



an open dialogue about the **future** of our community

KAMPLAN REVIEW & UPDATE

OFFICIAL COMMUNITY PLAN REVIEW AND UPDATE



Let's Talk

Phase 3 - Draft OCP

KAMPLAN Advisory Committee

Key Issues Workshop and
Phases 3 & 4 Engagement Strategy

December 15, 2016

4:00 – 7:00 pm



Agenda

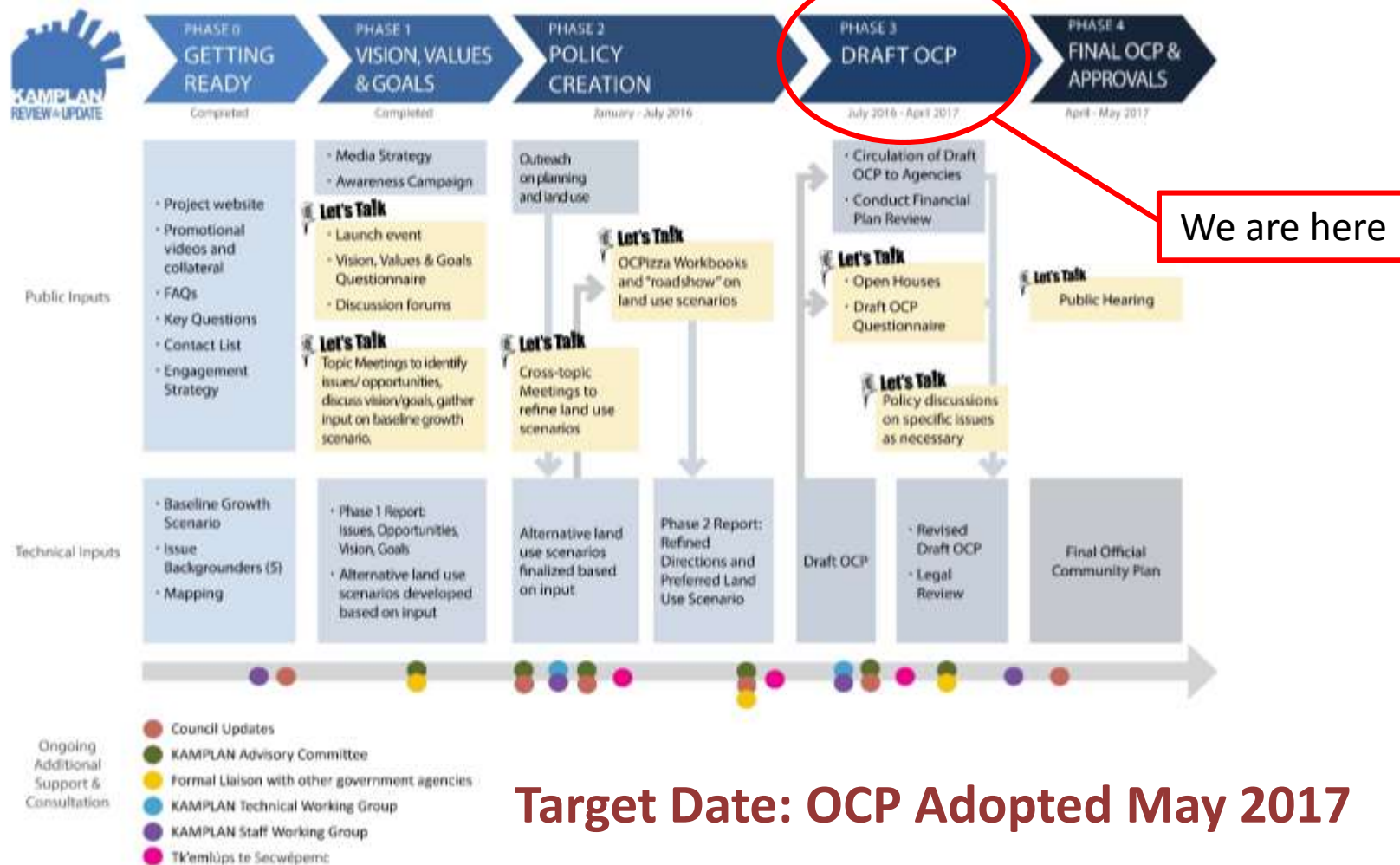
1. Call to Order (4:00 pm)
2. Approval of Agenda (4:00 – 4:05 pm)
3. Minutes of Previous Meeting for Information (4:05 – 4:10 pm)
4. Project Update (4:10 – 4:20 pm)
5. Council Workshop Update (4:20 – 4:40 pm)
6. Workshop – Secondary Suites & Growth Strategy (Breakout Groups) (4:40 – 6:00 pm)
7. Dinner Break (5:20 – 5:40 pm)
8. Phase 3 & 4 Engagement Strategy (Presentation & Discussion) (6:00 – 6:50pm)
9. Roundtable (6:50 – 7:00 pm)
10. Adjournment (7:00 pm)



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KAMPLAN Status – Project Update



Target Date: OCP Adopted May 2017



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Next Steps – Dec to Apr 2017

SWG & TWG Review Sessions (Jan-Feb 2017)

Purpose

- Review 1st draft OCP
- Obtain technical feedback at the City Department level
- Present 1st draft OCP to KAC (late February 2017)

Stakeholder & Public Engagement (late Feb – Mar 2017)

Purpose

- Obtain feedback on the 1st draft OCP
- Create awareness of the key issues & potential trade-offs

Revisions & Technical Review (Apr 2017)

Purpose

- Update draft OCP based on feedback
- Conduct 2nd technical internal review
- Council Workshop (to be confirmed)



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Council Workshop Update



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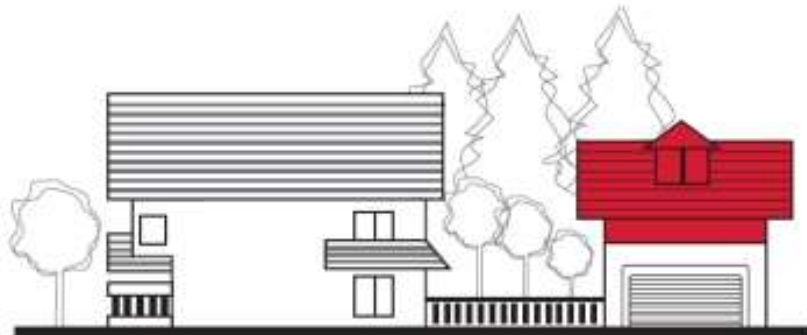
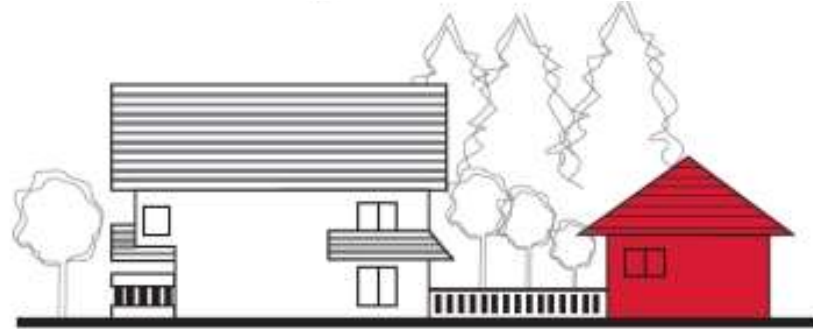


Secondary Suites

Secondary Suite



Garden Suite/Carriage Suite



Secondary Suites

- **Existing Zoning:**

- RS-1S (Single Family Residential - Suite)
- RT-1 (Two Family Residential-1)
- RT-2 (Two Family Residential-2)
- RT-3 (Two Family Residential-3)
- RC-2 (Comprehensive Residential-2)
- RM-2A (Downtown Multiple Family - Medium Density) - Single-family with suite subject to RT-1 zoning regulations



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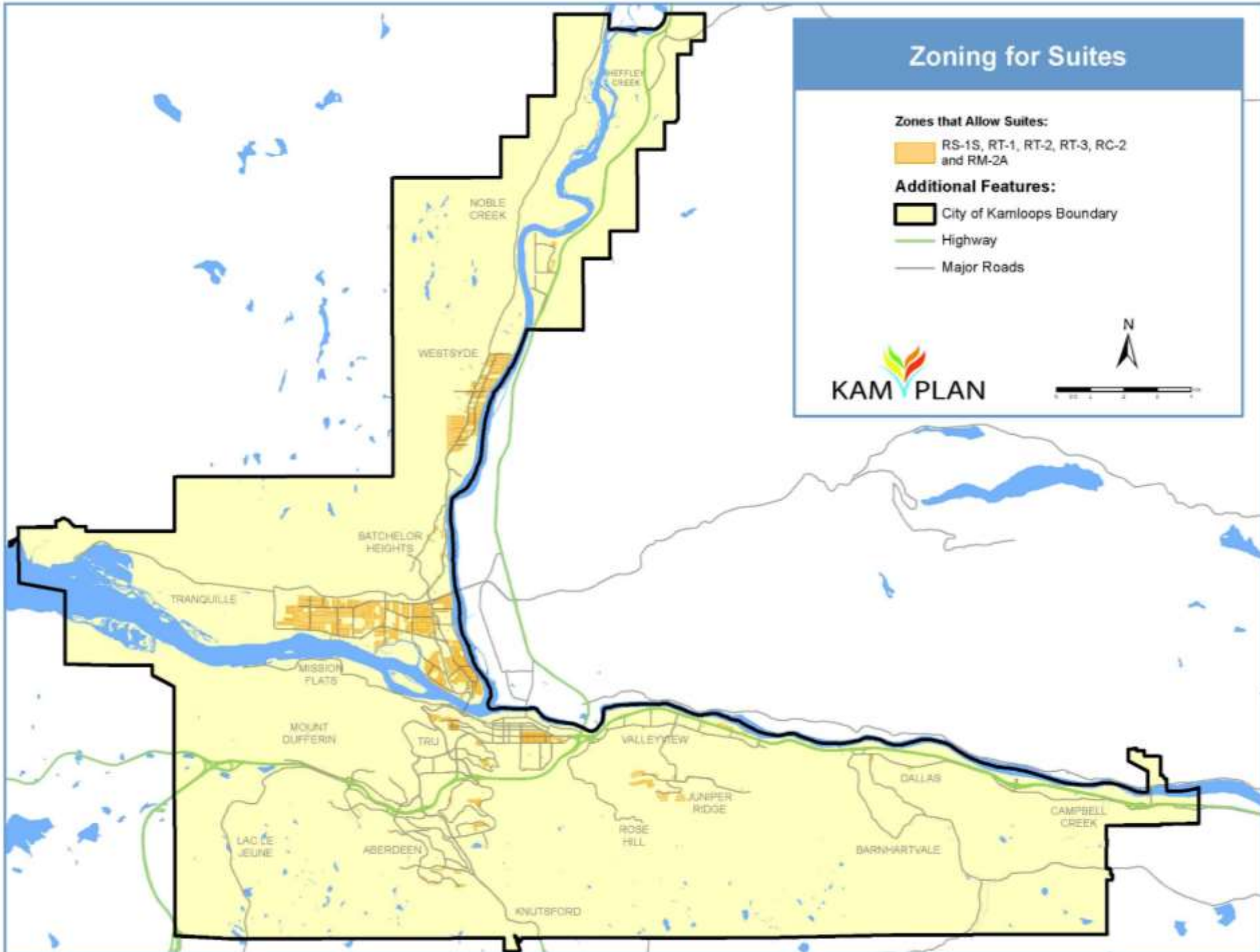
Zoning for Suites

Zones that Allow Suites:

RS-1S, RT-1, RT-2, RT-3, RC-2
and RM-2A

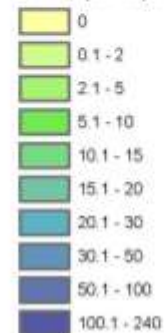
Additional Features:

- City of Kamloops Boundary
- Highway
- Major Roads

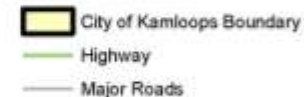


Suite Density

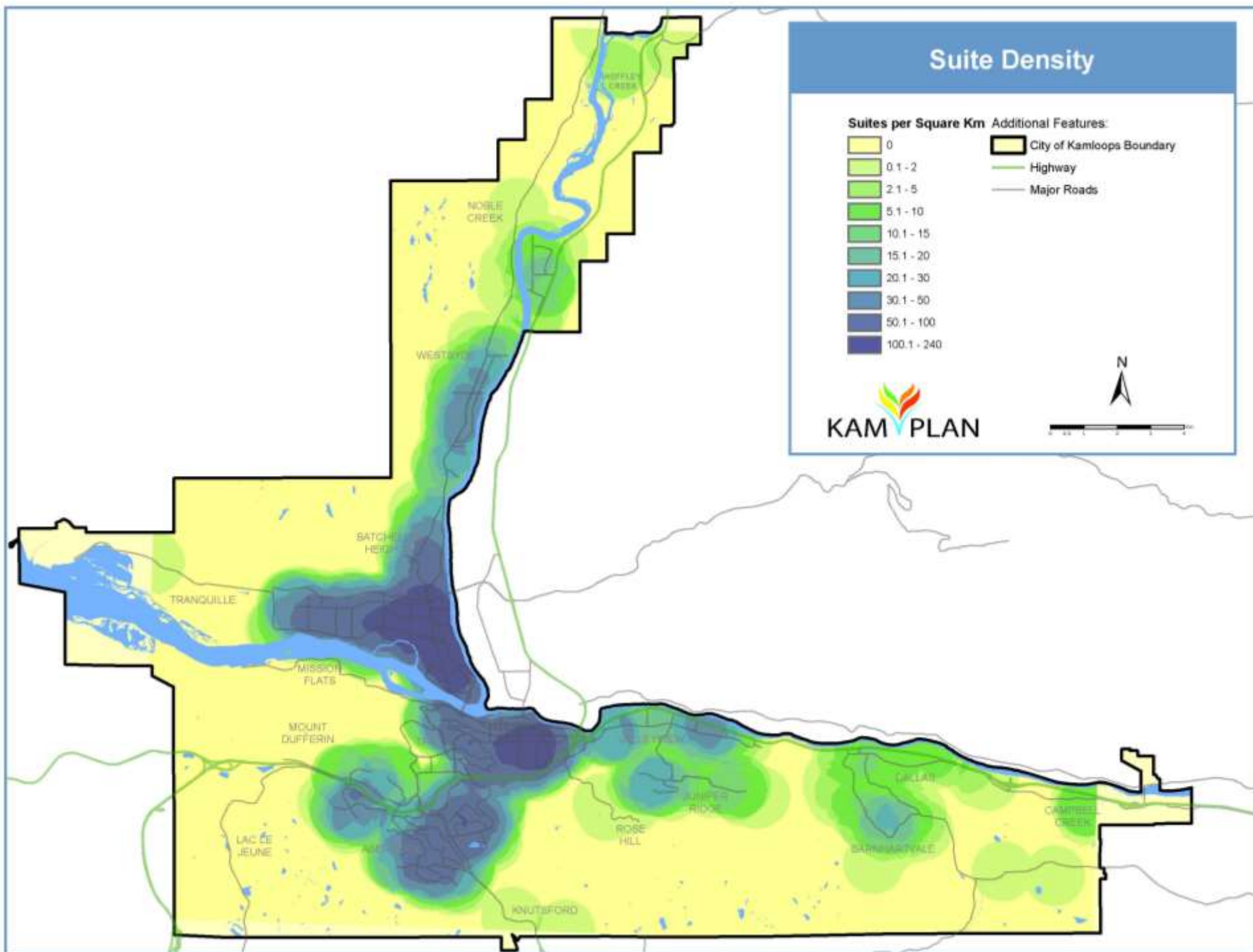
Suites per Square Km



Additional Features:



KAM PLAN



Secondary Suites

- **Potential Options:**
 - **Allow suites city-wide**
 - **In select areas**
 - **Status-Quo**
 - **Other?**



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Secondary Suites - Pros and Cons

- **Pros**

- Provides rental accommodation
- Mortgage helper for homeowners
- Increases density with minimal impact to infrastructure

- **Cons**

- Parking
- Social nuisance
- Sometimes difficult to monitor & enforce
- May increase density outside the Core & Neighbourhood Centres

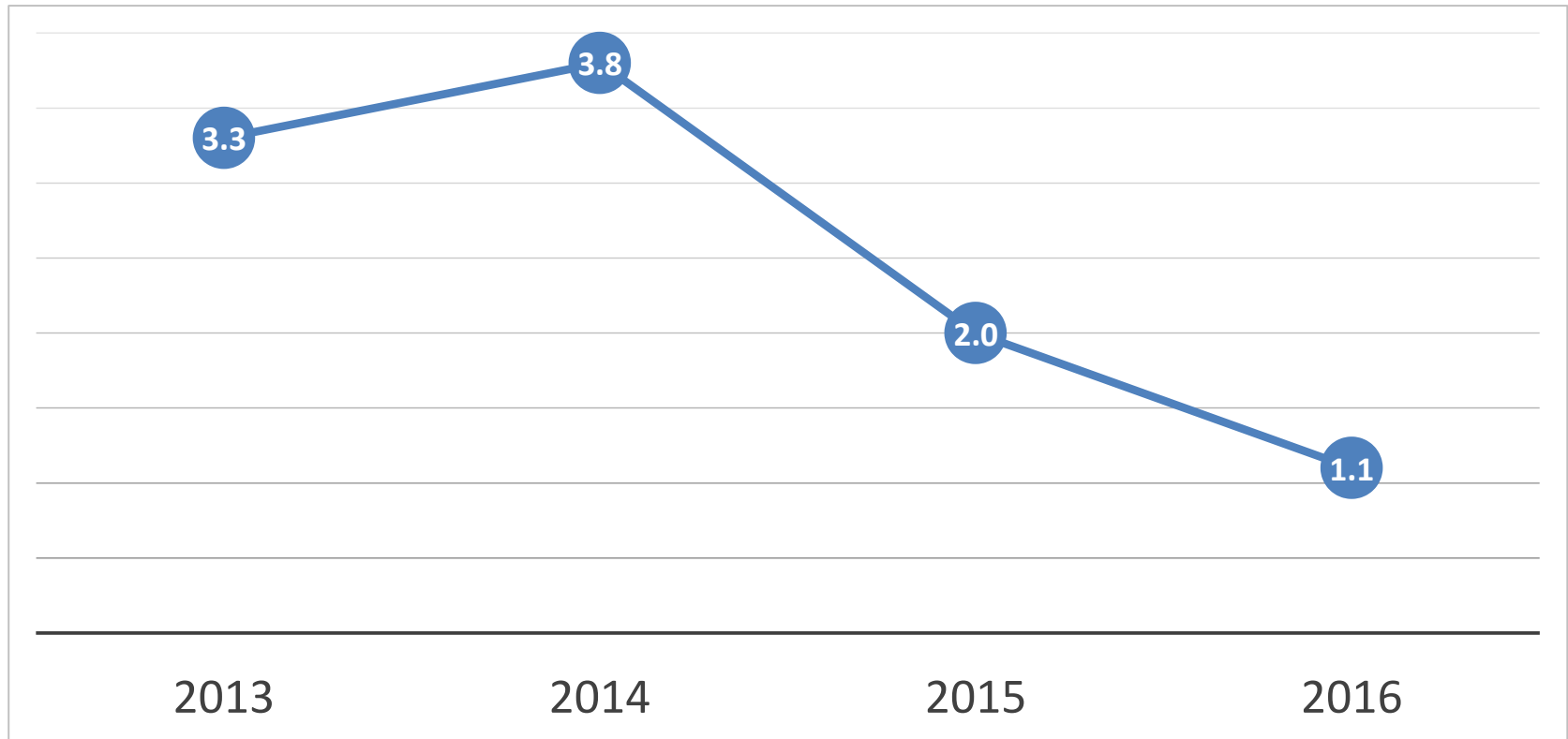


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Secondary Suites

- **Kamloops Vacancy Rate 2013 - 2016**



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Secondary Suites

- **Proposed Next Steps:**

- More research required
- Ask the public what they think?
- Prepare proposal for Council consideration
- Council Workshop
- Update Zoning Bylaw

- **Timing:**

- Post OCP adoption – *Implementation Process*



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Refined Growth Strategy

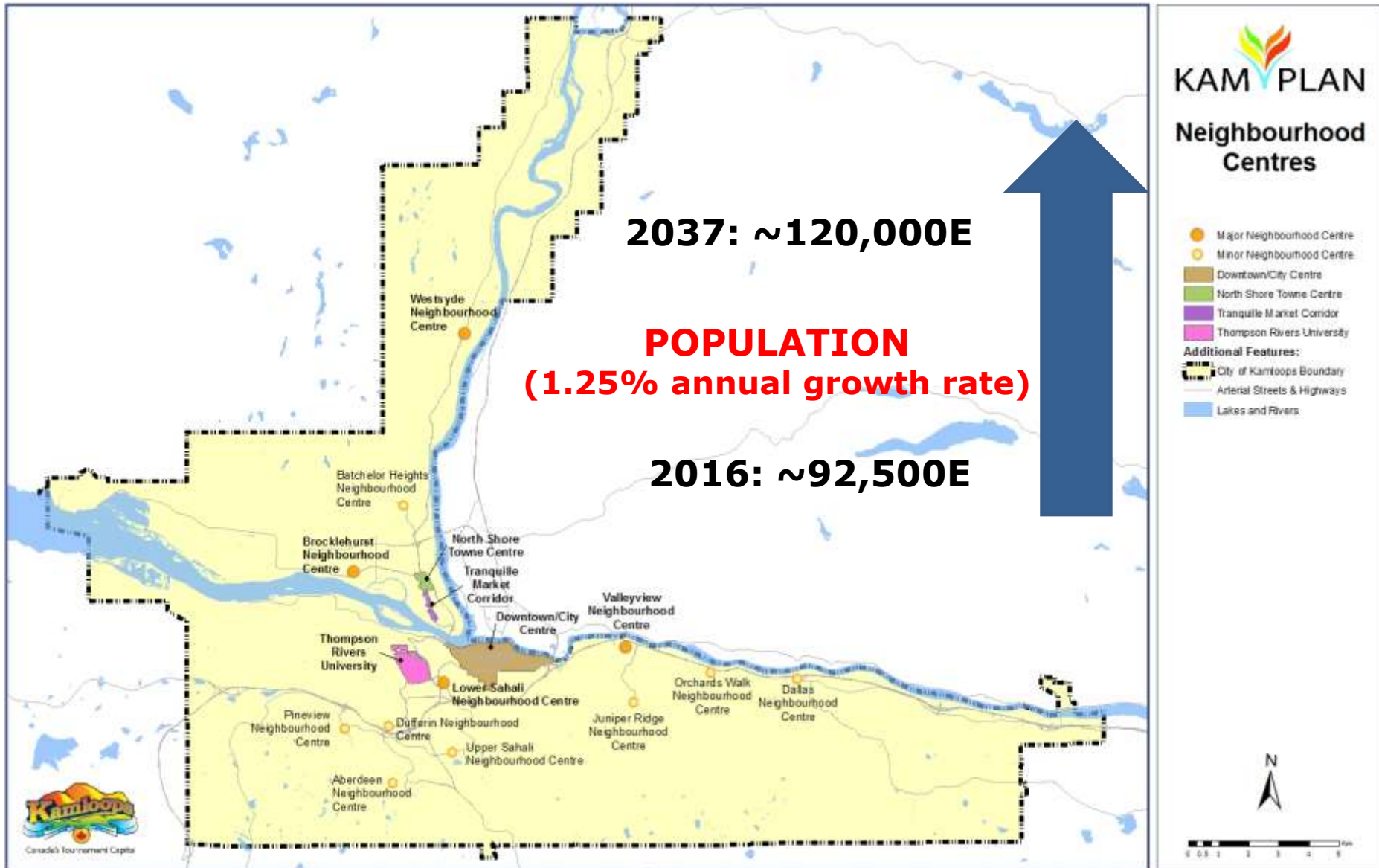


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Refined Growth Strategy

20 Year Population Projection



Refined Growth Strategy

Methodology

1

Identify Growth Areas

- Active Building Permits
- KAMPLAN 2004 Special Development Areas*
- Neighbourhood plans
- Infill redevelopment potential

= **700-800 ha of developable land**

**McGowan South and Tranquille on The Lake not included in calculations.*



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ABERDEEN plan
Creating Community...Together



Tercon Services Ltd.

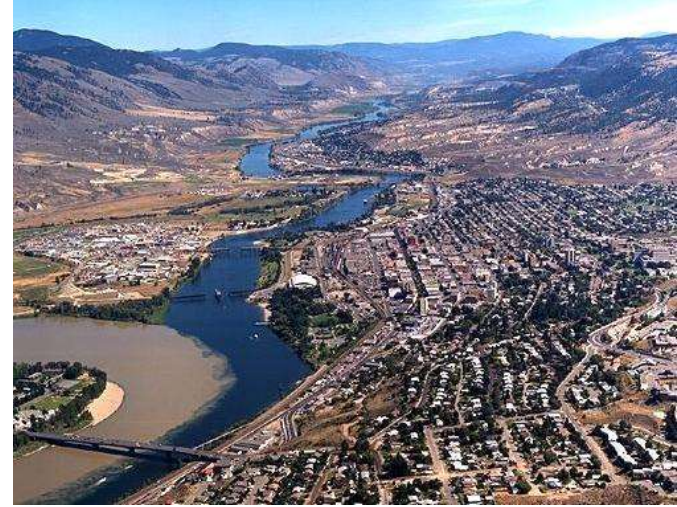
Juniper West Plan



Refined Growth Strategy

Methodology

2



Calculate Max Population

- Density within existing zoning or neighbourhood plans
- For infill areas, average density of existing multi-family
- For areas outside Core and Neighbourhood Centres – 9.6 units/ha (single-family average density)

= **Approx 40,000 people can be accommodated**



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Refined Growth Strategy

Historical Trends



Population Growth

- Population growth since KAMPLAN 2004 by sector:

Sector	Total Population Growth 2004-2015	Percentage of Total Population Growth	KAMPLAN 2004 Projections to 100,000
Core	2,162	13%	19%
NE*	1,819	11%	17%
NW	4,374	27%	21%
SE	2,611	16%	7%
SW	5,278	33%	36%
Total	16,244	100%	100%



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Refined Growth Strategy

Historical Trends



Housing Mix

- Trend toward multi-family* continues to accelerate

Housing Type	1986-1995	1996-2005	2006-2015
Single-Family	52.4%	50.5%	44.9%
Multi-Family	47.6%	49.5%	55.1%

**Duplexes and suites included in multi-family in both historical trend analysis and future growth projections.*



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Refined Growth Strategy

Looking Forward:

The Core

(City Centre, North Shore Town Centre & Tranquille Market Corridor)



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Refined Growth Strategy

Looking Forward:

Neighbourhood Centres



View of Lower Sahali, facing north

Major

- Lower Sahali*
- Brocklehurst
- Westsyde
- Valleyview

Minor

- Dallas
- Juniper Ridge
- Dufferin
- *Aberdeen*
- *Pineview Valley*
- *Upper Sahali*
- *Batchelor Heights*
- *Orchards Walk*



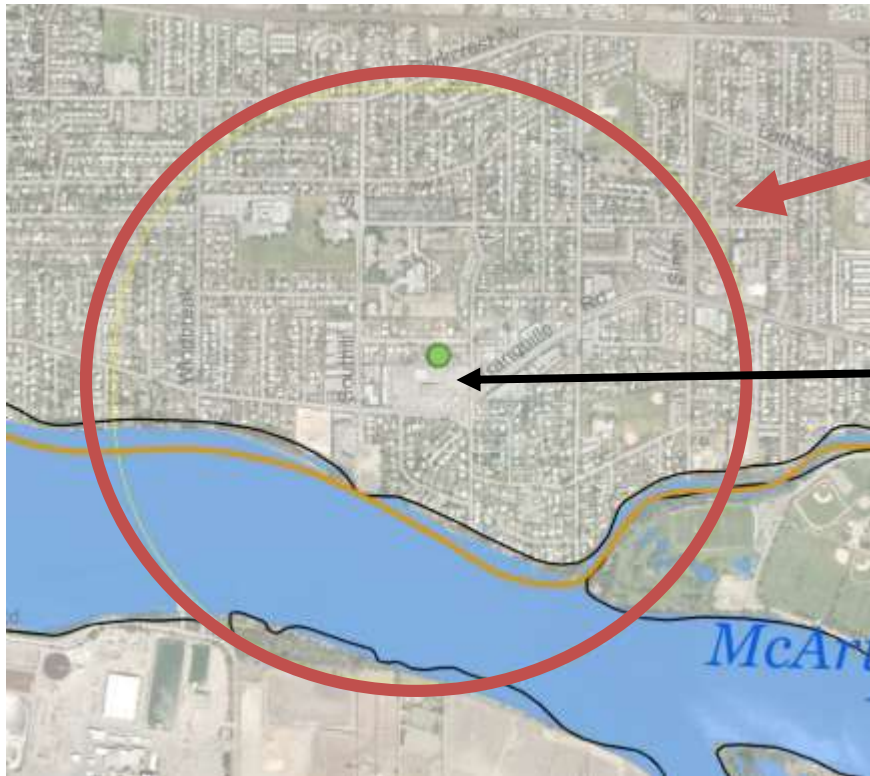
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Refined Growth Strategy

Looking Forward –

Mixed-Use, Walkable Neighbourhoods



800 metre radius
(10 – 15 min walking
distance)

Brocklehurst Shopping Centre

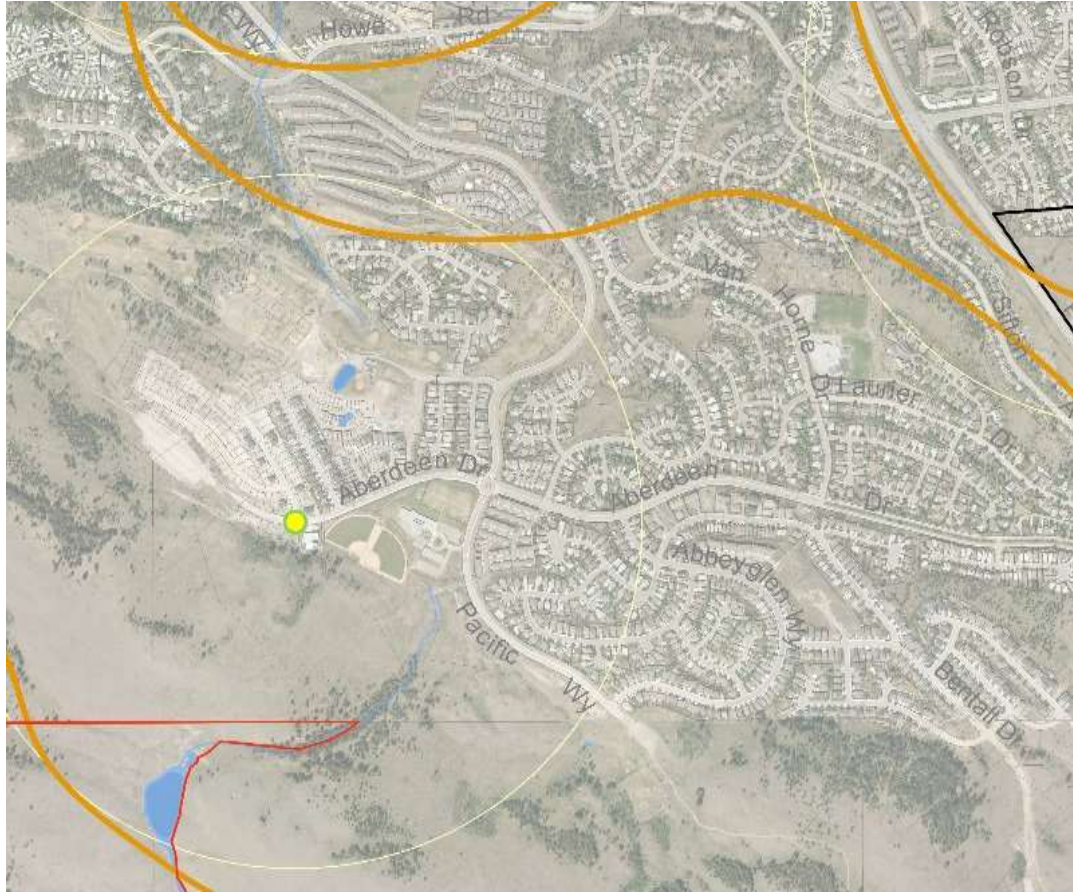


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Refined Growth Strategy

Urban & Suburban Areas



Development Form

- Low-density
- Single-family

Aberdeen



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Refined Growth Strategy

Population Projections By Sector, 2017-2037



Sector	Total Population Growth *	% of Total Growth	Actuals 2004-2015
Core	6,830	25%	13%
NE	2,190	8%	11%
NW	3,020	11%	27%
SE	3,750	13%	16%
SW	11,770	43%	33%
Total	27,560	100%	100%

**Population numbers rounded by neighbourhood.*

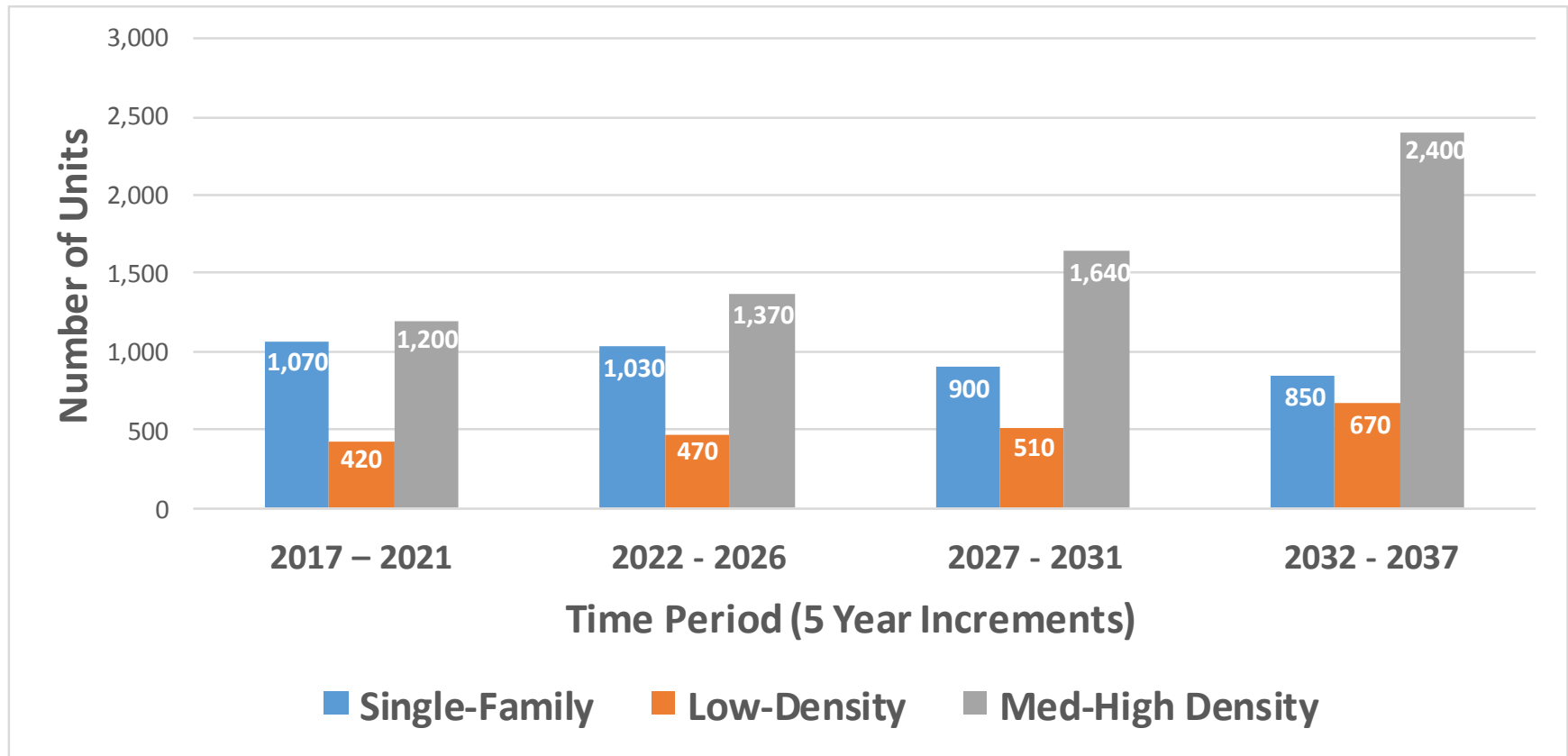


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Refined Growth Strategy

Housing Mix 2017-2037

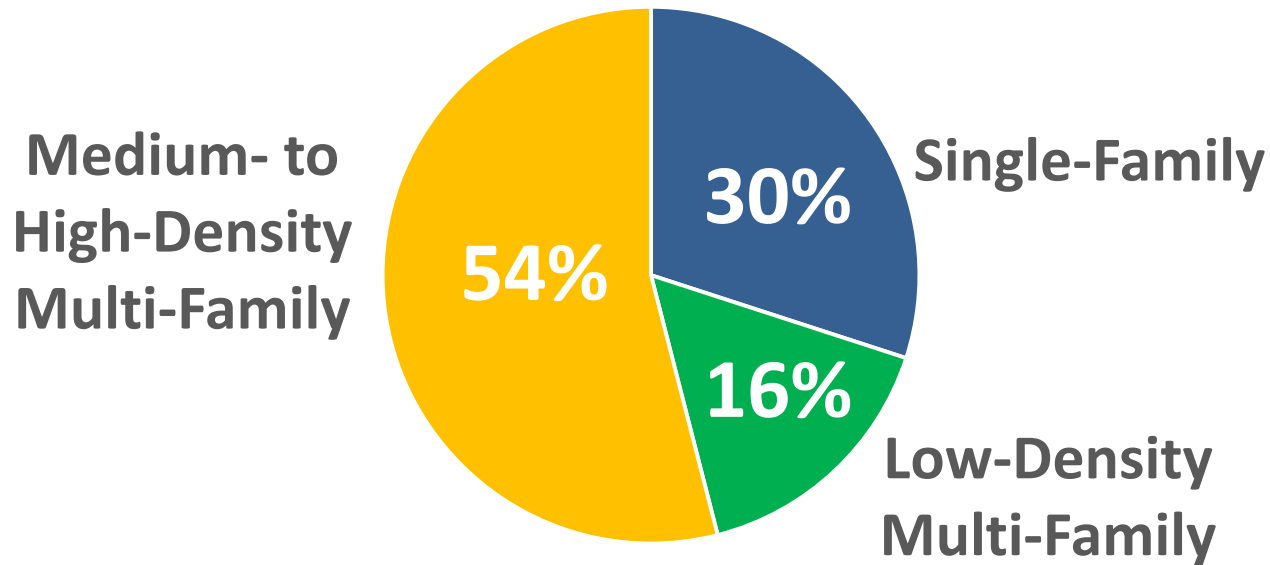


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Refined Growth Strategy

Housing Mix 2017-2037



Single-Family



Low-Density Multi-Family



Medium- to High-Density Multi-Family

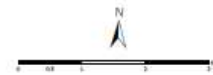


DRAFT

Growth to 2037 (120,000 Population)

- Growth Areas
 - Special Development Areas
 - Neighbourhood Centres**
 - Major Neighbourhood Centres
 - Minor Neighbourhood Centres
 - 800 m Radius (10-15 min Walking Distance)
 - Water Utilities and Pressure Zones:**
 - Water Treatment Plant
 - Water Reservoir
 - Sanitary Lift Station
 - Draft Pressure Zones
- Additional Features:**
- City of Kamloops Boundary
 - Lakes and Rivers
 - Creeks
 - Arterial Streets and Highways

KAM PLAN



NORTHWEST 11% INCLUDES BATCHELOR HEIGHTS, BROCKLEHURST, WESTSYDE

Westside
Pop. Growth: 900
32% SFD,
17% Low Density,
51% Medium-High
Density

NORTHEAST 8% INCLUDES HEFFLEY, RAYLEIGH, SUN RIVERS

Rayleigh
Pop. Growth: 20
100% SFD,
0% Low Density,
0% Medium-High
Density

CORE 25% INCLUDES DOWNTOWN, NORTH KAMLOOPS, WEST END

Core
Pop. Growth: 6,830
2% SFD,
3% Low Density,
95% Medium-High
Density

Sun Rivers
Pop. Growth: 2,170
33% SFD,
16% Low Density,
51% Medium-High Density

Valleyview
Pop. Growth: 450
33% SFD,
14% Low Density,
53% Medium-High Density

Orchards Walk
Pop. Growth: 1,280
16% SFD,
36% Low Density,
48% Medium-High Density

Dallas
Pop. Growth: 580
46% SFD,
31% Low Density,
23% Medium-High Density

Campbell Creek
Pop. Growth: 100
60% SFD,
40% Low Density,
0% Medium-High Density

SOUTHWEST 43% INCLUDES ABERDEEN, DUFFERIN, PINEVIEW, SAHALI, TRU

TRU
Pop. Growth: 1,730
0% SFD,
32% Low Density,
68% Medium-High
Density

Dufferin
Pop. Growth: 630
58% SFD,
21% Low Density,
21% Medium-High
Density

Pineview
Pop. Growth: 550
60% SFD,
20% Low Density,
20% Medium-High Density

Aberdeen
Pop. Growth: 6,520
61% SFD,
20% Low Density,
19% Medium-High Density

Sahali
Pop. Growth: 2,280
10% SFD,
18% Low Density,
75% Medium-High
Density

Juniper
Pop. Growth: 1,310
60% SFD,
20% Low Density,
20% Medium-High Density

Barnhartvale
Pop. Growth: 30
100% SFD,
0% Low Density,
0% Medium-High Density

SOUTHEAST 13% INCLUDES BARNHARTVALE, CAMPBELL CREEK, DALLAS, JUNIPER RIDGE, ORCHARDS WALK, ROSE HILL, VALLEYVIEW

Workshop Breakout Sessions



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Workshop – Breakout Groups 2 Key Issues

- Secondary Suites
- Growth Strategy

Breakout Sessions

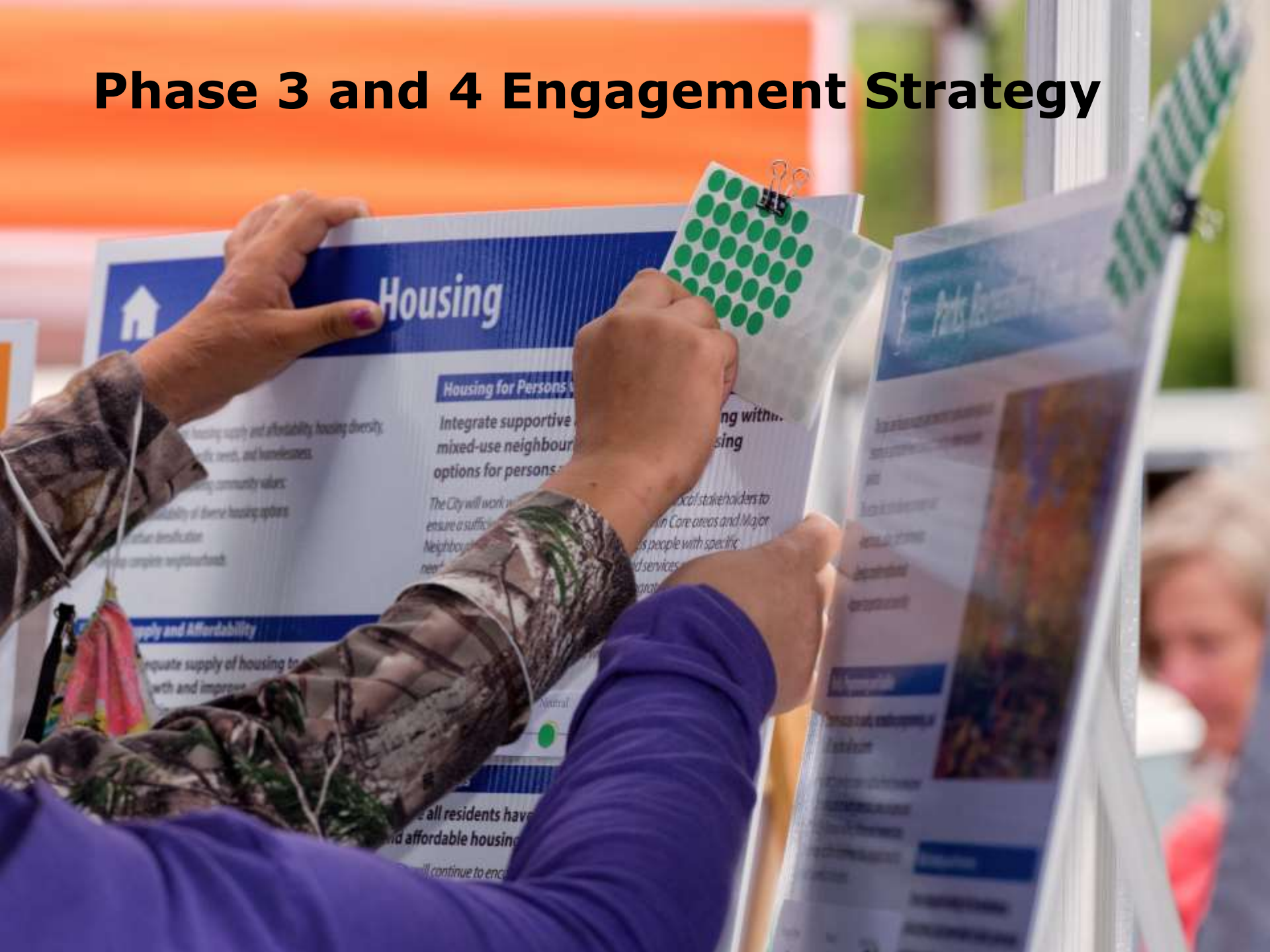
- 20 mins at each station (Identify a group spokesperson)
- For each issue:
 - Identify Challenges & Opportunities (summarize top 3 – 5)
 - Identify potential actions (top 3 – 5)
- Reporting back (10 mins per group)



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Phase 3 and 4 Engagement Strategy



Housing

Housing for Persons with Disabilities

Integrate supportive and integrated housing with other services in mixed-use neighbourhoods to provide housing options for persons with disabilities.

The City will work with local stakeholders to ensure a sufficient supply of housing in Core areas and Major Neighbourhoods that meets the needs of people with specific disabilities and services.

Neutral

All residents have

and affordable housing

will continue to encourage

Public Involvement

Engage the public in the planning and development process to ensure that the needs and desires of the community are reflected in the final plan.

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Phase 3 – Engagement Strategy

Purpose

- Obtain public feedback on draft OCP
- Affirm that “we got it right”
- Identify any red flags or missed “big ideas”

Key Questions

- What are the trade-offs & opportunities if we achieve the OCP’s vision and goals?
- Are there specific policies that can be improved/included to better support the goal?
- Are there any red flags we missed or “big ideas” that we should consider including?



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Phase 3 – Engagement Strategy

Proposed Engagement Activities



KAMPLAN CAFÉ



**Stakeholder Focus
Groups**



**Youth KAMPLAN
Storytelling Event**



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Phase 4 – Engagement Strategy

Purpose

- Finalize Draft OCP
- Council OCP Readings
- Public Hearing & Adoption

Key Questions

- Are the goals and policies within the final OCP something that our diverse community can – at best – aspire to and implement and – at worst – live with?
- Any red flags or big ideas that we missed?



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Engagement Strategy

- What do you think?
- Do you like these engagement ideas?
- What other additional ideas do you have?



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Roundtable Discussion



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Thank You!

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