul-de-sacs.

5.5 LOW DENSITY MULTI-FAMILY

Low density multi-family developments are supported in Aberdeen to create compact developments that will efficiently use land and resources. A variety of designs shall be encouraged, including row housing, compact strata developments and townhouses. The City's existing Multi-family Development Permit Guidelines provides an existing mechanism to direct appropriate design considerations in Aberdeen.

Low Density Multi-family Policies

- 5.5.1 Approximately 35% - 40% of the new housing in Aberdeen will be added as low density multi-family developments.

5.5.2 Low density multi-family developments will be encouraged to develop at a density of approximately 20 - 25 units per ha.

5.5.3 The City's Multi-family Development Permit guidelines will be applied to all new multi-family projects with specific attention to design considerations outlined in Section 5.7.

opportunities for recreation, social interaction or local agricultural/gardening.

5.6.3 Approximately 20%-25% of the new housing in Aberdeen will comprise medium density multi-family developments.

5.6 MEDIUM DENSITY MULTI-FAMILY

Medium density multi-family residential development is supported in new residential areas to ensure that a variety of housing options are available to future residents. The sites that have been designated for multi-family development share the following characteristics:

- good access to major transportation corridors and public transit;
- buffering from neighbouring low density uses;
- convenient access to public uses (e.g. schools, parks); and,
- provision of attractive amenities (e.g. views, adjacent open space).

Medium Density Multi-family Policies

5.6.1 Developments are to provide housing units for residents from various age groups, family types, lifestyles and incomes.

5.6.2 Projects shall include amenity spaces that are adaptable to residents' needs, including

5.7 RESIDENTIAL DESIGN CONSIDERATIONS

Typically municipalities do not have the tools to address neighbourhood residential design considerations, however, given the large number of multi-family units proposed for the next phases of development in Aberdeen, it is possible that some significant neighbourhood design considerations can be addressed through the Multi-family Development Permit Area guidelines. The planning process identified a number of design considerations that, if collectively addressed, could contribute positively to the future of the Aberdeen neighbourhood. The following items are criteria from the existing Multi-family Development Permit Area guidelines that are recommended as a specific focus for Aberdeen.

- **Sensitive integration of a variety of housing designs.** The land use plan (Map 6) supports a variety of densities. Neighbourhood design will need to consider the impacts of different development densities on neighbouring properties. The review process should include consideration of setbacks and building articulation to reduce the impacts of building massing on neighbouring properties.



European Village Centre examples



Neighbourhood amenity spaces

- **Connections between development enclaves.** The Aberdeen neighbourhood will continue to have undeveloped open spaces as well as a planned road network to provide pedestrian linkages between development cells. The Aberdeen Plan recommends continued attention to these linkages as part of individual site designs. Paths or walkways should be part of a larger neighbourhood trail network (e.g. Skyline, golf course or Coal Hill trails) that weaves through the neighbourhood. Opportunities to connect areas like the Pacific Way Elementary School to the Pineview Valley neighbourhood should be encouraged.
- **Development of the public realm.** The Aberdeen neighbourhood has been developed with a primary focus on private spaces (e.g. homes and yards) rather than public spaces (e.g. pedestrian linkages, streetscapes, community centres, or public squares). Improvements to the public realm are encouraged along the major corridors that connect neighbourhood enclaves. Attention to the public realm is particularly important where development is associated with neighbourhood assets (e.g. parks, community centres). Improvements can be simple (e.g. seating along walkways to the park) or complex (e.g. landscape and design planning associated with a new district park).
- **Protection and enhancement of view corridors.** The hillside topography of the Aberdeen neighbourhood provides opportunities for spectacular views of the Thompson River Valleys. Generally, views have occurred spontaneously with the gradual elevation gains in the road network. Future residents will

continue to value views, and on and off-site view corridors should be considered in the development review process, particularly where higher densities and building massing are contemplated. View impact assessments may be required through the rezoning process.

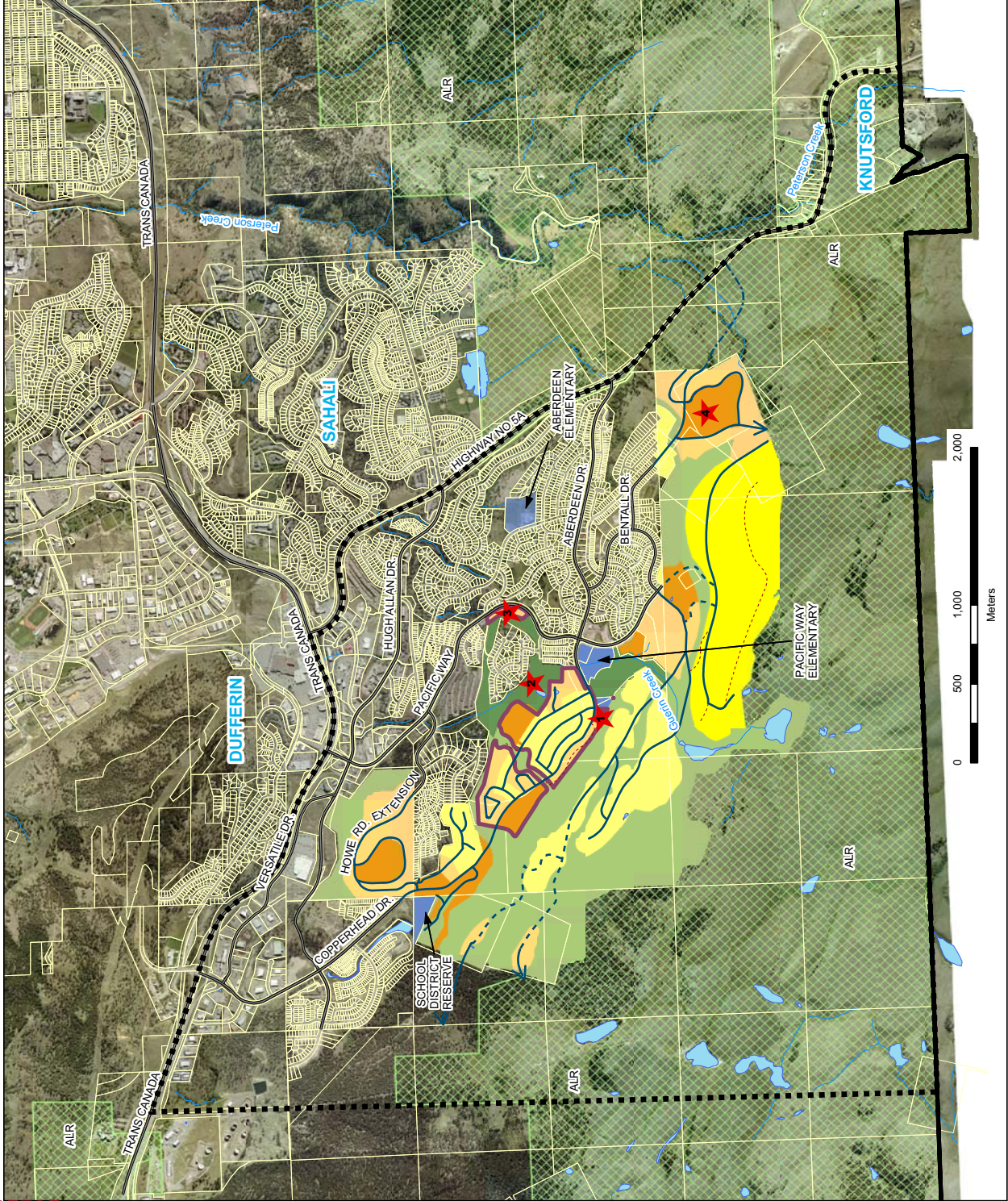
5.8 COMMERCIAL USE

The land use plan for Aberdeen continues to support a commercial focus along the Trans-Canada Highway. Small scale, neighbourhood commercial uses are also encouraged in new development areas to service the local population. Map 7 identifies locations considered appropriate for new neighbourhood commercial development in Aberdeen.

Future Commercial Locations (Map 7)












Site 1 is a 1 ha site on Copperhead Drive. This site is proposed to accommodate a range of neighbourhood commercial activities to service the local population. This site is considered appropriate for commercial use owing to its highly accessible location and relationship to surrounding uses. Future site planning will address the following to ensure that this use is sensitively integrated with neighbouring land uses.

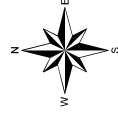
- Buildings shall accommodate small scale commercial uses with a maximum floor area of 900 m² permitted as part of an overall development.
- The minimum floor area for small scale commercial shall be 450m².



Map 7 - Commercial & Other Community Uses

LEGEND

Land Use	
	Cluster Residential
	Urban Single Family Residential
	Low Density, Multi-Family
	Medium Density, Multi-Family
	Commercial/Residential
	Proposed Open Space
	Parks and Recreation
	Public Use and Schools
	Comprehensive Development Area (Refer to Section 5.)
	ALR (Ranchland)
	Future Commercial (Refer to Section 5.)



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Small scale neighbourhood development

- Traffic impacts shall be considered as part of the rezoning process. If traffic calming is required on Copperhead Drive, a traffic circle near the commercial site should be considered.
- Commercial uses should enhance their relationship to the public realm through the use of public amenities, attractive landscaping and building design.
- Development shall include a residential component.
- Commercial uses shall include activities that are appropriate to the local neighbourhood scale, such as:
 - neighbourhood offices
 - medical/dental clinic
 - video outlet
 - small scale convenience retail
 - personal services
 -
- Commercial sites should incorporate spaces for outdoor activity (e.g. patio, courtyards) to increase opportunities for social engagement in the neighbourhood.
- Commercial uses will contribute to the building of a community focal point or centre and thereby enhance the sense of community.

Site 2 identifies the existing clubhouse at the current Aberdeen Golf Course. In the future, when this site is no longer a golf course clubhouse, the site could accommodate a range of neighbourhood commercial uses. Future uses must be compatible with the recreation context of the surrounding land use (District Park) and could include a day care, restaurant,

commercial recreation or community neighbourhood centre.

Site 3 has been identified as a future multi-family residential area where there also may be opportunity for complementary commercial activity.

Site 4 identifies a location in the proposed Edinburgh Heights project where the developer envisions that there will be a need for local commercial and small scale business uses because of the proposed character and density of residential development. The vision is for a traditional European village core that supports a mix of commercial, business and residential land uses in a compact, pedestrian-friendly development pattern. While the commercial/village centre land use concept is generally supported in this plan, the design and land use details for this site will need to be fine-tuned in a comprehensive zone for the village centre as the details for the overall development are finalized.

The City may consider additional small scale commercial uses in other sectors of the plan area, subject to:

- a high degree of accessibility;
- compatibility of adjacent uses; and
- registration of a Development Permit to address form and character.

5.9 COMMUNITY USE

Schools

Existing school sites are expected to accommodate future populations in the Aberdeen neighbourhood. The School District is aware of a potential future demand for more high school spaces in the southwest sector but the Aberdeen neighbourhood has not been identified for this use. Pineview Valley contains a vacant school site that will continue to be reserved for future school use but is not expected to be required for the term of this Plan.

Churches

The land use plan supports church use on the sites designated for medium density multi-family south of Aberdeen Drive.

Public Uses

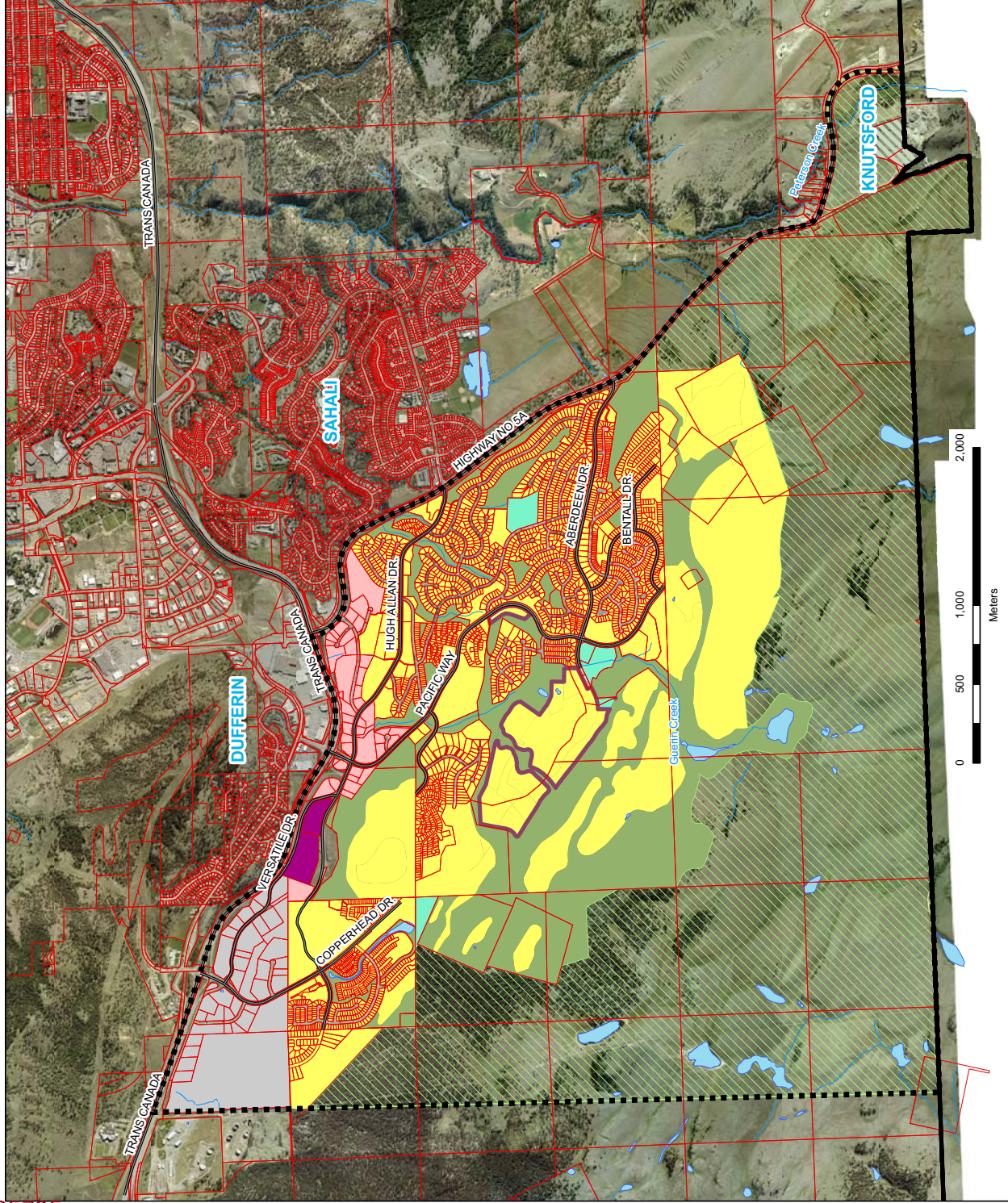
The land use plan identifies a site proposed to accommodate a future fire hall in Aberdeen. Additional public use sites also will be required to accommodate expansion of the servicing infrastructure in Aberdeen. In particular, it will be necessary to identify additional reservoir sites to support new pressure zones to service development at higher elevations.

A community room may evolve in conjunction with the new District Park at the old golf course clubhouse site.

5.10 KAMPLAN DESIGNATIONS

The Aberdeen Plan is recommended for adoption as an amendment to KAMPLAN (Section 9.2). As part of this process, the KAMPLAN Land Use Plan will be amended to reflect the land use designations shown on Map 8 as follows:

- Comprehensive Development Area
- Agricultural
- Community Facility
- Parkland and Open Space
- Sand/Gravel Extraction
- Light Industrial
- Commercial
- Shopping Centre
- Urban



Map 8 - Proposed KAMPLAN Land Use Designations

LEGEND

	Plan Boundary
	Urban
	Shopping Centre
	Commercial
	Light Industrial
	Sand/Gravel Extraction
	Parkland and Open Space
	Community Facility
	Agricultural
	Comprehensive Development Area (Refer to Section 5.)



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Aberdeen Hills park on Hugh Allan Drive

6.0 PARKS, RECREATION & OPEN SPACE

6.1 OVERVIEW

The Aberdeen neighbourhood contains a variety of existing parks, open spaces and recreation opportunities as shown in the following inventory and presented on Map 9. Aberdeen also provides opportunities for new and unique recreation facilities such as winter recreation on Coal Hill or mountain bike trails. Additions to the park and open space inventory will be added as individual developments proceed but the biggest addition to the inventory will result with the transitioning of a portion of the golf course use into the development of an Aberdeen District Park.

Planning for Aberdeen in the 1980's recommended two District parks: one at Pacific Way and the second in the vicinity of Loch Aberdeen. The growth projections for lands on the urban side of the Growth Management Boundary indicate a need for a District Park to service the existing and planned development. The projected growth for the Aberdeen neighbourhood (16,500 to 18,500 persons) is within the range considered appropriate for a District Park (15,000 to 25,000 persons) by the City of Kamloops.

The need for a District Park in Aberdeen was reinforced through the consultation process. The plan designates a portion of the existing golf course for the District Park. The remainder of the golf course will transition to residential development.

Aberdeen Area Park Inventory

Neighbourhood & School Parks

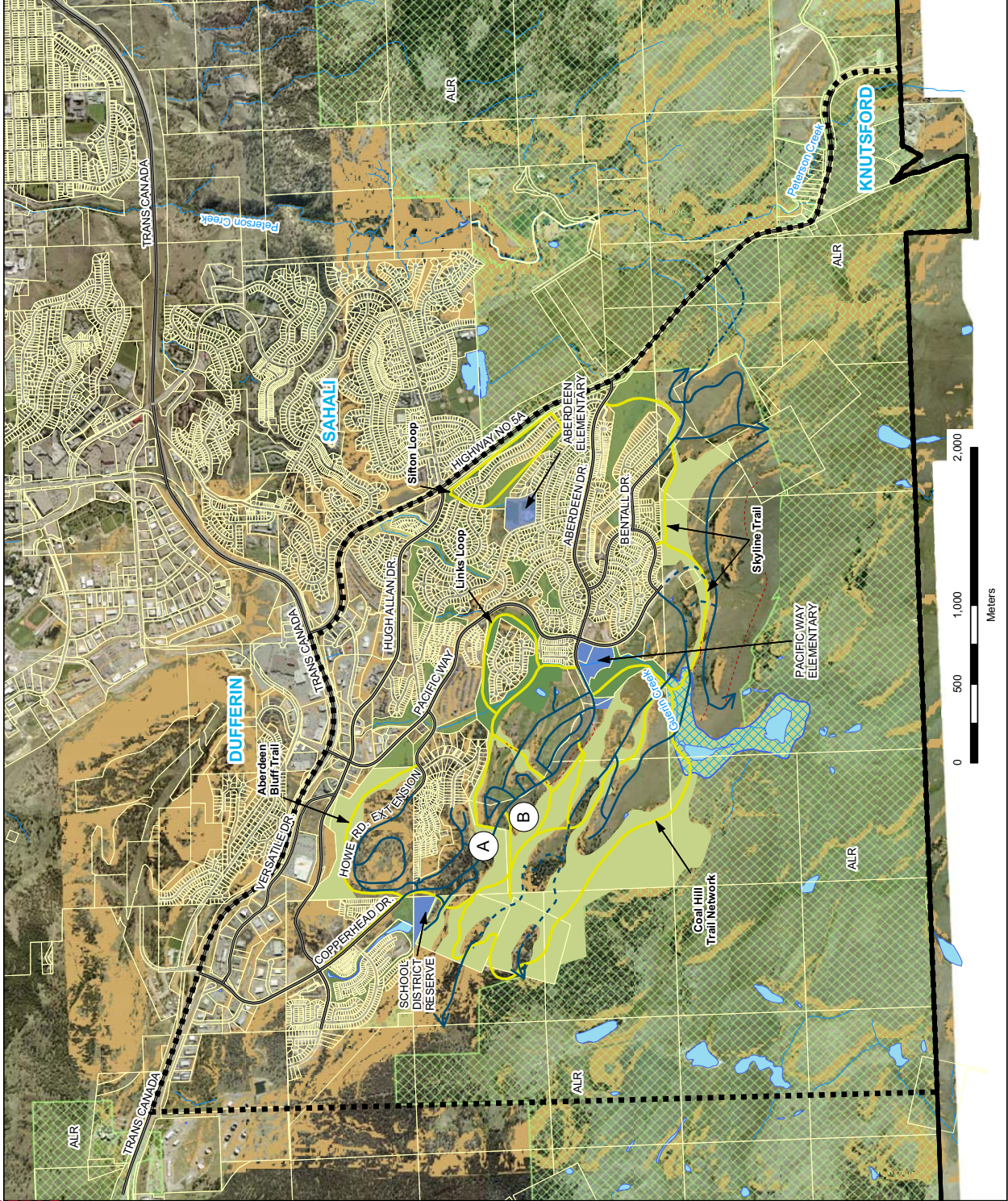
Hugh Allan Park	- playground
Aberdeen Hills Park	- passive landscaped park
Aberdeen Elementary	- fields and playground
Pacific Way Elementary	- fields and playground
Pacific Way	- competitive athletic and playing fields

Natural Areas

Open space areas	- trails, drainage courses, natural buffer between neighbourhoods
	- Sifton Loop Trail
	- Skyline Trail

Future District Park Pacific Way and former Golf Course lands

- Passive and active recreation including competitive athletic and playing fields

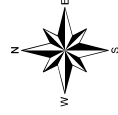


Map 9 - Parks, Recreation & Open Space

LEGEND

	Plan Boundary
	Proposed Open Space
	Parks and Recreation
	Public Use and Schools
	Protected Area
	Proposed Trails
	Slopes greater than 25%
	Agricultural Land Reserve (Ranchland)

- A. Trail to connect to Copperhead Drive, preferably through green space
- B. Trail to connect from Copperhead Drive to Coal Hill trail. Exact location to be reviewed with development approvals.



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The future Aberdeen District Park will contain areas for field sports.

The residents of Aberdeen also value access to trails and open spaces in their neighbourhood. The current trail system contains formal and informal trails on public and private lands. As development proceeds the City will endeavour to incorporate more public lands into the trail network system and to educate the public on the location of private lands where access may be prohibited or restricted. Through the planning process the owners of large tracts of land in the ALR indicated that there was an ongoing need to raise public awareness of the location of private lands and the rights of land owners to restrict or prohibit access to these lands

6.2 POLICIES

6.2.1 The area designated for park use on a portion of the former golf course lands shall be developed to accommodate facilities for an Aberdeen District Park. The Aberdeen District Park will include spaces for active recreation (field sports) as well as spaces for passive recreation. District park facilities will be linked to the neighbourhood and the existing Pacific Way recreation facilities via a network of trails and pedestrian corridors. The golf course will continue to be a permitted use.

6.2.2 The City will include the Aberdeen Neighbourhood Association as part of the consultation process for the new Aberdeen District Park.

6.2.3 As development proceeds, steep slopes (>25%) will be designated as open space.

6.2.4 Open space, in addition to steep slopes, may be required to complete the neighbourhood trail corridors. Individual assessment in conjunction with new development may be required and may create additional open space corridors to accommodate vegetative cover, topography, and wildlife corridors.

6.2.5 The following potential trail and open space areas, as shown on Map 9, will be a priority for expansion:

- Skyline Trail
- Coal Hill Trail Network
- Aberdeen Bluff
- Aberdeen Bluff Trail
- Links Loop

6.2.6 The City will support the development of trails in areas where public open space is designated.

6.2.7 Trail and open space designations will not occur until development proceeds. While these areas are undeveloped they will likely remain private property. Land owners have the right to manage (including prohibiting) access to their land.

6.2.8 Trails will not be extended onto adjoining ALR land as these areas will continue to be operated as active farmland, at least for the term of this plan.

6.2.9 The City will work with local groups, (e.g. Aberdeen Neighbourhood Association) to raise awareness of the location of private property and the access restrictions on private lands.

sensitivity of this area may result in access limitations (e.g. fencing or raised walkways).

6.2.10 As new development proceeds on Coal Hill, the City will continue to pursue strategies to extend the trail and open space network with the intent of linking trails and open space on Coal Hill to trails and open space in Pineview Valley and Dufferin.

6.2.11 The existing natural forests are recognized as important habitat areas (Map 4) and the City will support efforts to retain and protect these forests. Often the forest habitat is found on slopes or in gullies that will be designated as open space.

6.2.12 The lower sections of Guerin Creek near Pacific Way have been designated as parkland. The upper sections of Guerin Creek are located on the rural side of the Growth Management Boundary and development of this area is not anticipated for the term of the plan. The City does support research on the environmental sensitivity of this area. Research considerations may include:

- inventories of endangered/at risk species;
- strategies for habitat protection, or
- management of public access.

Although this is an attractive area for passive recreation (e.g. walking), the environmental

7.0 TRANSPORTATION

7.1 NETWORK STRATEGIES

Road Network

Since most of the Aberdeen area has been developed in the last 20 years, the road network has been developed based on a standard hierarchy of arterial, collector and local roads. Most of the roads have been constructed to current municipal standards. Standardized road grades, widths, turning radii, and profiles are all evident in the existing road network. Some arterial roads, however, were built to interim standards that are more appropriate for the initial and current traffic volumes. It has been anticipated that these roads will require widening in the future to accommodate increased traffic volumes.

Issues relating to the road network that have been addressed as part of this planning process include:

- Necessary upgrading of existing network to accommodate future traffic growth;
- Additional north/south options to supplement Pacific Way;
- Future alignment of Aberdeen Drive west of Pacific Way (currently shown on the OCP Road Network Plan as proceeding westward through Coal Hill).

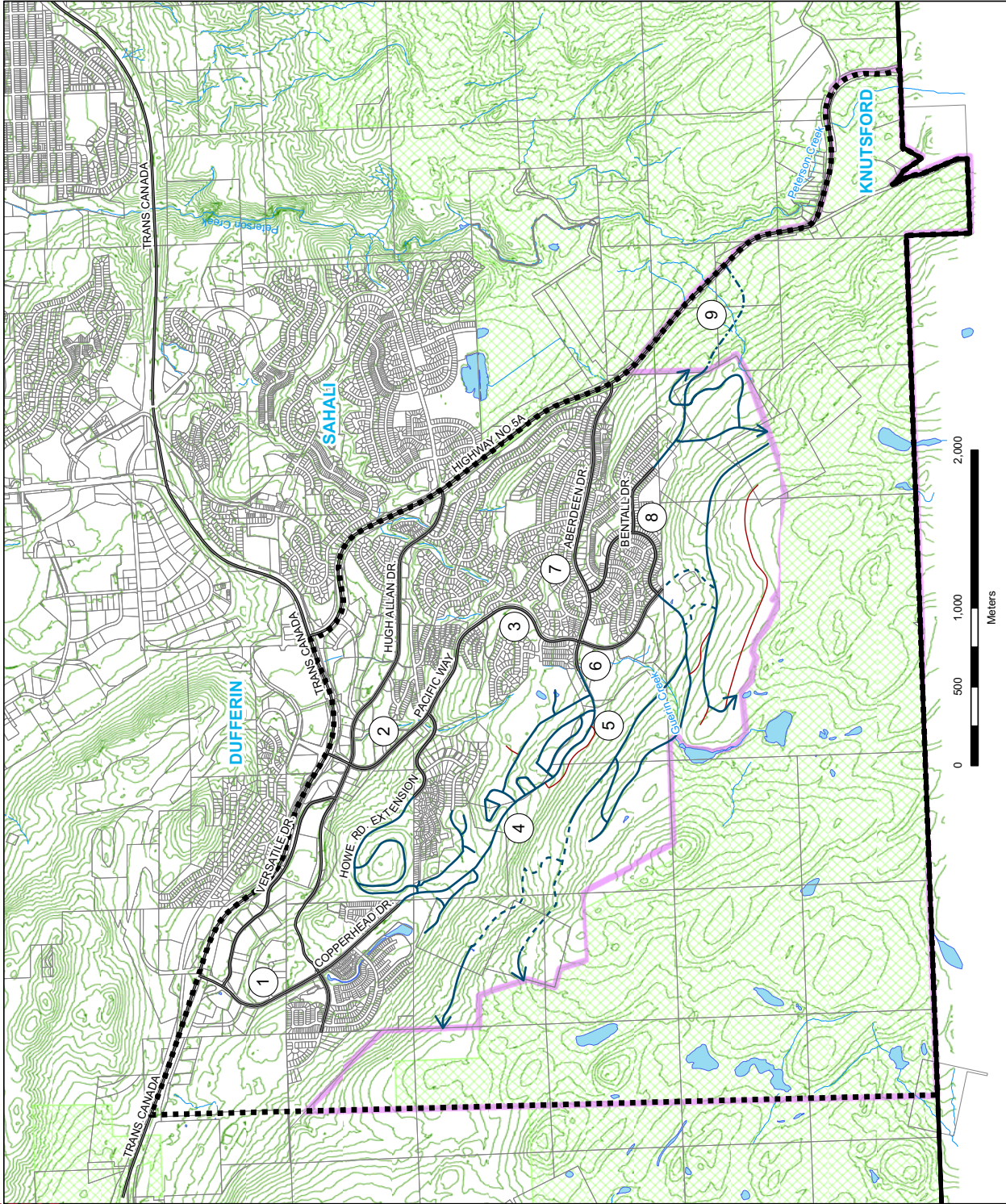
Proposed roads serving future development are shown in Map 10 while the required upgrades of the existing network are identified in Section 7.2.

This plan also addresses the need for new roads to serve future development areas. Key connector roads include the extensions of Howe Road, Pacific Way, Copperhead Drive, Bentall Road and Abbeyglen Way. The expanded road network shall tie into the existing network as much as physical constraints will allow and shall be classified by the City's network classification strategy.

Pedestrian Network

Relative to other areas of the City, Aberdeen is well served with pedestrian facilities, particularly along arterials (e.g. Pacific Way and Aberdeen Drive - sidewalks on both sides) and collectors (e.g. Rogers Way, Howe Road and Van Horne Drive - sidewalks on one side). There has also been local area planning of pedestrian safety and service levels at Aberdeen Elementary School through an ICBC sponsored Safer City project.

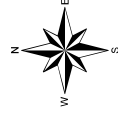
Pedestrians also rely on a series of trails through the open space corridors that link different development enclaves of the Aberdeen neighbourhood. These paths are often located in steep gullies that are part of the storm drainage network. The Aberdeen Area will also see development of additional pedestrian corridors along future extensions of the road network.



Map 10 - Key Road Needs

LEGEND

- Plan Boundary
 - Growth Management Boundary (GMB)
 - Agricultural Land Reserve
 - Existing Major Road Network
 - Future Road Network
 - Future Road Network (Subject to detailed engineering)
 - Future Road Network within the ALR
 - Future Private Roads
 - 10 meter Contours
- Key Road Needs**
1. Copperhead Drive - Versatile Drive to Howe Road Extension
 2. Pacific Way - Hugh Allan Drive to Howe Road
 3. Pacific Way - Howe Road to Aberdeen Drive
 4. Upper Copperhead Drive - south of Howe Road Extension
 5. Optional Roundabout on Copperhead Drive
 6. Aberdeen Drive/Pacific Way School Zone Improvement
 7. Aberdeen Drive
 8. Bentall Drive/Abbeyglen Way
 9. Potential Bentall Drive Extension



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Pedestrian facilities in new development should continue to be built according to the requirements identified in the City's Pedestrian Master Plan and Subdivision Control By-law. Pedestrian routing to key pedestrian generators such as parks, trails, commercial lands, and bus stops should be identified and provided. Pedestrian facilities should be provided on both sides of streets having transit service.

Bicycle Network

The current Kamloops Bicycle Plan provides guidance on the incorporation of bike lanes and marked wide curb lanes on the arterial and collector roads, but lacks specifics on routing and priorities for the Aberdeen area. The Bicycle Plan is to be updated, with the Aberdeen area being identified as an area requiring emphasis. The Aberdeen Plan puts forth a strategy to address cycling needs, and it is expected the Bicycle Plan update will fine tune this strategy to ensure consistency with overall bicycle planning.

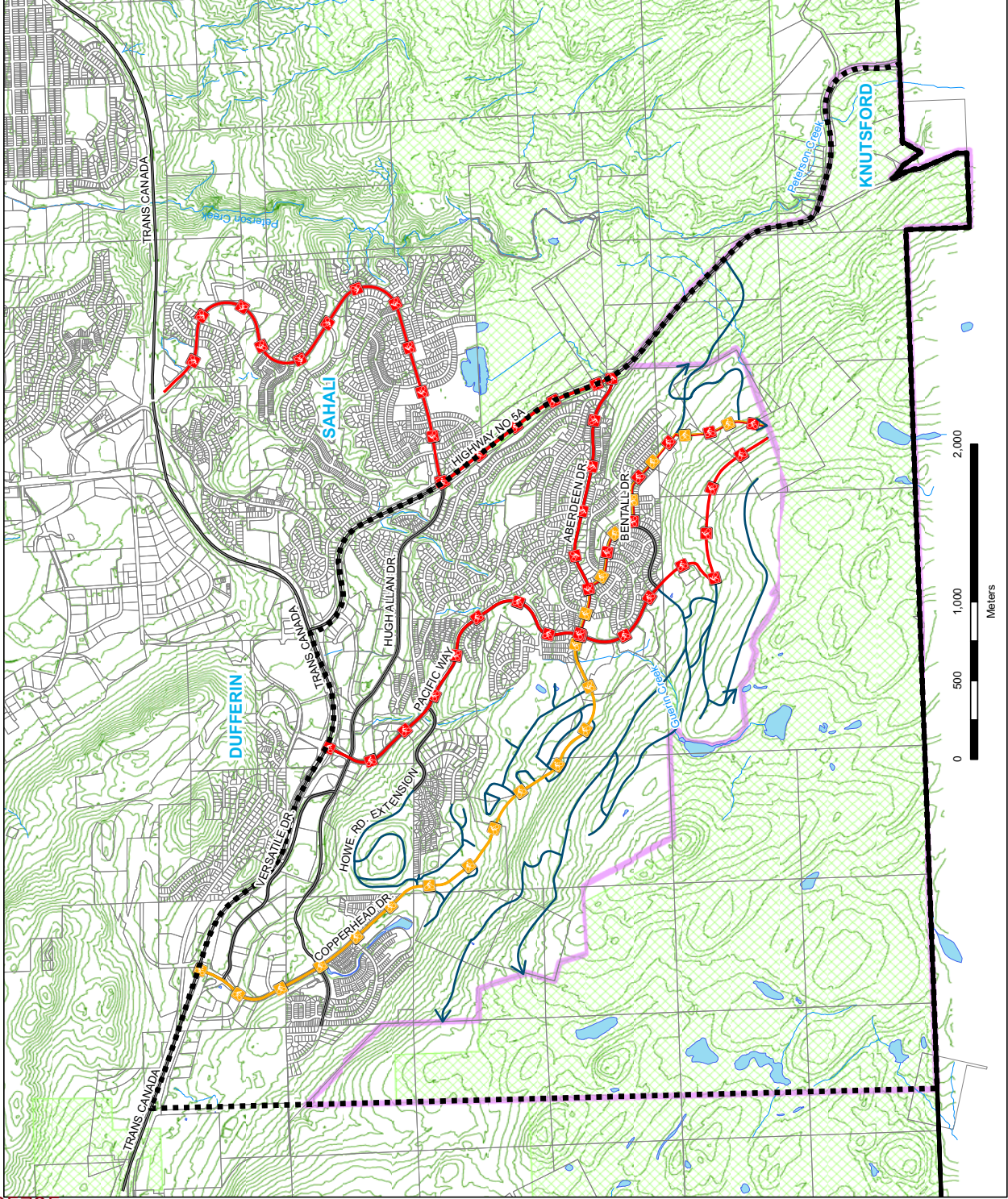
Although the Aberdeen area has significant grades that act as a deterrent to bicycle use, proper provision of cycling facilities can encourage an increase in cycle usage at the same time as increasing safety for existing users. The cycling network should accommodate two types of cyclists - the recreation cyclist and the commuter cyclist. The needs for the two users are different, and the provision of cycling facilities needs to reflect these differences.

To accommodate the recreation cyclist the preferred facility should be an off-road pathway, multi-use if necessary, with a preferred 2-way width of 4 metres (minimum 3m). Street crossing facilities should be provided along the route. The facility for a commuter cyclist, however, should be a direct on-road facility - generally bike lanes except on steeper downhill grades where marked wide curb lanes are preferred so that cyclists can share the road better at higher speeds (facility standard guidance provided by the Kamloops Bicycle Advisory Committee).

The recommended bicycle routes are shown on Map 11. The network strategy is based on providing facilities for both recreation and commuter cyclists, but not necessarily both on the same corridor. Utilization of existing pavement widths and new road development was an objective, in order to minimize the need for total reconstruction and road widenings of existing roads. Key components of the bicycle network include:

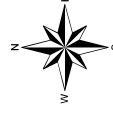
- Pacific Way - commuter route, bike lanes / marked wide curb lane in steep downhill sections;
- Aberdeen Drive - commuter route connection to Hwy 5a / Summit Dr / future Petersen Creek route / bike lanes;
- Copperhead Drive - recreation route / multi-use pathway;
- Aberdeen Drive (Abbeyglen to Pacific) - recreation route to connect to school / multi-use path south side; and

Map 11 - Bicycle Routes



LEGEND

- Plan Boundary
- Growth Management Boundary (GMB)
- Agricultural Land Reserve
- Existing Major Road Network
- Future Road Network
- Commuter Bicycle Route
- Recreation Bicycle Route
- Commuter/Recreation Bicycle Route



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- Bentall Drive (including north section of Abbeyglen Way) - both recreation / commuter route - bike lanes (with one side parking removed).

Public Transit

The bus routes in the Aberdeen area are located on major arterials and collectors to provide highly accessible and relatively direct routes wherever possible. Recent growth in the Aberdeen area has been undertaken with the future provision of transit.

Proposed bus routes for future Aberdeen growth are shown on attached Map 12.

Most residents should be within 400m walking distance of a bus stop. Safe, direct, barrier free walkways should be included in community design to reduce the pedestrian walking distance to transit service. Bus stops will be located approximately 200m apart along the transit route, typically far side of the intersection. Every bus stop should have an appropriate waiting area that includes a 9m concrete apron where the sidewalk is separate from the roadway. A bench and/or a shelter may be placed initially or in the future at any bus stop. Houses situated on a street corner with a bus stop should be oriented to face the street without transit service. In order to achieve these requirements, and with minimal disruption and surprise to future land owners, it is necessary to identify bus stop locations at the subdivision stage.

7.2 REQUIRED ROAD UPGRADES

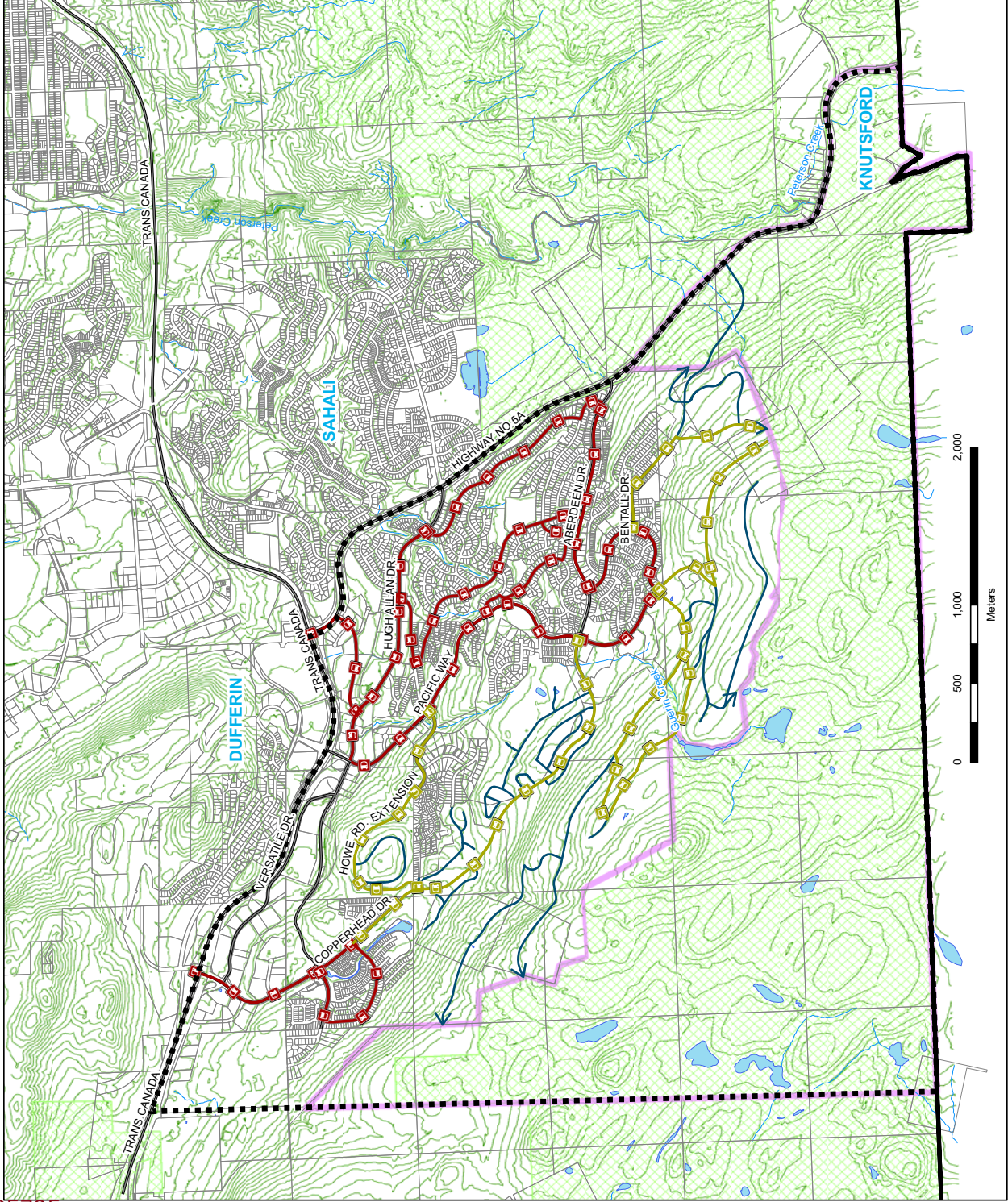
As the Aberdeen neighbourhood grows new roads leading to the development will be required as will upgrading of existing roads. Map 10 illustrates these key road needs for Aberdeen. The more detailed work of this plan has resulted in changes to the previously planned upgrading requirements of some of the arterials as well as the elimination of the westerly extension of Aberdeen Drive. The following points outline the key road needs for the Aberdeen neighbourhood and reference locations identified on Map 10.

Long Term Needs - Beyond 10 Years

1. Copperhead Drive - Versatile Drive to Howe Road Extension

Functional
Requirements:

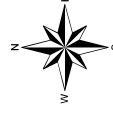
- high traffic volumes
- pedestrian demand
- recreation cyclist demand
- transit route



Map 12 - Transit Routes

LEGEND

- Plan Boundary
- Growth Management Boundary (GMB)
- Agricultural Land Reserve
- Existing Major Road Network
- Future Road Network
- Existing Transit Route
- Future Transit Route



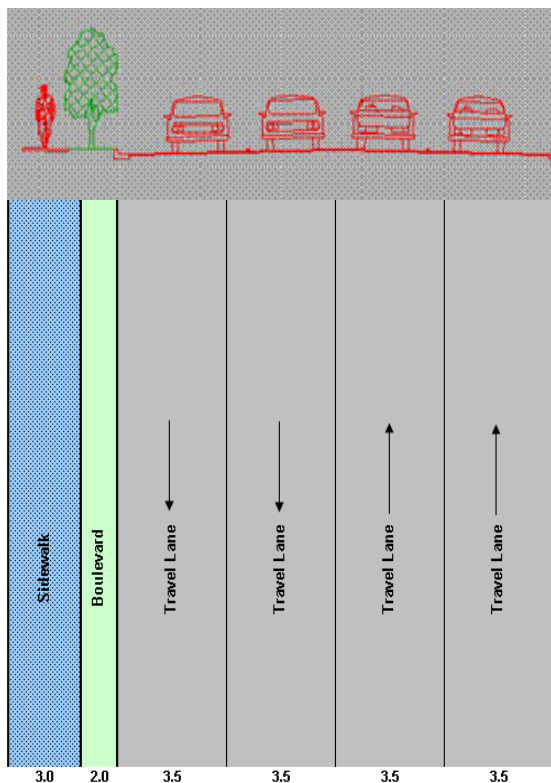
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To meet the functional requirements while maintaining the existing curb to curb road width, the proposed cross-section is as follows:

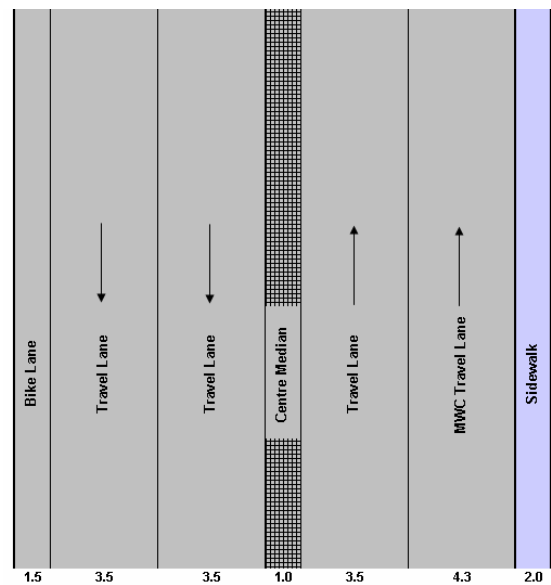


2. Pacific Way - Hugh Allan Drive to Howe Road

Functional Requirements:

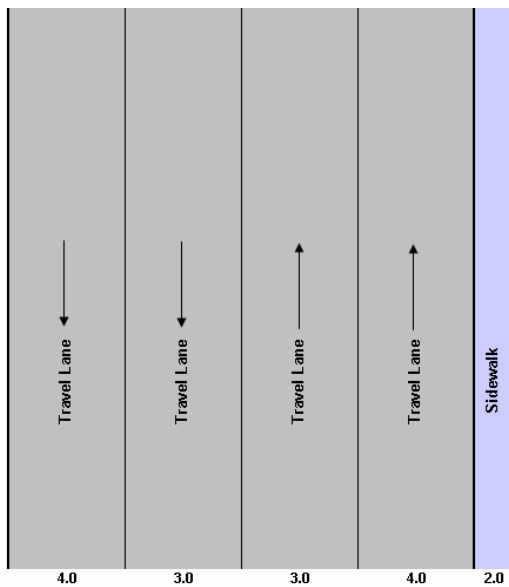
- high traffic volumes
- pedestrian demand
- commuter cyclist demand
- transit route

To meet the functional requirements the proposed cross-section is as follows:



MWC Travel Lane = Marked Wide Curb Travel Lane

Alternatively, if road widening is not an option and the existing pavement width must be utilized, then the bike lanes would need to be eliminated and replaced with minimal marked wide curb lanes as follows:

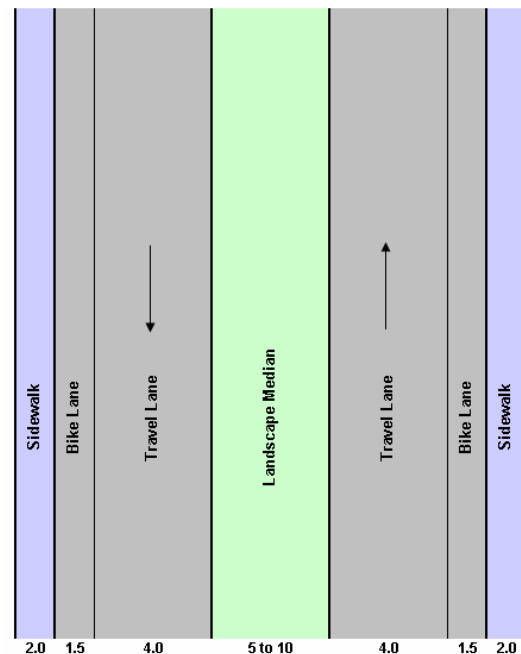


3. Aberdeen Drive - Pacific Way to Highway 5A

Functional Requirements:

- lower traffic volumes
- high pedestrian demand
- commuter cyclist demand
- transit route

To meet the functional requirements the proposed cross-section is as follows:



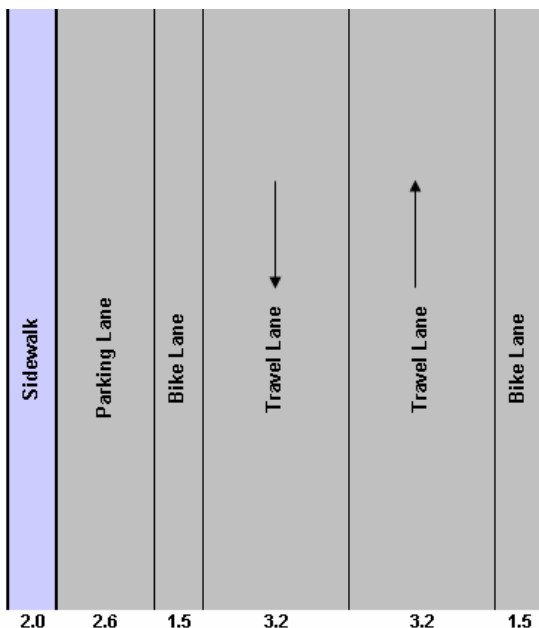
To accommodate the recreation cyclist demand from Abbeyglen Way to the school, the south sidewalk could be replaced with a 2m boulevard and a 3m multi-use path.

4. Bentall Drive and Abbeyglen Way (Bentall Dr to Aberdeen Dr)

Functional Requirements:

- lower traffic volumes
- high pedestrian demand
- commuter and recreation cyclist demand
- transit route

To meet the functional requirements within the existing curb width, the proposed cross-section is as follows:



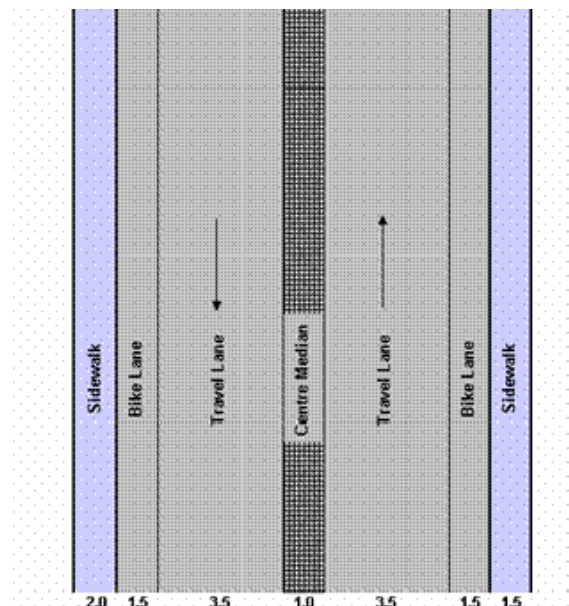
Short Term Needs - As Development Proceeds

5. Pacific Way -Howe Road to Aberdeen Drive

Functional Requirements:

- lower traffic volumes
- pedestrian demand
- commuter cyclist demand
- transit route

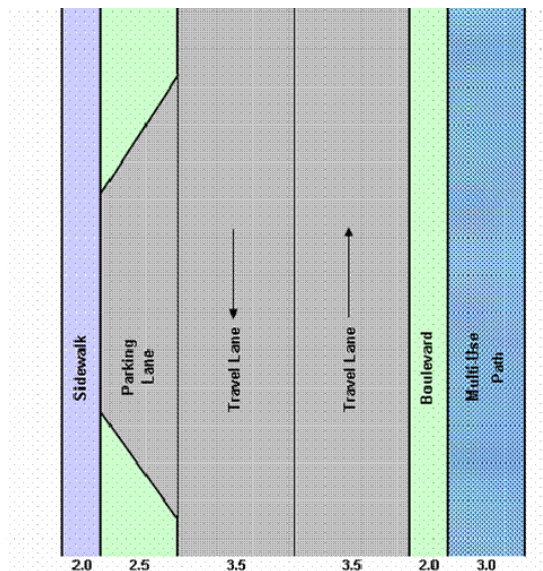
To meet the functional requirements within the existing pavement widths the proposed cross-section is as follows:



6. Upper Copperhead Drive south of Howe Road Extension

- Functional Requirements:
- relatively low traffic volumes
 - higher pedestrian demand
 - encourage cycle route
 - transit route
 - match parking to parking demand

As this will be a new section of roadway it can be constructed to meet the functional requirements. The proposed cross-section is as follows:



7. Optional Roundabout on Copperhead Drive at Commercial Site.

It may be necessary to calm traffic on Copperhead Drive in the vicinity of the commercial site, fire hall and park and school uses. A roundabout on Copperhead Drive near the commercial site is the preferred traffic calming strategy.

8. Aberdeen Drive/Pacific Way School Zone Improvements

School Zone Gateways

- raise awareness of the school zone with a centre median and three school zone signs



Curb Extensions

- reduce speed of travel by narrowing the road
- can also reduce pedestrian crossing distances



Roundabout

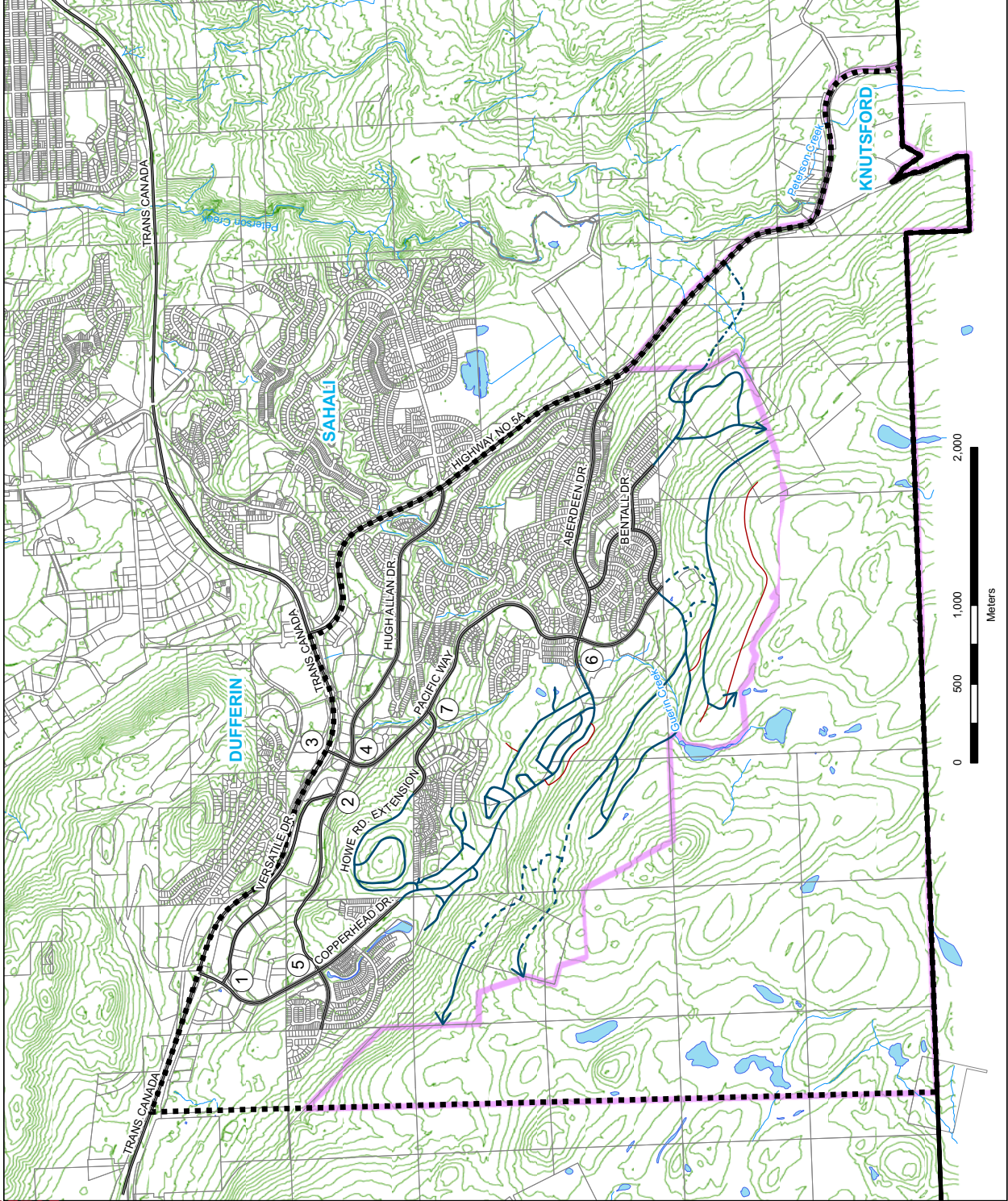
- reduce speed of travel by deflecting travel path
- can also reduce pedestrian crossing distances



7.3 ROAD INTERSECTION IMPROVEMENTS

As development densities increase in Aberdeen, there will be a need to upgrade several of the intersections to ensure that they continue to function at a safe capacity. The locations of required intersection improvements are shown on Map 13 and summarized as follows:

1. Copperhead Drive and Versatile Drive
 - long term - installation of a traffic signal with advanced arrow for southbound left turn
2. Hugh Allan Drive and Versatile Drive
 - long term - installation of a traffic signal



Map 13 - Road Intersection Improvements

LEGEND

- Plan Boundary
- Growth Management Boundary (GMB)
- Existing Major Road Network
- Future Road Network
- Future Road Network (Subject to detailed engineering)
- Future Road Network within the ALR
- Future Private Roads
- 10 meter Contours

Key Improvements:

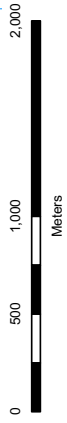
1. Copperhead Drive + Versatile Drive
2. Hugh Allan Drive + Versatile Drive
3. Hugh Allan Drive + Trans-Canada Highway
4. Pacific Way + Hugh Allan Drive
5. Hugh Allan Drive + Copperhead Drive
6. Pacific Way + Aberdeen Drive
7. Pacific Way + Howe Road



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3. Hugh Allan Drive and Trans-Canada Highway (Provincial Jurisdiction)
 - long term - traffic signal to reduce queue on highway
 4. Pacific Way and Hugh Allan Drive (MoT Jurisdiction)
 - protected movements (arrow) for eastbound and northbound left turns
 - long term - Hugh Allan - additional eastbound and westbound lanes
 5. Hugh Allan Drive and Copperhead Drive
 - short term - intersection to include two through lanes and a left turn lane in northbound and southbound directions
 - long term - installation of a traffic signal
 6. Pacific Way and Aberdeen Drive Intersection
 - installation of a roundabout to handle the traffic movements smoother and provide better pedestrian facilities for students
 - the Aberdeen Drive and Pacific Way intersection will be a transit transfer point
 7. Pacific Way and Howe Road
 - long term installation of a traffic signal to address significant eastbound delays
 8. Future Network Expansions
 - future road extensions will need to be comprehensively planned, likely as part of a Growth Management Boundary or OCP review process. The transportation maps (Map 10 to Map 13) do not provide for extension into the rural side of the GMD, however, should lands be excluded, east/west and north/south connections will be required.

8.0 INFRASTRUCTURE

8.1 WATER SUPPLY

Existing Conditions

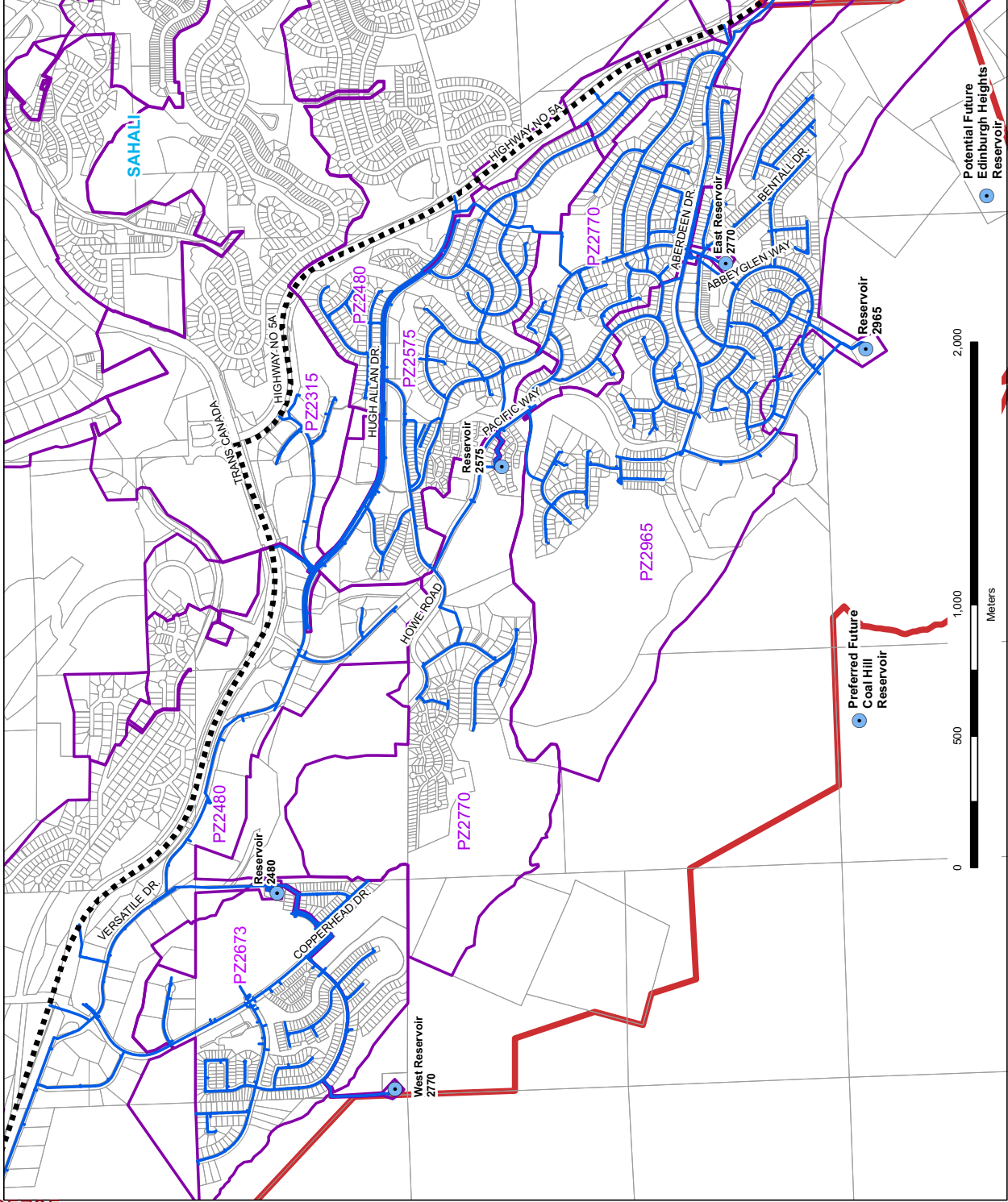
Primary components of the water system servicing the Aberdeen area are illustrated on Map 14. Water is supplied to the plan area by a 750mm supply main to Hugh Allan Drive which feeds water from Pressure Zone 2480 to Pressure Zones 2575, 2770 and 2965. Referring to Map 14, existing water service pressure zones in the Aberdeen area comprise:

- 2575 Zone - supplied by pumps in the Southwest Sector Booster Station (SWS No. 4).
- 2770 Zone - there are two separately supplied 2770 Zone reservoirs in the plan area. The West 2770 Zone reservoir services the Pineview Valley area and is supplied by a booster station from the West 2480 Reservoir. The East 2770 Reservoir is located south of Aberdeen Drive.
- 2965 Zone - currently only exists in the eastern portion of the planning area. Water is supplied to the 2965 Zone from the East 2770 Reservoir.

New development areas in the Aberdeen area to the south and west of existing development comprise higher elevation lands and therefore require additional pressure zones. The next reservoir is anticipated at the 3333' or 1016m elevation. The DCC Bylaw lists one reservoir in this area and the City of Kamloops has been using the Coal Hill site to plan for this future reservoir. Funding for the Coal Hill Reservoir may be available through the DCC Bylaw; however, funding for a second reservoir at this elevation in the Edinburgh Heights development area is unlikely to receive municipal funding.

The southwest sector water supply system up to and including Southwest Sector Booster Station 4 were constructed in the late 1970's. Background reports indicate that the southwest sector supply system was designed for a population of about 43,000 in the sector including Sahali, Dufferin and Aberdeen area. Per capita water demands through water conservation programs by the City decreased from the mid 1980's through to 2000 therefore the stated 43,000 population equivalent design capacity of the southwest sector water system is considered to be conservative.

Water supply is not considered to represent a development constraint from the perspective of available capacity in the Aberdeen Plan area although upgrades will be required to service the projected additional population and further engineering study is required to determine the exact nature and scope of the upgrades.



Map 14 - Water Servicing

LEGEND

- Plan Boundary
- Growth Management Boundary (GMB)
- Approximate Pressure Zone Boundary
- Water Reservoirs
- Watermains



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8.2 SANITARY SEWER SYSTEM

Trunk or principal sanitary sewers servicing the Aberdeen Plan Area are illustrated schematically on Map 15. Wastewater from the Aberdeen area is collected to the intersection of Highway No. 5A and the Trans-Canada Highway from which point there is a 600mm gravity sewer (Aberdeen Trunk) to Mission Flats Road. At the intersection of Highway 5A and the Trans-Canada Highway, the Aberdeen Trunk sewer “splits” into:

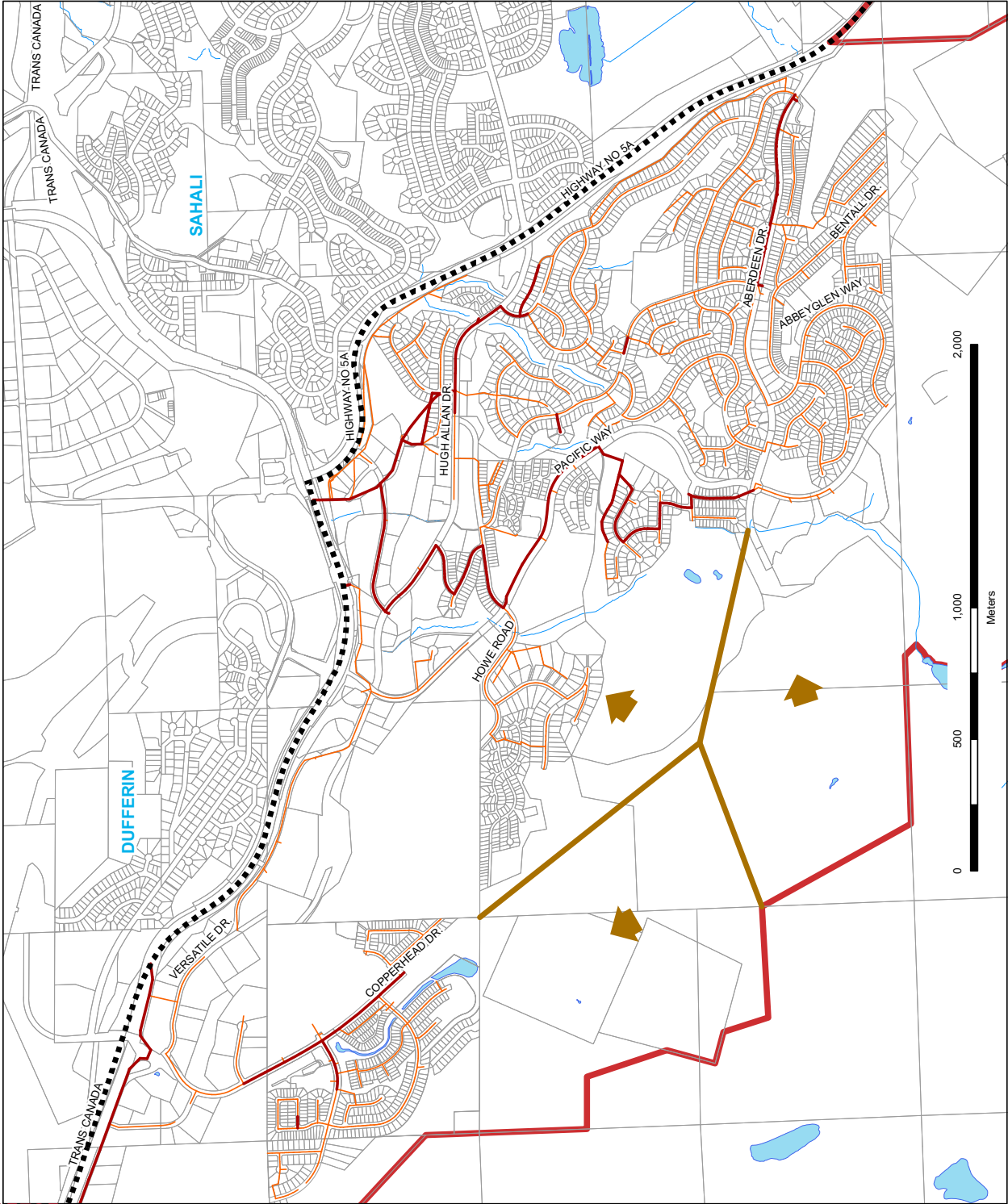
- a 350mm gravity sewer west through Dufferin crossing the Trans-Canada Highway in the Versatile area to ultimately service the Pineview Valley area; and,
- a 400mm gravity sewer south to the Aberdeen area which itself splits into 400mm and 300mm trunk sewers east and west on Rogers Way.

A report dated April 2003 prepared by Urban Systems Ltd., presents the results of a comprehensive modeling study of all trunk sewers in the southwest sector area including trunk sewers servicing the Aberdeen Area as illustrated on Map 15. This modeling study considered population growth in the Aberdeen area extending from the extent of existing development to the Growth Management Boundary illustrated on Map 15. Population projections utilized in the southwest sector area sanitary sewer system modeling study are summarized following:

- Pineview Valley Area contributing to Sanitary Sewers in Versatile area -
Total Future Population - 3325
- South and west of Aberdeen Drive and Pacific Way contributing to Existing Sanitary Trunk on Pacific Way -
Total Future Population - 5111
- South of Aberdeen Drive contributing to Existing Trunk Sewers on Aberdeen Drive then to Van Horne and Sifton -
Total Future Population - 2328
Total Future Population for Plan Area - 10,764

The total future population of 10,764 utilized for the sanitary sewer model study exceeds the horizon population projected for this area plan.

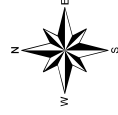
The Sanitary Sewer Model study by Urban Systems Ltd. for the Aberdeen Plan area concluded that population growth of 10,764 can be accommodated in the Aberdeen area without major upgrades to the sanitary sewer collection system. Flow splitting between sanitary sewers on Van Horne Drive and Sifton Lane will be necessary to service anticipated development south of Aberdeen Drive and east of Pacific Way. Subject to flow monitoring, relatively short segments of 250mm sanitary sewer on St. Andrews Way may have to be upgraded to 380mm pipe consistent with other segments of this trunk sewer system.



Map 15 - Sanitary Sewer Servicing

LEGEND

- Plan Boundary
- Growth Management Boundary (GMB)
- Sewer Gravity Main $\geq 250\text{mm}$ Diameter
- Sewer Gravity Main $< 250\text{mm}$ Diameter
- Contributing Area Boundary
- Creeks



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In general, it is appropriate to conclude that sanitary sewer collection system capacity is not a significant infrastructure constraint in the Aberdeen Plan Area.

8.3 STORMWATER MANAGEMENT

Stormwater management in the Aberdeen area has involved localized piped systems discharging to natural drainage courses. These natural drainage courses flow out of the planning area to the north and east.

Stormwater infrastructure in the Pineview Valley comprises local piped storm sewer systems, local stormwater detention and rate controlled discharge to pipe systems on Copperhead Drive and open channel systems in the Trans-Canada Highway corridor.

There are known areas of marginal ground stability within the existing developed area of Aberdeen. To maintain acceptable factors of safety against slope instability the City has constructed and operates groundwater dewatering pumps in localized areas in the core of the existing developed area of Aberdeen. Slope stability issues in the Aberdeen area require that stormwater is collected efficiently by piped systems and discharged to systems which will convey the stormwater out of the area.

9.0 PLAN PROCESS

9.1 CONSULTATION PROCESS

The public consultation process was designed to first inform residents about the Aberdeen Area Neighborhood Plan process, to then invite them to participate in the Open House and to create many different opportunities to provide direction on the plan. The public was asked to complete print and online surveys and to discuss concerns / ideas with City Staff at the Aberdeen Area Neighborhood Plan Open House and at other times through easily accessed contact information.

1. Promotion Activities
 - City Page
 - i. Small feature first two weeks in January
 - ii. Feature article week before event
 - Promotional flyer mailout to residents - Aberdeen and Pineview Valley,
 - City of Kamloops Website
 - i. Homepage promotion
 - ii. Homepage posting of weblink to survey
 - iii. Survey hosting
 - iv. Aberdeen page updates (3)
 - Media relations
 - i. Kamloops Daily News
 - ii. Kamloops This Week
 - iii. Radio NL

2. Open House
 - Over 200 residents attended
 - City Staff available to respond to questions
 - Consultants available to answer questions
 - Mayor and 3 councilors attended
3. Surveys - online and print
 - Surveys available online for 16 days
 - Print surveys available at open house
 - 269 surveys completed - 187 online / 82 print
4. Neighbourhood Association
 - the plan has been presented to the newly formed association

9.2 IMPLEMENTATION - NEXT STEPS

The adoption of this area plan implements general land use strategies and development considerations to guide the next phases of development in Aberdeen. The city will consult this document when reviewing all new development proposals. It is also anticipated that developers will integrate plan policies while responding to the development market with unique land use proposals. The plan creates opportunities for innovative development strategies using such tools as Comprehensive Development designations and cluster housing. Additionally the City anticipates using such tools as Development Permit Area designations to address the special characteristics of this neighbourhood including environmental considerations and the sensitive integration of mixed land uses and densities.