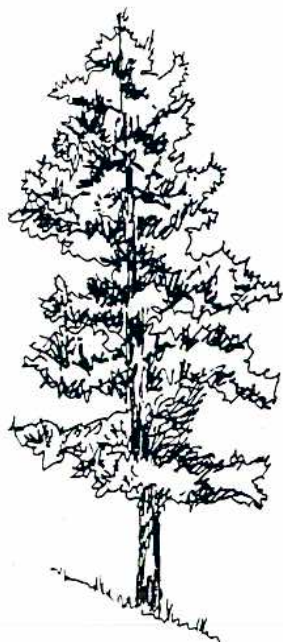


# **Land Use Planning Process Summary Report**

**February 1996**



## **MT. DUFFERIN LAND USE PLAN**

# TABLE OF CONTENTS

---

## PART I PLAN SUMMARY

	Page
<b>1.0 INTRODUCTION</b>	
1.1 Background: Rationale Behind the Plan	1
1.2 Study Area	2
1.3 Participants	3
1.4 Process	4
<b>2.0 EVOLUTION OF THE PLAN</b>	
2.1 The Groundwork (1980-1994)	5
2.2 The Formal Planning Process (1994-1996)	11
<b>3.0 OVERALL LAND USE PLAN</b>	
3.1 Preferred Development Plan	20
3.2 Park Development Strategy	21
3.3 Utility Corridors/Rights-of-Way	24
<b>4.0 IMPLEMENTATION</b>	
4.1 Zoning Amendments	25
4.2 Mt. Dufferin Development Permit Area	25
4.3 Restrictive Covenants	26
4.4 Area Specific DCC By-Law	26
4.5 Parks Master Plan	26
4.6 Summary	27

## PART II TECHNICAL BACKGROUND

SECTION A	Working Group Members List
SECTION B	Analysis Components
SECTION C	Open House Responses and Comments
SECTION D	Working Group Meeting Minutes
SECTION E	Residential Development Concept Options A, B, C and D
SECTION F	On-Site and Off-Site Servicing Overviews
SECTION G	Neighbourhood Park Space Guidelines
SECTION H	City-Wide Park Strategy Description
SECTION I	Development Permit Area No. 6 - Mt. Dufferin Area Multi-Family Housing Guidelines
SECTION J	Restrictive Covenant - Mt. Dufferin Area Single Family Development Guidelines
SECTION K	Minutes of Public Hearing



# LIST OF FIGURES

---

	Following Page Number
<b>PLAN SUMMARY</b>	
1.1 KAMPLAN - Overall Land Use	1
1.2 Study Area	2
1.3 Plan Preparation Process Highlights	4
2.1 Southwest Sector Plan (1980)	5
2.2 Mt. Dufferin Neighbourhood Land Use & Servicing Plan (1984)	7
2.3 Growth Scenario Evaluation	11
2.4 Housing Concept Option Assessment Considerations	16
2.5 Housing Concept Option Assessment	16
2.6 Residential Development Concept Option C1	16
2.7 Housing Concept Option Assessment (refined)	17
3.1 Conceptual Land Use Plan - Option C1	20
3.2 Development Parcel Descriptions & Land Use Allocations	20
3.3 Park Strategy Highlights	21
3.4 Mt. Dufferin Existing Rights-of-Way	24
4.1 Mt. Dufferin Proposed Land Use	25
4.2 Rezoning Map (Overall)	25
4.3 Rezoning Map (Detailed)	25
4.4 Development Permit Area Designation	25
<b>TECHNICAL BACKGROUND</b>	
B.1 Development Potential	
B.2 Existing Services	
B.3 Slope Analysis	
B.4 Landscape Character	
B.5 Tree Cover	
B.6 Land Tenure	
B.7 Existing Land Use	
B.8 Current Zoning	

# **PART I**

## **PLAN SUMMARY**



**1.1 BACKGROUND: RATIONALE BEHIND THE PLAN**

The Mt. Dufferin Lands are widely recognized as a unique and valuable community resource and this Land Use Plan represents a commitment by the City of Kamloops (the City) and the public to manage the resource wisely. The planning process has been a vehicle for assessing the potential of the lands for different uses while reflecting the concerns and priorities of nearby residents, the City, B.C. Buildings Corporation (BCBC), BC Lands and other stakeholders. The Land Use Plan strives to balance potential development in a prime location with preservation of a diverse, treasured natural area.

The Mt. Dufferin Land Use Plan was undertaken for several reasons:

- numerous presentations and requests for park status have been made to City Council, the Parks, Recreation and Culture Commission, and staff, based on the significant natural and wilderness features found in the Mt. Dufferin area;
- concerns had been expressed by neighbourhood residents and others about the City's rapid growth and the consumption of valuable open space; and
- development pressures in the Mt. Dufferin area had resulted in the rezoning of some private lands.

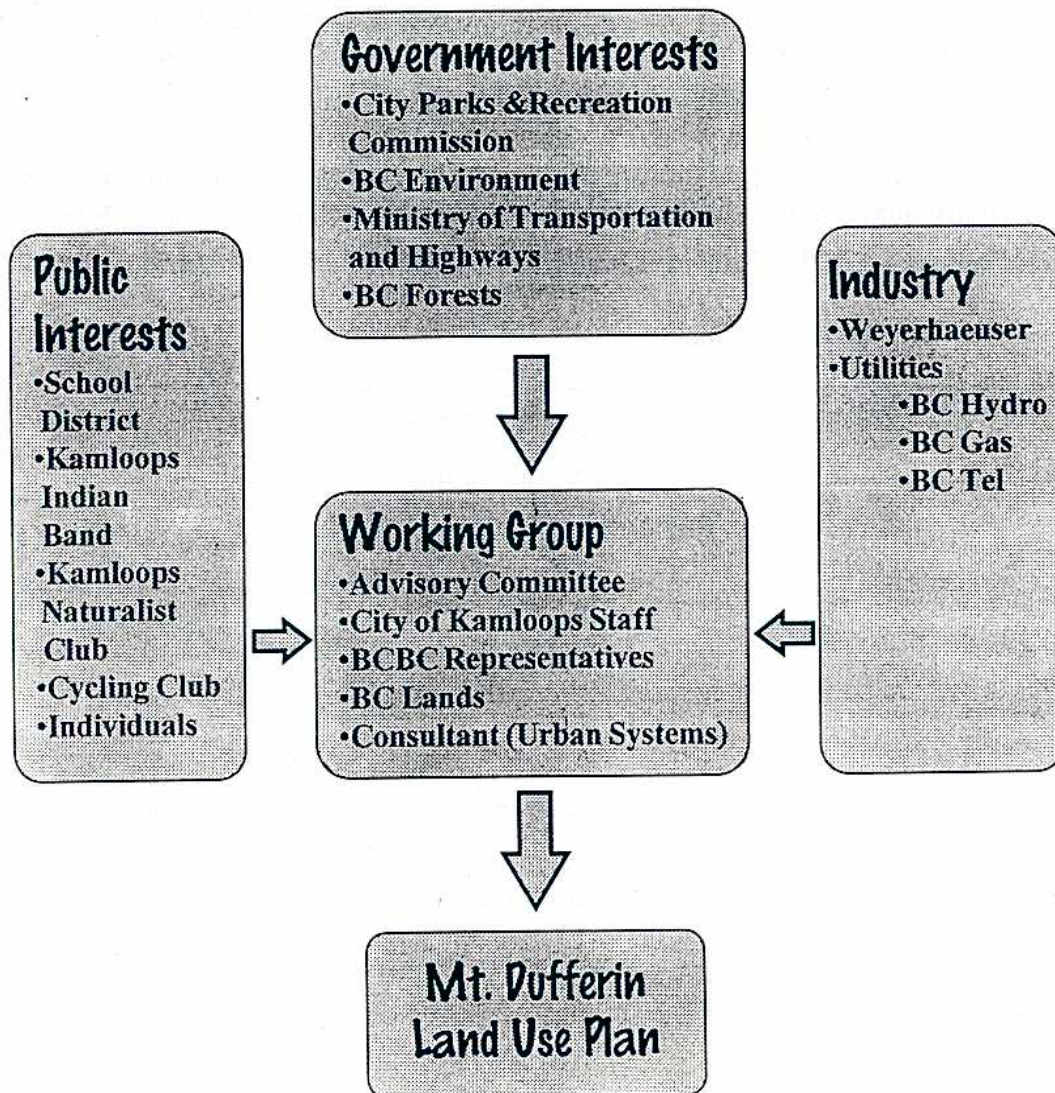
In November of 1994, City Council authorized staff to apply to B.C. Lands for a Crown grant for lands in the Mt. Dufferin area for the purpose of establishing a major natural park. At the time, staff advised Council that the park boundaries would require refinement since some of the lands under discussion were developable, were the subject of previous planning exercises, and were designated a Special Development Area in KAMPLAN (see Fig. 1.1). It was further suggested that this refinement and the potential "rounding off" of the existing neighbourhood should occur as part of a planning exercise.

The Mt. Dufferin Land Use Plan was initiated by the City's Development Services Department in the winter of 1994, with BCBC and B.C. Lands co-sponsoring the project. The purpose of the planning process was to address:

- the establishment of a City-wide natural park; and

### 1.3 PARTICIPANTS

A number of participants were involved in the evolution of the Mt. Dufferin Land Use Plan. Primary stakeholders formed a Working Group which included an Advisory Committee (comprising City-wide park users, local residents, private landowners and others having a general interest), City of Kamloops staff, and representatives from BCBC, BC Lands and Urban Systems (Consultant). A list of individual members of the Working Group is provided in Section A of the Technical Background. Other key public, government and industry sector interests are identified in the following diagram.





## 2.1 THE GROUNDWORK (1980-1994)

The steps which led to the initiation of the Mt. Dufferin Land Use Plan can be traced back to 1980 when the City of Kamloops prepared and adopted the Southwest Sector Plan. Since then, the City has undertaken a number of planning exercises which have had a bearing on the Mt. Dufferin area. The policies outlined in these earlier plans represent the foundation for planning directions that have influenced the Mt. Dufferin Land Use Plan over the last year. These initiatives, along with the questions they addressed and key implications for the planning process, are summarized below.

**1980**

### **Southwest Sector Plan**

**Question:** *What type of development is appropriate for the Mt. Dufferin Area?*

The following policy statements, excerpted from the Southwest Sector Plan, (now incorporated into KAMPLAN) are relevant to the Mt. Dufferin Land Use Plan (see Fig. 2.1):

#### **Residential**

- *Residential development should be encouraged in the Dufferin Heights area*
- *The City shall commence negotiations with the appropriate provincial agencies for the purpose of developing this land for affordable housing.*

#### **Schools**

- *The Dufferin Park area has been identified as a potential site for a school in the Dufferin Heights area. The development of an elementary school in this area could provide for all potential residential development in the area surrounding the Dufferin Heights subdivision.*
- *An elementary school should be developed in the immediate vicinity of the 6 ha (15 ac.) Dufferin Park site.*
- *All school, park and open space areas shall be tied into a pedestrian walkway system.*

- *Mountain peaks and high points shall be protected and reserved for public use as viewpoints, hiking area.*
- *A natural trail system which could be used for hiking and cross country skiing should be identified.*

### **Development Phasing/Servicing**

- *The area in the vicinity of the Dufferin Heights subdivision shall be regarded as a priority area for future residential development.*
- *Short-term residential development shall consist of additional growth in Aberdeen Hills, development around the Dufferin Heights subdivision, and the "rounding out" of the Fernie Road subdivision.*

### **Environmental**

- *Storm drainage systems may rely on natural watercourses or lakes to convey storm sewer discharge. The effect of using natural drainage channels should be monitored in order to determine the short and long-term environmental impact.*
- *Areas which are heavily treed should be considered for retention as park area.*
- *Hazardous areas shall be identified prior to development. Where applicable, environmental impact statements and/or geotechnical studies may be required, prior to proceeding with the development.*

### **Land Use Concept**

- *Low Density Residential*

*A range of densities and types of single and two-family dwelling units would be permitted. Innovative developments would be encouraged, including zero-lot line, cluster housing, and energy-efficient dwellings.*

- *Multiple Family*

*Multiple-family accommodation should be provided adjacent to, or at least nearby, elementary schools and neighbourhood park facilities. This category includes attached or row housing and cluster units at low to medium density.*



# SOUTHWEST SECTOR PLAN

OCTOBER, 1980

Schedule "B"  
Land Use Concept Plan

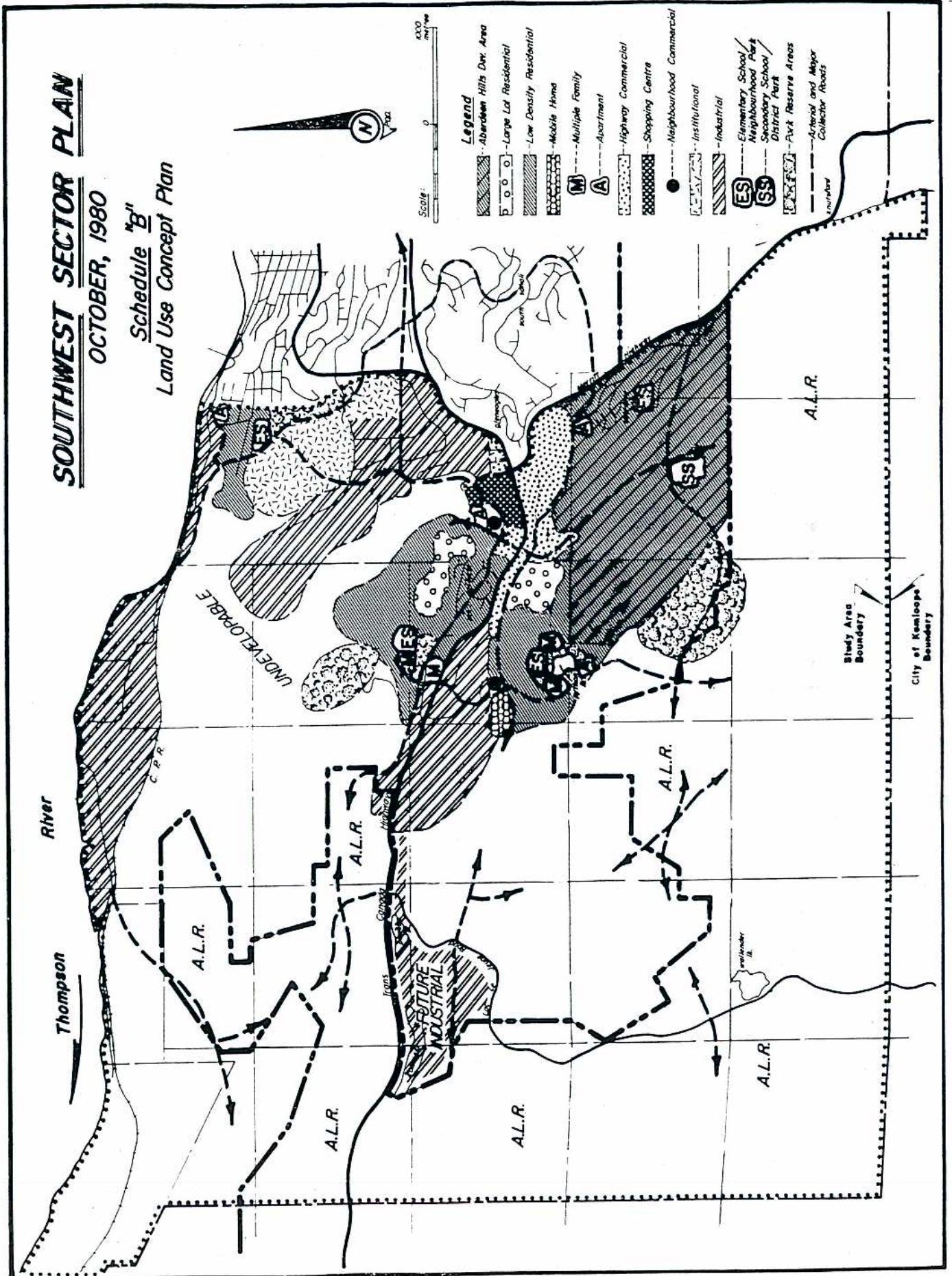


Figure 2.1

- Park Reserve Areas

*Shown on the concept plan are two park reserve areas (Mt. Dufferin and Coal Hill) for which the feasibility of retaining at least one site as a viewpoint/park area should be examined.*

**1984**

**Mt. Dufferin Neighbourhood Land Use & Servicing Plan**

**Question:** *What type and amount of development would be possible based on City policy and servicing capacity for the Mt. Dufferin Lands?*

The Land Use and Servicing Plan prepared in 1984 (Figure 2.2) was not adopted by Council, but it is a useful document in terms of setting upper limits to development based on infrastructure capacity and municipal policy. The 1984 plan resembles the current plan in certain ways, but differs, especially in the extent of development. This suggests that a preference for more compact, less intrusive development has resulted in the current land use plan which preserves more of the wildlands for community wide use. The following background statements are relevant to the Mt. Dufferin Land Use Plan:

**Limitations to Development**

- *The total population allocated for the Mt. Dufferin neighbourhood by current City servicing and planning policy is 5,000. Assuming 950 - 1,000 people will reside in the existing neighbourhood after all infill sites are developed, there is a potential for 4,000 - 4,050 people in the adjacent plan area. Using a figure of 2.9 persons per household, the total number of housing units which could be serviced within the plan area is approximately 1,400.*
- *Current design practice in newly established neighbourhoods indicates a maximum of about 50% multiple family units; i.e. no more than 700 units.*
- *The maximum size for an individual low or medium density multiple family development should not exceed 100 units ... recognizing the desirability of avoiding heavy concentrations of multiple unit residential development in areas outside the City core.*



## Residential Land Uses

- *Four residential land use classes have been chosen for inclusion:*
    - *single family - large lots, to a density of approximately 10 dwelling units per hectare (4 dwelling units per acre);*
    - *single family - small lots, to a density of approximately 15 dwelling units per hectare (6 dwelling units per acre);*
    - *multiple family - low density, consisting of townhouses and multi-plexes, to a density of approximately 40 units per hectare (16 units per acre);*
    - *multiple family - medium density, consisting of low rise apartments to a density of approximately 70 units per hectare (28 units per acre).*
  - *The rational assignment of these land use classifications to appropriate development cells on the basis of Figure 2.2 is broken down as follows:*

<i>180 - 200 multiple family</i>	<i>-</i>	<i>medium density units</i>
<i>360 - 400 multiple family</i>	<i>-</i>	<i>low density units</i>
<i>315 - 350 single family</i>	<i>-</i>	<i>small lot units</i>
<i>415 - 450 single family</i>	<i>-</i>	<i>large lot units</i>
- Total: 1270 - 1400 dwelling units*

<b>1990 KAMPLAN</b>
-------------------------

**Question:** *What are the policies and objectives of the City of Kamloops that shape growth and development in the Mt. Dufferin area?*

KAMPLAN currently designates a portion of the plan area a *Special Development Area*. (See Figure 1.1) This is indicative of an area which

"...may be considered for development within the term of this plan (KAMPLAN), or which requires special study and evaluation prior to designating specific land uses. These area will be evaluated individually on the basis of consistency with policies contained in this plan (KAMPLAN). Land use compatibility will be important, but the most significant criterion will be cost effectiveness."



LAND USE  
PLAN

multiple family  
-medium density:  
70 w/m<sup>2</sup> or 20 w/ac.  
(low rise apartment)

multiple family  
- low density  
10 w/a. or 16 w/a.  
townhouse multiple

single family  
-small lot,  
15u/ha or bu/ac

single family  
-large lot:  
20/na or 4u/ac

- \* scenic viewpoints
- access route

→ footpath



scale: 1:5000



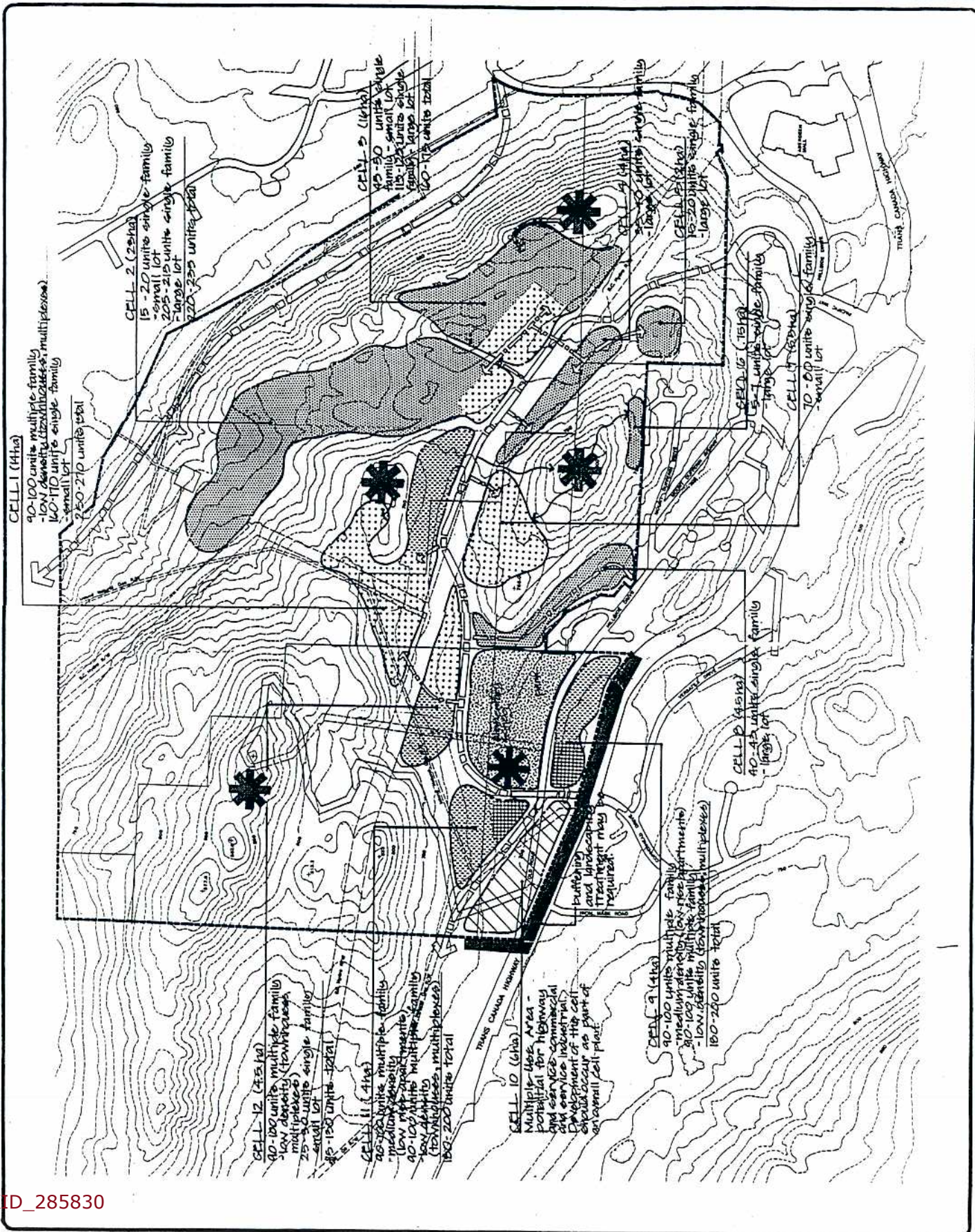
prepared for :  
The City of Kamloops

prepared by:  
I HAY LUTHERN SISTERS HALL

Send no money now. We'll bill you later. **3**

\_\_\_\_\_

### Figure 2.2





This designation suggests that development may be appropriate, however additional information is required by Council before final land use decisions are taken.

KAMPLAN also contains additional objectives and policies which are relevant to the Mt. Dufferin area, including:

### **General Development Objective & Policy**

*The City will support development initiatives based on the following priority ranking:*

- *High - Infill/redevelopment of existing serviced land*
- *Medium - Incremental/orderly expansion where cost-effectiveness can be demonstrated (use of existing capacity)*
- *Low-Peripheral expansion requiring upgrading of existing service infrastructure.*

*To develop in a manner which will lead to a more compact, cost effective and efficient land use form, while maintaining the community's quality of life.*

### **Agricultural/Crown Lands Objective**

*To retain public access to Crown Lands for recreation and other public purposes.*

### **Parkland and Open Space Objective**

*To designate sufficient public parkland and open space to meet the community's needs.*

*To preserve and protect environmentally sensitive and unique natural areas.*

*To ensure that public parkland and open space is distributed throughout the community in an equitable manner.*

### **Residential Development Objective**

*To encourage infill and the utilization of existing service capacity prior to expansion.*

*To retain established neighbourhood character, amenities and quality while encouraging more diversity.*

*To ensure that residential development proceeds in an orderly, cost effective manner.*

### **Overall Servicing Objective & Policy**

*To provide services in a cost-effective and efficient manner.*

*The City will favour infill over peripheral development and will pursue strategies designed to encourage maximum utilization of existing service systems prior to expansion.*

### **Neighbourhood Character Policy**

*The City will support the sensitive integration of a broader mix of development within existing and planned neighbourhoods.*

### **Policies & Objectives of Other Agencies**

**Question:** *What are the objectives of other agencies with property interests in the study area?*

BCBC and BC Lands own significant portions of the Mt. Dufferin Lands. Neither BCBC nor BC Lands have existing plan area policies specific to the Mt. Dufferin area. The following organization goals are relevant to the plan process:

#### **British Columbia Buildings Corporation (BCBC)**

*BCBC is a crown corporation established in 1977 to provide accommodation and real estate services to the Provincial Government. In doing so, BCBC encourages accountability for the use of space, the acquisition and disposal of real estate, and for related services. The Corporation's real estate transactions are market based.*

#### **BC Lands**

*BC Lands is responsible for the allocation of Crown Lands. Decisions on Crown Land must take into account both development and conservation pressures. BC Lands takes a lead role in provincial inter-agency planning to ensure that decisions made now are in the long term interest of the province.*

Considerations of the policies and objectives of the City and other agencies suggests that the plan should balance limited development with preservation of extensive parkland. Economic factors will define aspects of the plan, but quality of life must be assured through detailed planning and site-sensitive design.



**1994**

**Preliminary Work**

*Question: What needs to happen to secure the parkland?*

In late 1994, the City took a number of steps toward securing Mt. Dufferin as parkland while leaving flexibility for development near the existing neighbourhood. An application was made by the City for a Crown Grant of the lands to establish a natural park. The application was pursued as a first step in acquiring the City-wide park, and the City's negotiations with various landowners continued throughout the formal land use planning process initiated a few months later.

Also in late 1994, the City approved rezoning of the Smith property (located north east of the school as shown in Figure B.6 in Background Section B) to permit planning of residential development in the context of the overall plan.

## **2.2 THE FORMAL PLANNING PROCESS (1994-1996)**

**December, 1994**

**Initiation of Mt. Dufferin Land Use Plan**

*Question: Why develop?*

At the initiation of the formal land use planning process, it was necessary to confirm that development was a better option than maintaining the status quo. An overview of pros and cons from the perspective of each stakeholder shows that all benefit to some extent from a growth scenario. Later in the planning process, low, medium and high growth scenarios were compared. A summary of benefits and disadvantages of each option for the community at large, for BCBC, for BC Lands, and for neighbourhood residents is provided in Figure 2.3. This comparison essentially demonstrates that some land must be sold for development in order to compensate stakeholders for dedication of the remaining land as parkland in perpetuity. The status quo simply leaves the future use of the lands in limbo.



**December 1994 - January 1995**  
**Background Analysis**

*Question: Where could development occur based on social, environmental, economic and engineering criteria?*

If carefully planned development was acceptable in conjunction with designation of a City-wide park, the general and extent of residential development required confirmation. (Background Section B includes maps summarizing layers of analysis prepared for information at the January open house.)

Developable areas (Figure B.1) were identified based on:

- serviceability (especially sanitary and water supply) (Figure B.2)
- avoidance of slopes over 25% (Figure B.3)
- respect for landscape character and views onto and off the site (Figure B.4)
- preservation of existing tree cover (Figure B.5)

To clarify the need for land transfer negotiations and rezoning in order for development to proceed, mapping also shows:

- land tenure (Figure B.6)
- existing land use (Figure B.7)
- current zoning (Figure B.8)

These background studies confirmed that extending new development from the existing neighbourhood would make optimal use of infrastructure while minimizing encroachment upon parkland.

**January 30, 1995**  
**Public Open House**

*Question: What land uses do you feel are appropriate for the area?*

The public was given the opportunity to answer this question and to submit other comments at a January 30 open house co-hosted by the City, BCBC and BC Lands. Over 150 people participated and many responded to a questionnaire - responses and other comments are fully documented in Background Section C.



**MT. DUFFERIN LAND USE PLAN**  
- SCENARIO EVALUATION -

SCENARIOS	IMPACTS				
	Community	BCBC	Ministry of Env./Lands/Parks	Neighbourhood	OVERALL
1. No Growth Status Quo	-	●	-	+	-
2. Low Growth +300 units	-	●	+	-	-
3. Medium growth +550 -750 units	+	+	+	-	+
4. High growth + 1000 units	+	+	+	-	-

**NOTES:**

- + = positive impact  
 ● = balance  
 - = negative impact

SCENARIOS	IMPACTS			
	Community	BCBC	Ministry of Env./Lands/Parks	Neighbourhood
1. No Growth Status Quo	<u>Cons</u> - underutilized infrastructure - little control over knapweed/atv's - ½ or no park possible - pressures other areas of City to accommodate growth. - no legitimate access to areas  <u>Pros</u> - ½ community wide park	<u>Cons</u> - no \$ return to BC taxpayer          <u>Pros</u> - land sits until 'climate' changes	<u>Cons</u> - no \$ return to BC taxpayer - knapweed/atv's unchecked          <u>Pros</u> - ½ community wide park	<u>Cons</u> - access to BCBC lands jeopardized - knapweed/atv's unchecked          <u>Pros</u> - ½ community wide park - no increase in traffic on Hillside - no increase in school enrollment - no development in 'back yard'
2. Low Growth +300 units	<u>Cons</u> - underutilized infrastructure - part control over knapweed/ atv's - ½ or no park possible - pressures other areas of City to accommodate growth.  <u>Pros</u> - ½ community wide park	<u>Cons</u> - no \$ return to BC taxpayer          <u>Pros</u> - land sits until 'climate' changes	<u>Cons</u>          <u>Pros</u> - ½ community wide park - \$ return to BC taxpayer - control over knapweed/ atv's	<u>Cons</u> - increase in Hillside Dr. traffic - small increase in school enrollment - development in ½ 'back yard'          <u>Pros</u> - ½ community wide park - part control over knapweed & atv's
3. Medium growth +550 -750 units	<u>Cons</u> - ½ infrastructure utilized - some pressure on other areas of City to accommodate growth  <u>Pros</u> - ½ infrastructure utilized - complete community wide park with legitimate access to all City users - less pressure on other areas of City to accommodate growth - water system upgrade - Hillside Dr. upgrade	<u>Cons</u>          <u>Pros</u> - \$ return to BC taxpayer - community wide park	<u>Cons</u>          <u>Pros</u> - \$ return to BC taxpayer - community wide park	<u>Cons</u> - partial increase in Hillside Dr. traffic - increase in school enrollment - development in 'back yard'          <u>Pros</u> - gain complete community wide park - full control over knapweed/atv's - water system upgrade - Hillside Dr. upgrade
4. High growth + 1000 units	<u>Cons</u>          <u>Pros</u> - full utilization of utilities - reduced pressure on other areas of City to accommodate growth - complete community wide park with legitimate access to all City users - water system upgrade - Hillside Dr. upgrade	<u>Cons</u>          <u>Pros</u> - \$ return to BC taxpayer - community wide park	<u>Cons</u>          <u>Pros</u> - \$ return to BC taxpayer - community wide park	<u>Cons</u> - partial increase in Hillside Dr. traffic - significant increase in school enrollment - development in 'back yard'          <u>Pros</u> - gain complete community wide park - full control over knapweed/atv's - water system upgrade - Hillside Dr. upgrade

In summary,

- There was strong support for creation of an extensive wilderness park and for measures to control all-terrain vehicle (ATV) access and halt the spread of knapweed.
- There was support for limited development in compact form to avoid fragmenting valuable parkland and to preserve as much flat recreational land as possible.
- Concerns included the impacts of development on traffic, on the local school and on views of Mt. Dufferin as a backdrop to Kamloops.
- Visions for the park included development of certain trails for hiking, biking and cross-country skiing, nature interpretation signs, viewpoints, an outdoor classroom, picnic areas, and improved linkages at the perimeter.

This input guided the development of preliminary options for a balanced land use plan, and suggested criteria to be used in growth scenario evaluation and impact assessment. The open house also led to the formation of the Advisory Committee as part of the Working Group.

<b>February 16, 1995</b> <b>Committee Start-Up</b>
---

*Question: How do we proceed?*

Having confirmed membership of the Advisory Committee, the Working Group reviewed input to date and discussed members' roles and plan direction. The agenda was set for the first of a series of Working Group Meetings. (Minutes of these meetings are included in Background Section D.)

<b>March 2, 1995</b> <b>Working Group Meeting - Foundations</b>
--

*Question: What is our starting point?*

The Working Group members outlined the interests of each of the stakeholders and established some basic factors:

- Servicing Capability
  - upper limit on development at 1000 - 1200 units based on water availability





- lower limit at 600 units to make development feasible to private sector (necessary to absorb costs of off-site servicing, including upgrading of Hillside and extension of Copperhead Drive)
- Developable Area
  - 220 acres of land with potential for residential development
- City of Kamloops Policy
  - infill residential development supported by policy and infrastructure in developable areas
- Neighbourhood Preferences
  - preservation of flatland and corridors by clustering development
  - retention of prime views and ridgelines
  - incorporation of multi-family and single family residential in densities compatible with existing neighbourhood

These basic guidelines were supplemented and refined over the next several months as additional analysis was carried out and preliminary land use concepts were developed.

**March - April, 1995**

**Development of Site Planning Criteria/Preliminary Concepts**

*Questions: What are the most important land use considerations?*

Significant site planning criteria were developed and used to shape preliminary concepts. These included:

- Integrating with the Neighbourhood
  - minimizing stress on existing services, traffic patterns, and the school
  - maximizing the benefit to the existing neighbourhood by providing active recreational facilities, controlled access to the park and upgraded roads
  - echoing the general character of existing residential areas
  - buffering undesirable views and preserving view corridors
  - mitigating the visual impact of the hydro lines
- Respecting the Environment
  - keeping development compact to preserve wildland
  - maintaining drainageways and mature tree cover to prevent erosion
  - preserving natural features and landscape character

- avoiding wildlife habitat areas and incorporating movement corridors as well as buffers in developed areas
- Minimizing Impact on the Park
  - preserving/enhancing existing trail network
  - improving pedestrian access and managing bicycle and vehicular access
  - maintaining integrity of landscape units and quality of user experience
  - minimizing/mitigating urban intrusion
- Making Land Development Feasible
  - ensuring marketability (largely based on “neighbourhood in the park” image)
  - utilizing existing services and providing new community facilities
  - minimizing on and off site servicing costs
  - reflecting City of Kamloops policy

As well as influencing the evolution of the land use plan, many of these criteria and objectives have been adapted as guidelines to direct the siting and form of building and open space within the new development (see Background Sections G, H, I and J).

**April 6, 1995**

**Working Group Meeting:**

**Confirmation of Growth Scenario and Site Planning Principles**

*Questions: How much growth is necessary?  
What are the options?*

The Working Group once again reviewed the need for development and how many units were acceptable based on servicing feasibility and the interests of each of the participants. It was agreed that “no development” was not an option, but that 900 units was too much. A working number of about 600 units was considered appropriate. Figure 2.3 summarizes the perspective of each stakeholder.

The site planning criteria were circulated and reviewed by the group. A number of preliminary land use concepts were presented and discussed. It was agreed that several development options should be prepared based on the medium growth scenario (600 - 700 units) and reflecting the site planning criteria.



**April - June 1995**

**Development and Evaluation of Land Use Options**

*Question: What might the land use plan look like?*

Four development options were prepared, based on the direction received from the Working Group. Options A, B, C and D are included in Background Section E. A complete analysis of each of the options was undertaken, including on-site and off-site servicing cost overviews. These reports are included in Background Section F. Each of the options was also assessed against the site planning criteria developed earlier in the process (summarized in Figure 2.4) and the results are shown in Figure 2.5.

**June 8, 1995**

**Working Group Meeting: Review of Options**

*Question: Which land use option is preferred?*

The Working Group reviewed the four options and, after much deliberation, expressed a preference for Option C, subject to some revisions, including:

- extension of West Active park across lands north of school
- replacement of Multi-Family on BC Lands knoll across from school with Single Family
- adjustment of Multi-Family cells to a maximum of 5 acres (especially near East Active Park)
- clarification of trail linkages, pathways and connecting routes
- retention of trees wherever possible
- more detailed development of the Park Masterplan
- reduction of the number of units in Option C

The Working Group also requested more work on the Park elements including both neighbourhood as well as City-Wide park concerns.

**June - October, 1995**

**External Review of Draft Option**

*Question: Which plan best balances the objectives of all stakeholders?*

Option C was refined and renamed Option C1 (see Figure 2.6), and distributed for comprehensive external review.

**MT. DUFFERIN LAND USE PLAN  
HOUSING CONCEPT OPTION ASSESSMENT CONSIDERATIONS**

**1. NEIGHBOURHOOD IMPACT**

- traffic
- noise
- visual intrusion
- use of existing park facilities
- use of existing trails and park access

**2. PARK COMPATIBILITY**

- visual intrusion
- quality of park user experience
- trail system linkages
- area coverage
- retention of natural conditions/sensitive site development
- retention of flat land for park

**3. SITE UTILIZATION FOR HOUSING**

- utilization of developable area
- yield
- on and off site views
- distinctive qualities/site appeal

**4. LAYOUT EFFICIENCY**

- on site services
- continuous lot frontage
- amount of roads
- lot configuration
- phasing

**Figure 2.4**



# MT. DUFFERIN LAND USE PLAN HOUSING CONCEPT OPTION ASSESSMENT

JUNE 8, 1995

Density	Yield	S.F.	M.F.	On-site Servicing	Off-site Servicing	Total Servicing	Area Coverage • roads • lots	Total Area Coverage	Neighbourhood impact	Park Sensitivity	Site Utilization For Housing	Layout Efficiency	Layout Adjustment for Smith Property	Comments
A 3.2	724	724	0	15,648	3,600	19,248	176.4 ac.	230 ac.	moderate	poor	good	good	none	<ul style="list-style-type: none"> <li>conventional approach</li> <li>"fill in" developable area</li> <li>incorporates flat land for park</li> <li>lowest yield</li> </ul>
B 4.1	941	496	445	11,295	2,763	14,058	169.1 ac.	230 ac.	moderate	poor	good	good	none	<ul style="list-style-type: none"> <li>conventional approach</li> <li>maximum yield</li> <li>incorporates flat land for park</li> <li>leaves the knoll area untouched</li> </ul>
C 3.7	855	410	445	10,686	3,041	13,727	158.1 ac.	230 ac.	moderate	fair	fair	good	minor	<ul style="list-style-type: none"> <li>limits intrusion into park however fills two thirds of the east cell</li> <li>most concentrated layout</li> <li>development of knoll a trade off for north area of east cell</li> </ul>
D 3.7	853	463	390	11,667	3,048	14,715	164.5 ac.	230 ac.	moderate	good	good	fair	minor	<ul style="list-style-type: none"> <li>most unconventional</li> <li>best fit with park...most dispersed layout</li> <li>takes best advantage of park setting for housing</li> <li>least efficient plan for maximizing lots</li> <li>development of knoll a trade off for leaving mid section of east cell untouched</li> </ul>

Figure 2.5



To assist in external review of the concept, the Housing Concept Option Assessment was refined to show a breakdown of units per owner (see Figure 2.7).

Option C1 was distributed for review and comment to the following:

- BCBC
- BC Lands
- Neighbourhood Committee Representatives
- Parks & Recreation Commission
- City of Kamloops - Parks/Development Services
- City Council
- Kamloops Indian Band
- Kamloops Naturalist Club
- Ministry of the Environment
- Weyerhaeuser
- School District

**October 30, 1995**

**Working Group Meeting: Review Summary**

***Question: Does Option C1 have the Working Group's support?***

The City of Kamloops, BCBC and BC Lands representatives confirmed that they supported Option C1. Advisory members expressed some concerns, but accepted that carefully planned, integrated development was acceptable to achieve the objective of parkland dedication, and preferable to unpredictable, piecemeal private development. The Committee was also assured that critical wildlife habitat was being protected and that no development would be allowed in the future beyond the plan boundaries shown.

There was discussion about the mechanisms by which the land use plan could be implemented in a controlled and sensitive manner. The Committee was assured that development permit area guidelines and restrictive covenants would be prepared to guide the City approval of proposed plans (see Sections 4.2 and 4.3). Only proposals which meet the objectives defined by the Working Group over the course of the planning process will be allowed to proceed.

Subject to minor revisions of Option C1 and elaboration of the park strategy, the Group showed unanimous support for the concept and for the proposed implementation process, paving the way for presentation of the materials prepared to date at the public open house on November 15.

<b>November - December, 1995</b> <b>Refinement of Implementation Strategy</b>
--

***Question: How do we make the Plan happen?***

City of Kamloops staff prepared a report in November 1995, outlining recommendations for amendments to the Official Community Plan and the Zoning By-law to facilitate development as shown on the Final Land Use Plan. Council was also asked to approve the implementation strategy (described in Section 4 of this document) which entails the following:

- Zoning Amendments (Section 4.1)
- Mt. Dufferin Development Permit Area, based on Multi-Family Housing Guidelines (Section 4.2)
- Restrictive Covenants, based on Single Family Housing Guidelines and Parkland Guidelines (Section 4.3)
- Area Specific Development Cost Charge By-law (Section 4.4)
- Park Master Plan, to be refined with continued input from the Advisory Committee (Section 4.5)

This summary report represents a comprehensive record of the year-long planning which has led to a broadly supported Land Use Plan for the Mt. Dufferin area. This plan is more fully described in the following section.



## 3.1 PREFERRED DEVELOPMENT PLAN

The proposed plan option agreed to by the Mt. Dufferin Plan Advisory Committee (see Figure 3.1) incorporates many of the significant features, amenities and elements highlighted by the participants in the planning process, including:

- secures over 1900 acres of park space;
- “rounds out” the existing neighbourhood, but keeps it visually and topographically separate by large tracts of the proposed park;
- ensures that new development is not visible from the rest of the City;
- builds new development into the park. The Park is not the afterthought typical to most developments. The liberal use of linkages, connectors and pathways further enhances the importance of the park;
- retains critical ridge lines, linkages, valleys, benches and significant tree stands by deliberately reducing the overall developable areas. The total developable area was approximately 220 acres - substantially greater than the 145 acres agreed to in the proposed option;
- proposes an appropriate housing mix in keeping with KAMPLAN policies;
- proposes two new active play areas that will be available for new and existing residents. (Guidelines for the development of neighbourhood park space are provided in Background Section G.) The existing Mt. Dufferin neighbourhood has been previously identified as lacking sufficient active park space;
- efficiently utilizes existing infrastructure and ultimately will correct a water pressure problem to approximately 30 homes in the existing neighbourhood; and
- eliminates ATV access to the park. The location of controlled access points will be determined by the Park Master Plan.

The following charts highlight the specific detail of each parcel within the plan area and show the overall allocation of land uses (see Figure 3.2).



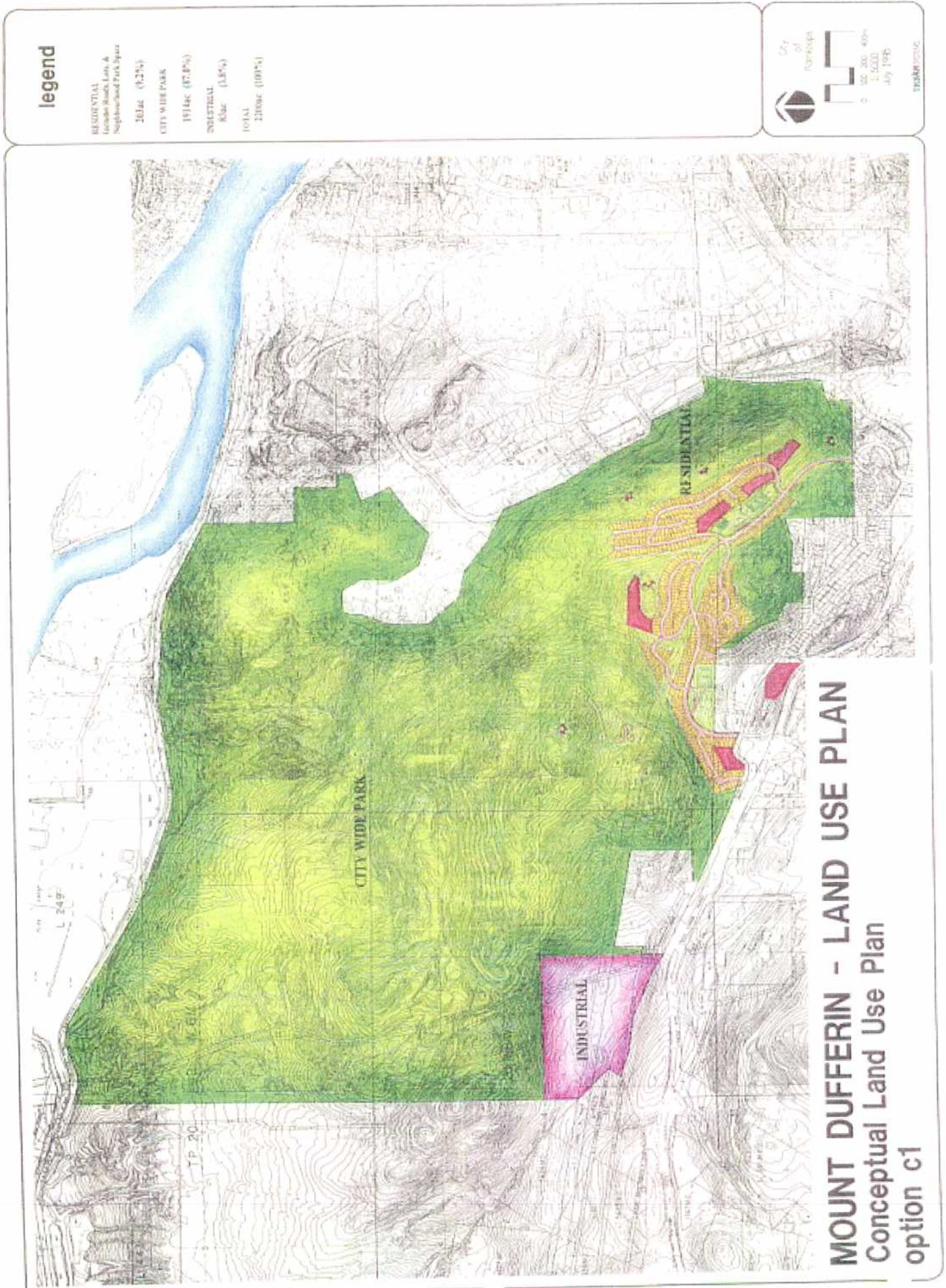


Figure 3.1



## Parcel Descriptions

Parcel	Owner	Parcel Size (approximate)	KAMPLAN Designation	Current Zoning	Proposed Zoning	Proposed Unit Yield (approximate)
A	B.C. Lands	506 ha (1,250 ac.)	Agricultural/Crown Lands/Special Development Area	A-1	P-1/RS-1/ RM-1/RS-4	120 Single Family <u>40 Multi Family</u> 160 total
B	B.C. Lands	3 ha (7 ac.)	Urban Residential	FD	P-1/RC-1	40 Multi Family
C	BCBC	363 ha (897 ac.)	Agricultural/Crown Lands/Special Development Area	A-1	P-1/RS-1/ RM-1/RS-4	244 Single Family <u>100 Multi Family</u> 344 total
D	Private (S. Puharich)	8.5 ha (21 ac.)	Special Development Area	FD	RS-1/OS	43 Single Family
E	Private (R. Smith)	12.5 ha (31 ac.)	Special Development Area	RS-1/OS	RS-1/OS	81 Single Family
F	City of Kamloops	13.7 ha (34 ac.)	Special Development Area	RS-1/P-1	P-1	—

## Land Use Allocation

Park Component	Size (approximate)
• City-wide Natural Park	818 ha (2,022 ac.)
• Neighbourhood Park	30 ha (73 ac.)
• Total Park Space	848 ha (2,095 ac.)
<b>Residential Component</b>	
• Single Family	460 units (70%)
• Multi-Family	210 units (30%)
• Total	670 units 59 ha (145 ac.)

Figure 3.2



### 3.2 PARK DEVELOPMENT STRATEGY

The purpose of the Park Development Strategy, shown in Figure 3.3, is to provide a framework for the detailed Park Masterplan. The final plan will reflect the input of the Advisory Committee, Landowners, and the City of Kamloops.

Overall strategy objectives include the following:

- To maintain as much of the park property as possible in its natural condition.



- To provide a range of experiences and degrees of physical challenge.



enclosed  
or  
open



gentle terrain  
or  
rugged terrain



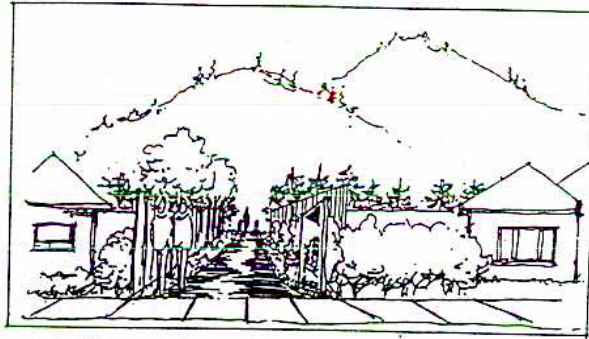
natural setting  
or  
constructed setting



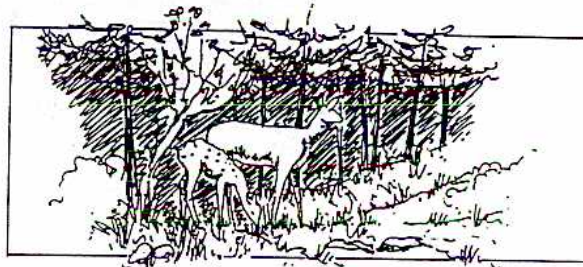
solitary experience  
or  
group experience



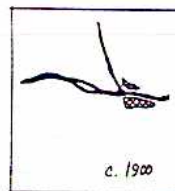
- To accommodate existing neighbourhood and City-wide users, excluding ATVs.
- To provide effective trail linkages with the existing and future Mt. Dufferin Neighbourhoods.



- To recognize the interpretive opportunities offered by the site pertaining to natural, cultural and industrial themes.



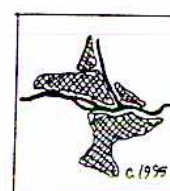
... natural systems



c. 1900

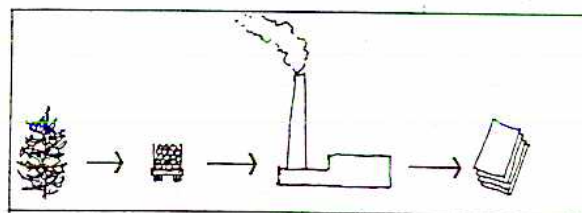


c. 1940



c. 1995

... history & culture



... industry



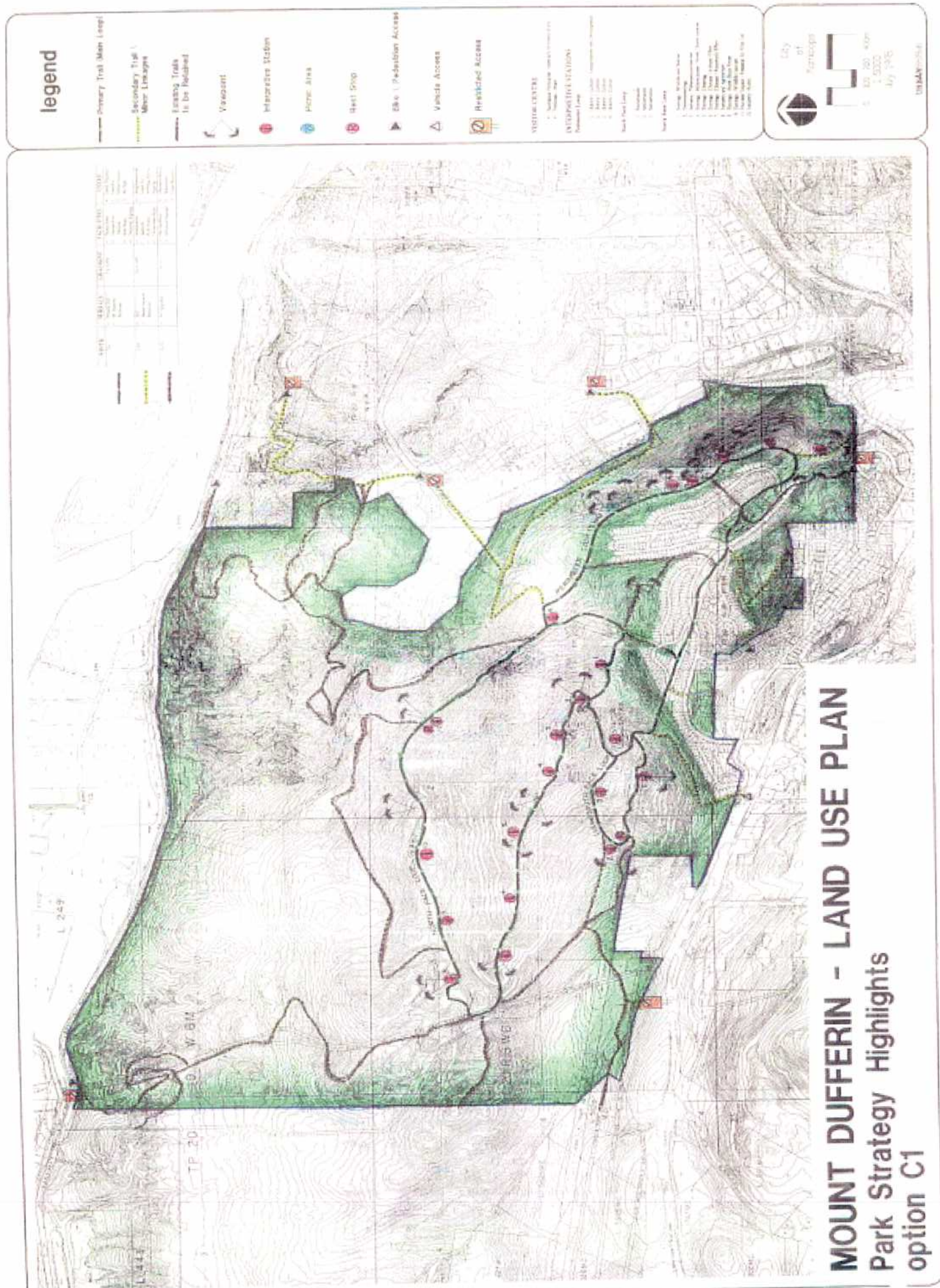


Figure 3.3

- To control access and avoid user conflicts



- To deflect use away from sensitive areas, and to implement restoration and reclamation of damaged areas.



- To work with utility companies in reaching multiple use arrangements which minimize park user impact.
- In the planning stages, to promote City-wide recognition of the park as a community resource.

The Park Development Strategy seeks to accommodate various user groups and both recreational and interpretive activities. Section H of the Technical Background provides descriptions of:

- Park uses
- The trail systems and access control measures
- Proposed facilities, including a trailhead, picnic areas, interpretive stations and rest stops
- Potential interpretive themes

A more detailed Park Masterplan now needs to be developed based on the strategy outlined in this summary report and on continued input from the City of Kamloops, the Parks & Recreation Commission, the Neighbourhood Advisory Committee and other interested groups.



The Masterplan will include the components listed below:

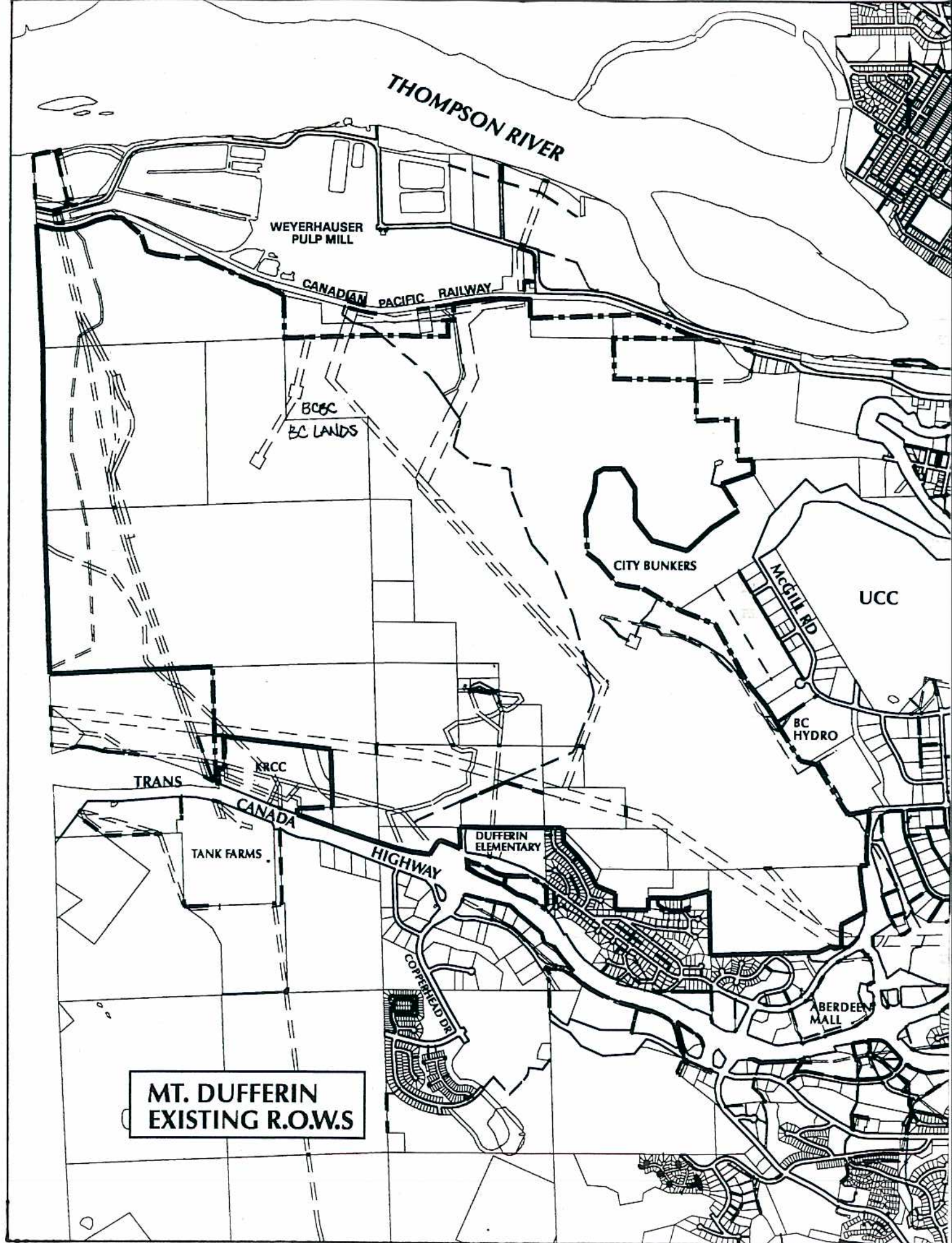
- Detailed trail system plan
- Trail construction standards
- A signage program
- An interpretive program
- An access control plan
- Predesign of road access, parking and trailhead area
- Inventory information including vegetation
- Wildlife, soils, microclimate
- Reclamation plan
- Easement plan
- Construction budget
- Phasing plan
- Identification of funding sources and agreements

### **3.3 UTILITY CORRIDORS AND RIGHTS-OF-WAY**

The lands proposed for development and park purposes are affected by a number of utility corridors and rights-of-way (see Figure 3.4), including:

- B.C. Hydro
- B.C. Gas
- Trans-Mountain Pipeline
- Radio/TV Communication Towers
- Weyerhaeuser Smokestack

The plan is not intended to affect materially the rights of any of these parties. While the zoning designation will change, the use of the land within the designated corridors and rights-of-way will remain as a permitted use, and any proposal to utilize these lands for park or development related purposes will be subject to agreement between the parties. Access controls including fencing, gating, and road closure will need to be determined on an individual basis and will be subject to agreement. BC Lands does not intend to include the communication towers site and access road within the Crown Grant application for transfer.





Throughout the planning process, considerable concern was expressed about several key elements relating to plan implementation. In particular, issues raised included:

- firmly establishing the overall number, location and type of units;
- ensuring that lands designated for park purposes remain as park in perpetuity;
- guaranteeing the transfer of park to the City;
- and incorporating development standards and controls.

The following strategy was accepted by the Committee as an appropriate approach to addressing these and other concerns:

## 4.1 ZONING AMENDMENTS (refer to Figures 4.1, 4.2 and 4.3)

The overall unit number, type and density of development in the residential components will be controlled through the zoning process. All development cells have been sized to ensure that the total number of units fall within the 650-700 range. In the single family zones (RS-1 and RS-4) the minimum lot frontage and minimum lot area will further control the number of units. In the multi-family zones (RM-1 and RC-1) the number of units will be controlled by the maximum allowable density (10 units per ac. and 8 units per ac., respectively). Further, the City is recommending a site specific amendment to the RM-1 zone to 10 units per ac. for the Mt. Dufferin area in response to concerns raised by the Committee that the existing RM-1 density of 13 units per ac. was too high. The zoning process will also be used to designate city-wide and neighbourhood park space (P-1).

## 4.2 MT. DUFFERIN DEVELOPMENT PERMIT AREA

The City is further recommending that the residential component be designated a Development Permit Area (see Figure 4.4) with specified guidelines relating to the multi-family development cells (see Multi-Family Housing Guidelines in Background Section I) to ensure that development is in keeping with the form and character elements highlighted in the planning process. The guidelines relate to issues such as development shape, size and massing; tree retention; the reduction of long building vistas; and stipulating the placement of internal walkways, paths and access routes.

### 4.3 RESTRICTIVE COVENANTS

A restrictive covenant will be prepared and registered against the residential development area. The covenant will prohibit any work (including site grading, earth removal, road construction or tree removal) in the area until preliminary subdivision approval is granted or a permit is issued by the City. Approval may require the submission of plans highlighting material removed, site grading and tree retention provisions. General development guidelines (See Single Family Housing Guidelines in Background Section J) will be included in the restrictive covenant.

The intent of the covenant and associated guidelines is to recognize the unique character and setting of this area. A covenant will ensure that development proceeds in accordance with approved subdivision plans which reflect the intent of the Mt. Dufferin Land Use Plan.

In addition, a restrictive covenant will be prepared and registered against the parkland restricting permitted uses to park only. This will supplement the zoning process and ensure that the lands will remain designated for park in perpetuity.

### 4.4 AREA SPECIFIC DCC BY-LAW

An Area Specific Development Cost Charge By-law will be prepared and applied to the residential component for specific infrastructure and park elements. In particular, the by-law will be prepared based on a cost sharing arrangement for off site services such as the upgrading of Hillside Drive and the construction of a new water reservoir. The DCC By-law will also be used to facilitate the development of neighbourhood park related components.

### 4.5 PARKS MASTER PLAN

Following the successful transfer of parkland from BCBC and B.C. Lands to the City of Kamloops, the Parks and Recreation Services Department will undertake the preparation of a Parks Master Plan. While a preliminary park strategy has been prepared, continued involvement of the Advisory Committee will be required to assist in determining the extent to which the park is developed. (See Section 3.2 for more information on the anticipated form of the Masterplan.)



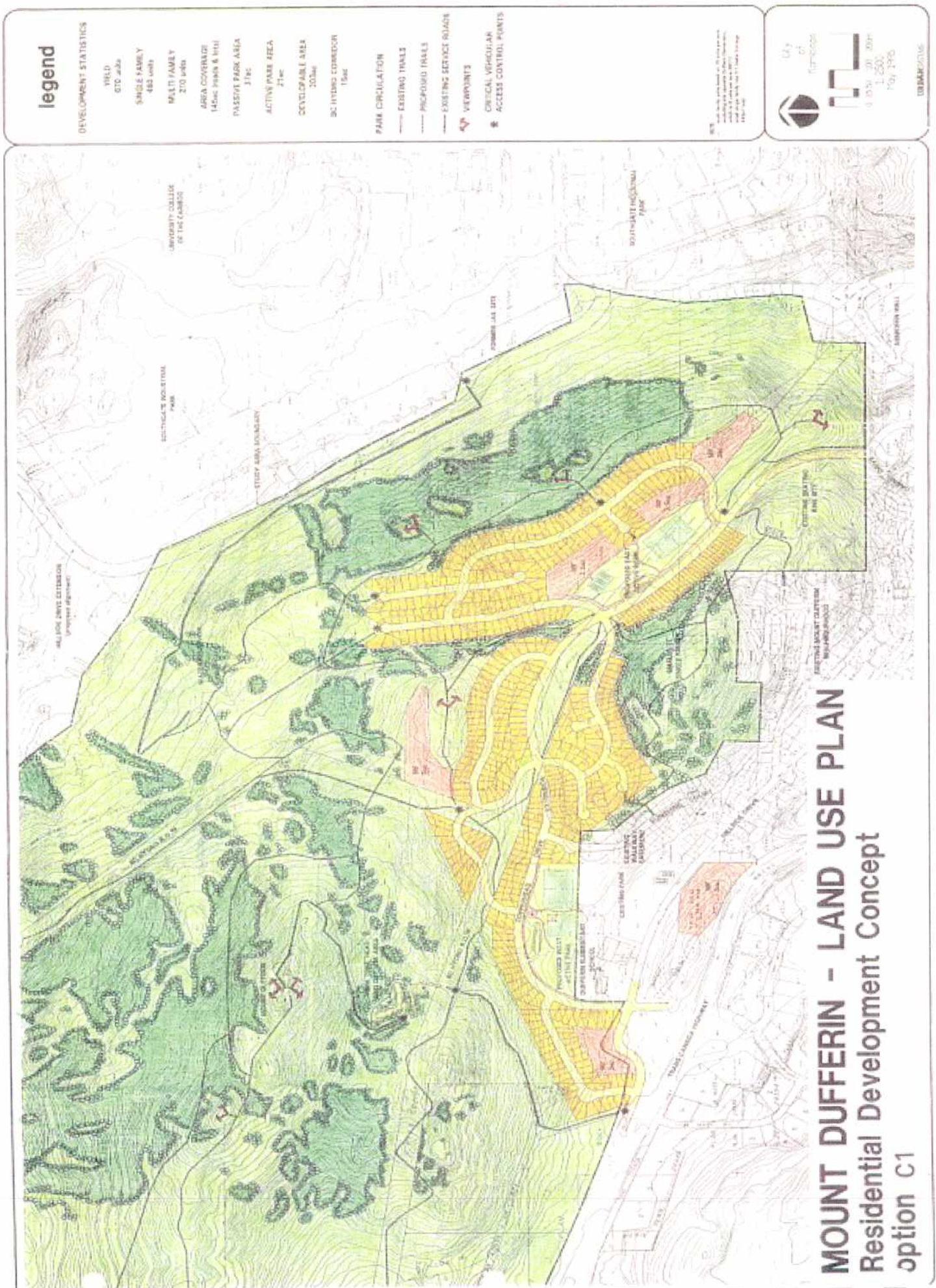
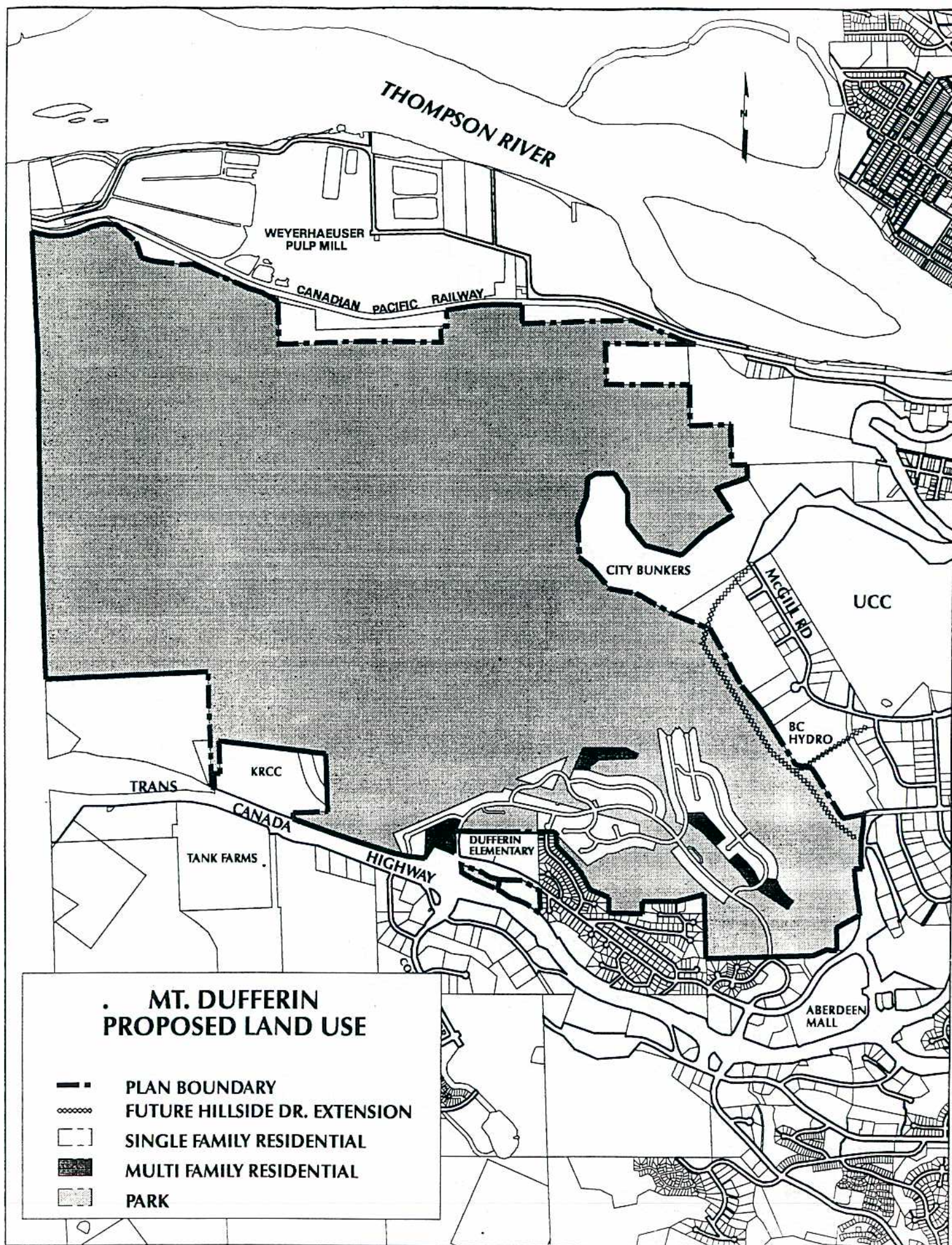


Figure 2.6







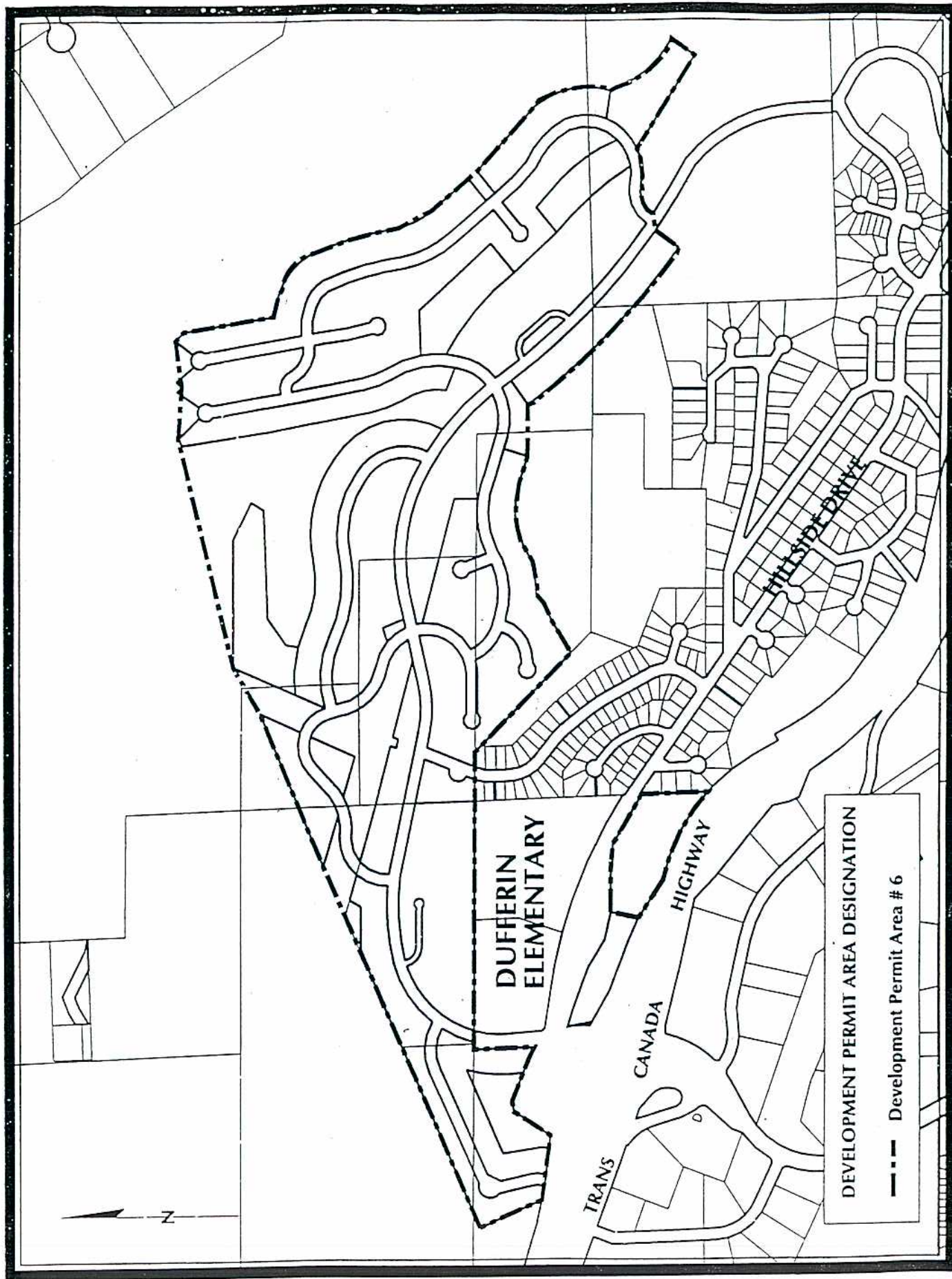


Figure 4.4

## 4.6 SUMMARY

The Mt. Dufferin Land Use Plan has been a major planning initiative in the City of Kamloops during 1995. The planning process involved extensive participation by representatives of all interested parties and has resulted in acceptance of the proposed land use plan and implementation strategy. While the plan does not satisfy everybody's wishes, it does represent a consensus solution to a complex problem. It includes a proposed major City-wide natural park and rounds out the existing Mt. Dufferin residential neighbourhood. Based on the Advisory Committee's unanimous agreement and the community input received through the November Open House, the Development Services Department is recommending that City Council adopt the plan and implementation strategy.

A Public Hearing was held on January 23, 1996 to invite public comment following presentation of the proposed zoning bylaw and OCP amendments related to the land use plan. As indicated in the minutes included in Background Section K, comments were generally supportive of both the process and the product. A minor change to proposed land use and zoning involves relocation of a higher density (RC1) zoning westward so that lower density (RS1) development takes place near the existing neighbourhood. This modification is reflected in updated maps (Figures 4.1 and 4.3). Council's approval of the plan at this Third Reading represents the City's commitment to follow through with its implementation.





# **PART II**

## **TECHNICAL BACKGROUND**

**WORKING GROUP  
MEMBERS LIST**

**BACKGROUND  
SECTION A**

---





## WORKING GROUP MEMBERS LIST

To achieve representation of the stakeholders identified previously, the Mt. Dufferin Land Use Plan Working Group was assembled as follows:

Advisory Committee:	Rick Adams Kent Burry Jennifer Eastwood/Allan Stradeski Peter Findlay/Dr. Ian Findlay Gary Goertzen Ray Hellmen Noel Michell Sheila Nofall Stevan Puharich
City Staff:	Greg Toma, Project Manager Randy Lambright, Project Planner Don Sayers, Engineering Development Supervisor Dave Hilton, Parks Manager Doug Dawes, Consultant
BCBC:	Cam McLeod Dyne Torgeson Mike Robinson
BC Lands:	Peter Walters
Urban Systems Ltd.:	Gregg Lindros (Consultant)

**ANALYSIS  
COMPONENTS**

**BACKGROUND  
SECTION B**

---



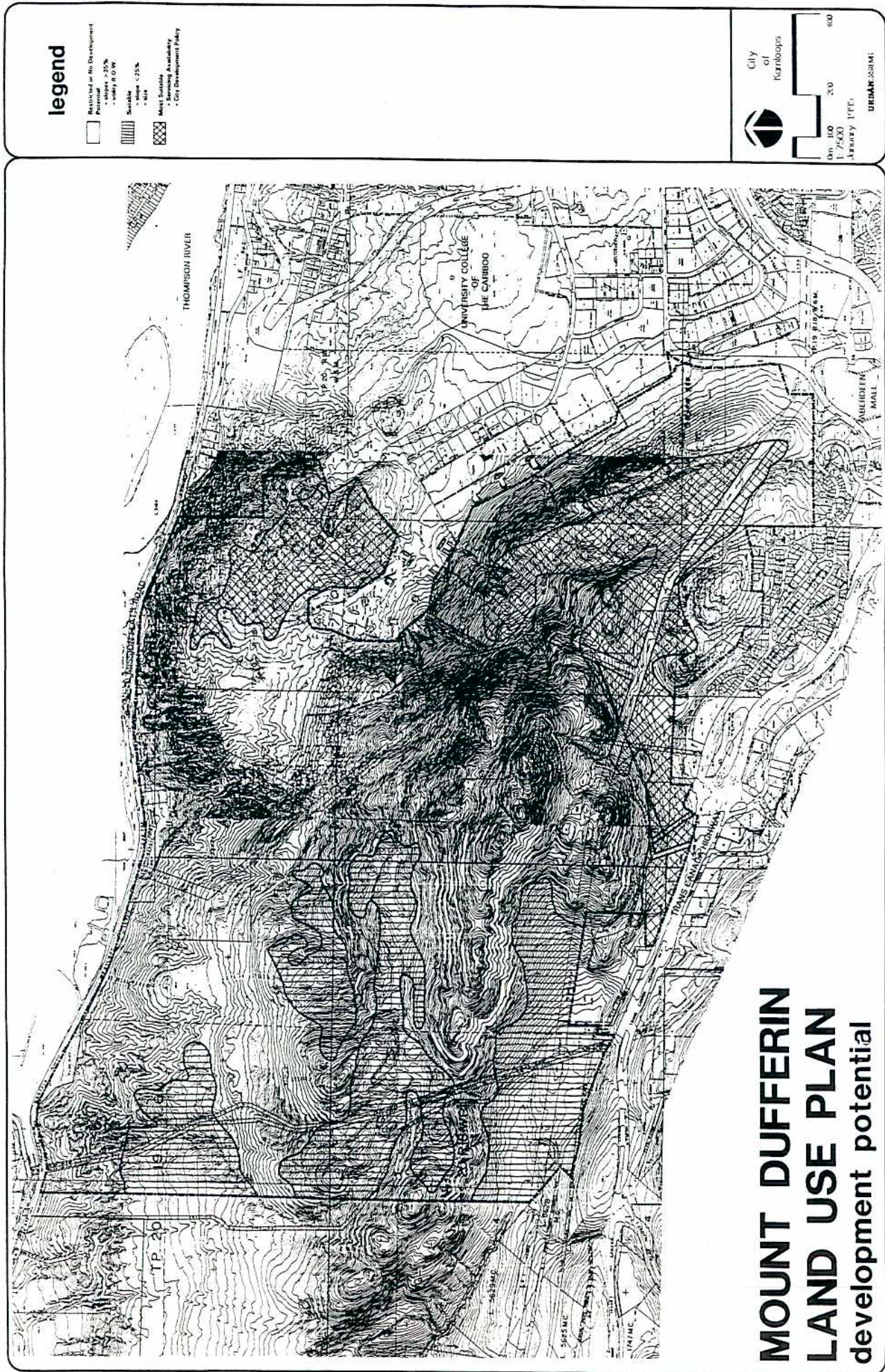
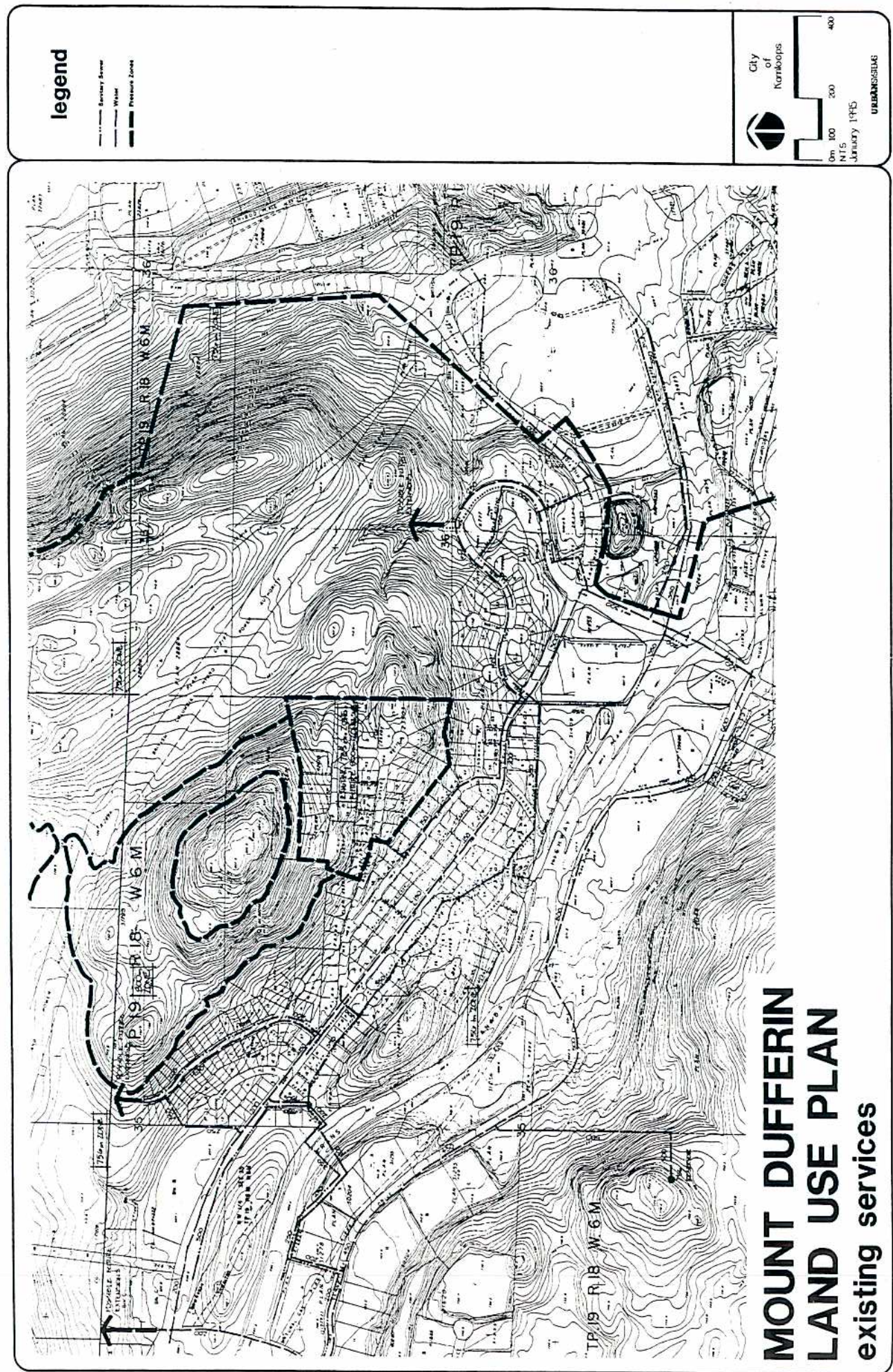


Figure B.1







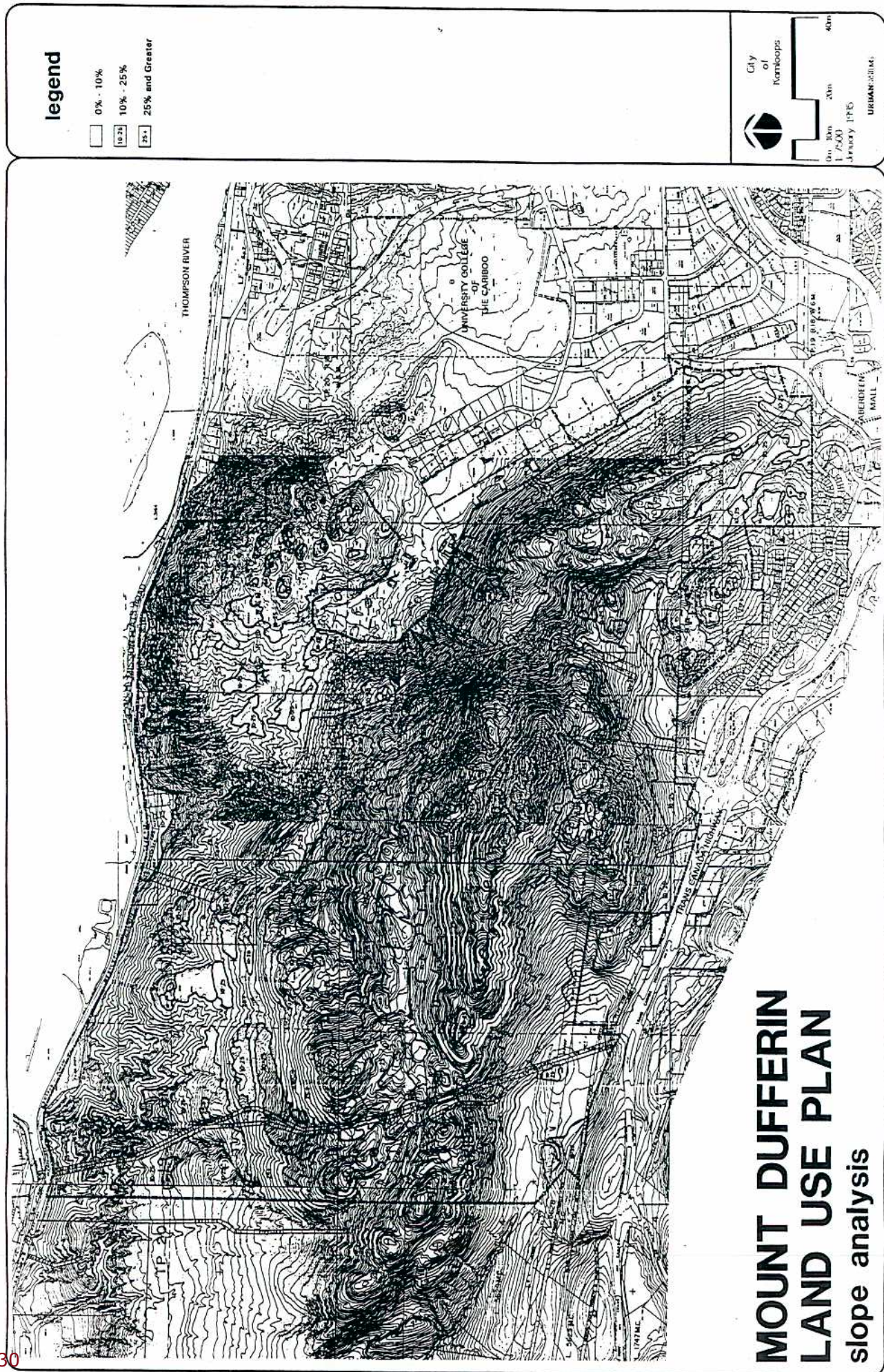
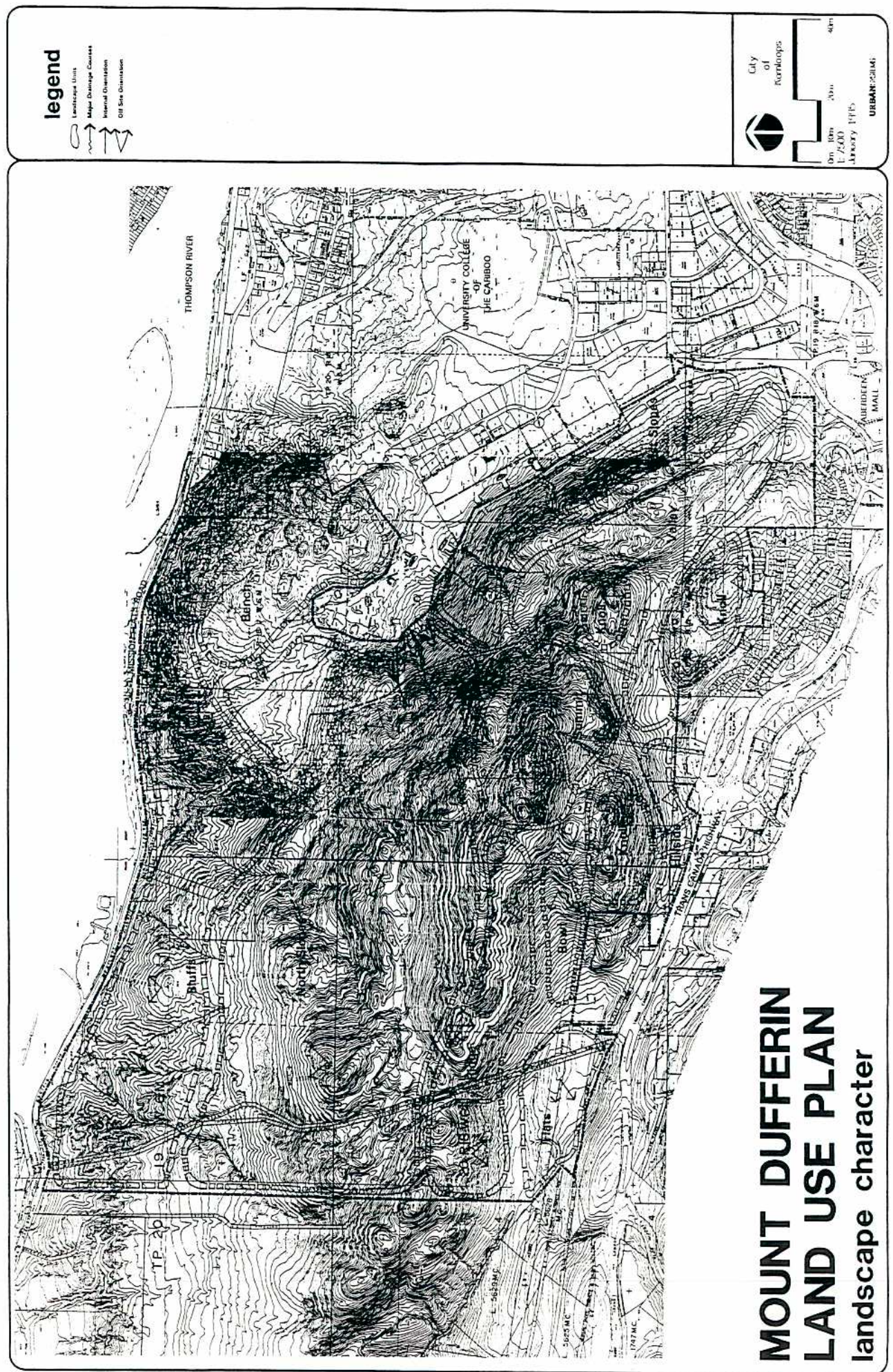
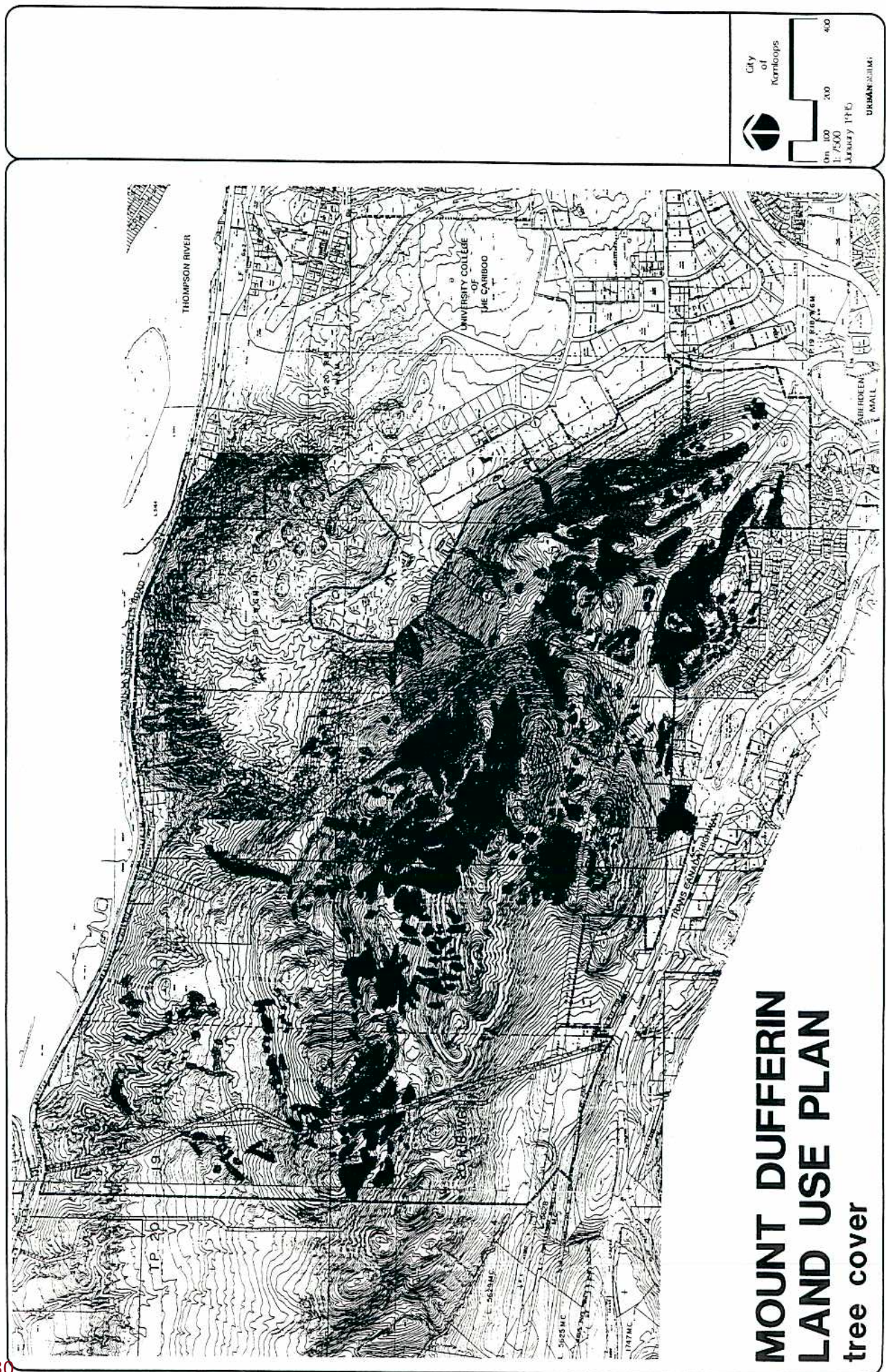


Figure B.3









### Figure B.5



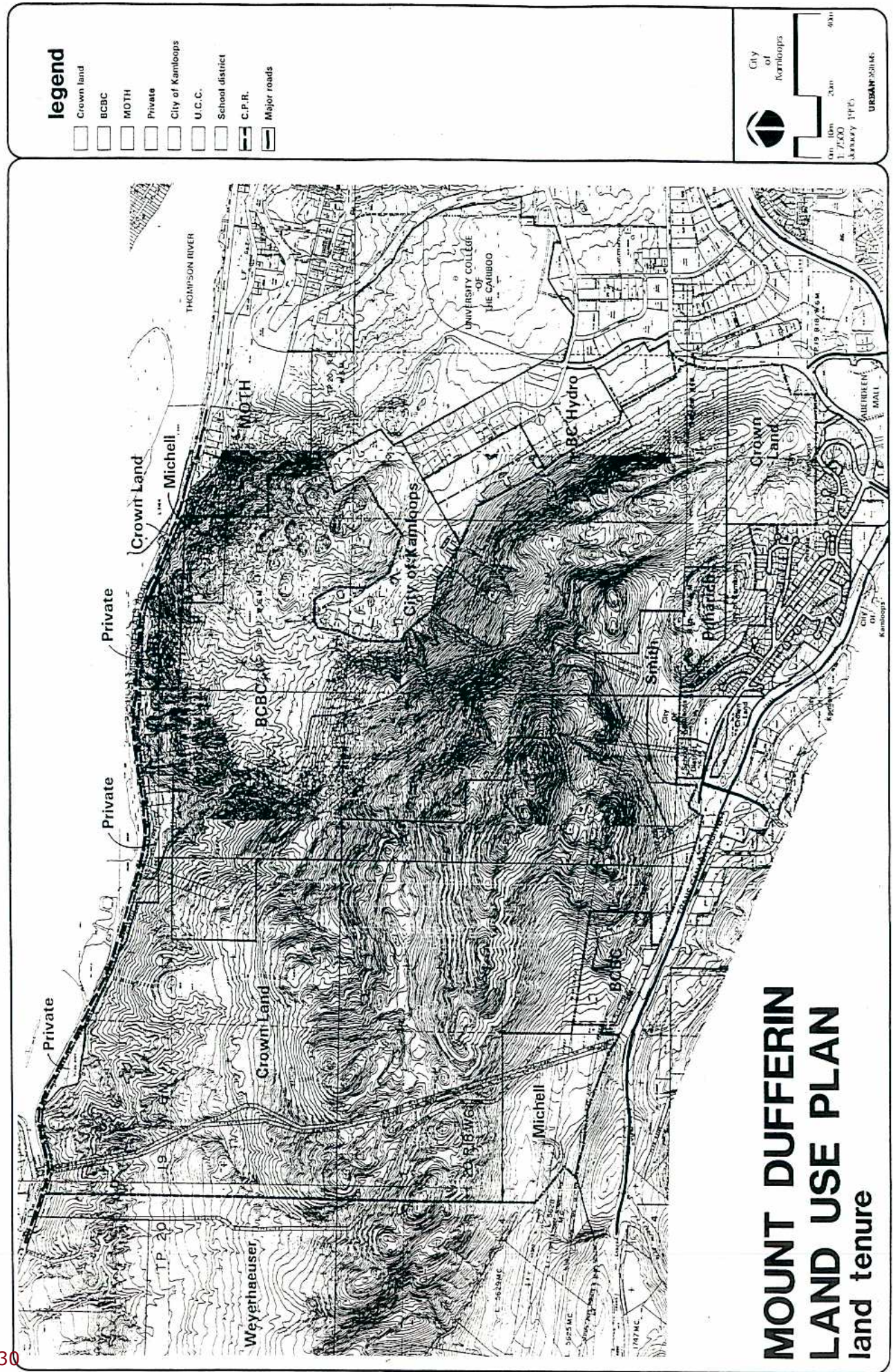


Figure B.6



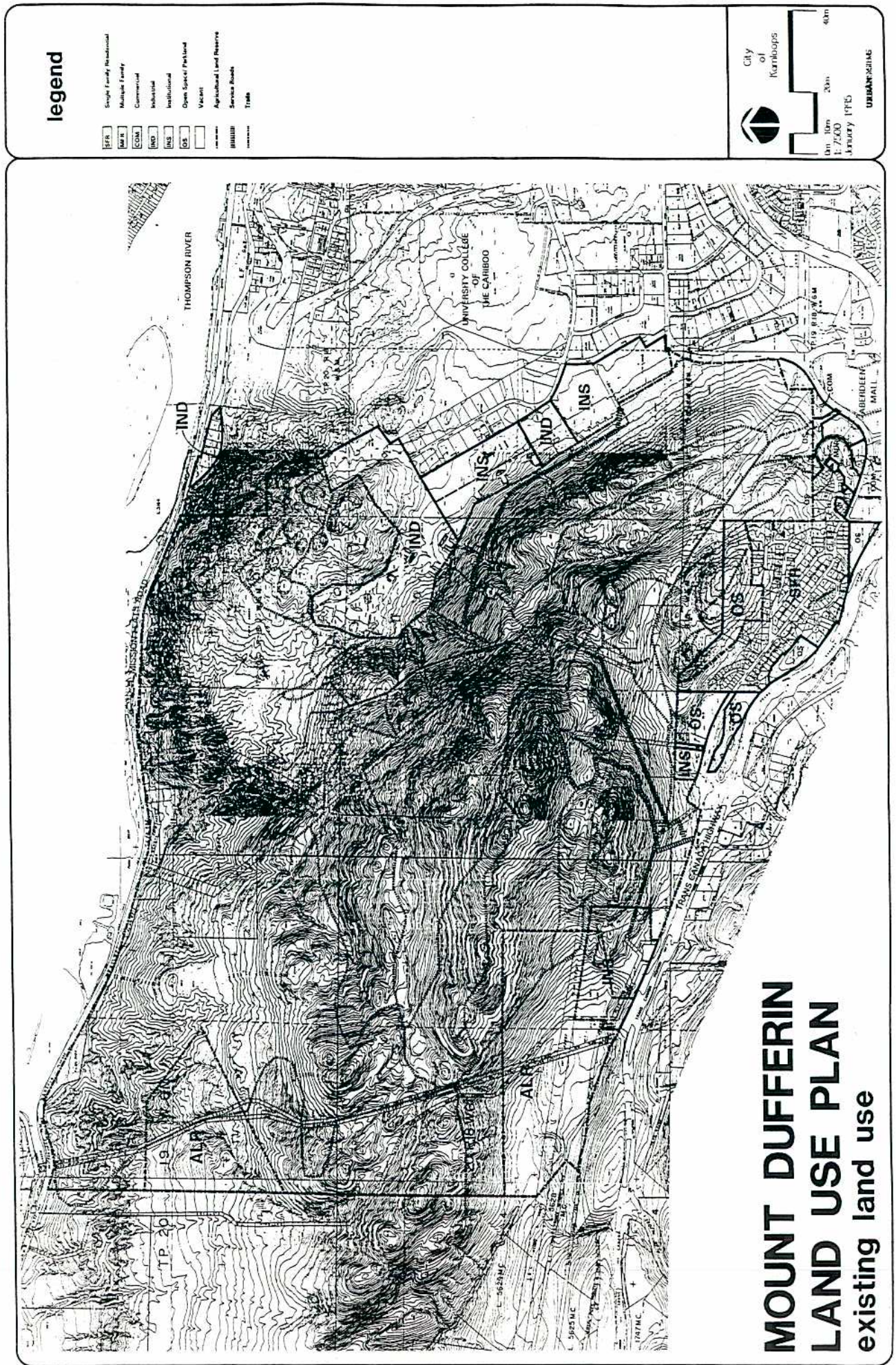


Figure B.7



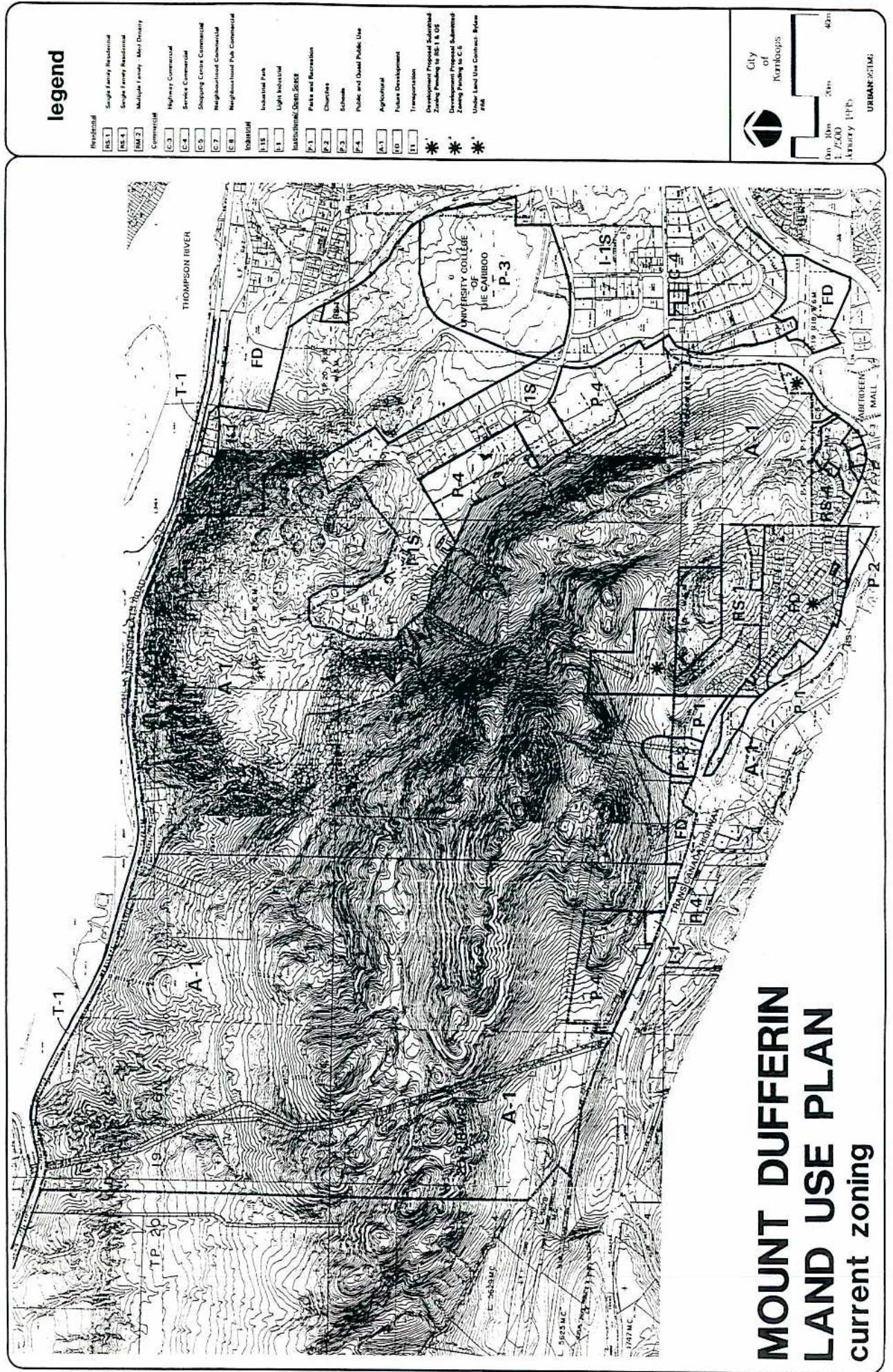


Figure B.8



**OPEN HOUSE RESPONSES  
AND COMMENTS**

**BACKGROUND  
SECTION C**

---





# MT. DUFFERIN LAND USE PLAN NEWSLETTER

- JANUARY 23, 1995 -

**The City of Kamloops, B.C. Buildings Corporation and B.C. Lands  
invite you to attend an Open House**

**TO:** Provide input into the Mt. Dufferin Land Use Plan  
**WHERE:** Mt. Dufferin Elementary School Gym  
**WHEN:** Monday, 1995 January 30 - 5:00 - 9:00 p.m.

## INTRODUCTION

Recently, many city residents have raised questions about the future of the Mt. Dufferin area. In particular, these concerns have focused on:

- formal recognition of a significant natural and wilderness asset;
- the City's rapid growth over the last several years and the potential consumption of valued open space.

To address these concerns, the City of Kamloops, B.C.B.C. and B.C. Lands are embarking on the preparation of a land use plan for the Mt. Dufferin area. This newsletter is intended to provide information on the plan purpose, the plan participants, how public input will be obtained, the planning area, and the plan process and schedule.

## PLAN PURPOSE

The Mt. Dufferin Land Use Plan will address the following major issues:

- The Establishment of a City-Wide Natural Park in the Mt. Dufferin area.
- The Extent of Development in the Mt. Dufferin area.

The slopes of Mt. Dufferin have long been identified as a valuable, City-wide asset. Many residents enjoy hiking, biking and walking the numerous trails and paths crossing both public and private land throughout the area. In order to formally recognize its importance, the City of Kamloops has submitted a request to B.C. Lands to acquire the Crown Lands for park purposes. The land use plan will establish the park boundaries, will determine how access will be provided to all city residents and will address the need for improvements or provision of facilities.

Development proposals from private landholders in the area suggest that the neighbourhood is attractive. Current City policy indicates that infill development is preferred over peripheral expansion, and that the "rounding out" of neighbourhoods where excess servicing capacity is available is a cost-effective and orderly method of meeting residential needs. However, the extent to which new residential development is permitted, while maintaining existing attractive qualities, must be determined. The plan will develop a clear vision of the extent of residential development bearing in mind cost effectiveness, impact on the existing neighbourhood, safety, and quality of life issues.

## PLAN PARTICIPANTS

- The City of Kamloops is responsible for the preparation and implementation of the plan.
- Mt. Dufferin residents will be represented in the planning process. At the Open House residents will be asked to form an Advisory Committee. The committee's mandate will be to assist in developing the plan.
- B.C. Lands and B.C. Buildings Corporation are the two major landholders and are co-sponsoring the project.
- Newsletters with comment sections will be circulated to all Mt. Dufferin households.
- Several Open Houses will be held at various stages throughout the process. Questionnaires will be available.
- The Advisory Committee will be directly involved in developing options and plan policies.
- A formal public hearing with City Council in attendance will be held prior to the plan being adopted as part of KAMPLAN the Official Community Plan. This meeting is open to the general public.

## PLAN INPUT

Plan input will be obtained in a number of ways.

KID\_285830



*Plan Process and Schedule*

<b>January 23-27</b>	<i>Distribution of Newsletter to Mt. Dufferin Households</i>	<b>April</b>	<i>Open House - Presentation of options and draft plan policies</i>
	<ul style="list-style-type: none"> <li>The newsletter is designed to introduce the planning process, the plan purpose, and the plan participants.</li> </ul>		<ul style="list-style-type: none"> <li>Date and time to be confirmed</li> </ul>
<b>January 30</b>	<i>Open House - Introduction to plan, presentation of background information and solicit input from residents.</i>	<b>May</b>	<i>Preparation of final plan</i>
	<ul style="list-style-type: none"> <li>5:00 - 9:00 p.m. at the Mt. Dufferin Elementary School Gym</li> </ul>	<b>May-June</b>	<i>Open House - Presentation of final plan</i>
<b>February-March</b>	<i>Preparation of options and draft plan</i>	<b>June</b>	<i>Public Hearing and adoption</i>
	<ul style="list-style-type: none"> <li>Various options and plan policies will be prepared based on input provided.</li> </ul>		<ul style="list-style-type: none"> <li>Formal plan presentation and final opportunity for input. Adoption of plan as part of the Official Community Plan.</li> </ul>

*Note: The process and schedule may be modified to accommodate input from all participants.*

If you have any thoughts or ideas about the plan or are unable to attend any open house sessions, please indicate your comments as follows (use additional paper if necessary).

---



---



---



---



---



---

Please mail to the attention of:

Randy Lambright, Community Planner  
 7 Victoria Street West  
 Kamloops BC V2C 1A2  
 Telephone: 828-3553  
 Fax: 828-7848

or

Drop off at Mt. Dufferin Elementary School



KID\_285830

S:\WP\DSDB\CP\DUFFNEWS

**MT. DUFFERIN OPEN HOUSE  
JANUARY 30, 1995**

**COMMENTS**

**1. QUESTIONNAIRE RESULTS**

**The Mt. Dufferin Land Use Plan area is approximately 2200 acres in size. What land uses do you feel are appropriate for the area?**

- .1
  - Passive wilderness park - all of it! Major portions of area not suitable for either urban development or active recreation.
  - Plan does not address existing concerns regarding access - current or proposed. The access issues previously identified have not in any way been resolved to the satisfaction of area residents!
  - Proposed development in prime multi-use rec. area.
- .2
  - This is a starting point, however, I don't feel that the big issues and pictures have been considered:
    - ▶ school should have a green connector trail to subdivisions and lands beyond
    - ▶ impact on the school with future housing development
    - ▶ traffic in the area
    - ▶ with the Smith rezoning to R1 we have no guarantee that the blank areas on the map will be rezoned to something of higher density
    - ▶ what commitment is there that when the Smith property is asked to be rezoned from single to multi that it would be turned down?
    - ▶ there is no guarantee if land is set aside as a regional park it won't be rezoned as a development area at a latter date
    - ▶ the City does not have to consider a neighbour plan when they make decisions
  - This inventory is a first step, however, I have concerns where we go and the effort put in by the community. City needs to change their mandate with Knapweed and become proactive - it's taking over along with the abusive 4x4 and ATV, motorcycle use.
  - In the least the BCBC land should stay at a minimum A-1 and not be developed, preferably go park - this area above Duffy's is heavily used for recreation - it is flat considering the area, without it you provide no flat high recreation potential. You eliminate a large population. Also, this area is the main deer bedding down area in the winter. If developed, it is a backdrop to Kamloops. You have failed terribly at Aberdeen and I would hate to see the same mistakes repeated.
  - Much of the "Park" is defacto land, not able to develop. To be a fair public process and a true regional park some flat high value recreation areas must be included.
  - Many people cannot relate to maps and in a public presentation we have to look at other methods for relaying info ie. air photos.



- .3
- I strongly feel that some of the "most suitable land for development" is the "most suitable for Park; particularly the relatively flat (Crown and BCBC) land behind Cannel Dr.
  - Any development must not fragment the park land, thus destroying the wilderness area.
  - A reasonable compromise may be to allow development of privately owned parcels around the perimeter of the subject area (ie. Mitchell and the "Bunkers" area) and to designate the central core as park.
  - Mt. Dufferin is a great area and many Kamloops residents enjoy its wilderness appeal.
- .4
- I agree with some of the posted comments, regarding: it is not a fair trade to exchange the usable recreation land we have now for unusable mountainsides, and giving the developers the prime land. We're not all avid hikers - some of us just like to go for the afternoon walks with our kids. Please keep some land adjacent to existing housing that can be easily accessed and used by families! Why not include the following in the plan boundaries:
    - ▶ The strip of land along the south side of Hillside Drive, across and eastward from the school. That is our buffer to the Trans-Canada, and should be part of the plan.
    - ▶ The hill and top of the bench directly behind the Dufferin Park "playing field"/swamp - this is a small, very pretty walk ideal for families and close to our home - it would be a shame to lose it to development! And, aesthetically, it adds a lot to the "park".
- .5
- natural park area
  - walking
  - no off road trail bikes, etc.
  - mountain bikes? maybe if restricted to a trail
- .6
- some residential development
  - significant area to move to natural park
  - some area to be developed park(s) with facilities
  - may be room for "minor commercial development", but this is probably served by Aberdeen shopping centre.
  - The crux of the issue is the trade off between development and natural area. One option would be to accept development of the Smith property and Puharich property. Consider also some fill in development west towards Dufferin school to link up with Copperhead Drive. The remaining area could be left as natural area and NOT connect up to Copperhead Drive.
  - This amount of development would add 50% or so to the total population of Dufferin, maintain its current character, but leave a significant natural area.
  - The City has to change the intent and character of its planning. While many thought that the recession days of the early 80's were bad for the city, the life quality was excellent for residents. As growth has increased, the life quality in the city has deteriorated. We have increasing traffic, poorer air quality, long term increases in costs due to more development.



- The City has to consider a linked network of green space, natural areas, developed parks all with linkages (either physical or conceptual). Once some of these key long term areas are decided upon, then significant development options can be considered. A number of other communities are viewing the planning world in this way, rather than looking at development first, then natural areas are what is not developable.
- .7
- A park this size in this city - what a great concept. 100 years from now the residents of this city will thank us, just as the residents of B.C. are thankful for Stanley Park.
- .8
- Most appropriate use is for parkland but should consist of two types:
    - 1) on the plateau and non-steep easily accessible parts some improvements such as trails and fences, etc.;
    - 2) on steeper and heavy wooded areas, leave the area primarily untouched and held as a wildlife habitat but open to the public who are fit enough to make the hikes.
  - No development other than 1 and 2 should be allowed!
- .9
- Looking at the land use and slope maps it is apparent that the level or gently sloping land is slated (however tentatively) for development. This is the very land that is most useful for recreation purposes. Somewhere there has to be a balance between \$ and quality of life.
  - What good is all this rock you're leaving us if we can't comfortably access it? I have very grave concerns about the proposed development of Crown land adjacent to Cannel Drive. My family and neighbours make extensive use of this valley. It would seem that the best use of this area would be for recreation.
- .10
- I think the passive park is an excellent idea ie. walking, biking, cross country skiing.
  - I feel that it would be a mistake to allow development of the Hydro R/W area north of Knob at the top of Mt. Dufferin Drive. It is a very user friendly area for walkers, hikers, bikers, x-country skiing. Considering it is Crown owned, BCBC should be directed politically to drop the requirement for making a profit and just donate the land to the park.
  - Much of the proposed is quite rugged and would be difficult for older people to access.
- .11
- Parks on all but the privately held land.
  - Private land only developed once suitable roads are built - Copperhead Drive extensions, not Sunshine Court.
  - Corridors and access in place.
  - The land which is most level and most suitable for development is also the land which is most useable for recreation and passive outdoor use.
- .12
- Put it in parkland with limited access (ie. foot traffic only).



- .13 ■ If Mt. Dufferin area is going to be set aside for parkland then lets quit blowing smoke and shuffling mirrors around. The land deemed "most suitable" for development is the heart of the pristine parkland! This is the property which should be officially changed to parkland. It is used by residents and visitors now for hiking, walking, and bike riding to name a few uses. If you take this away, we are left with steep sage covered hills that only a rattlesnake or cactus could call home. Please get serious about this plan and give the City a park that will be renowned throughout the province.
- .14 ■ Any development should be minimal and peripheral. All the high land should be preserved as park without regard for degree of slope.
- .15 ■ Excellent well informed guides.  
■ What about people who come off highway to sleep - will they use the park area to rest their heads?  
■ Better play fields, not wet ones/bathrooms/lighting/gate chained off at night.  
■ Need help with City - (runoff) culvert flooding our land in rain/wet times of year.
- .16 ■ Keep the area as natural as possible.  
■ Keep all motorized vehicles and ATV's out of the area.  
■ Limit development as much as possible.  
■ Recognize the wildlife values of the area.  
■ note: the flat areas are most used for recreation - please do not develop these areas.
- .17 ■ Retain natural setting as much as possible. Limit development and fragmentation of the park as much possible.  
■ Note the importance of the area as mule deer winter ranges as well as habitat for other species.  
■ The area is not suitable for 4x4ing (although I have one), snowmobiling, ATV, or motorcycle riding. These uses should be restricted from the area due to damage to the terrain and noise with its proximity to residential areas.  
■ The Knapweed should be controlled, either biologically, or with Tordon. It is not part of this habitat or ecosystem and its presence is degrading the wildlife carrying capacity of the area by displacing forage.
- .18 ■ In agreement with proposed parkland area.  
■ Site should be "Natural" parkland.  
■ Concerned (greatly) with traffic flows and present conditions.  
■ access via Copperhead leading to "proposed" new residential site should be seriously "reviewed".
- .19 ■ Parkland!

- .20
  - Excellent for hiking - many nature wildflowers to be viewed esp. mariposa lily in season.
  - Good for bird watchers and enjoyed by mountain bikers.
  - Please cut access to 4 wheel drive vehicles.
  - Good cross-country skiing and snowshoeing.
- .21
  - A parkland left in its natural state would be wonderful.
  - We must stop the 4 wheeling in this section - they are destroying the terrain.
  - My husband and I have enjoyed this area for walking and hiking for years. We would love to see it left as land to continue to enjoy - great idea!
- .22
  - Hiking trails, bird watching, nature signs, bicycle trails, X-country skiing.
- .23
  - Land use that provides "green" corridor and cycle/walk/x-country ski path from community to major park trails.
  - "Buffer" green zone around existing school. Again, could incorporate a health/fitness component by installing stations.
  - Incorporate orienteering into signage/trail system.
  - Pay close attention to parking and security issues. Currently, the area is occasionally a gathering point, because of its isolation yet proximity to the city, for youth parties with accompanying potential vandalism.
- .24
  - Walking trail, no motorized bikes, vehicle. Fragile ground for bikes.
  - This is a much larger park proposal than we as residents had ever imagined. "Small town" Hillside Drive with its limited sidewalks does not seem to fit this "big project". Traffic is already a concern with the present road system. A large influx of people on the present system (in spite of the highway entrance by the school) to the entrance of the park?
  - So, in this large park proposal are these concerns included?
  - As the present trails indicate there is already a user need evident for the local population, to justify an extensive park beyond the trails would need P.R. work - who will pay for this? Residents in terms of crowds? City in terms of upkeep? Who will be in charge of this large park, province, federal?
  - Do we have to choose between this huge park and a much smaller one? How small? And development of some sort - is all this land "usable" commercially or for residential use if the park proposal was of a smaller scale?
- .25
  - Mountain biking, walking, no motorized RV's, picnic areas, maybe a camping area but only on periphery - could be cost prohibitive and counter productive.



- .26
  - Trail development for hiking, x-country skiing, and mountain bike use.
  - Restoration of grass lands and presentation of natural wildlife habitat.
  - Control of offroad vehicle use.
  - Establish viewpoints to accommodate all ages ie. reached by low grade trails for elderly and small children, and more difficult trails for those looking for a challenge.
  - Thankyou for allowing this opportunity.
- .27
  - It appears with the size in question that the potential for the area to be developed into a similar park as Stanley Park is an excellent plan. Trail rides, and cross country skiing are excellent ideas, as well as many other recreational sports.
- .28
  - This park concept provides a great opportunity to retain a natural area within Kamloops. Use should be restricted to foot traffic only - no motorized equipment. The City has experience with abuse of the Lac de Bois area, give an inch, take a mile, the natural part is lost. Further development of the land in terms of housing is not consistent with a park of this size.
  - Thank you for the time and effort to inform the owners in this area. We want to "stay in touch" with what is happening. Your timeline looks good with the number of public meetings.
- .29
  - All Parkland - and don't spiffy it up with markers and trail signs and picnic shelters.
- .30
  - I feel the total 2200 acres should be set aside as park. It might seem excessive at the moment, but as the community expands and people seek "quality to life", it would add an oasis of tranquillity in the middle of surrounding high density development. Seize the opportunity now!
- .31
  - Left as natural as possible.
  - No access to motorized vehicles.
- .32
  - Kamloops park buff and park proposer for nearly 20 years.
  - 1978 submission to City Council for park behind hospital.
  - Aided with a part of Dufferin Park suggestion in August 1990.
  - Also have 1993 proposal to make naval bunker into museum, adjacent Armoury (edge of park).
- .33
  - a combination/blending of park & residential development.
- .34
  - Park land - walking/bicycle trails/picnic areas
  - Vehicle access for Emergency Vehicles Only (locked, with keys distributed to police/fire/ambulance).
- .35
  - Maximum park size possible.



- .36 ■ I would like to see the majority of the land developed as parkland. It is not suitable for res. or ind. so let's keep it in it's natural state - as a park - for the benefit of all.
- .37 ■ A park accessible to hikers with regards to trails - an area designated for mountain biking - access only by Forestry, EHS, or Parks for emergency eg. fire, accident. A naturalist type hike access for some in wheelchairs with a possible picnic/view site. A carry in/carry out plan adopted as is Provincial parks.
  - Possible addition to the area school of a play area or improved play field for the community. At present the only park in this whole area for over 350 ± children is a small playground at Dufferin School. The residents of Dufferin would greatly appreciate any addition to our "park" as it sits. The ball field we have at the tennis courts is in atrocious condition, the one playground area at the school is a hazard - as a resident I feel I shouldn't have to drive out of my community to play elsewhere, when we could possibly have a decent playground in our area.
- .38 ■ Do a biological inventory of the area proposed for the park.
  - ▶ Dr. Tom Dickinson, UCC has students looking for projects.
  - ▶ Mr. Rick Howie, Min. of Env. is available for urban habitat comments.
  - Then decide where development can go without destroying unique plant associations or wildlife habitat/corridors.
  - Preserve the viewscape of Dufferin Hill - please no more Aberdeen fiasco.
  - Plan for Dufferin in the context of the whole city - it isn't an isolated area - or even necessarily the best area for a park.
  - Budget now for barricades or whatever to close off trails to motorized traffic.
  - Budget now for public education re the natural values of the Mt. Dufferin area.
    - ▶ interpretive signs
    - ▶ information for school children
    - ▶ help make it an outdoor classroom for children and their parents to learn about the dry interior grasslands.
- .39 ■ Definitely a walking park. Make it big. No vehicles, (cycles, um!).
- .40 ■ I'd like to see more park lots.
  - Another road would be a must as Hillside is already too busy.
- .41 ■ Excellent concept/plan. Especially in view of quality of area and rapid infilling of Kamloops.
  - Could obtain more input from Dufferin students (create some future guardians!)
  - In meantime please protect from offroad use (too easy/access from existing road to top and back of Duffies? I think back of mall parking lot.)
  - Fast escape from populated areas.
  - variety - valleys, flats, north facing, south facing.
  - some x-country ski possibilities, lots of hiking, photography, nature studies.
  - views of river valley and glaciation history.



- vegetation - represents Kamloops well, re evergreens and wildflowers.
  - wildlife values - deer, foxes, birds, (blue-birds, both species, nuthatches, shrikes) squirrels, chipmunks.
- .42    ▪ Hillside Drive could use sidewalks, repair of road. Set of lights at Pacific Way and Hillside? Busy intersection, many accidents. Nice to see land turned into park instead of being developed.
- .43    ▪ Use as an Urban Wilderness Park with rustic trail development for hikers and mountain bikers. Most of the trails needed are already in place.
- There is a pressing need to limit trail access to hikers and bikers while prohibiting ATV's, 4X4s and other motorized vehicles.
- .44    ▪ As much as possible for hikers and mountain biking. Stop ATV's, they are destroying the place.
- Immediately behind the school, parking, picnic area and a belt of watered area behind the residential to control fires.
  - A common users gate on the tower road to restrict the motor vehicles.
- .45    ▪ Should have had a plan in place before allowing any development (Russ Smith) to go ahead. I encourage development in the area but feel you're a little late with asking us what we feel is appropriate after the fact. Although hopefully with tonight's open house this will help with any future developments and developers.
- Road conditions are a major concern for Mt. Dufferin residents, considering 90% of us use Hillside Drive. As you well know, the condition of this road is unacceptable as a main access road. Putting all traffic down Sunshine Court (for new development, Russ Smith) approx. 160 cars on top of the homes and cars already there and basing this on the fact that eventually phase 2 would be built and an access road added to the development is definitely putting the horse before the cart. Hillside will now have 200 or more cars driving it daily. Not to mention the residents living on Sunshine Crt. now living on a high traffic road, when they were lead to believe it was a dead end road. Which I realize is a separate issue, but will bring it up every chance we get.
- .46    ▪ Source of the area - near the highway is more suitable to industrial use.
- RV park and facilities
  - re-locate race track and related barns, etc.
- .47    ▪ Future RV park, light industrial park, mobile park (ie. seniors), same open park area, some type of highway access business such as log sorting area or transportation staging area.
- .48    ▪ Include park reserve between Hillside Drive and T.C. Highway west of Scott Place with this plan.
- Let rezoned land behind park go ahead with subdivision (1994).



49. ■ The plan to preserve this parkland sounds good to me. I regularly walk in the hills, with access from Pacific Way. That access could be improved. I am concerned about motorized vehicles that use this area for a playground and destroy trees and plants.

## 2. COMMENT SHEETS

- need to limit access to stop damage by ATVs (x2)
- upgrade Hillside Drive
- Dufferin school over capacity - if more development where will children go?
- traffic safety along Hillside (ie. where are the crosswalks!???)
- bullsnakes/rattlesnakes denning areas
- park...need to think about it in city-wide context
- "natural areas" plan needed
- isolated pockets of development would fragment park and defeat idea of large natural area
- what is most suitable for development also best for parkland...area that attracts lots of use now!
- land deemed "most suitable" for development is the pristine land that is now used as parkland by the residents. It is not a fair tradeoff for the "unsuitable" land which no one uses now
- present plan is a developers paradise!!
- great! Let's share this area
- committee should not be limited to local neighbourhood (this is a major city/regional park)
- Mitchell Property...industrial land not parkland - relates more to highway
- road/traffic major concern!
- "lost battle with Smith project"...frustrated that input not taken (but not anti-development)...should have had a plan in place prior to approving...why should Smith proceed in advance?
- Hillside Drive in bad shape!
- need signals...Coopers, Costco, new development
- 4x4's chewing up the landscape...controlled access needed!
- think big about park potential...maximum area
- the plan process is positive
- would hate to lose the present parkland area
- we don't want another Aberdeen - one eyesore in Kamloops is enough!
- Hillside Drive - pedestrians/sidewalk, potholes
- Blocking 4x4 access please

## 3. DUFFERIN ELEMENTARY SCHOOL - STUDENT COMMENTS

- I think we should only have paths that people have made with their feet. I don't think there should be paved paths.
- I think there should be grass up on the new Dufferin park.
- I don't think that the paths should be too wide because if they're too big there won't be anymore room for everything else.
- I think there should be grass around the paths.
- I don't think there should be gravel in case someone falls and cuts themselves.



- No fences!
- benches made out of wood
- rock paths
- fir trees
- moat
- bike paths
- open space
- rules
- different kinds of trees

## MT. DUFFERIN LAND USE PLAN

### - SUMMARY OF NOVEMBER 15/95 OPEN HOUSE COMMENTS -

---

44 comment sheets were submitted at the Open House held at the UCC Grand Hall on November 15, 1995. They can best be categorized in the following manner:

- 16 - Full support with some comments
- 21 - Somewhat supportive with specific concerns
- 7 - No Support

#### Full Support comments:

- control access to reduce further degradation. Prevent ATV access.
- don't exceed 670 units.
- make sure park is transferred to the city & kept as same in perpetuity.
- residential development is a fair compromise. All recreation concerns are addressed.
- support the plan, but concerned about increase in traffic on Cannel Dr.
- good land use planning.
- congratulations to City/committee/land holders/gov't. for addressing a difficult land use issue.
- will encourage more citizens to use hiking areas.
- better development process than Aberdeen.
- do not remove too many trees.
- finalize asap. Do not want to see incremental encroachment. Security of park transfer?
- designate city wide park as regional park. TNRD should have a role to play.
- keep trail/park development to a minimum.
- all good flat land is being used for housing.
- how will funds be generated for park development? Time frame?
- do not compromise Mtn. Bike trails. No to multi-use trail concept: room for all to share.
- how much of the park land will be developed?
- opposed to large scale multi-family development. Prefer to see smaller scale.
- future demographics will require development of flatter terrain.
- incorporate bike paths into streets.
- need boulevard trees.
- would like to see some lots > 5000 ft<sup>2</sup> with connections (walkways & paths) to the parks.
- developer should pay full cost of Hillside Dr. upgrade & Copperhead Dr. extension.
- all lots should be within a specified distance of a bus stop; max. 3 blocks.
- would like to see shared access for ATV's.

#### Somewhat supportive with specific concerns comments

- lookout knoll multi-family site should be removed/relocated
- cul-de-sacs in north/south valley should have housing around the perimeter.
- development guidelines include perimeter fencing & retention of mature trees on lots not just slopes.
- multi-use trails will cause conflict with increased users.
- unsure the ratio of developed land to quality parkland is sufficient.
- need more neighbourhood parks adjacent to residential areas.
- do not sacrifice Petersen Creek for Mt. Dufferin.
- residential development is too tight.
- need a city-wide plan in consideration of all effects of development (school, traffic, etc.)
- is this the best place for development? Does it fit with other areas that will be developed in the future?



- complete a City-wide natural areas plan first.
- place same emphasis on park development strategy as has been placed on housing strategy.
- restrict access now to prevent further destruction.
- need more strategic walkway connections.
- concerned about increased traffic. Need traffic control for safety.
- concerned about wildlife.
- concerned about tree loss. Retain old growth timber
- rethink Kamloops growth in general and Mt. Dufferin specifically. Consider social, environmental & cultural needs first rather than allowing rampant growth.
- planning approach is flawed; think conservation/recreation/park first, development second.
- recognize need for connections among natural areas & planning for alternative transportation modes.
- political pressure could force BCBC/BC Lands to offer more land for park.
- inter-agency planning is needed
- concern about interface between private back yards & public park - abuse to area will result.
- concern about eliminating existing trail network.
- lots should blend into the landscape
- what guarantees are in place that development will be aesthetic, & not like Aberdeen
- concern about east active playfield improperly located below hydro. Liability/permission of hydro, etc.
- concern about knapweed/treadflax.
- concern about number of units 700 too high.
- Sunshine Crt. should not be a through street.
- upgrade Hillside Dr. before any development goes ahead.
- existing park must also remain in perpetuity.
- connection between the park & the college.
- no development close to critical view ridges & prominent knolls.
- encourage/promote innovative housing, ie. co-op/co-housing/social housing.
- reduce redundancy/repetition in design, use alleys, shared driveways, etc.
- no to development south of Hillside Dr.
- why such a low % of multi-family? What about compactness/urban village concept/efficient utilization of infrastructure/close commercial.
- need sidewalks on Hillside Dr.
- redundant to build park adjacent to the school. Upgrade existing & leave west area as natural space.

#### No Support:

- Mt. Dufferin should remain as untouched as possible & designated as parkland. If development should occur then no multi-family.
- does not matter what residents think. The proposal is being stuffed down our throats.
- Dufferin area has been developed enough as is. When it is developed it can never recover.
- Pacific & Hillside intersection will not be able to handle increased traffic. Currently a hazard for residents on Cannel.
- lots of wildlife. What happens when all the trees are gone?
- not every piece of flat land need be developed. Need some for the future.
- existing residents of Mt. Dufferin will have greatly reduced access to open recreational space.
- not enough natural space . Keep development to bare minimum. Will need more open space for future
- option c-1 is unacceptable. Flat, valley area is pristine, first class recreation area.
- community rink will become so overcrowded that current residents will not be able to use it.
- small lots are abominable in an area that prides itself on wide open lots and a country rural feeling.
- don't turn Dufferin into a Brocklehurst South.
- city has to show some courage & foresight to allow Dufferin to maintain heritage & dignity.
- new development is triple the size of existing neighbourhood.
- if BCBC needs profit then swap land with BC Lands.

- valuable species in area. Do an inventory
- level of maintenance & security of the park; who will be responsible?
- avoid typical style of development: garage architecture/houses cheek-to-jowel.
- avoid new paths scarring the hills.
- why pave the road to the trailhead?
- change growth oriented planning focus. Focus first on natural qualities of the area.

Compiled by Randy Lambright, Planner



**MINUTES OF WORKING  
GROUP MEETINGS**

**BACKGROUND  
SECTION D**

---



## MT. DUFFERIN LAND USE PLAN

### - MARCH 2, 1995, WORKING GROUP MINUTES -

---

This was the introductory meeting for the project. A variety of topics were discussed in order to formulate some initial direction for the preparation of site planning options.

Topics discussed included:

#### 1. Servicing Capability

- existing infrastructure capable of absorbing 1000 - 1200 units based on water availability.
- off-site servicing estimated @ \$2 Million. Broken down: \$700k - Hillside Dr. upgrade & \$800k - Copperhead connection at Cannel.
- developable land on Mt. Dufferin slopes = 180 acres
- approx. 600 units necessary to make development attractive to private sector. Some of Smith property included in this rough estimate.

#### 2. Comments, goals, visions

##### BCBC

- private corp. with a mandate to see a profitable return on sale of lands.
- no real vision at this time for this exercise. Prepared to work with the process.

##### BC Land

- mandate is to work in co-operation with the City in achieving land use goals
- determine return on excess developable lands.
- determine boundary between park & development
- retain/enhance existing tenure/ leases.

##### City Policy

- previous planning has indicated the area suitable for residential development.
- existing infrastructure and location reinforce infill development concept.

##### General

- if an acceptable land use plan for the entire property can be achieved, ownership transfer of parkland for the purpose of establishing a significant



city wide park is anticipated.

### Committee

- concern expressed about development consuming all the flats leaving only slopes for park.
- preference for similar # of units as in existing neighbourhood. Would like a balance struck between retaining natural features/amenities but allowing for some development. Perhaps upwards of 400 units using corridors/logical paths.
- clustering is favourable in order to preserve as much of the flat land as is possible.
- multi-family is acceptable provided not like Aberdeen. Brigadoon is preferable.
- retain prime viewsapes and ridge lines as corridors.
- the residential component should be planned for with park use and values in mind ...not an afterthought.
- if incorporating a linear park do not copy Fraserview's "back alley" approach
- **short term vision: controlling access is presently a serious problem. Would like to see knapweed controlled/eliminated. Obtain the park so that the City can control both. Needs gates & signage ASAP.**
- build on educative qualities. Retain some flat land for access to the young and elderly.

Rough plans indicating how the area could be developed were to be brought to the next meeting. The intention of the meeting/working session would be to develop an acceptable plan.

### Attendees:

Noel Michell  
Stevan Puharich  
Kent Burry  
Al Stradeski  
Sheila Noftall  
Ray Hellman  
Peter Findlay  
Peter Walters  
Cam McLeod  
Dyne Torgeson  
Gregg Lindros  
Greg Toma  
Randy Lambricht

## MT. DUFFERIN LAND USE PLAN

### - APRIL 6, 1995, WORKING GROUP NOTES -

---

#### Present:

Ralph Michell	Ian Findlay	Randy Lambright
Kent Burry	Doug Dawes	Gregg Lindros
Al Stradeski	Don Sayers	Greg Toma
Sheila Nofall	Dave Hilton	Dyne Torgeson
Ray Hellman	Peter Walters	

The purpose of the meeting was to review preliminary development options based on input received to date.

#### Topics discussed included:

- Introductions.  
  
Two new members of the committee: Doug Dawes is assisting City of Kamloops Parks & Recreation department in securing the park. Ian Findlay attending on behalf of Peter in his absence.
- Minutes of previous meeting.  
  
R. Lambright discussed. There were no major concerns.
- Site Planning Criteria.  
  
G. Lindros circulated criteria which were based on input provided to date. There was general agreement.

The remainder of the evening was devoted to reviewing the options as prepared by the consultant. Several options were presented including: conventional single family; single & multi-family mix; single & multi-family in clustered pod

#### Comments:

- AS: would prefer to see #'s match existing n'hood of 300. Anything exceeding this would have too great an impact on schools, parks, recreation and traffic (ie. following site planning criteria.) 900 units would have too great an impact even over time.
- if 300 isn't feasible then do nothing but park.

#### General:

- need a compromise. Have to give something to get it.
  - 600 the compromise?
  - substantiate the 600 units
- RH: > 300 students in a school tends to impact the quality of education and the neighbourhood. High multi-family has a major impact (ie. Beattie/Lower Sahali)
- additional school site may be needed based on student to unit generation ratio. 0.7 is typically used. (note: some information in this regard will be brought to the next meeting)
  - trail system around the school is currently used for gym class activity. Can these be saved or incorporated as a buffer?



- SN: need more flat land for recreation as not everyone can use slopes (ie. elderly, children)
- maintain more natural features as part of any concept
  - need family oriented units to retain family character in the area.

BCBC: '0' units not an option. Are realist's though and if 600 is acceptable then can work with it. Density is important. Flexible on 'pods'.

General:

- development control is important. DP's/Covenants/Restrictions, etc.
- retain trees within development.

DD/IF: keep momentum going. Don't go back to square one. Find a compromise.

AS: would prefer to see pods spread out as opposed to concentrated.

Bottom line: go away and flush out a clustered plan with 600 +/- 50

Notes prepared by Randy Lambright, Planner.

## MT. DUFFERIN LAND USE PLAN

### - JUNE 8, 1995, WORKING GROUP NOTES -

#### Present:

Rick Adams	Ian Findlay	Randy Lambright, City
Kent Burry	Doug Dawes, Parks & Rec.	Gregg Lindros, USL - Consultant
Al Stradeski	Don Sayers, City	Greg Toma, City
Phil Maher	Mike Robinson, BCBC	Dyne Torgeson, BCBC
Ray Hellmen	Peter Walters, BC Lands	

#### Purpose of meeting:

- discuss role of the committee.
- review development options.
- discuss park components and options.

#### 1. Role of the Committee

- general question arose about the recent announcements made by local Provincial politicians on the status of Dufferin park.
  - GT assured the committee that the planning process would proceed unless we were told otherwise, either by City Council or by the Province.
- GT:
- reminded committee of its purpose and function as originally set out following the January open house
  - questioned whether members of the committee were satisfied with the process. Issue was raised based on comments expressed at another meeting unrelated to the Mt. Dufferin process.
- AS:
- expressing concerns on behalf of some of the committee members and neighbourhood residents.
  - not all parties having an interest in Mt. Dufferin are represented at this planning level (ie. Weyerhaeuser/BC Gas/ BC Hydro/TransMountain/ Min. of Env., etc). Concerned that decisions or recommendations will be made without all the necessary & relevant information.
  - feels that the process has tended to emphasize the residential development component. The Park process appears to be an afterthought.
  - concerned that the City/BCBC/BC Lands appear to have a hidden agenda
- GT:
- noted that the other parties have expressed their concerns/needs with respect to development in Mt. Dufferin or have different interests which are protected by existing rights-of-way. All parties will have an opportunity to provide input at an appropriate time in the process. For many, this will be after a concept has been prepared.
  - the representation and numbers on the working group was decided upon by the current participants.
  - to date, the extent of residential development has been the most important consideration because it is the most critical to the success of the exercise and the most controversial.
  - Park elements have guided the appearance and overall numbers in each residential option.
  - the agenda of all parties has been clear from the outset. The City is attempting to negotiate a deal for a Park recognizing that this required determining the location and extent of future residential development in the area.
- AS:
- there is a level of distrust on the effort & commitment made by the planning team, specifically relating to the amount of information provided to the working group & the atv access issue (ie. signage & gating)



- GT: - noted that efforts were made to follow up on the access issues, however for reasons that BC Lands & BCBC can explain it did not happen. The City is still working on this issue.
- PW: - noted that the access issue was raised to its highest level available from his end however the bottom line was that access to Crown lands could not be restricted without a formal process.  
- noted that the Dufferin planning process would result in action quicker than if a formal process was pursued.
- GT: - asked if other members of the committee felt that there were problems with the process.
- RA: - concerned that once residential development is considered leftovers (ie. steep slopes) will become Park.
- KB: - similarly concerned that emphasis has been solely on the residential components and not enough on the park concept.
- GL: - noted that throughout every residential option the park concept has been considered.
- general concern expressed that what is shown as park in concept will remain as park in perpetuity. What guarantee does the neighbourhood have that the park will not be developed in the future given some of the previous decisions made by Council on supposed park land (ie. Cottonwood Playfields)?
- GT: - assured the committee that the City is committed to see a City wide park developed in the Dufferin area & that the City will guarantee to do so through whatever means possible.  
- noted that there are a variety of avenues available to guarantee that the park will remain in perpetuity, including : restrictive covenant on the property; exchange to City in fee simple as Park; Crown Grant to City that it only be used as Park, etc.
- IF: - expressed concern that a deal be struck to secure the park before the next provincial election.  
- the people are now at the table to strike a deal, do it now and not lose momentum.  
- reminded the committee that this was a City wide park for all residents to enjoy. If this means a little development to get the park then so be it.  
- noted that with the mandates of BCBC & BC Lands it will require the addition of homes to get the Park.
- RH: - concerned about the lack of action to date, ie. restricting access & lack of signage in the area.
- DD: - would like to see the process continue. Its taken a long time to get this far. Have momentum..don't stop.
- IF: - also concerned about keeping the Park in perpetuity.
- MR (to AS)  
- with what has been said thus far, prepared to stay with the process & work with it?
- AS: - yes..not committed to the timing, but prepared to move on. Recognize that a compromise is possible & prepared to stay at the table.  
- committee should realize that he reserves the right to not provide recommendations or support, however, without all the information at hand.
- GT: -noted that the City will continue to work on signage and restricting access to the area in the interim.

**2. Review of April 6th meeting notes**

No issues raised.

**3. Review of revised Process**

AS: - concerned that city residents receive the same information as the neighbourhood  
- would like to see an overall city wide plan with respect to green space.  
- at final plan stage would like to see an overall implementation strategy to ensure that park remains in perpetuity.

GT: - the process will be revised to reflect the circulation of information to all city residents.  
- an iron clad implementation strategy is critical to the success of the project.

**4. Review of Scenario summary**

MR: - it is a realistic conclusion that BCBC would sit on its lands & not consider the Park if residential development was not considered.  
- any development would have to be reviewed for economic feasibility, if it is feasible then a park could be realized.  
- there is no political will at this time to turn BCBC lands over without sufficient compensation. Felt that it was wise to strike a deal now as the political climate could change in 12 months.  
- can see a balance & win/win situation with current process in place. A deal struck now ensures certainty on BCBC lands in the future.

PW: - if sacrificing densities on BC Lands makes the deal work then BC Lands can agree with that.

**5. Review of Options**

The remainder of the evening was devoted to reviewing the options as prepared by the consultant. Several options were presented including: conventional single family; single & multi-family mix; single & multi-family in clustered pod

The committee agreed on the following:

- Option 'C' is preferred with some revisions, including:
  - the West Active park concept remains for all lands now designated park north of school
  - BC Lands knoll across from school should be single family
  - no multi-family cell is to exceed 5 acres, this includes the adjoining cell behind east passive/active park site. This cell could be broken up with a single family cul-de-sac.
  - trail linkages, pathways, and connecting routes must be shown on plan option
  - trees must be retained wherever possible.
- show overall total useable passive park space
- place more emphasis on park development for next plan option. ie a Preliminary "Master Plan".
- reduce the number of units

Upon preparation, copies of the adjusted plan are to be sent to BCBC and the committee. The next working group meeting will be held once BCBC has had an opportunity to review the numbers.

Notes prepared by Randy Lambright, Planner.





## City of Kamloops Student Generation Ratios\*

Elementary Schools - K-7				
School Catchment Area	# of Dwelling Units (1994 estimates)	SFD/MFD RATIO (%)	Student Enrollment	Ratio
Mt. Dufferin	295	85/15	105	1:0.36
Aberdeen	2270	70/30	487	1:0.21
Juniper	760	90/10	391	1:0.51
South Sahali	791	40/60	403	1:0.51
A.E. Pery	1416	65/35	406	1:0.29

### Notes:

- \* = Estimated
- SFD = Single Family Dwellings  
MFD = Multi-Family Dwellings

## MT. DUFFERIN LAND USE PLAN

### - OCTOBER 30, 1995, WORKING GROUP NOTES -

---

#### Present:

Rick Adams  
Kent Burry  
Al Stradeski  
Sheila Nofall  
Stevan Puharich

Ian Findlay  
Peter Findlay  
Don Sayers, City  
Mike Robinson, BCBC  
Peter Walters, BC Lands

Randy Lambright, City  
Gregg Lindros, USL - Consultant  
Greg Toma, City  
Dyne Torgeson, BCBC  
Doug Dawes, Parks & Rec

#### Purpose of meeting:

- ▶ Discuss response from participants
- ▶ Review revised planning process
- ▶ Review implementation program

#### 1. Response from Participants

##### City:

- GT: - briefly reviewed where we're at in the process  
- indicated that the city favours Option C1 as it has transpired

##### BCBC:

- MR: - recently presented an economic and community values package to the BCBC board of directors  
- obtained endorsement and approval-in-principle of Option C1 subject to the rezoning and approval process unfolding

##### BC Lands:

- PW: - reiterated that BC Lands is prepared to proceed with Option C1 with no changes.

##### Advisory Members:

- SN: - has mixed reactions to accepting any development on the only readily accessible flat land in the area. Believes that all that is remaining is land that could not be developed anyway.  
- believes that the remainder of the park will not be totally accessible to the elderly and many other users.  
- is resigned to the fact that in order to gain the park development has to be accepted
- RA: -shares SN's feelings.  
- is concerned that effort devoted the development concept has not been placed on the park.  
-fears that the open endedness of the cul-de-sacs at the north end of the valley may imply that development will be extended to lands beyond.
- KB: - feels there is more development than what was really wanted  
- believes that remainder of lands is not usable by the majority of city residents  
- expressed concern about planning for wildlife habitat.



- DD: - noted that although some critical areas are not preserved, the plan, for the most part, protects a lot of critical habitat.  
- access will still be guaranteed as it is not unusual to see users 60 plus in age still climbing all over the mountain.  
- if some areas have to be sacrificed to gain the park then so be it.  
- believes the important deer habitat has been preserved.
- IF: - feels that it would have only been a matter of time before a developer with deep pockets (ie. lots of dollars) would have purchased all of Mt. Dufferin and started bulldozing.  
- toured the site with naturalists & believes that important deer habitat and animal corridors will be maintained.  
- believes it is significantly better than what was planned for back in '82.  
- has some concerns about the visibility of the knoll site multi-family cell & the single-family at the north end of the valley.  
- must remember that it is a City wide park.
- AS: - attended the recent OCP conference. Noted that most speakers talked of building on the strengths of the community; incorporating these strengths in planning communities & neighbourhoods; minimizing sprawl & increasing densities. By planning effectively these elements can be incorporated.  
- regarding Option C1, he would like to see flexibility on roads, layout & corridors. Believes that the densities and overall numbers discussed to date are workable.  
- believes there is an opportunity to maintain the existing character of the area.  
- likes the idea of a mixed neighbourhood, but feels that larger lots should be encouraged.  
- questioned the process as outlined, Why the rush?  
- believes that users and concerned citizens should be involved on an ongoing basis, ie. with respect to the park and residential development. Fears that existing important links and corridor will be obliterated if left unchecked.  
- noted that he has not appreciated the unfair representation of the overall process. Feels that the only message heard thus far is that it is a large park with very little development and that a group of residents are holding it up. Believes that the true scope of the project needs to be conveyed to city residents, ie. in particular the number of units proposed and loss of valuable amenity space.
- SP: - expressed no concern with Option C1 as proposed.  
- reiterated previous concerns that developers have the ability to turn undevelopable land into development, ie. Cooper's site.
- PF: - believes that Option C1 preserves the key areas.  
- feels the standards and guidelines as proposed will help control & guide the sensitive aspects which have been developed by the committee.  
- careful planning should ensure the preservation of important links and corridors. Flexibility is important to ensure these links develop as needed.  
- feel that Option C1 is a good example of balancing a plan with community values.
- GT: - the city has been trying to balance all values including increasing open space and reducing the size of the developable envelope, especially around the edges (ie. preserving ridge lines and preserving developable lands such as BCBC land adjacent to the city bunkers as parkland.)  
- the Mt. Dufferin area is not a clean slate. Servicing and planning decisions have been made since the early 80's based on a potential yield of 1400 units.  
- re: process rush. Christmas does not signal the end of the process, merely the beginning of another round. A lot of decisions have to be made regarding the parkland development and uses. As well, it is critical to ensure that the proposed residential development occurs as agreed upon through the planning process. The committee is seen to have an ongoing role and an important function.  
- also, the time has come to make a decision. Political will and the will of property holders is there. Mt. Dufferin will be directly linked to the OCP as a major component of the greenspace strategy.



- IF:     - re: the rush. We have momentum - build on it.  
          - appear to have political will & civil servants on-side.  
          - a provincial election is on the horizon. This has the potential to muddy the waters believing that a Mt. Dufferin park will not happen with a Liberal gov't.  
          - fears the strength of the development community & the potential to change politicians minds in the future.
- GT:     - re: representation to the media; Expects that a formal announcement will be made at some time by the politicians. Recognized that information has been selectively conveyed by the media.
- AS:     - make sure that fair representation occurs in newspaper ads.
- GT:     - for the open house the city will be providing all the details of the proposal in a full page ad in the local newspapers

## **2. Review of Proposed Implementation program**

General discussion ensued on the process and implementation program. Issues raised included the development permit guidelines and restrictive covenant elements, which will be used to ensure no activity occurs in the area until such time as preliminary subdivision approval has been granted. Preliminary approval will require the submission of plans highlighting site grading, tree retention, lot and road layout, and connectors and linkages. Development permit guidelines will be used to regulate the form and character of development on the multi-family parcels.

Other issues raised were related to subdivision, timing, BC Lands process, BCBC process.

- GT:     - At the outset of the meeting we obtained a response from the plan participants. The question now for the advisory members is: Do we have an acceptable plan option and process recognizing that some fine tuning & monitoring will occur in the implementation stage?

**The advisory committee members indicated by a show of hands their unanimous support of Option C1 & the proposed process.**

- AS:     - noted that the cul-de-sacs at the north end of the valley should be altered to indicate that development will not be permitted on lands beyond. Suggested that this could be shown as lots with a pedestrian link of reduced width, or as a trailhead parking lot.

- GT:     - questioned whether the group felt comfortable with the multi-family site at the top of the knoll.

The group felt this was acceptable provided the trees were retained along the edge of the site and the buildings were not too obtrusive and fit in with the surroundings.

BCBC representatives indicated that they would like a letter from the committee indicating their support of Option C1 as proposed.

The city indicated it would prepare a letter on behalf of the committee to this effect.

The meeting adjourned at 9:30 pm.

Notes prepared by Randy Lambright, Community Planner.



**RESIDENTIAL DEVELOPMENT  
CONCEPT OPTIONS A, B, C & D**

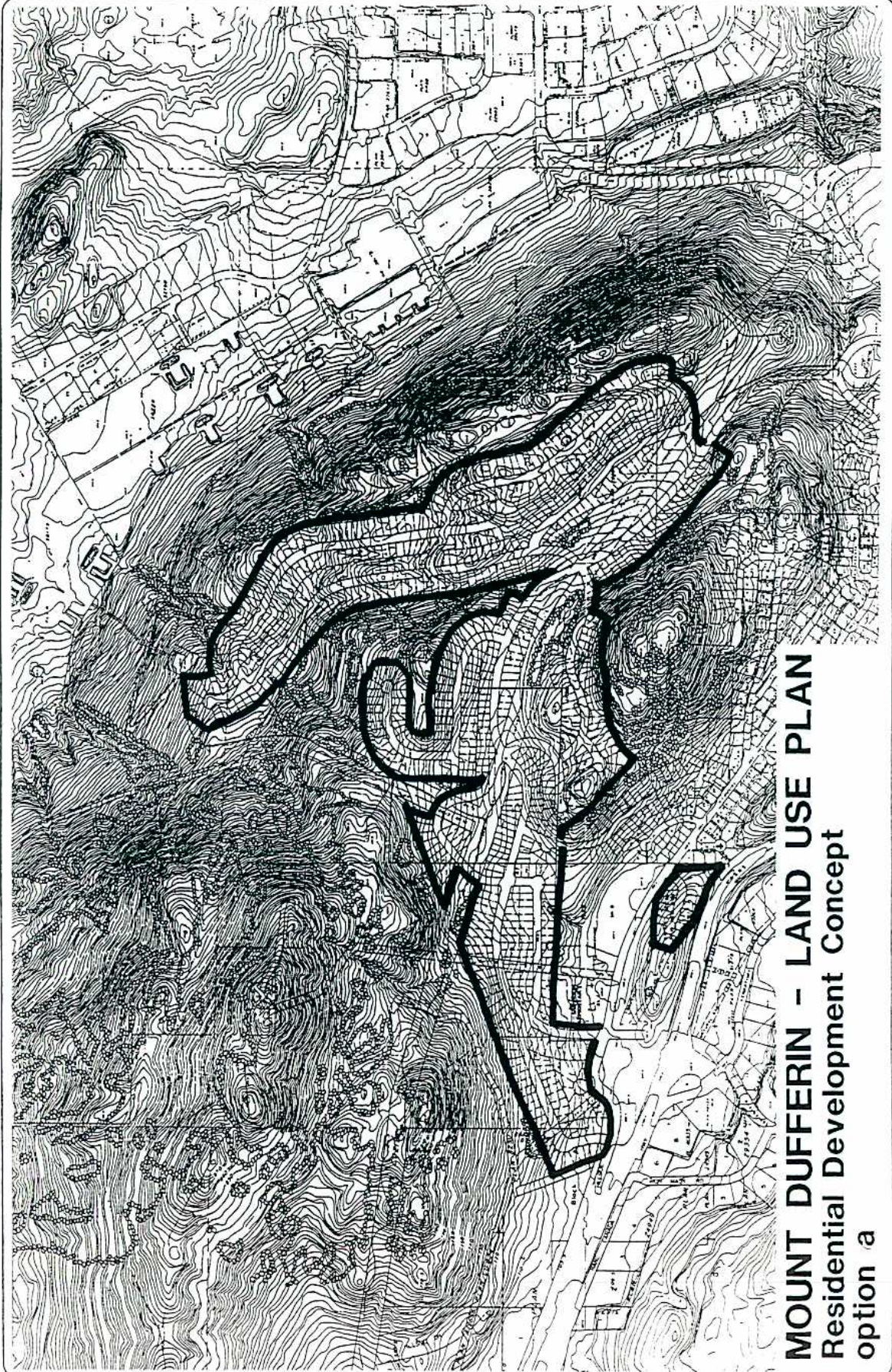
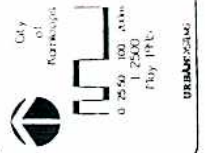
**BACKGROUND  
SECTION E**

---



# legend

YIELD  
724  
SINGLE FAMILY  
724  
MULTI-FAMILY  
0  
AREA COVERAGE  
186ac



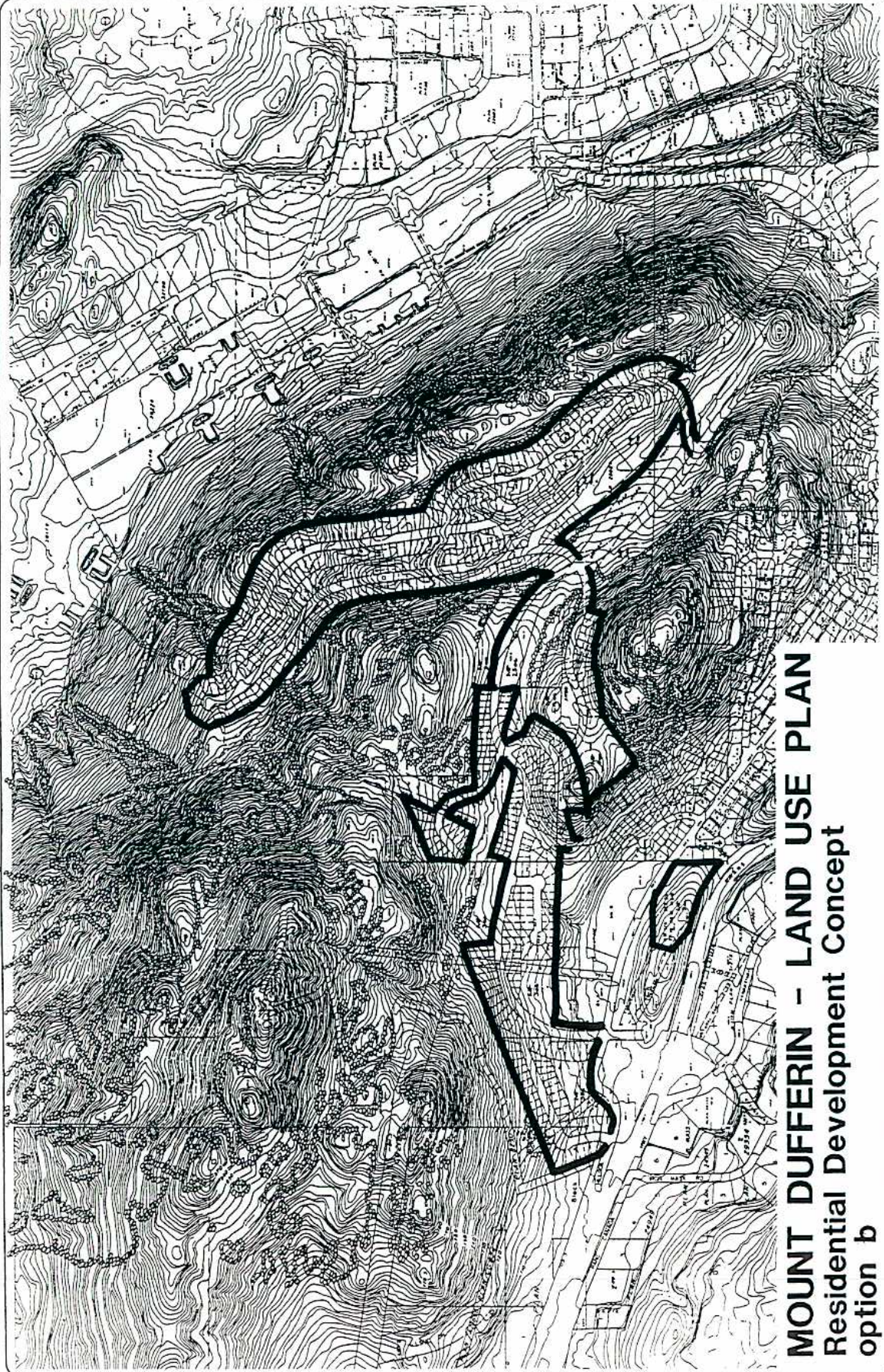
**MOUNT DUFFERIN - LAND USE PLAN**  
Residential Development Concept  
option a



# legend

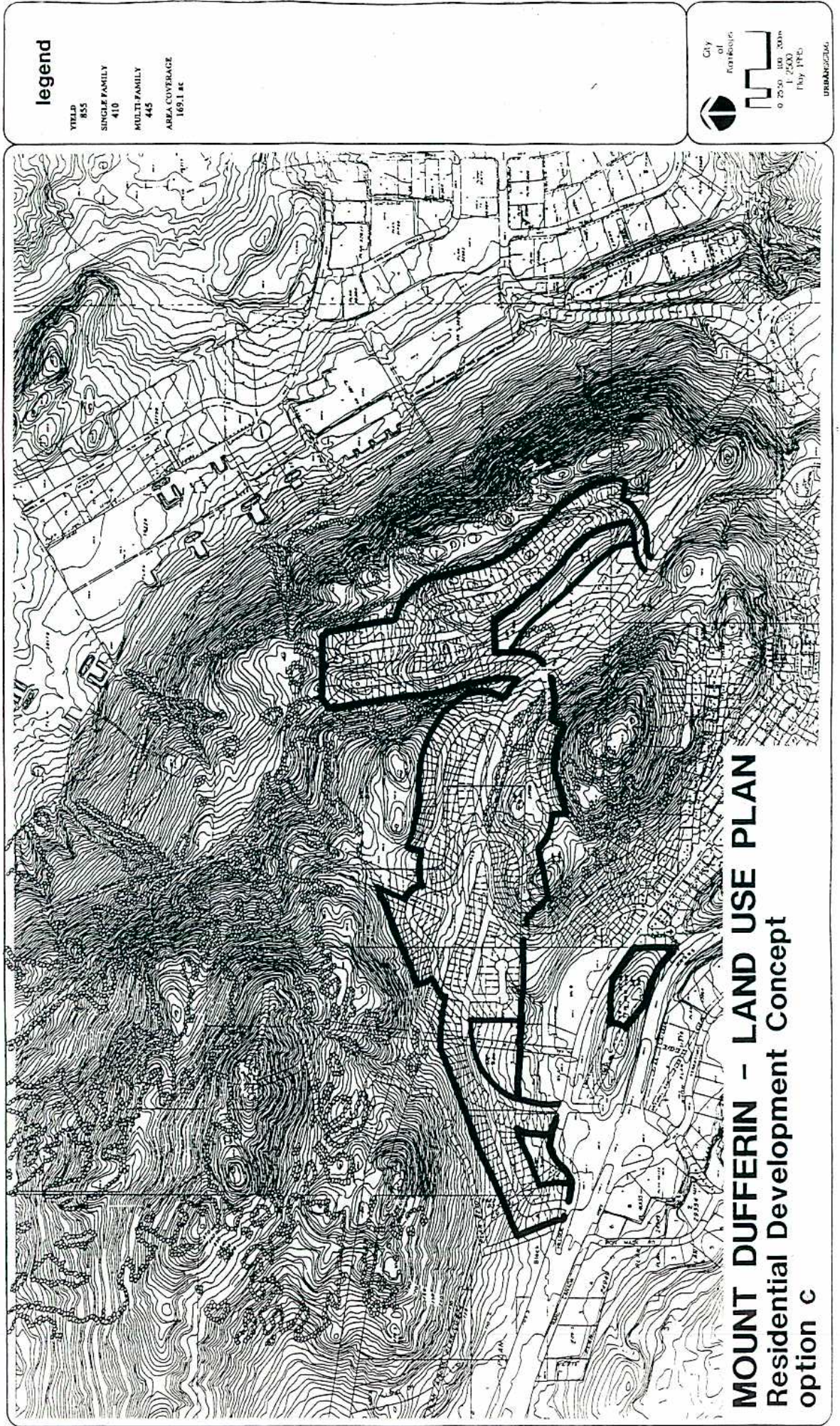
YIELD  
941  
SINGLE FAMILY  
496  
MULTI-FAMILY  
445  
AREA COVERAGE  
177.1 ac

City of  
Hornbros  
0 25.50 100 200  
1:2500  
May 1995  
UNADOC25346

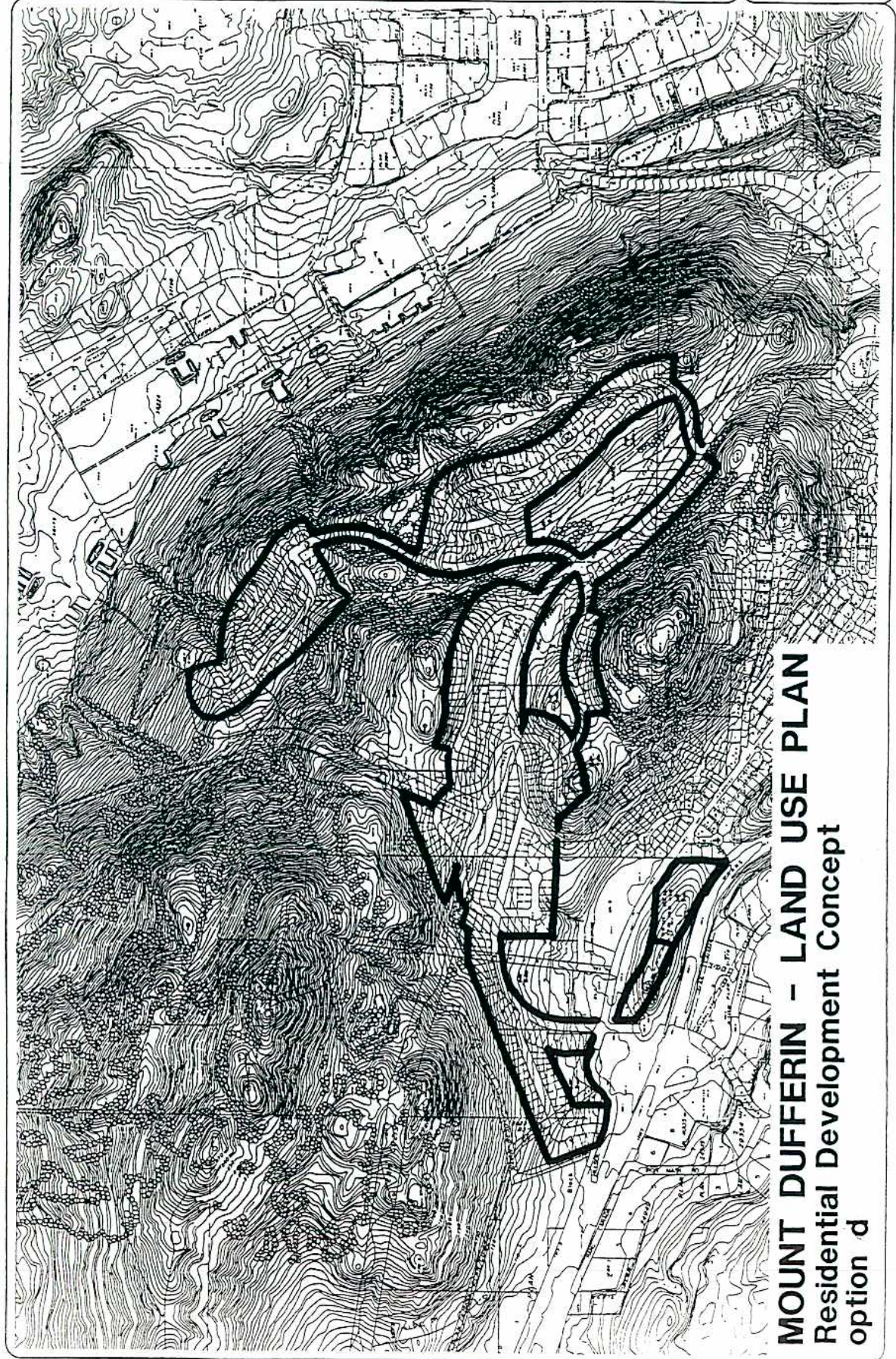


**MOUNT DUFFERIN - LAND USE PLAN**  
Residential Development Concept  
option b









# legend

WILDO  
853  
SINGLE FAMILY  
463  
MULTI-FAMILY  
390  
AREA COVERAGE  
175.5 ac

City of  
Northrup  
0 250 100 200m  
1 2500  
May 1995  
UNIVERSITY



**SERVICING COST  
OVERVIEWS**

**BACKGROUND  
SECTION F**

---



## CITY OF KAMLOOPS MT. DUFFERIN AREA LAND USE PLAN OPTION C1 - SERVICING COST SUMMARY (BCBC LANDS)

---

The following costs are to provide full urban servicing standard to B.C.B.C. lands north of Pacific Way as shown on Option C1. On-site servicing costs for B.C.B.C. lands includes the cost to service Crown Lands south of B.C.B.C. lands.

### On-Site Costs

Collector Roads	750 m @ \$1,160	\$ 870,000
Local Roads	2,300 m @ \$1,050	2,415,000
Lot Services	237 (222 BCBC 15 CL) @ \$2,200	521,400
Multi Lot Servicing	4 @ \$4,000	16,000
Site Grading Allowance	237 lots @ \$2,000	<u>474,000</u>
		4,296,400
+30% Engineering and Contingency		<u>1,288,600</u>
<b>TOTAL</b>		<b><u>\$5,585,000</u></b>

*Cost per unit (237 SF + 110 Multi Units) \$16,100/unit*

### Off-Site Costs

Copperhead Drive Extension (400 m) east	\$ 615,000
+30% Engineering and Contingency	<u>185,000</u>
<b>TOTAL</b>	<b><u>\$ 800,000</u></b>

*Cost per unit if cost assessed to total 700 units = \$1,140/unit*

Hillside Drive Upgrading (total estimate \$1.7 million)	\$ 655,000
(50% Cost Sharing between City & Dufferin Development)	
+30% Engineering and Contingency	<u>195,000</u>
<b>TOTAL</b>	<b><u>\$ 850,000</u></b>

*Cost per unit if cost assessed to total 700 units = \$1,215/unit*

## WATER

Approximately 50 lots within B.C.B.C. lands along with the 5 acre multi-family site are located above the existing 2,480 ft. pressure zone.

In order to service this area with water a new reservoir at elevation 2,625 ft. and a booster station will be required. These facilities will also service the Smith and Puharich properties as well as the north part of Crown Lands property north of the Dufferin Elementary School.

### Estimated Costs

Booster Station	\$ 200,000
Reservoir	400,000
Trunk Mains	<u>90,000</u>
	690,000
+30% Engineering and Contingency	<u>210,000</u>
<b>TOTAL</b>	<b><u>\$ 900,000</u></b>

Total number of units which would be serviced from the 2625 zone are:

• Crown Lands	28 S.F. lots
• Smith Property	62 S.F. lots
• Puharich	43 S.F. lots
• B.C.B.C.	<u>50 S.F. lots</u>
	183 S.F. lots
	<u>50 Multi-family Units</u>

**TOTAL UNITS** **233 Units**

### Summary of Costs Per Unit

On-Site	\$ 16,100
Off-Site	
a) Copperhead Drive	1,140
b) Hillside Drive	<u>1,215</u>
<b>TOTAL</b>	<b><u>\$ 18,455 / unit</u></b>





# CITY OF KAMLOOPS

## MT. DUFFERIN AREA PLAN

### OFF-SITE SERVICE OVERVIEW

---

The following estimated costs are to provide services to the boundary of the Mt. Dufferin Area development cells. The City's infrastructure off-site is adequate to accommodate approximately 1200 additional units in the Dufferin Area without oversizing. Upgrading of Hillside Drive will be required from Copperhead to Pacific Way when the area begins to generate traffic. While it can be debated that these costs should not be assessed to the new development, we have assumed 50% of the reconstruction costs will be assessed to the development.

The following costs include 30% for engineering and contingencies.

#### Roads

Access can be provided to the development area from Copperhead Drive, Sunshine Court and Pacific Way. Because of the high cost of extending Pacific Way to the developable lands, phasing of development should proceed from west to east i.e. Copperhead to Pacific Way.

It has been assumed the developer of the lands north of Sunshine Court will be constructing Copperhead Drive through to Hillside Drive.

#### Estimated Costs

1.	Pacific Way	(400 metres)		\$ 800,000
2.	Hillside Drive	(1250 metres)	\$1,400,000	
	50% Cost Sharing Between City and Development			<u>700,000</u>
	TOTAL ROADS			<u>\$1,500,000</u>

#### Water

The 2480 (756 m) pressure zone servicing the South West Sector has sufficient capacity to accommodate approximately 1200 additional units. The pressure zone boundaries are shown on the attached "Potential Development Cell" map. The 2480 (756 m) pressure zone will service the valley bottom lands north of Sunshine Court and the lands north of Pacific Way. The lands above the valley (north and south of the BC Hydro power line) in the vicinity of Sunshine Court, will require a booster station and reservoir at elevation 2625 (800 m).

Water service to the development area can be provided by extending the main from Copperhead Drive, Sunshine Court and Pacific Way. A computer analysis should be undertaken prior to any development to ensure new main sizes are adequate to accommodate future development in this sector and to determine if any oversizing of existing off-site mains will be required.

### Estimated Costs

1.	Extension of Copperhead Main west of school site to north boundary of school (130 metres) by developer of lands north of Sunshine Court.	
2.	Pacific Way Extension 400 m of 300 $\phi$	\$ 60,000
3.	Booster station, 2625 (800 m) reservoir and trunkmain (private lands)	
	• booster station	\$120,000
	• reservoir (250,000 lgal)	500,000
	• trunk main to reservoir	50,000
		<u>\$670,000</u>
	TOTAL WATER	<u>\$730,000</u>

It should be pointed out that most of the land included within the 2625 (800 m) pressure zone are private lands so the \$670,000 cost for this work should not be included in the off-site costs for the Crown lands.

### Sanitary Sewer

The 350 mm  $\phi$  sanitary sewer trunk main parallelling Hillside Drive is adequate to accommodate up to 1700 additional units in the Dufferin area.

Service to the development site can be provided by extending a gravity main up Copperhead from the 300 diameter trunk main at the south east corner of the school site. This main will service the westerly half of the developable area.

A second main could also be extended north on Pacific Way to service the eastern half of the development.

### Estimated Costs

1.	Copperhead extension. It has been assumed the developer of lands north of Sunshine Court will extend the sewer to Hillside Drive.	
2.	Pacific Way Extension 500 m - 200 mm	\$80,000
	TOTAL SANITARY SEWER	<u>\$80,000</u>



## Drainage

Due to the undulating topography of the development site, several drainage outfalls will likely be used to drain the site. For the purpose of developing order of magnitude off-site costs, we have assumed the development will incorporate on-site storm water detention facilities to reduce flows to available downstream capacity.

A storm main will be required in the Pacific Way Extension to drain the southerly portion of the development. Costs for a main have been included in the Pacific Way road construction costs.

TOTAL DRAINAGE (included in Roadwork)	\$0
--	-----

## Power, Telephone, Cablevision, Gas

Underground power, telephone and cablevision can be extended to the development site from Copperhead, Sunshine Court and Pacific Way. It is not known at this time if any off-site upgrading will be required to accommodate this development. Discussions with BC Hydro, BC Telephone, Cablenet and BC Gas are required to determine if upgrading of their existing plant is required to service this development.

The following estimated costs include extensions from the existing plant to the development.

1. Copperhead Extension. It has been assumed the developer of lands north of Sunshine Court will extend service.
  2. Pacific Way  
400 m \$120,000
- |  |                  |
|--|------------------|
| TOTAL POWER, TELEPHONE,<br>CABLEVISION | <u>\$120,000</u> |
|--|------------------|

## Total Off-Site Costs for Crown Lands

Roadwork	\$1,500,000
Water	730,000
Sanitary Sewer	80,000
Drainage (included in roadwork)	0
Power, Telephone, Cablevision	<u>120,000</u>
TOTAL	\$2,430,000
(say)	\$2,600,000

## MOUNT DUFFERIN - LAND USE PLAN ON-SITE SERVICING COSTS

---

### OPTION A

#### East-West Collector

•	West of Sunshine Drive Development	
	520 m @ \$1,140	\$ 592,800
•	East of Sunshine Drive Development	
	750 m @ \$1,140	780,000
•	Collector C-1	1,010 m @ \$1,140
•	Local 1	400 m @ \$950
•	Local 2	400 m @ \$950
•	Local 3	50 m @ \$950
•	Local 4	480 m @ \$950
•	Local 5	960 m @ \$950
•	Local 6	850 m @ \$950
•	Lot Servicing	
	S.F. Lots 487 @ \$2,200	<u>1,071,400</u>

#### SUBTOTAL

\$6,578,600

#### Smith Property and South

•	East-West Collector	410 m @ \$1,140
•	Local 7	340 m @ \$950
•	Local 8	260 m @ \$950
•	Local 9	480 m @ \$950
•	Sunshine Drive	80 m @ \$950
•	Local 10	90 m @ \$950
•	Lot Servicing	
	S.F. Lots	132 @ \$2,200
		<u>290,400</u>

#### SUBTOTAL

\$1,945,000

#### TOTAL

\$8,524,000

+30% Engineering and Contingency

2,557,000

11,081,000

B.C. Hydro Cash Contribution (\$400/unit)

248,000

#### GRAND TOTAL

**\$11,329,000**

Cost Per Unit = \$15,648



## OPTION B

### East-West Collector

•	West of Sunshine Drive Development		
	520 M @ \$1,140		\$ 592,800
•	East of Sunshine Drive Development		
	750 m @ \$1,140		780,000
•	Collector C-1	1,010 m @ \$1,140	1,151,400
•	Local 1	400 m @ \$950	380,000
•	Local 2	210 m @ \$950	199,500
•	Local 3	150 m @ \$950	142,500
•	Local 4	960 m @ \$950	912,000
•	Local 5	850 m @ \$950	807,500
•	Lot Servicing		
	S.F. Lots 487 @ \$2,200		1,071,400
	M.F. Lots 9 @ \$5,000		<u>45,000</u>

SUBTOTAL \$6,082,600

### Smith Property and South

•	East-West Collector	410 m @ \$1,140	467,400
•	Local 7	340 m @ \$950	323,000
•	Local 8	260 m @ \$950	247,000
•	Local 9	480 m @ \$950	456,000
•	Sunshine Drive	80 m @ \$950	76,000
•	Lot Servicing		
	S.F. Lots	94 @ \$2,200	206,800
	M.F. Lots	2 @ \$5,000	<u>10,000</u>

SUBTOTAL \$1,786,000

TOTAL \$7,868,000

+30% Engineering and Contingency 2,360,000

10,228,000

B.C. Hydro Cash Contribution (\$400/unit) 401,000

**GRAND TOTAL \$10,629,000**

Cost Per Unit = \$11,295

*No allowance has been made for site grading*

## OPTION C

### East-West Collector

• West of Sunshine Drive Development		
520 M @ \$1,140		\$ 592,800
• East of Sunshine Drive Development		
750 m @ \$1,140		780,000
• Local 1	400 m @ \$950	380,000
• Local 2	210 m @ \$950	199,500
• Local 3	170 m @ \$950	161,500
• Local 4	450 m @ \$950	427,500
• Local 5	950 m @ \$950	902,500
• Local 6	350 m @ \$950	332,500
• Local 7	550 m @ \$950	522,500
• Lot Servicing		
S.F. Lots 310 @ \$2,200		682,000
M.F. Lots 9 @ \$5,000		<u>25,000</u>

SUBTOTAL (excluding Smith Property) \$5,005,800

### Smith Property

• East-West Collector	410 m @ \$1,140	467,400
• Local 3	390 m @ \$950	370,500
• Sunshine Drive	80 m @ \$950	76,000
• Local 8	220 m @ \$950	209,000
• Local 9	480 m @ \$950	456,000
• Lot Servicing		
S.F. Lots	82 @ \$2,200	180,400
M.F. Lots	2 @ \$5,000	<u>10,000</u>

SUBTOTAL \$1,769,300

TOTAL \$6,775,000  
+30% Engineering and Contingency 2,032,000

8,807,000

B.C. Hydro Cash Contribution (\$400/unit) 330,000

**GRAND TOTAL** **\$ 9,137,000**

On-Site Cost Per Unit = \$10,686

*No allowance has been made for site grading*



## OPTION D (On-Site Costs)

### East-West Collector

•	West of Sunshine Drive Development	
	520 M @ \$1,140	\$ 592,800
•	East of Sunshine Drive Development	
	750 m @ \$1,140	780,000
•	North-South Collector	
	700 m @ \$1,140	798,000
•	Local 1	400 m @ \$950
		380,000
•	Local 2	210 m @ \$950
		199,500
•	Local 3	170 m @ \$950
		161,500
•	Local 4	450 m @ \$950
		427,500
•	Local 5	950 m @ \$950
		902,500
•	Local 6	150 m @ \$950
		142,500
•	Local 7	450 m @ \$950
		427,500
•	Lot Servicing	
	S.F. Lots 345 @ \$2,200	759,000
	M.F. Lots 6 @ \$5,000	<u>30,000</u>

SUBTOTAL (excluding Smith Property) \$5,600,800

### Smith Property

•	East-West Collector	410 m @ \$1,140	467,400
•	Local 3	390 m @ \$950	370,500
•	Sunshine Drive	80 m @ \$950	76,000
•	Local 8	220 m @ \$950	209,000
•	Local 9	480 m @ \$950	456,000
•	Lot Servicing		
	S.F. Lots	82 @ \$2,200	180,400
	M.F. Lots	2 @ \$5,000	<u>10,000</u>

SUBTOTAL \$1,769,300

TOTAL \$7,370,100

+30% Engineering and Contingency 2,211,000

9,581,000

B.C. Hydro Cash Contribution (\$400/unit) 371,000

**GRAND TOTAL \$ 9,952,000**

On-Site Cost Per Unit = \$11,667

*No allowance has been made for site grading*

**NEIGHBOURHOOD PARK  
SPACE GUIDELINES**

---

**BACKGROUND  
SECTION G**





# **MT. DUFFERIN LAND USE PLAN - DEVELOPMENT GUIDELINES**

## **Neighborhood Park Space**

### ***East Park***

- the east active park will include, but not be limited to, parking, tennis courts, soccer field, and playground
- the park will include a perimeter trail linking the site to the surrounding neighborhood and accommodating overall park circulation through the neighborhood
- the perimeter trail will be set back from road edge to provide separation
- landscaping and fencing type and height along multifamily sites and the bank of single family lots should take into consideration the need to maintain site lines between housing units and park
- as much as possible retain the existing landscape in its natural condition
- a Mt. Dufferin Park trail map will be included near the parking lot as some park users will access the trail system from this point

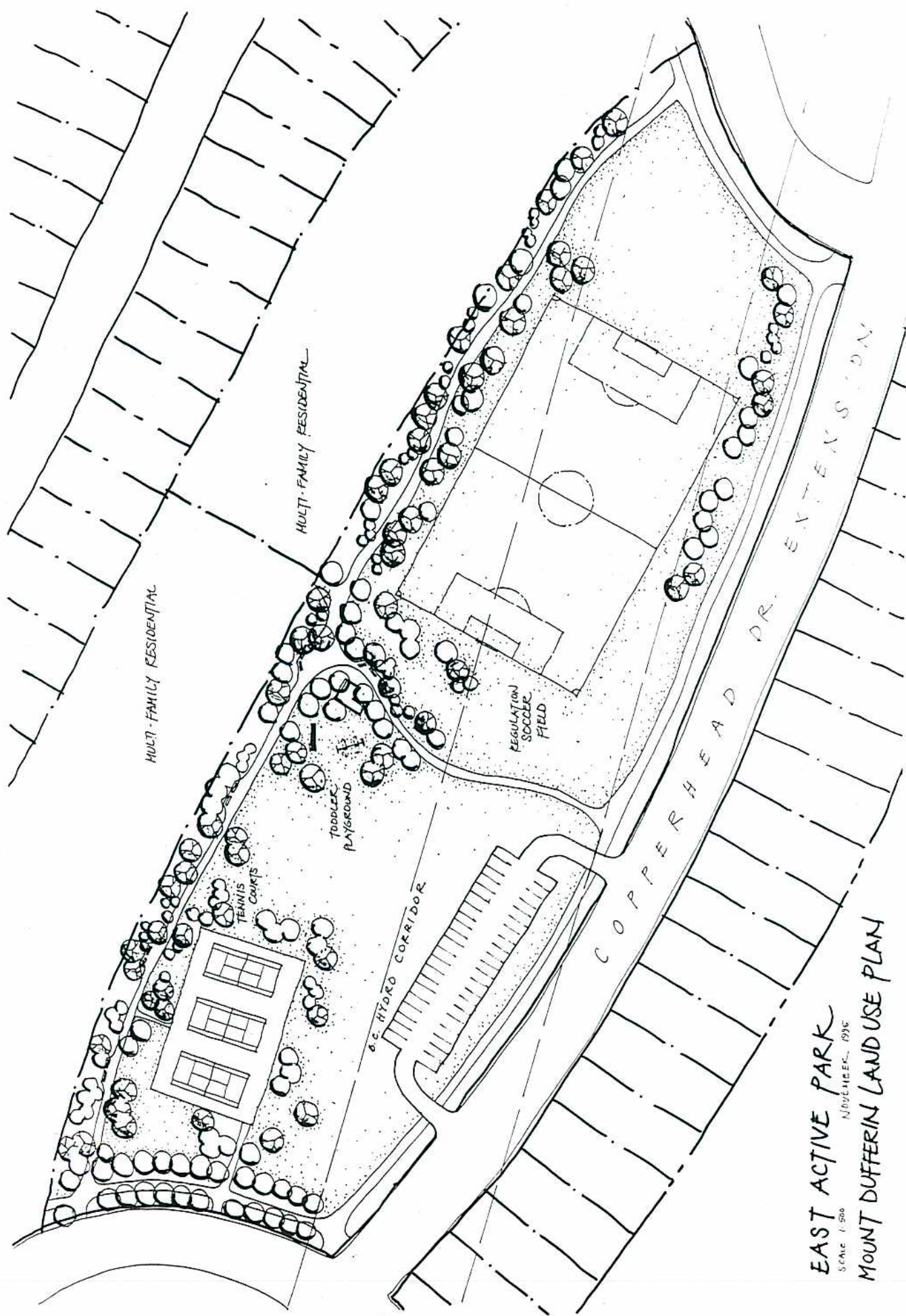
### **West Park**

- the west active park will include, but not be limited to parking, soccer field, and ball field
- the plan should integrate the existing playground and soccerfield at Mt. Dufferin Elementary School as well as tennis courts at the existing neighborhood park with the west active park facilities
- mature trees on the west area of the site are to be retained therefore sport field construction and associated grading is not acceptable in this area
- a perimeter trail paralleling Copperhead Drive extension will be set back from road edge

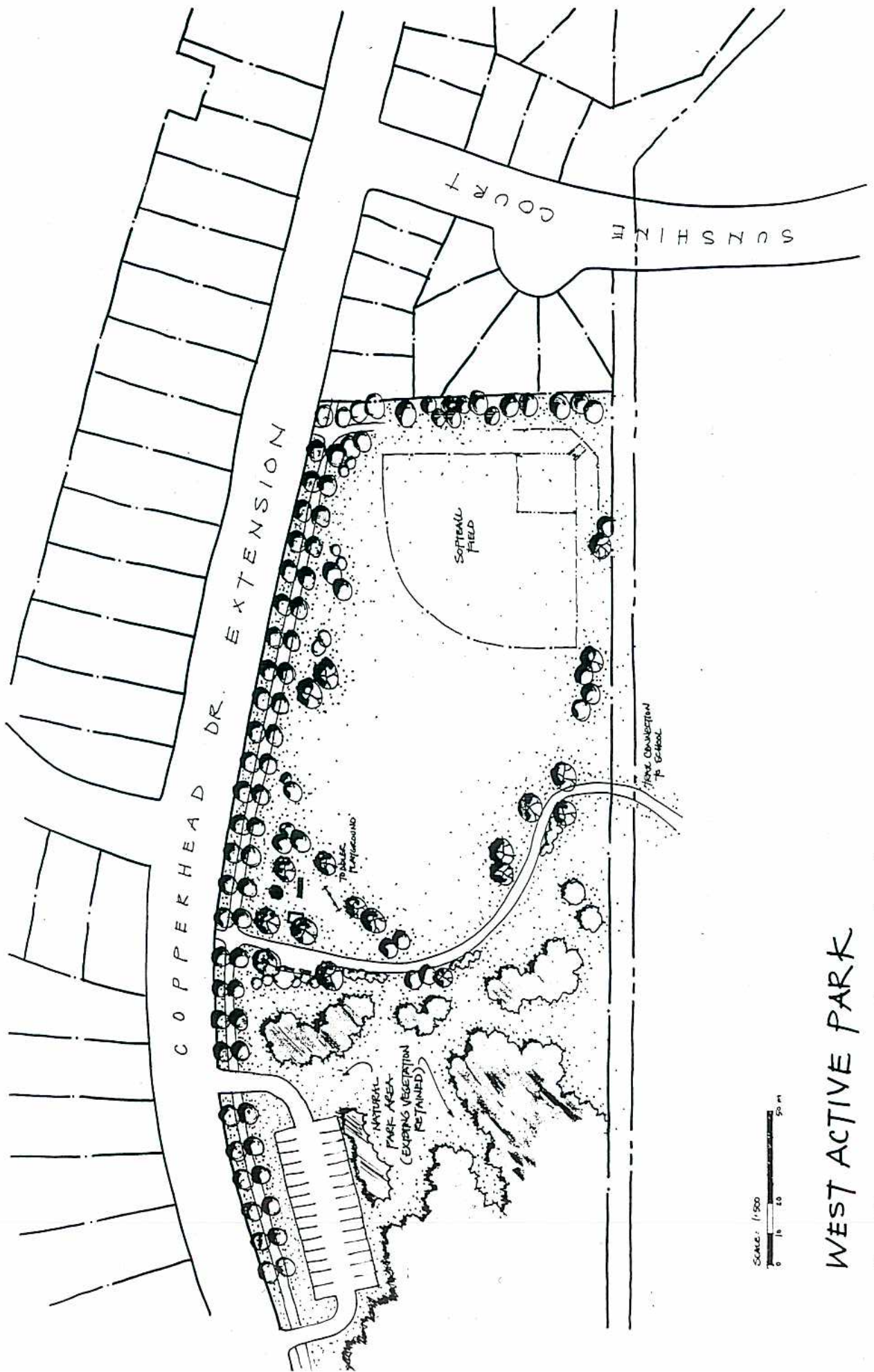
### **Hydro Right-of-Way**

- a multi-use trail accommodating pedestrians and bicyclists will be included within the corridor extending through the neighborhood
- where the trail bisects roadways well identified crossings will be provided
- where possible existing trails within the right-of-way should be utilized in the trail routing
- the landscape should be retained in a natural condition versus introduce a maintained, ornamental landscape









# WEST ACTIVE PARK

## MOUNT DUFFERIN LAND USE PLAN

NOVEMBER, 1955

**CITY-WIDE PARK  
STRATEGY DESCRIPTION**

---

**BACKGROUND  
SECTION H**



## PARK STRATEGY DESCRIPTION

This section provides a more extensive description of the park strategy which was introduced in the main body of the Summary Report (Section 3.2).

### User Groups and Activities

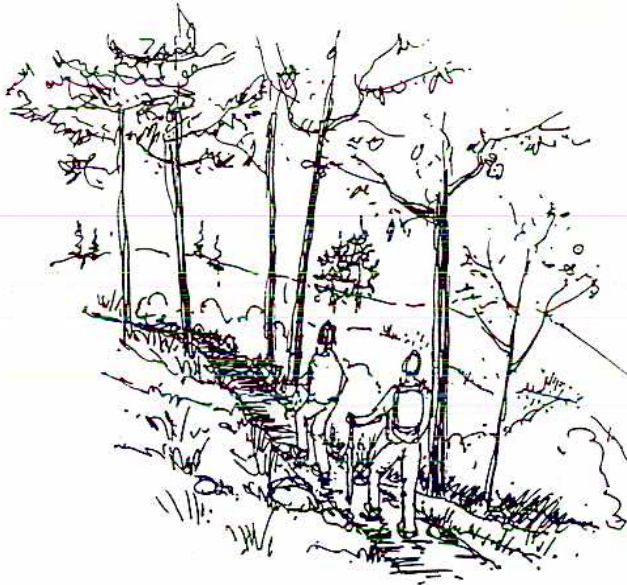
- Planning and design off the park will encourage City-wide use, but not to the exclusion of local neighbourhood use.
- The park will appeal to a broad range of age groups.
- Primary activities will be recreational, including:



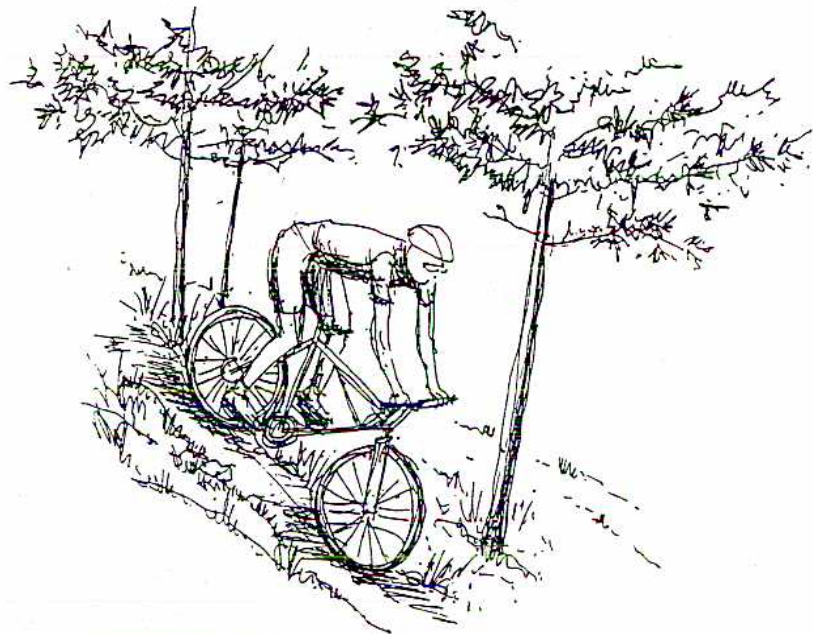
- PRIMARY ACTIVITY: Walking
  - all ages
  - local & regional



- PRIMARY ACTIVITY: Jogging
  - adults
  - local



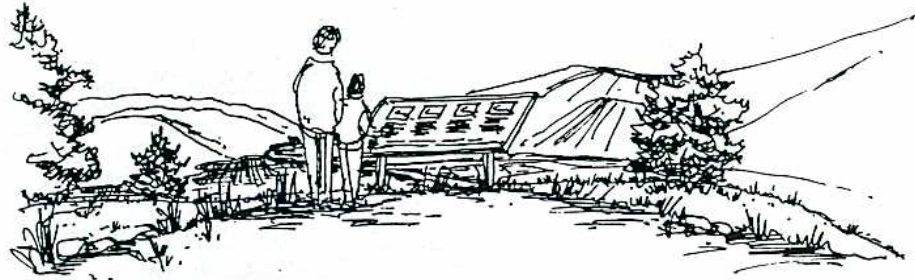
- PRIMARY ACTIVITY: Hiking
  - families, groups, adults
  - local & regional



- PRIMARY ACTIVITY: Mountain Biking
  - teens & adults
  - local & regional



- Secondary activities will be interpretive pertaining to natural and cultural themes.

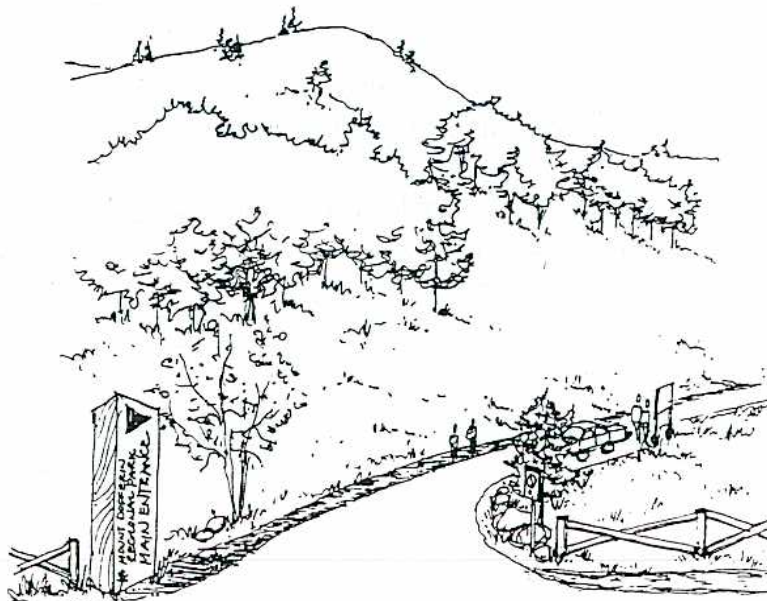


- SECONDARY ACTIVITY: Interpretation
  - school groups, families, all ages
  - regional & local

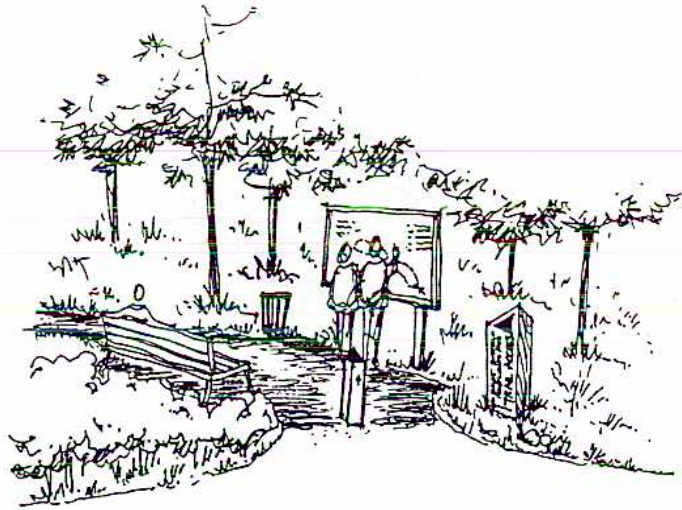
### Trail System & Access Control

With confirmation of park status, a number of measures will go into effect, including:

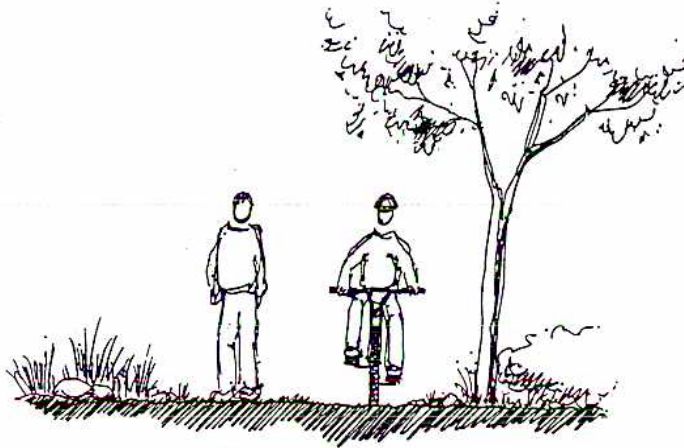
- Prohibition of off-road vehicles; enforced through extensive signage at perimeter access points and through a “park watch” program encouraging park user to report ATVs.
- Formalization of vehicular and pedestrian access points.



- Access to the park, shall be provided at multiple locations for pedestrians and cyclists.



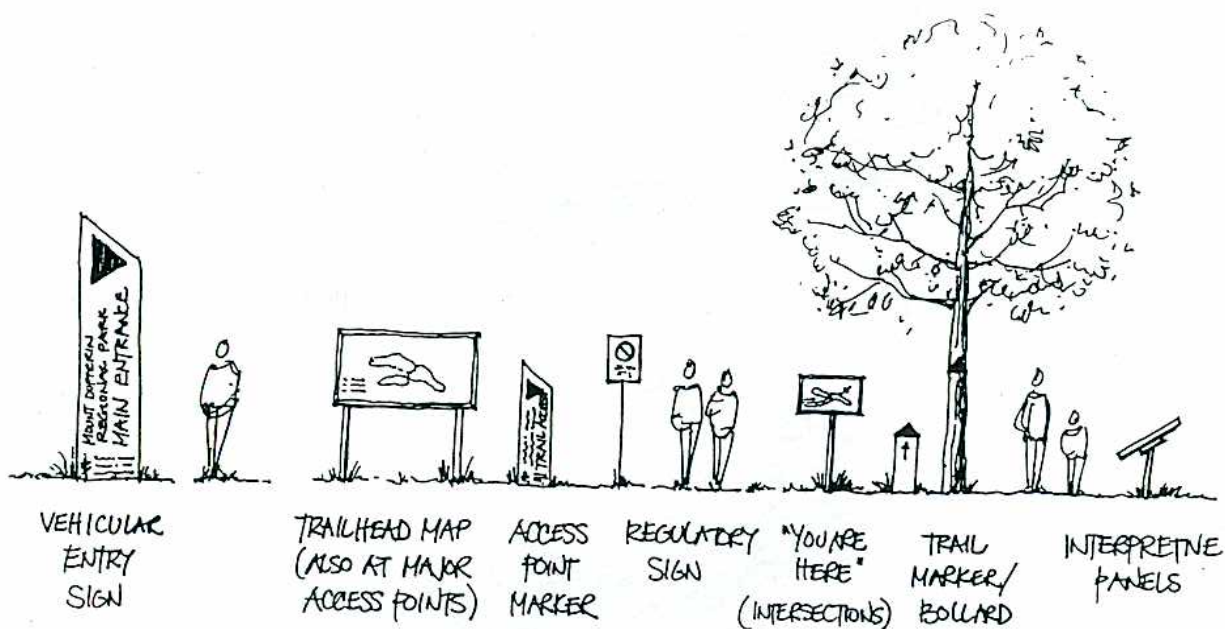
- The trail system shall be planned for multiple use in order to minimize user group conflicts.



- The existing trail network should be utilized as much as possible to avoid impact related to new trail construction.
- Trail upgrading should occur only where level of use or site conditions warrant.



- Access points and trail will be marked with clear but unobtrusive signs for orientation, degree of difficulty and features of interest.

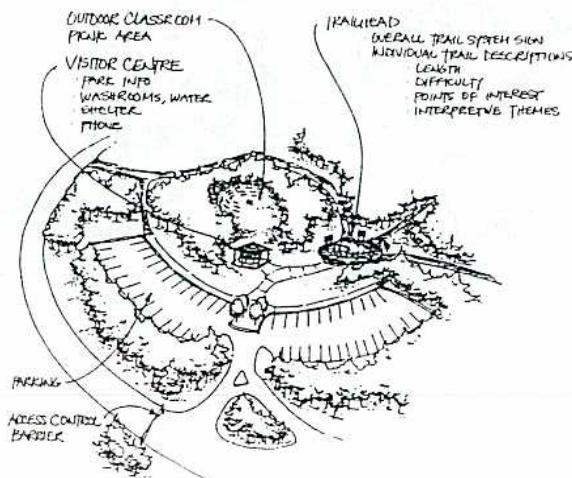


- Access to the park trail system for those not physically capable of walking, jogging or biking up the higher elevations should be provided at a major trail head associated with vehicle parking.

## Facilities

New facility development will be limited to an access road, parking lot, trail head and trail construction. Facility standards should be on par with provincial parks.

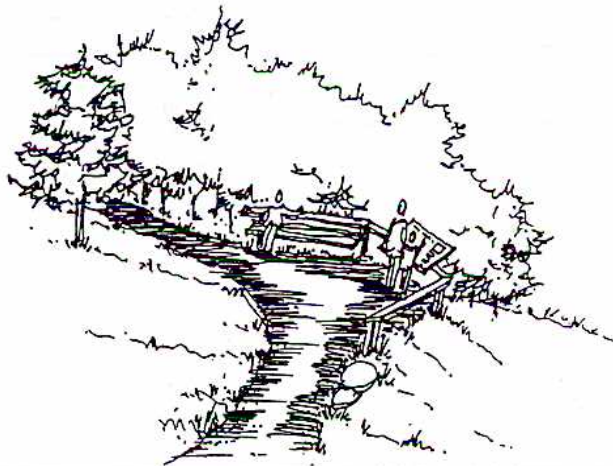
- Trailhead: washroom, info and interpretive signage, picnic area, outdoor classroom and parking



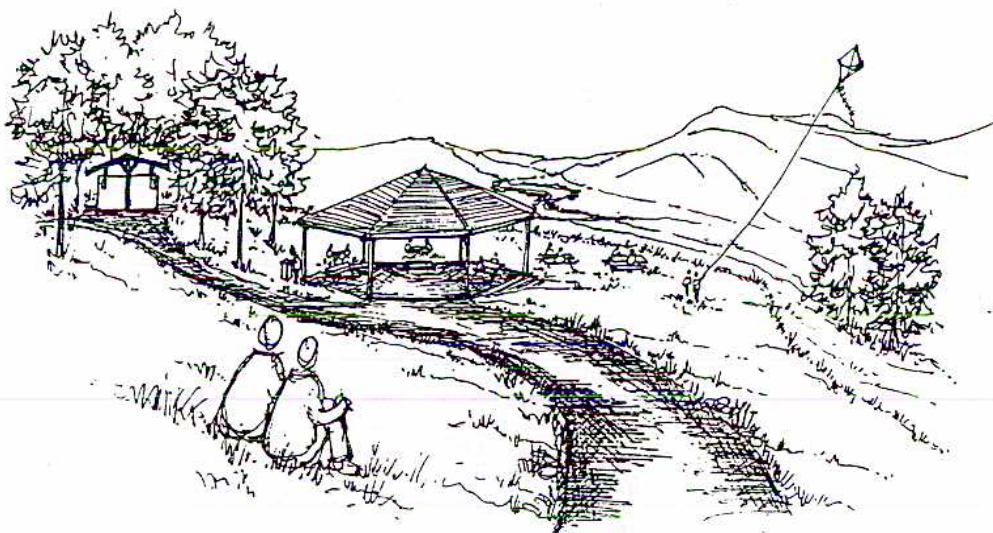
- Rest Stops: shade/shelter, bench, viewpoint



- Interpretive Station: signage, viewpoint, bench



- Picnic Area: shelter, toilets, water, benches





## **Interpretive Program**

The park will feature an interpretive program modelled on provincial or national park precedents. Options include self-guiding signed trails or pamphlets distributed at the trailhead.

The program will incorporate input from interested user groups, including the Kamloops Field Naturalists, the City of Kamloops Museum and Archives, the School District and students, and utility companies. The location and subject material for interpretive stations will be chosen in consultation with expert contributors and based on detailed site inventory and analysis.

The following suggests a starting point for interpretive theming. Refer to the Park Strategy Highlights (Figure 4.6) for preliminary layout of the Visitor Centre and trail loops.

### ***Visitor Centre***

- Ecological principles, especially connectedness of human and natural systems and the diversity of flora and fauna on the Mt. Dufferin site
- Human Impact, and ways of living sustainably

### ***Perimeter Loop***

- History & Culture - the progressive development of Kamloops (seen from the bird's eye perspective)
- Geomorphology - water and glaciation interacting with landforms
- Watershed - sound management principles

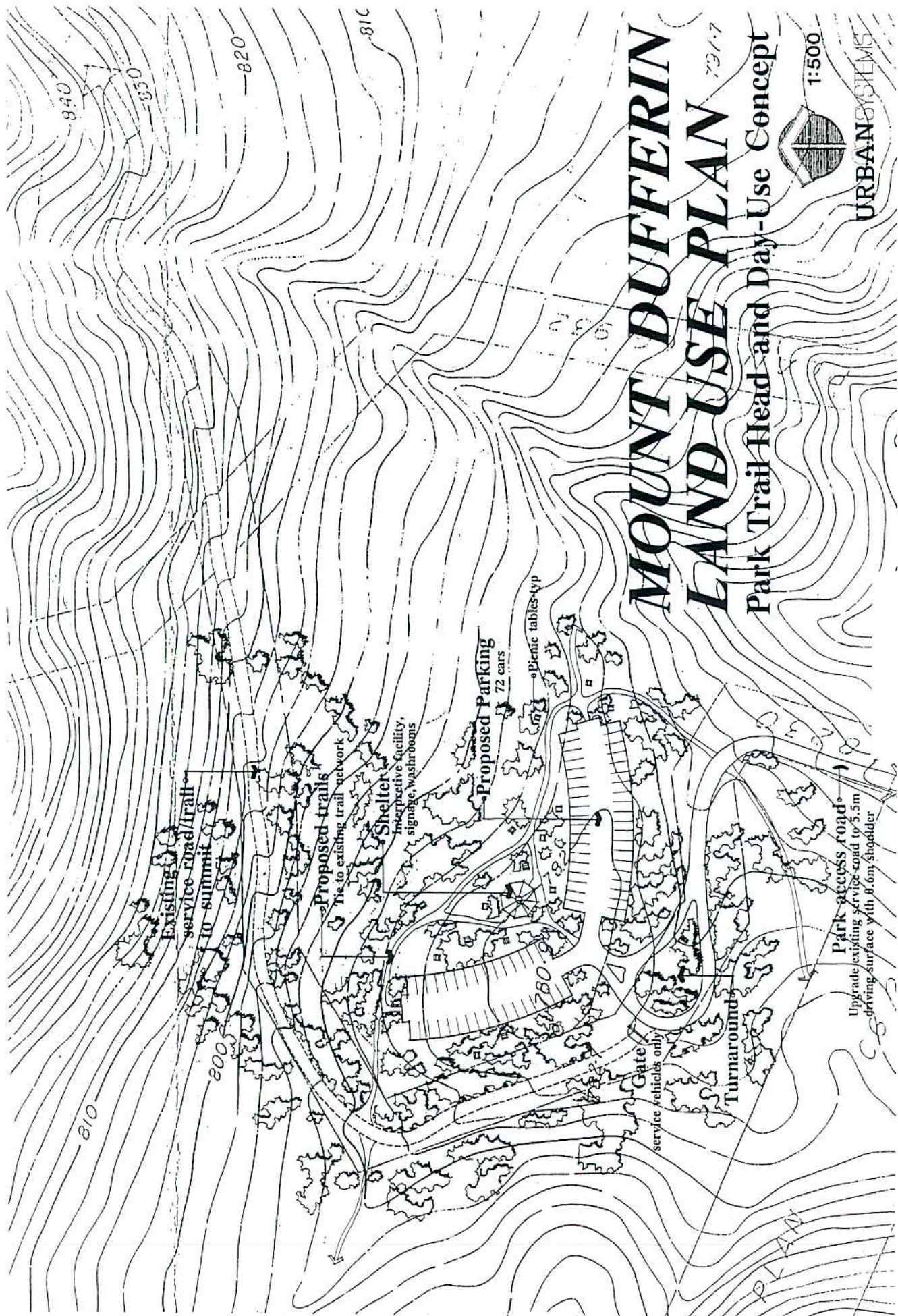
### ***South Face Loop***

- Reclamation - methods of restoring land damaged by careless use to a more natural state

### ***North Face Loop***

- Ecology
  - wildlife and habitat
  - microclimatic effects
- Geomorphology
- Industry
  - telecommunications
  - hydro
  - agriculture
  - transportation

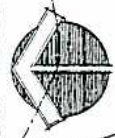




# MOUNT DUFFERIN LAND USE PLAN

7/3/17

Park Trail Head and Day-Use Concept



1:500

URBANSYSTEMS



**DEVELOPMENT PERMIT AREA NO.6 -  
MT. DUFFERIN AREA**

**BACKGROUND  
SECTION I**

---



## DEVELOPMENT PERMIT AREA NO. 6 - MT. DUFFERIN AREA

### 1. *Application*

- a) As provided for under Part 29, Division 1, Section 945(4)(e) of the *Municipal Act* the area shown on the map attached to this schedule is designated a development permit area for the "Establishment of objectives and the provision of guidelines for the form and character of multi-family residential development".
- b) A development permit shall be required prior to the issuance of a building permit or the approval of a subdivision application for all multi-family residential developments.

### 2. *Exemptions*

- a) Applicants for the following shall not be required to apply for development permits:
  - Internal renovations.
  - External renovations which do not affect the form and character of the building.

### 3. *Justification*

The Mt. Dufferin area is a large tract of rezoned land with a significant proportion of multi-family residential development. As development is expected to occur over a long time frame, development standards may change. The objective of the designation is to ensure that new development in the area is compatible with the standards and principles established through the Mt. Dufferin Plan process and is in keeping with the form and character of the adjacent neighborhood and the city-wide park.

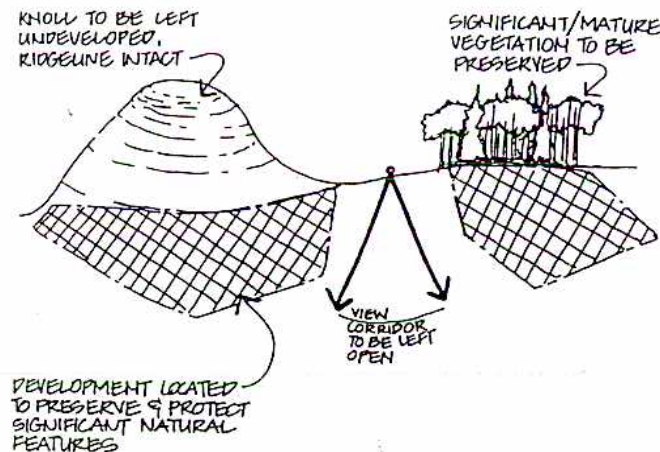
The Mt. Dufferin Land Use Plan identified several significant natural features in the development permit area worthy of special attention and consideration, including prominent knolls, view corridors, vegetation and mature stands of trees. The development permit area guidelines attempt to strike a balance between the negotiated density expectations and the importance and value of these natural features to the city-wide park and the existing neighbourhood.



#### 4. Guidelines For Multi-Family Residential Development

Development permits issued in this area shall be in accordance with the following guidelines:

- a) The development permit area is located within the Urban/Wildland Interface and Hazard area. Applications for development are subject to the Urban/Wildland Interface policies.
- b) The layout and design of access roads, internal streets, building sites and overall grading patterns should demonstrate an effort to preserve and protect significant natural features, including prominent knolls, vegetation, view corridors and mature stands of trees.

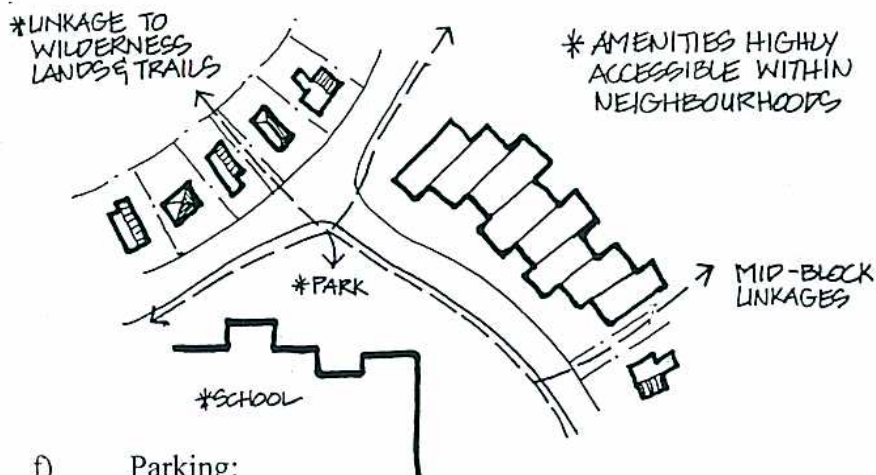


- c) The following information and drawings may be required upon submission of a development permit application:
  - site photographs and/or drawings showing the subject area and proposed buildings in relation to the surrounding area.
  - a grading plan showing existing and proposed grades.
  - a tree inventory plan indicating existing tree cover and trees proposed to be removed, retained or replaced.

- d) The shape, siting, roof line, height, facade and exterior finish of buildings should be sufficiently varied to avoid a monotonous appearance

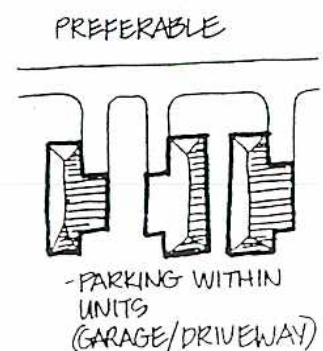
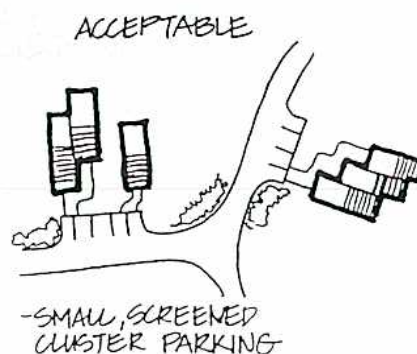


- e) All areas not covered by buildings, structures or asphalt shall be landscaped. Internal paths and walkways should be provided to ensure easy circulation to both on and off site services and amenities. The provision of landscaping should consider the use of xeriscaping and natural landscape materials.



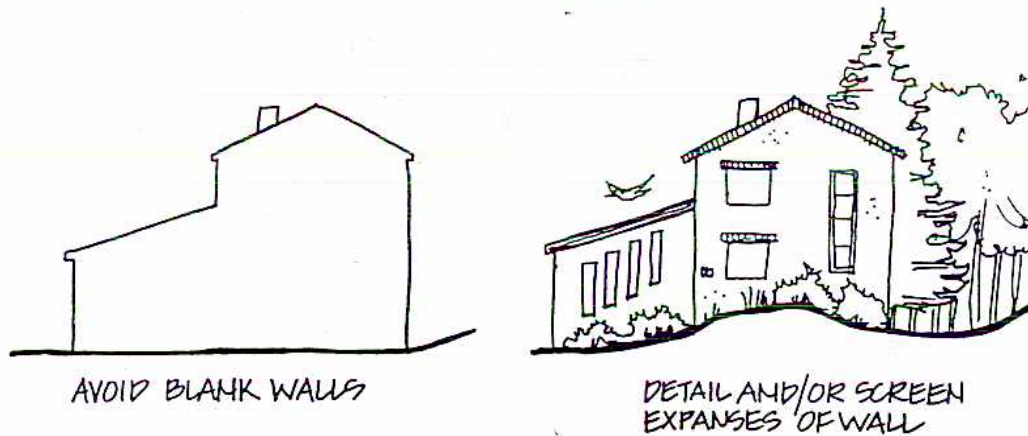
- f) Parking:

- i) Parking within the individual unit will be encouraged.
- ii) Where surface parking is planned, it should be provided in small clusters no greater than three stalls and should be visually separated by curbing, lighting, directional signage, landscaping or any combination of these elements.



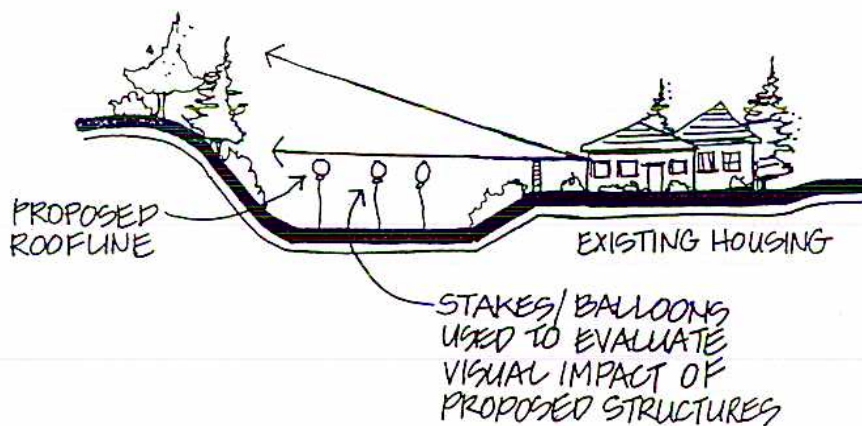


- g) Large areas of building walls should be avoided. Where extensive wall areas are planned, it should be visually relieved by a combination of windows, colour, material, textures and mature landscaping.



- h) Site staking may be required indicating the proposed location of:

- i) corners of buildings,
- ii) access and internal roads, and
- iii) roof lines of buildings.



**RESTRICTIVE COVENANT -  
MT. DUFFERIN AREA SINGLE FAMILY  
DEVELOPMENT GUIDELINES**

---

**BACKGROUND  
SECTION J**





## RESTRICTIVE COVENANT - MT. DUFFERIN AREA

### 1. *Application Requirements*

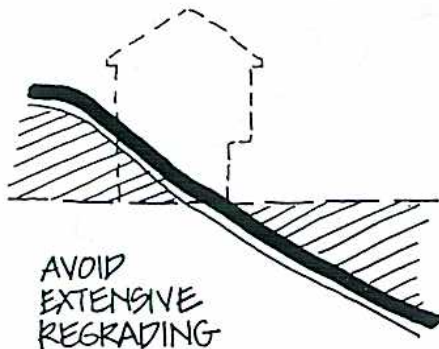
Applicants for subdivision approval may be required to submit the following plans and/or studies as part of their application requirements:

- a) Site grading plans showing existing and proposed grades.
- b) A tree inventory plan identifying trees and/or significant clusters of trees, including those proposed to be removed.
- c) Site photos and/or drawings showing the relationship of the subdivision site to the surrounding parkland.
- d) Geotechnical reports to identify and address any potential ground water and soil stability concerns.

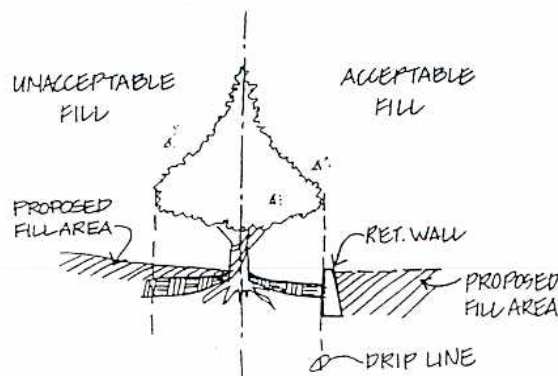
### 2. *Guidelines for Single Family Residential Housing*

The intent of these guidelines is to ensure that the residential development is integrated into the surrounding park setting in accordance with the Mt. Dufferin Land Use Plan. Any subdivision plan and/or site development plan should be prepared and evaluated with this goal in mind. The proposed development plan should consider the following:

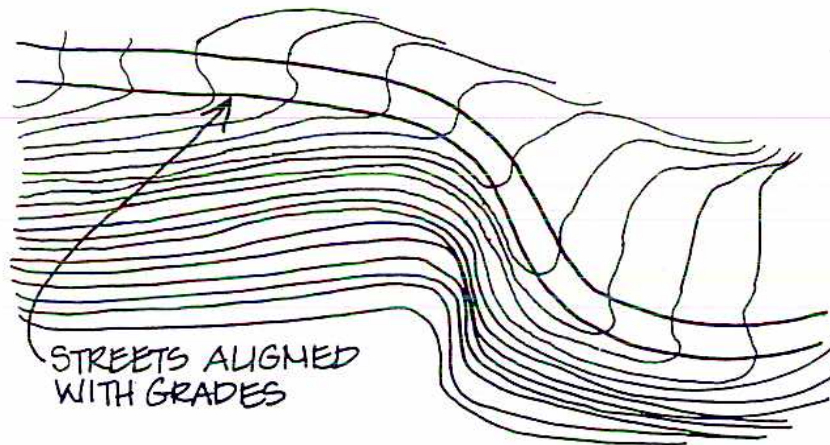
- a) Minimize extensive grading and associated loss of tree cover.



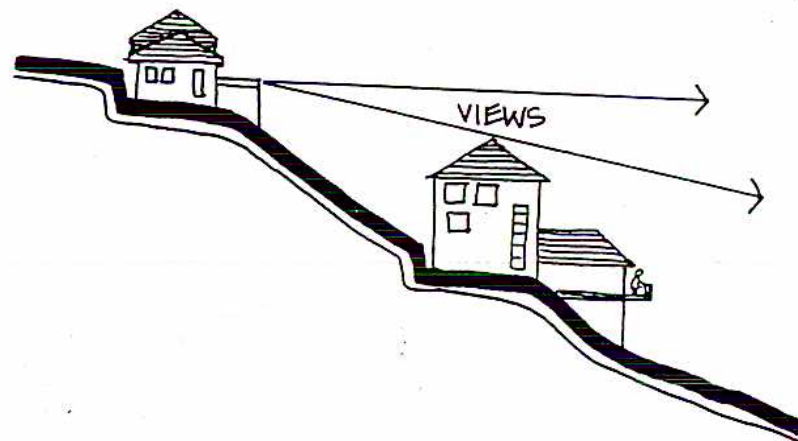
- b) Retain significant trees and significant clusters of trees, where feasible.



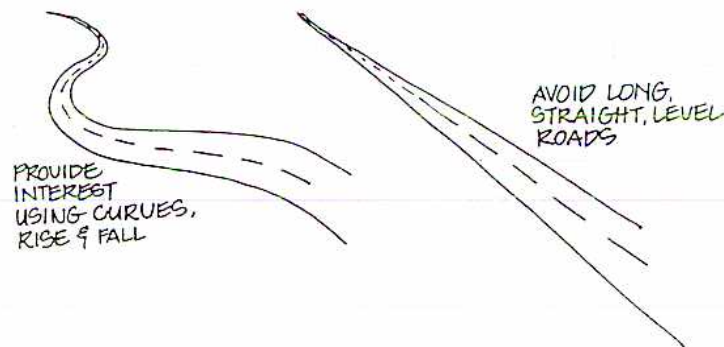
- c) Retain existing slopes and natural topography, including drainageways, where feasible; streets should follow natural grade as much as possible.



- d) Building siting and form should preserve views.

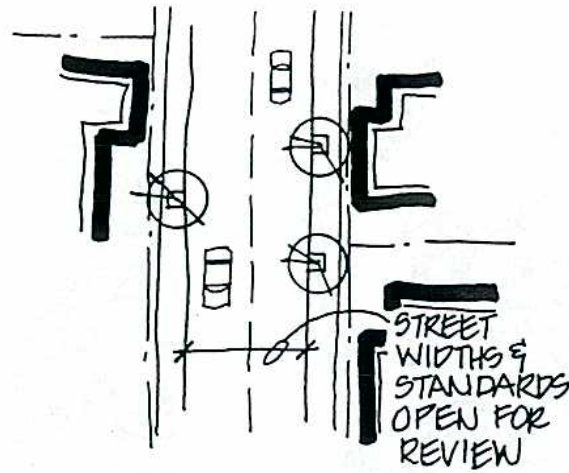


- e) Streets should utilize gentle horizontal and vertical curves and avoid long stretches of straight road.

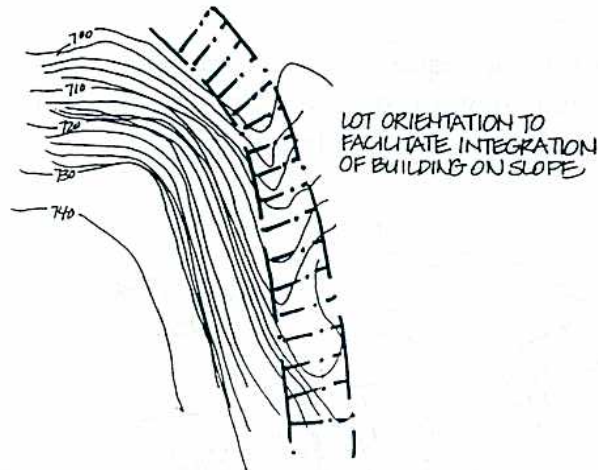




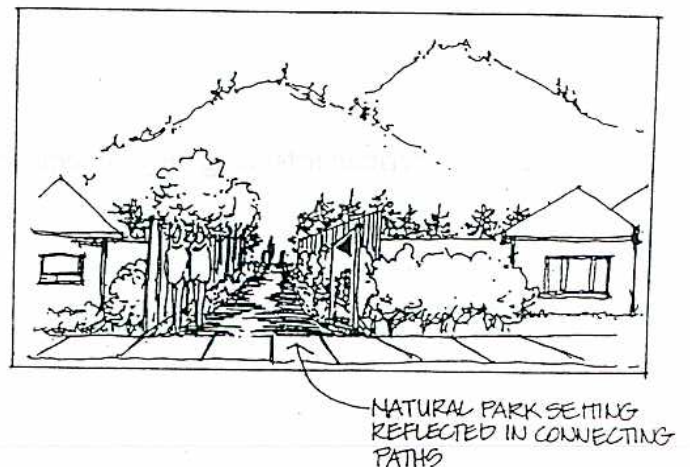
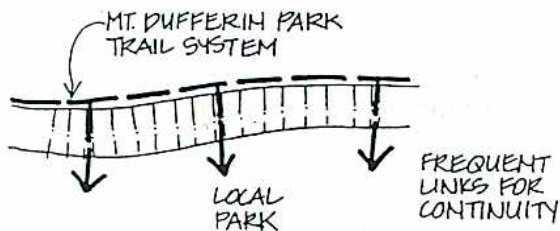
- f) Streets should be designed to fit into the natural setting and standards, such as road width, may need to be reviewed.



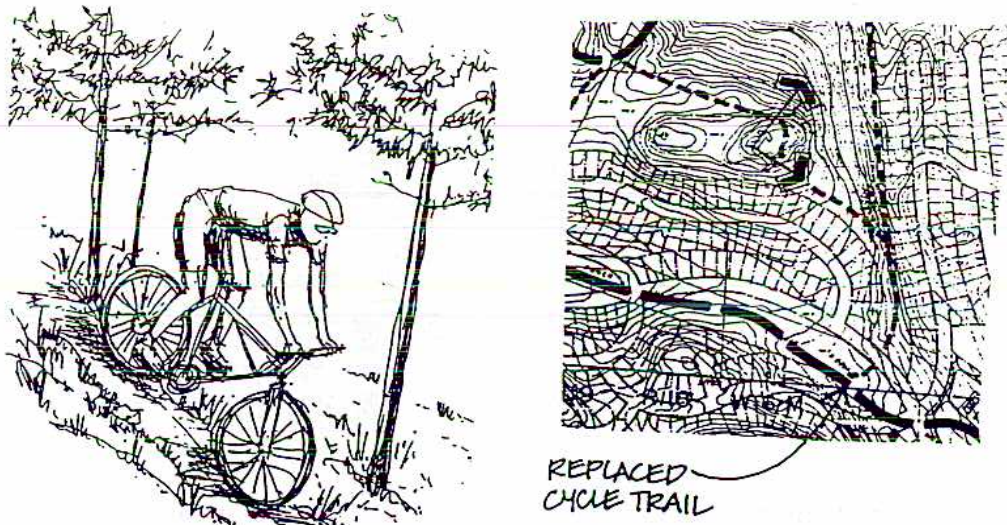
- g) Lot configuration should take advantage of topography and natural features.



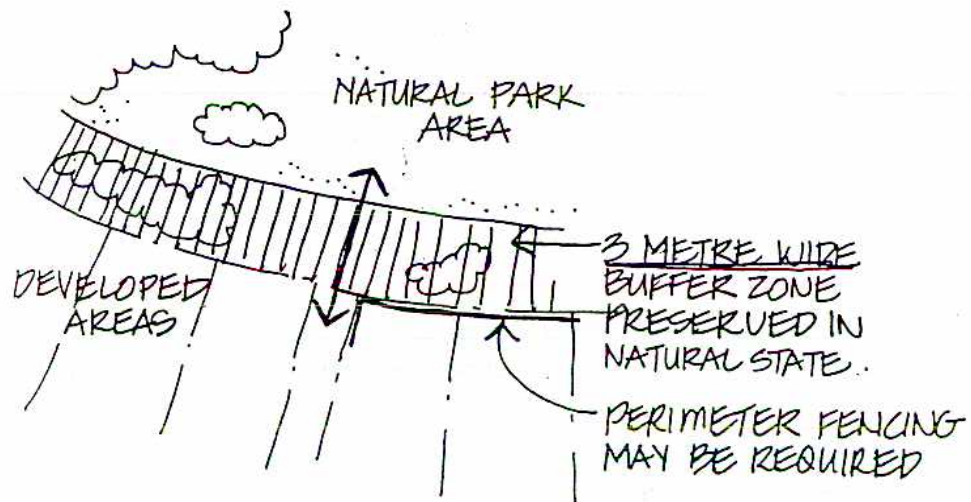
- h) Walkways and trail connections should be designed to reflect the park setting, and should ensure that continuous pedestrian and cycle access is maintained.



- i) Provide a cycle connector linking the proposed east active park with the north end of the subdivision, to replace an existing trail.



- j) A buffer zone may be required adjacent to natural park boundaries; such zones should be a minimum of 3 metres in width, and should remain natural, within the allowances of the Urban Wildland Interface Guidelines.



- k) Perimeter fencing may be required, as a condition of subdivision approval.



**MINUTES OF  
PUBLIC HEARING**

**BACKGROUND  
SECTION K**

---



**MINUTES OF A PUBLIC HEARING HELD AT THE GRAND HALL IN THE CAMPUS ACTIVITY CENTRE, UNIVERSITY COLLEGE OF THE CARIBOO, 900 MCGILL ROAD, KAMLOOPS, B.C., ON TUESDAY, 1996 JANUARY 23 AT 19:00 HOURS (7:00 P.M.)**

---

**PRESENT:** Mayor C. G. Branchflower, Councillors S. O. Culver, R. S. Gerard, P. K. Kaatz, R. D. Kask, D. T. G. Mallory, G. R. Robertson, P. A. Wallace and W. H. Walton.

City Administrator J. E. Martignago, Assistant Administrator/City Clerk C. W. Vollrath, Director of Development Services R. H. Diehl, Director of Parks and Recreation Services D. E. Kujat, Assistant Administrator/City Engineer E. G. Kurtz, Deputy City Clerk D. M. Fediuk, Community Planning Manager G. S. Toma, Planner R. Lambright and Legislative Assistant C. M. Smith.

Upon the meeting being called to order, the Assistant Administrator/City Clerk read the Notice of Public Hearing as follows:

"The Council of the City of Kamloops hereby gives notice that it will hold a Public Hearing:

**1996 01 23 (1996 January 23) at 19:00 h (7:00 P.M.)**

at the Grand Hall in the Campus Activity Centre at University College of the Cariboo, 900 McGill Road, to consider the following proposed amendments to the City of Kamloops Zoning By-law No. 5-1-200 and KAMPLAN: A Community Plan for Kamloops, 1990 (By-law No. 5-1-765):

1. To amend By-law No. 5-1-765, KAMPLAN: A Community Plan for Kamloops, 1990, in the following manner:
  - a) By amending Map 1, Generalized Land Use Plan, by changing the designation of the area shown on the map attached to the Notice from Special Development Area and Agricultural/Crown Land to Urban Residential and Parkland and Open Space.
  - b) By adding Development Permit Area No. 6 - Mt. Dufferin to Schedule 4, Development Permit Areas.
2. To amend Zoning By-law No. 5-1-200, Division Nineteen, RM-1 (Multiple Family-Low Density), Section 1902 (ii), Regulations - Site Specific by adding the following text:

"Except in the case of the SE ¼ of Sec. 2 and the SW ¼ of Sec. 1, Tp. 20, Rge. 18 and the NW ¼ of Sec. 36, Tp. 19, Rge. 18, W6M, KDYD (Mt. Dufferin Land Use Plan Area) where the maximum density shall be 25 dwelling units per hectare".



3. **Legal Description:** Parts of Sections 1, 2, 3, 10, 11 and 12, Tp. 20, Rge. 18 and parts of Sections 34, 35 and 36, Tp. 19, Rge. 18.
- Location:** Mt. Dufferin Area.
- Purpose:** To rezone the subject property from A-1 (Agricultural) which permits agricultural uses, municipal facilities, recreation facility and single family dwellings on lots with an area of 8 ha or greater, to P-1 (Parks and Recreation) which permits parks and recreation uses.
- Proposed Use:** City-wide natural park.
4. **Legal Description:** Part of Sections 1 and 2, Tp. 20, Rge. 18 and part of Sections 35 and 36, Tp. 19, Rge. 18
- Location:** Mt. Dufferin area.
- Purpose:** To rezone the subject properties:
- **From**
    - A-1 (Agricultural) which permits agricultural uses, municipal facilities, recreation facilities and single family dwellings on lots with an area of 8 hectares or greater,
    - P-3 (Schools) which permits public and private schools, colleges and community centres,
    - FD (Future Development) which permits agricultural uses, public parks, recreation facilities and single family dwellings on lots with an area of 8 hectares or greater,
    - RS-1 (Single Family Residential-1) which permits single family dwellings on lots with an area of 464 m<sup>2</sup> or greater,
    - RS-4 (Single Family Residential-4) which permits single family dwellings on lots with an area of 370 m<sup>2</sup> or greater.
  - **To**
    - P-1 (Parks and Recreation) which permits parks and recreation uses,

RS-1 (Single Family Residential-1) which permits single family dwellings on lots with area of 464 m<sup>2</sup> or greater,

RC-1 (Comprehensive Residential) which permits single family dwellings to a maximum density of 15 dwelling units per hectare, and two family dwellings to a maximum density of 20 dwelling units per hectare,

OS (Open Space) which permits parks,

RM-1 (Multiple Family-Low Density) which permits multiple family residential to a maximum density of 25 dwelling units per hectare,

RS-4 (Single Family Residential-4) which permits single family dwellings on lots with an area of 370 m<sup>2</sup> or greater.

- Proposed Use:
- City and neighbourhood park
  - Mixed density residential neighbourhood (approximately 670 dwelling units).

All persons who deem their interest in property affected by the adoption of the proposed amendments to the City of Kamloops Zoning By-law No. 5-1-200 and amendments to KAMPLAN: A Community Plan for Kamloops, 1990 (By-law No. 5-1-765) and wish to register an opinion may appear at the said Public Hearing.

A copy of the proposed amending by-laws and amendments to KAMPLAN: A Community Plan for Kamloops, 1990 (By-law No. 5-1-765) may be inspected at the City Clerk's Department, City Hall, 7 Victoria Street West, Monday to Friday between the hours of 08:30 h (8:30 a.m.) and 16:30 h (4:30 p.m.) from 1996 01 16 (1996 January 16) to 1996 01 23 (1996 January 23)."

1. Amend KAMPLAN, Generalized Land Use Plan, to Add Development Permit Area No. 6 (By-law No. 5-1-1078)
2. Amend City of Kamloops Zoning By-law, Division Nineteen, RM-1, Regulations - Site Specific, to Add Mt. Dufferin Land Use Plan Area (By-law No. 5-1-1079)
3. Rezone Parts of Sections 1, 2, 3, 10, 11 and 12 (Mt. Dufferin Area) from A-1 to P-1 to Establish Park and Residential Subdivision (By-law No. 5-1-1080)
4. Rezone Part of Sections 1 and 2 and Parts of Sec. 35 and 36, (Mt. Dufferin Area) from A-1, P-3, FD, RS-1 and RS-4 to P-1, RS-1, RC-1, OS, RM-1 and RS-4 to Establish Park and Residential Subdivision (By-law No. 5-1-1081)

The Community Planning Manager presented a summary of the Mt. Dufferin Land Use Plan. He noted the intent is to hold the by-laws at third reading in order to formalize land agreements such as utility rights of way, transfer of lands, and registration of restrictive covenants. The Mt. Dufferin Land Use Plan started in January of 1995 and reflects the interests and concerns expressed at a neighbourhood open house and a number of meetings conducted throughout the spring and early summer.



1. Amend KAMPLAN, Generalized Land Use Plan, to Add Development Permit Area No. 6 (By-law No. 5-1-1078)
2. Amend City of Kamloops Zoning By-law, Division Nineteen, RM-1, Regulations - Site Specific, to Add Mt. Dufferin Land Use Plan Area (By-law No. 5-1-1079)
3. Rezone Parts of Sections 1, 2, 3, 10, 11 and 12 (Mt. Dufferin Area) from A-1 to P-1 to Establish Park and Residential Subdivision (By-law No. 5-1-1080)
4. Rezone Part of Sections 1 and 2 and Parts of Sec. 35 and 36, (Mt. Dufferin Area) from A-1, P-3, FD, RS-1 and RS-4 to P-1, RS-1, RC-1, OS, RM-1 and RS-4 to Establish Park and Residential Subdivision (By-law No. 5-1-1081)

(Continued)

Mr. Al McNair advised Weyerhaeuser Canada Ltd. enthusiastically supports the proposed park, however, feels that the steep terrain in some areas is not compatible with a public park. Heavy industry at the bottom of the steep terrain is cause for concern for public safety. In response to a Council inquiry, Mr. McNair advised that he wished to bring attention to this concern because the ground is unstable. There has been no problem in the past with this area because of limited use. He stated the purpose of his comments is to ensure that everyone is aware this is an unstable area.

Mr. Ken Favrholtz inquired to what degree do all rights of way impact on the public park and inquired as to the definition of a natural park.

The Community Planning Manager noted that there will certainly be technical problems concerning utility rights of way and that each company will be worked with independently to ensure safety. He further advised that it is the intent to keep minimal development in place so that the area stays as natural as possible, however, details have not been worked out yet. Communication has taken place with the Naturalists Club, and it is hoped to preserve as much of the area as possible in its natural state.

Mr. Favrholtz inquired to what extent development such as restaurants and golf courses will be allowed. He inquired if there will be any effort made to determine how many trees will be chopped down to make way for development.

The Community Planning Manager advised the intent is to preserve the trees in the park area and protect as many as possible in the subdivision area. Every effort will be made to protect trees during development, and it may be possible that developers will be required to do a tree count.

Mr. Favrholtz expressed concern that this area will have to be clear cut to make way for development. The Community Planning Manager stated that it is possible that many of the trees will be gone.



## MINUTES OF A PUBLIC HEARING

1996 January 23

Page 5

1. Amend KAMPLAN, Generalized Land Use Plan, to Add Development Permit Area No. 6 (By-law No. 5-1-1078)
2. Amend City of Kamloops Zoning By-law, Division Nineteen, RM-1, Regulations - Site Specific, to Add Mt. Dufferin Land Use Plan Area (By-law No. 5-1-1079)
3. Rezone Parts of Sections 1, 2, 3, 10, 11 and 12 (Mt. Dufferin Area) from A-1 to P-1 to Establish Park and Residential Subdivision (By-law No. 5-1-1080)
4. Rezone Part of Sections 1 and 2 and Parts of Sec. 35 and 36, (Mt. Dufferin Area) from A-1, P-3, FD, RS-1 and RS-4 to P-1, RS-1, RC-1, OS, RM-1 and RS-4 to Establish Park and Residential Subdivision (By-law No. 5-1-1081)

(Continued)

Mr. Larry Strudwick advised of a meeting of the Mt. Dufferin Community Association held on 1996 January 18 and that tonight's Public Hearing was of primary discussion. The consensus of the Association members was that they would not greatly oppose this proposal but would like to stress some concerns. The Association would like guarantees put into writing for the protection of wildlife, fire protection, vehicle access, appearances of structures and linkages. The Association would like a guarantee in writing that the park will remain a park forever and that there will be no intrusion. With respect to DCCs, the Association would like to see the exact figure specified, in particular, Hillside Drive, lighting and drainage. The Association notes this area is viewed as a park with a subdivision attached to it and its impact to the existing Mt. Dufferin neighbourhood. Mr. Strudwick requested that the Association be provided with these written guarantees before the fourth reading of the by-laws and that the regulatory provisos be reviewed in 15 years time. Mr. Strudwick further expressed concern that Sunshine Court is an open ended street and that construction vehicles will use this as an access road. He suggested that the developers receive a notice in writing to use other accesses such as the Trans Canada Highway Copperhead extension.

The Community Planning Manager noted that roads will keep pace with development and that the progress of construction will likely proceed from the western end.

Mr. Strudwick advised that there is further concern regarding RC-1 beside RS-1 zoning. He suggested the RC-1 designation being proposed be changed to RS-1 and that the RC-1 designation be moved to the area west of Dufferin Elementary School. Mr. Strudwick further noted an incursion of vehicles into the area and requested that finances and manpower be used immediately to control access and protect the area from ATVs, tree cutters and garbage dumpers to protect the area before it is too late. He requested Council consider and approve the Association's suggestions.

Mayor Branchflower noted that a number of the suggestions made by the Mt. Dufferin Community Association had already been addressed by the Community Planning Manager.





1. Amend KAMPLAN, Generalized Land Use Plan, to Add Development Permit Area No. 6 (By-law No. 5-1-1078)
  2. Amend City of Kamloops Zoning By-law, Division Nineteen, RM-1, Regulations - Site Specific, to Add Mt. Dufferin Land Use Plan Area (By-law No. 5-1-1079)
  3. Rezone Parts of Sections 1, 2, 3, 10, 11 and 12 (Mt. Dufferin Area) from A-1 to P-1 to Establish Park and Residential Subdivision (By-law No. 5-1-1080)
  4. Rezone Part of Sections 1 and 2 and Parts of Sec. 35 and 36, (Mt. Dufferin Area) from A-1, P-3, FD, RS-1 and RS-4 to P-1, RS-1, RC-1, OS, RM-1 and RS-4 to Establish Park and Residential Subdivision (By-law No. 5-1-1081)
- (Continued)

The Community Planning Manager stated that guarantees of protection are proposed in the form of DCCs, by-laws, restrictive covenants, and development permits, and that this information will be made available to anyone who is interested. As far as guarantees in perpetuity are concerned, he noted that the intent is very clear through zoning.

Mayor Branchflower noted that legislative guarantees will be in place and that the intent is to do what we are saying here, however, governments do change.

Mr. John Surgenor advised that he recently moved to Kamloops and has spent a fair amount of time in the proposed park area. Mr. Surgenor questioned what process the City went through to identify the impacts on the existing neighbourhood and what the appropriate density is for the area.

Mayor Branchflower pointed out that it was a fairly extensive consultative process with the residents in the area.

Mr. Surgenor inquired if the impacts of excess traffic were considered.

The Community Planning Manager advised that this has been a one and one-half year process, with participation by residents of the area and that the number and types of units were issues that were dealt with fairly extensively.

Mr. Surgenor stated that it appears the area being developed is the flat area and what remains is the steep area which is difficult to develop in any way. It appears to maximize development rather than to create the park discussed. He questioned if the City looked at this as a place that people would want to recreate.

The Community Planning Manager responded that the land has been designated since 1980 for development purposes and that it was never intended to be a Riverside Park. There are, however, two small areas proposed for formal park areas.



1. Amend KAMPLAN, Generalized Land Use Plan, to Add Development Permit Area No. 6 (By-law No. 5-1-1078)
  2. Amend City of Kamloops Zoning By-law, Division Nineteen, RM-1, Regulations - Site Specific, to Add Mt. Dufferin Land Use Plan Area (By-law No. 5-1-1079)
  3. Rezone Parts of Sections 1, 2, 3, 10, 11 and 12 (Mt. Dufferin Area) from A-1 to P-1 to Establish Park and Residential Subdivision (By-law No. 5-1-1080)
  4. Rezone Part of Sections 1 and 2 and Parts of Sec. 35 and 36, (Mt. Dufferin Area) from A-1, P-3, FD, RS-1 and RS-4 to P-1, RS-1, RC-1, OS, RM-1 and RS-4 to Establish Park and Residential Subdivision (By-law No. 5-1-1081)
- (Continued)

In response to an inquiry from Mr. Jeff Anderson, the Community Planning Manager advised that it is in the 1998 Capital Plans to upgrade the two lanes on Hillside Drive, but that it would not become four lanes.

A resident of the Dufferin area since 1983 inquired if there were any plans for protection of wildlife in the area.

The Community Planning Manager stated that it is the intent to work with the Ministry of Environment for the protection of wildlife. Fencing around certain parts of the subdivision may be advisable, with the possibility of fence to separate the residential lots from the park area. The Ministry of Environment has not yet established what it wants.

Mr. Ken Favrholt suggested fencing around the whole park. He noted the matter of fencing was not brought up at the open house.

The Director of Development Services advised that details such as trails, wildlife and access into the area would be covered by the Parks Master Plan. The Parks Master Plan is the appropriate time to deal with these issues.

Dr. Judith Naylor congratulated the people who have done all the work on this proposal. Dr. Naylor advised that she has concerns regarding traffic on Hillside Drive and Sunshine Court and inquired if the City has considered Copperhead Drive as an alternative. She also expressed concern regarding the steep terrain in some areas.

The Community Planning Manager advised development will probably start at the west end and proceed east, and it is the intent that Copperhead Drive will function as a major collector. Copperhead Drive will ultimately be the major link.

Dr. Ian Findlay noted that some trees in the area are just matchsticks, however, he would want to preserve the Ponderosa pines. He also advised that he has spoken to the BCBC people to tie this up so that this land cannot be sold. He has requested them to write it into a constitution so that no more land in the area can be sold for development. This is not a park attached to a subdivision; it is primarily a park for the whole city. Dr. Findlay expressed



1. Amend KAMPLAN, Generalized Land Use Plan, to Add Development Permit Area No. 6 (By-law No. 5-1-1078)
  2. Amend City of Kamloops Zoning By-law, Division Nineteen, RM-1, Regulations - Site Specific, to Add Mt. Dufferin Land Use Plan Area (By-law No. 5-1-1079)
  3. Rezone Parts of Sections 1, 2, 3, 10, 11 and 12 (Mt. Dufferin Area) from A-1 to P-1 to Establish Park and Residential Subdivision (By-law No. 5-1-1080)
  4. Rezone Part of Sections 1 and 2 and Parts of Sec. 35 and 36, (Mt. Dufferin Area) from A-1, P-3, FD, RS-1 and RS-4 to P-1, RS-1, RC-1, OS, RM-1 and RS-4 to Establish Park and Residential Subdivision (By-law No. 5-1-1081)
- (Continued)

concern regarding garbage that has been steadily increasing in the area and advised that the sooner we get the park, the sooner we can control this problem. Dr. Findlay stressed the need to get the park and believes that there is an urgency. Council has heard the concerns of the people of Mt. Dufferin and now has a mandate to carry out the plans.

Mayor Branchflower read a letter from Mr. Douglas Daws of #50 - 1750 Pacific Way. Mr. Daws advised that he and his wife are in complete agreement with the amendments proposed.

Mr. Neville Flanagan questioned the idea of fencing around residential areas with chain link fencing. He noted that the steep terrain on the north side of the mountain provides a natural fence. He noted that he is absolutely against any vehicle access into the area and would hate to see chain link fence around the whole area. To build trails would be sacrilege, and it is best to leave the area in its natural state.

Mr. Alan Stradecke expressed the need to have effective infill, however, the City needs to set aside green space and passive lands. He expressed the need for at least 600 units to offset the cost of the park.

Mr. Hugh Pont stated that he is in favour of the development and emphasized that as soon as possible, it is necessary to protect the entrance to the park against ATVs.

Mayor Branchflower encouraged that it is necessary to have the co-operation of residents to police the area.

There were no further presentations and no further correspondence was received.

There being no further business the Public Hearing adjourned at 20:40 hours (8:40 p.m.).

Certified Correct:

CITY CLERK

MAYOR