

Executive Summary

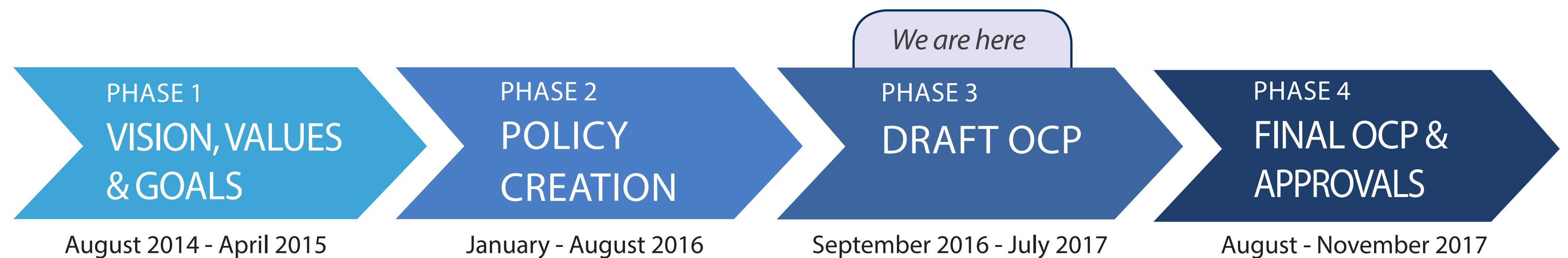
KAMPLAN 2017

The City of Kamloops is in Phase 3 of the KAMPLAN: Official Community Plan (OCP) Review and Update process and needs your continued input.

Kamloops is expected to grow to a population of approximately 120,000 over the next 22 years. The OCP is the guiding document used to plan for future growth and manage development in the city.

Over 2,000 people have been engaged to date during Phases 1 and 2 through public roadshows, workshops, meetings, open houses, youth events, citizen-led “OCPizza Nights”, online surveys, and other public engagement activities.

The feedback obtained through this engagement has helped us develop the draft OCP. The City now wants to hear from you to ensure we are on track and that we haven’t missed any “big ideas” that we may want to consider including.



What is an OCP?

The OCP is a strategic visionary document that brings the values, priorities, and aspirations of the community to life. It is the City’s **highest level land use planning document**. The OCP includes goals and policies for topic areas such as land management and development, housing, transportation, infrastructure, the environment, parks and recreation, economic development, and more.

Why is it important?

As Kamloops continues to grow, the City needs to manage this growth sustainably while responding to demographic changes, climate change impacts, environmental concerns, and shifts in our economy.

By setting out a clear vision for the future, we can shape the direction of growth in a way that is sustainable and provides a high quality of life for current and future residents. The OCP also provides greater certainty for residents, landowners, government agencies, community groups, developers, and investors about the direction and coordination of **future growth** in Kamloops.

How is it used?

Once adopted by Council, the OCP will be implemented by the City through ongoing planning, decisions, strategies, initiatives, and partnerships. Implementation will require a combined corporate, community, and private sector effort to achieve the goals in the OCP. Annual monitoring and evaluation will allow the City to assess and report out on how well we’re progressing towards our goals, and to make adjustments where necessary to continue trending in the right direction.

Council and staff will use the OCP to guide **municipal decisions** related to budgeting, servicing and infrastructure, capital projects, land use, and development proposals.

Residents, landowners, businesses, and developers will use it to guide **property and investment decisions**.

The local school district and other government agencies will use it to guide **facility planning, programming and service delivery**.

How to Get Involved and Share Your Feedback



There are multiple ways to share your feedback on the draft OCP ▶

Attend one of our KAMPLAN Café public events. Each event runs from 5:30 pm to 9:00 pm. Light snacks and refreshments will be provided.

- KAMPLAN Café #1: Monday, June 5, Thompson Rivers University, Campus Activity Centre, Mountain Room
- KAMPLAN Café #2: Tuesday, June 6, McArthur Island, Sports Centre Lounge
- KAMPLAN Café #3: Thursday, June 8, Sandman Centre, Valley First Lounge

To register for a KAMPLAN Café event, RSVP at: kamplan_cafes_2017.eventbrite.ca



To review the draft OCP and share your feedback through an online survey, visit: kamloops.ca/kamplan/letstalk.shtml



Or you can send us an email with your comments to: kamplan@kamloops.ca

Community Vision & Values

The community vision and values were developed through extensive engagement and discussion with residents, stakeholders, and the KAMPLAN Advisory Committee during Phase 1 of the KAMPLAN Review and Update process. The community vision and values provide the highest level of direction for the draft OCP, and helped guide the development of the plan's growth strategy, goals, and policies.

Community Vision

Kamloops is a **sustainable**, environmentally friendly community that supports active and **healthy** living and is characterized as **resilient**, **inclusive**, and **vibrant**.

- **Sustainable Community** – Kamloops is an environmental leader, inspiring a culture of sustainability among residents as the city progresses towards greater ecological health, livability, economic vitality, and community resiliency.
- **Healthy People** – Recreational and cultural activities are plentiful, further enhance social networks, and support healthy and active lifestyles.
- **Resilient Economy** – Kamloops' economy is growing and vibrant, with training and education opportunities that help retain and attract new businesses.
- **Inclusive Housing** – Shelter is available and affordable to all residents through a variety of housing types that accommodate changing demographics and population growth.
- **Vibrant Neighbourhoods** – Neighbourhoods are safe, compact, and vibrant places in which to live, work, and play, with a diversity of housing choices and access to both community amenities and public transit.

Community Values

Develop Complete Neighbourhoods

Create safe, accessible, and inclusive neighbourhoods that are easy to get around and offer a broad range of housing choices, amenities, and services.

Support Urban Densification

Focus densification in mixed-use centres and neighbourhood centres to create vibrant, mixed-use neighbourhoods.

Support the Availability of Diverse Housing Options

Enable people from all walks and stages of life to locate and secure housing that is safe, affordable, and appropriate.

Improve Transportation and Connectivity

Invest in road infrastructure; public transit; pedestrian, bicycle, and trail networks in the areas of highest need; and plan for all active forms of transportation. Provide safe and convenient access to neighbourhoods, parks, open spaces, and daily amenities for people travelling from home, work, and other destinations.

Invest in Arts, Culture, Sports, and Recreation

Enhance quality of life, community identity, pride, and social networks by investing in community arts, culture, sports, and recreation. Foster healthy and active living by ensuring that parks, trails, and open spaces are available and accessible to all residents.

Support Local and Regional Food Systems

Support the production of local and regional food through partnerships with all levels of government, agricultural producers, distributors, and retailers to enhance community food security and ensure equitable access to healthy food for all residents.

Promote Environmental Stewardship

Reduce the city's environmental footprint; prioritize restoration of the riverfront and riparian areas; protect environmentally sensitive areas; promote water and energy conservation; and support best practices for stormwater management, waste reduction, and airshed management.

Promote Economic Resiliency

Support a vibrant and thriving economy that attracts new businesses and provides opportunities for residents to prosper and Kamloops to flourish.

Optimize Existing Municipal Infrastructure

Utilize existing services to ensure the City has the financial resources to meet customers' needs in a cost-effective manner now and in the future.

Build Regional Partnerships

Work co-operatively with Tk'emlúps te Secwépemc, the Thompson-Nicola Regional District, government agencies, and stakeholders to determine and evaluate opportunities for collaboration and planning.

Growth Management

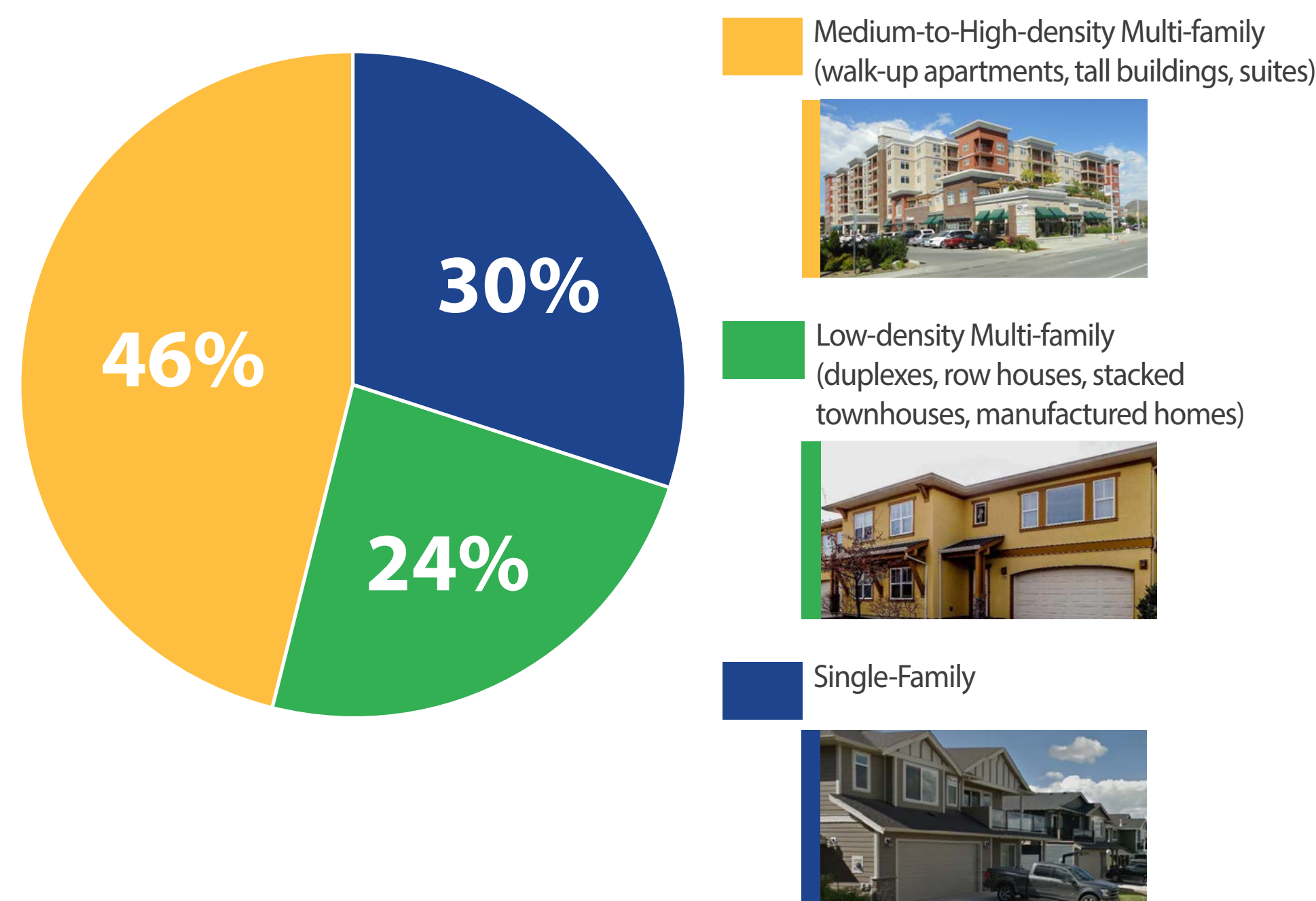
Background

During Phase 2, the City of Kamloops presented two potential growth scenarios:

- Status Quo
- Think BIG (Balanced Infill/Greenfield)

Public feedback strongly supported the Think BIG scenario, which focused more growth and infill development in the Core than the Status Quo proposal. From this feedback, a refined growth strategy was created.

Housing Distribution by Type, 2017 to 2039

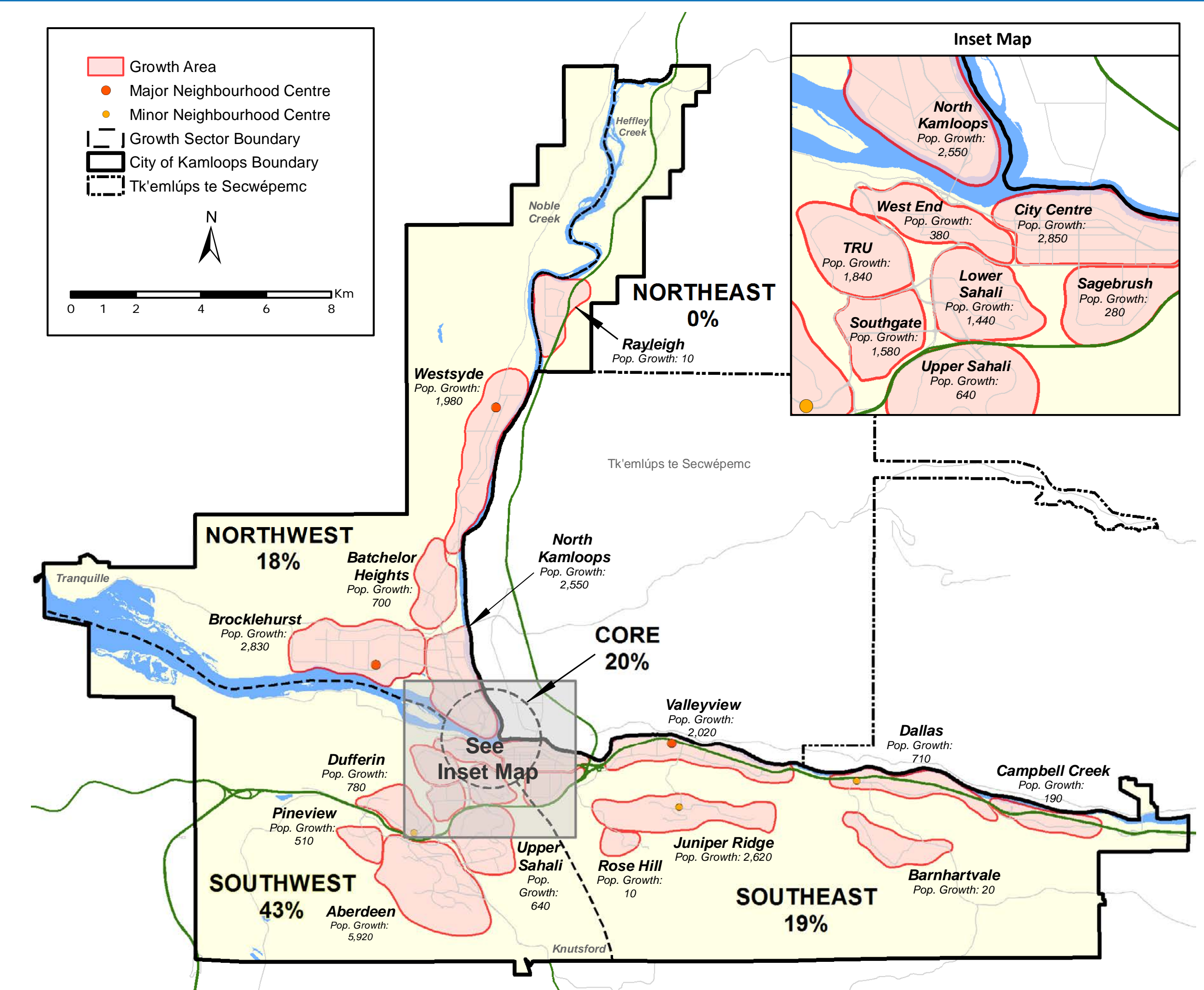


Growth Strategy

Key focus areas for the refined growth strategy include the following:

- mixed-use and multi-family infill development within the mixed-use centres and neighbourhood centres, and along major roads within 800 m of neighbourhood centres
- primarily single-family and low-density development and growth in certain neighbourhoods
- “complete neighbourhoods” where residents can live, work, and play with recreation, community amenities, and shopping accessible via active transportation routes and public transit
- efficient use of existing road, water, sanitary and storm sewer services and infrastructure
- revitalization within the mixed-use centres within the Core Sector

Housing Distribution By Neighbourhood



Quick Facts

- Current population: 90,280
- At a projected growth rate of 1.25% annually, the city will reach a population of 120,000 by 2039.



Land Management & Development

What we heard

- ▶ create walkable neighbourhoods
- ▶ increase the number of people living in the City Centre, North Kamloops, and other key urban areas
- ▶ create vibrant, healthy, and attractive neighbourhoods

Goals

General Land Use Policies: Encourage the development of compact urban form and walkable neighbourhoods with access to transit and daily needs.

Mixed Use Centres: The City Centre will continue to be our primary civic, entertainment and cultural hub. The North Shore Town Centre, Tranquille Market Corridor, Sahali Town Centre, and McGill Corridor will be key live-work-play destinations.

Residential Neighbourhood Land Uses:

Prioritize development within existing urban areas and support a diversity of housing types. Maintain suburban and rural neighbourhoods as low-density, single-family residential development.

Agricultural: Protect, promote and enhance local agriculture.

Commercial: Establish a strong, diversified commercial base to provide employment and a high-level of service to residents and visitors.

Industrial: Provide an adequate supply of serviced industrial land to maintain a diverse range of development opportunities.

Golf Course: Promote environmental stewardship in the redevelopment and maintenance of golf courses within the city.

Educational/Institutional: Support the development of educational and institutional facilities to meet the needs of residents.

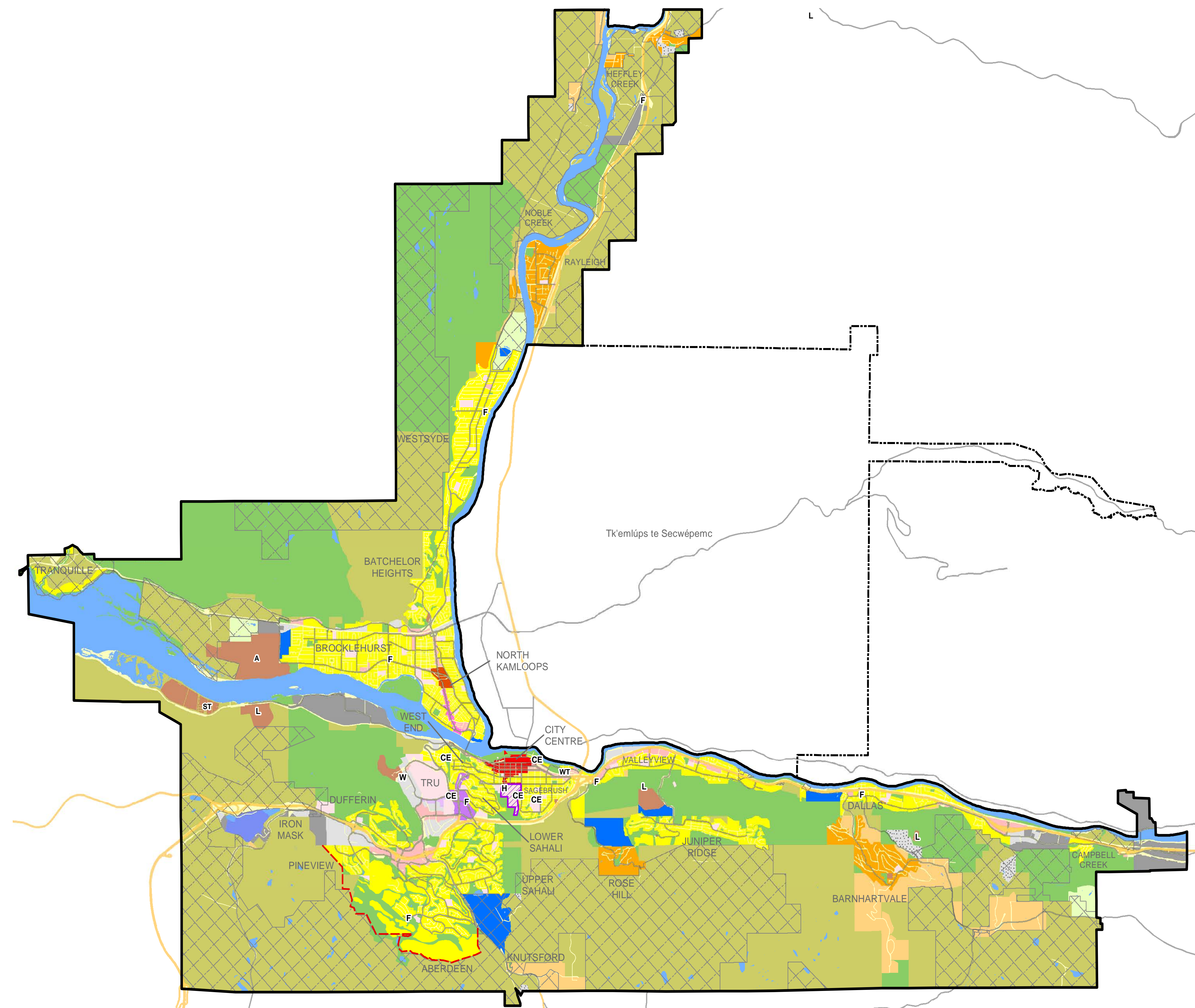
Airport: Promote the importance of the airport for the future economic development of Kamloops and the region.

How we plan to make it happen

To create neighbourhoods where residents can live, work, and play, KAMPLAN will encourage residential, commercial, and community uses to be close to one another and accessible via sustainable transportation (e.g. walking, bicycling, transit, etc.) options.

KAMPLAN will encourage revitalization by increasing the number of people living in the City Centre, North Kamloops, and other key urban areas of the city. This will include blending residential with commercial, where appropriate, to help create vibrant neighbourhoods with access to shopping, community amenities, recreation, and transit.

Future Land Use



KAM PLAN Map 1, Land Use

Mixed Use Centres:

- City Centre (Central Business District)
- North Shore Town Centre
- Tranquille Market Corridor
- Sahali Town Centre
- McGill Corridor

Residential Neighbourhoods:

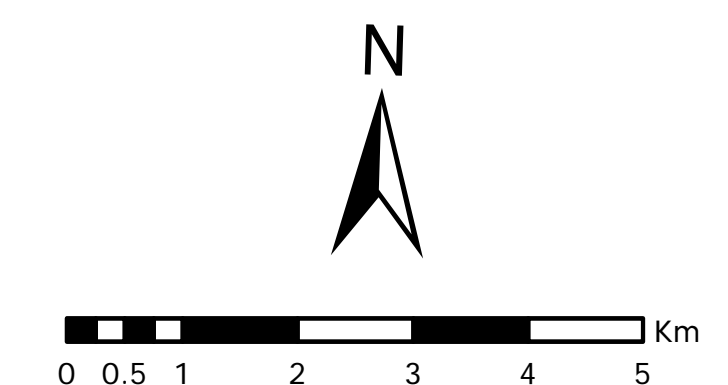
- Urban
- Suburban
- Rural

Land Use Categories:

- Light Industrial
- Medium and Heavy Industrial
- Sand/Gravel Extraction
- Educational/Institutional
- Public Service/Utilities
- Commercial
- Agricultural
- Parks and Open Space
- Golf Course
- Special Development Area
- Special Industrial Development Area

Additional Features:

- City of Kamloops Boundary
- Tk'emlúps to Secwépemc
- Growth Management Boundary
- Government Precinct
- Agricultural Land Reserve
- Lakes and Rivers
- Highway
- Major Roads
- A - Airport
- F - Firehall
- L - Landfill
- W - Works Yard
- CE - Cemetery
- H - Hospital
- ST - Sewage Treatment Plant
- WT - Water Treatment Plant





Environment

What we heard

- ▶ protect the environment and sensitive natural areas (i.e., wildlife, plants, and natural features)
- ▶ reduce fossil fuels and greenhouse gas emissions (GHGs)



Goals

Natural Environment: Maintain, restore and enhance the city's natural environment and biodiversity.

Hazard Lands: Discourage land uses and land disturbance in areas that could risk public safety or property damage.

Environmentally Sensitive Areas: Protect and enhance Kamloops' natural environment and biodiversity.

Climate Change: Develop adaptive strategies and minimize Kamloops' contributions to climate change.



How we plan to make it happen

Protect the natural environment: The City will use bylaws, land use and development permit area designations, ecological assessments, and provincial regulations for riparian areas to protect environmentally sensitive and critical habitat areas from development.

Leading by example: To reduce GHGs, the City will continue to improve energy efficiency of civic buildings and facilities, and encourage energy efficiency in the design and operation of commercial and residential buildings.

Sustainable transportation choices: The City will use various initiatives to encourage a shift to more sustainable modes of transportation, as shown on the Transportation & Mobility board.



Transportation & Mobility

What we heard

- ▶ increase transit frequency on popular routes and expand transit in areas identified for future growth
- ▶ provide an integrated network of multi-use pathways and bicycle routes
- ▶ prioritize sustainable transportation options in higher-density areas

Goals

Sustainable Transportation: Create an environmentally, socially, culturally and economically sustainable transportation system.

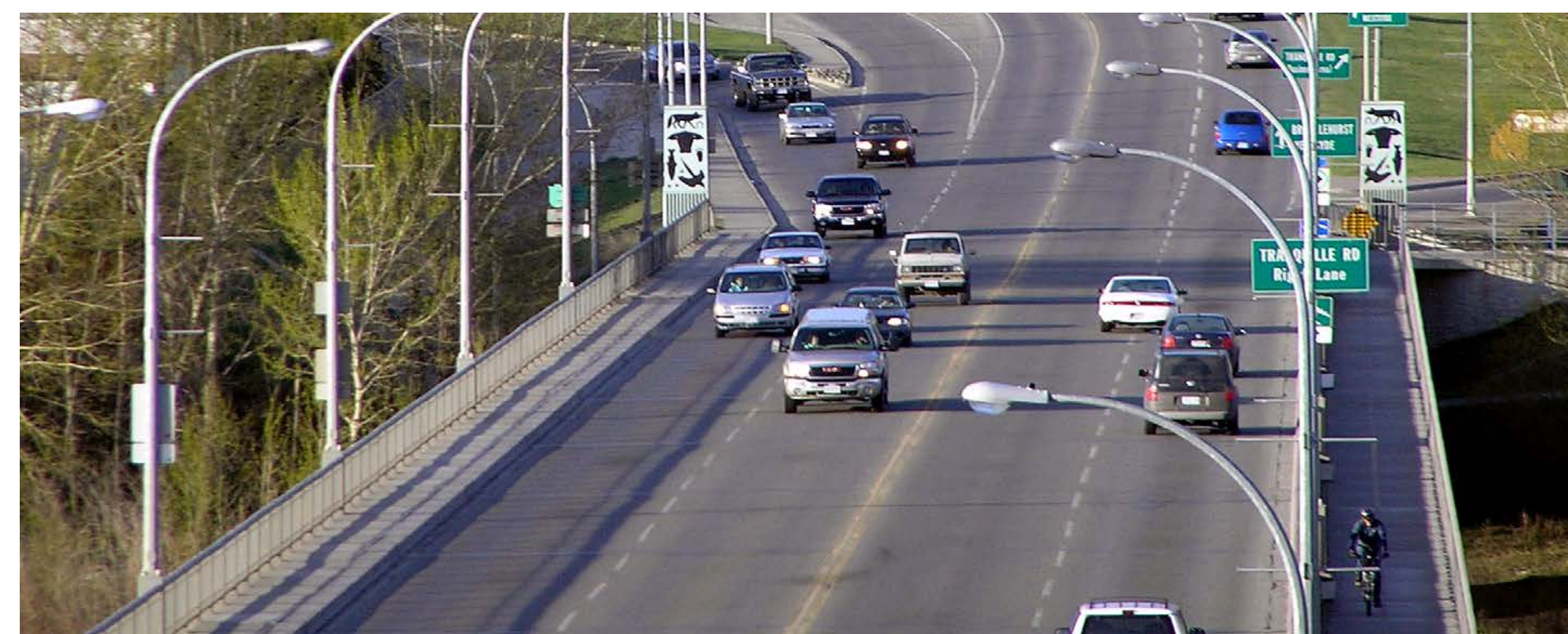
Walking: Make Kamloops a pedestrian-friendly community with networks that integrate with transit, neighbourhood amenities, parks, open space and schools.

Bicycling: Provide safe and convenient bicycle routes suitable for commuting, recreating, and other daily trips.

Transit: Foster an efficient, affordable, safe and accessible transit system that is an attractive alternative to the private vehicle and integrates with other transportation modes.

Movement of Goods and Services: Maintain and enhance the efficient movement of goods and services.

Integrated Transportation System: Sustain the responsible planning and development of roads and transportation connections to facilitate the efficient movement of people.



How we plan to make it happen

Partner on transit:

The City periodically reviews its service levels with BC Transit and will explore options to increase transit on popular routes and in areas of the city experiencing growth.

Connect transportation modes:

The City will form an integrated sustainable transportation system by connecting active transportation routes for pedestrians and bicyclists with bus stops, transit exchanges and Park and Ride facilities.

Improve the active transportation experience:

The City will create a network of safe and direct bicycling routes, including multi-use pathways, bikeways, and on-street bike routes, while encouraging end-of-trip facilities such as showers and bicycle lockers in civic facilities and new developments. Adding sidewalks in more neighbourhoods and in new developments will improve connectivity and walkability for pedestrians.

Infrastructure



What we heard

- ▶ divert more waste from landfills
- ▶ encourage water conservation across the city



Goals

Efficient and Cost-effective Servicing:

Provide services in a cost-effective and efficient manner, balancing demands with affordability.

Water Network: Provide good quality drinking water and encourage water conservation.

Storm Drainage: Encourage the use of integrated stormwater management techniques.

Solid Waste: Reduce solid waste disposal by adopting a zero waste philosophy and implementing diversion programs.

Sanitary Sewer: Manage wastewater to safeguard public health and protect the environment.

How we plan to make it happen

Curbside recycling:

The City will continue its curbside recycling program to reduce the amount of waste going into landfills. It will also promote the four Rs of waste management (Reduce, Reuse, Recycle and Recover) through public education and awareness efforts.

Water conservation:

The City will partner with the Thompson-Nicola Regional District and the Province to protect the South Thompson River watershed, and will use conservation measures to provide an adequate supply of drinking water beyond the life of this OCP. The City will use and encourage drought-resistant landscaping and build awareness of water conservation strategies to encourage lower water usage among residents. The City will also encourage compact and efficient land use to conserve energy and resources.



Housing



What we heard

- ▶ encourage inclusive affordable housing for all community members
- ▶ develop a coordinated response to homelessness
- ▶ increase the diversity of housing options



Goals

Housing Affordability: Ensure there is an adequate supply of housing to meet population growth and improve affordability across the housing continuum.

Housing Diversity: Increase the diversity of housing types to create inclusive and complete neighbourhoods.

Housing for Vulnerable Populations: Provide a range of housing options for persons with disabilities, seniors, low-income individuals and families, and those who require ongoing supports.



How we plan to make it happen

Affordable housing tools:

To preserve and expand affordable housing stock, the City may use a variety of tools: Affordable Housing Reserve, land and life leases, density bonuses, and housing agreements. The City will foster partnerships between developers and non-profit housing providers, and provide supportive guidance to affordable housing development applications and processes.

Fill in the gaps:

The City will encourage diverse infill development including suites on single-family lots (where permitted under the Zoning Bylaw), multi-family residential on vacant and underutilized lots in the mixed-use and neighbourhood centres, and ground-oriented multi-family within walking distance of parks and schools.

Strategic housing location:

Supportive and subsidized housing will be located in or near the Core Sector and major neighbourhood centres to enable ease of access to community services and facilities. For persons with mobility issues, universal design features will be encouraged in all new housing, and adaptable design will be required in all new multi-family residential.



Parks and Recreation



What we heard

- ▶ develop well-lit trails for recreation and commuting, and close key gaps to complete networks
- ▶ maintain existing recreational assets, and consider equity and access when establishing new parks, trails, and facilities



Goals

Parks, Programming and Facilities: Ensure access to parks, recreation programming and facilities for residents and visitors.

Parkland and Open Space: Provide funding for the maintenance, enhancement, acquisition and preservation of parks, open space, and trail networks



Photo: Steve Riffel

How we plan to make it happen

Connecting neighbourhoods: The City will connect neighbourhoods through a multi-use trail system, as per the recommendations within the Trails Master Plan (2013).

Planning for future capacity: To ensure that neighbourhood residents have access to a variety of recreational programs and facilities, the City will keep existing and acquire new areas for future park use through parkland dedication requirements in new development projects.

The City will distribute neighbourhood parks in future growth areas, or in areas lacking park space, and design park space to correspond to the needs of neighbourhood residents or potential user groups. The Parks Master Plan (2013) will continue to guide decisions related to parkland acquisition, outdoor recreation, and parks planning, operations, capital projects, and management.



Arts, Culture & Heritage

What we heard

- ▶ support art galleries and heritage resources
- ▶ host and promote events to celebrate local arts and culture
- ▶ concentrate public art in the mixed-use centres within the Core Sector
- ▶ consider establishing a heritage district, and continue to preserve buildings of historical significance



Goals

Cultural Heritage and the Arts:

Enhance the quality of life of residents and strengthen community identity by supporting cultural heritage and the arts.

Heritage Resources: Identify and preserve heritage resources.

Archaeology Resource Management: Avoid or reduce unauthorized damage to protected archaeological sites.




How we plan to make it happen

Programs, services, events, and facilities:

The City will provide culturally relevant and inclusive programs, services, events and facilities that promote local arts and culture, and reflect the diversity of the community. Working with the Arts Commission, the City will engage local artists to integrate public art into new development, for the purposes of wayfinding and enhancing the City's cultural image.

Heritage resources:

The City will identify, and where possible, preserve or restore heritage resources through heritage designations, recognition plaques, the Heritage Register, tax incentive programs, educational materials, and adaptive re-use, where appropriate.



+ Health & Safety

Photo: walneylad

What we heard

- ▶ improve emergency response times and increase the frequency of foot patrols in Riverside Park
- ▶ use a social and community health lens in municipal decision-making



Goals

Health and Safety in Urban Planning: Improve the health and safety of the public through urban planning.

Police and Fire Protection: Provide police and fire protection service levels appropriate for the growing and changing needs of the community.

Emergency Preparedness: Minimize risks to public health, safety, property and the environment.



How we plan to make it happen

Healthy built environment:

The City will consider the healthy built environment framework and other best practices in reviewing development applications with the potential to affect community health, and in preparing long-range plans and strategies.

Crime prevention: The City will incorporate Crime Prevention Through Environmental Design (CPTED) principles in the planning and design of parks and recreational facilities, sustainable transportation routes, and community gathering places, and provide crime prevention through the Community Safety program.



Economic Development

What we heard

- ▶ grow the clean energy sector locally
- ▶ support entrepreneurship and improve incentives to attract businesses to the City Centre
- ▶ revitalize and redevelop mall areas and add residential units



Goals

Community Economic Development:

Support a thriving local economy that generates business opportunities and fosters entrepreneurship.

Investment-friendly Business Climate:

Provide a favourable environment and support local economic development initiatives to retain, expand, and attract business investment in the community.

Strategic Partnerships:

Strengthen strategic partnerships for the mutual economic benefit of the region.

Tourism:

Support tourism opportunities that increase community vibrancy and contribute to a thriving economy.

How we plan to make it happen

Incentives and financing programs:

The City will use incentives to revitalize and attract new business and tourism opportunities to the mixed-use centres within the Core Sector. The City will work with local business associations and Venture Kamloops to revitalize commercial areas, support existing businesses, and attract new investment, with a focus on sustainable growth and building a skilled local workforce.

Partnerships:

In partnership with Tourism Kamloops and local business development organizations, the City will work to establish Kamloops as a premiere location for business and tourism. Kamloops will be promoted through the Tournament Capital Program, and through initiatives that highlight the region's First Nations culture and heritage, in partnership with Tk'emlúps te Secwépemc.



Community Well-being

What we heard

- ▶ implement social and food security plans
- ▶ improve accessibility and foster inclusiveness
- ▶ provide ongoing opportunities for public input



Goals

Social Planning: Support the development of partnerships, policies, and programs that strengthen and enhance the well-being of local residents.

Accessibility and Social Inclusion: Ensure that amenities, services, and recreational opportunities are available and accessible to all residents.

Food Security: Support local agriculture and strengthen the local food system to increase access to nutritious food for all residents.

Public Engagement: Provide opportunities for all residents to participate in civic affairs.



How we plan to make it happen

Social and food security initiatives: The City will continue to promote and support programs and initiatives that build community capacity in the non-profit and local food sectors through the Social Plan, Agriculture Area Plan and Food and Urban Agriculture Plan.

Accessible community: To increase accessibility for all residents, the City will encourage key amenities and services to locate within the mixed-use centres along public transit and active transportation routes. The City will also incorporate universal design principles when developing new or making improvements to existing streets, parks and facilities.

Public engagement: The City will provide public engagement opportunities during the planning process for municipal plans and major capital projects, and will encourage developers and private sector applicants to communicate with the public on proposed developments and land use changes.

Development Permit Areas

Development Permit Areas

Development Permit Areas (DPAs) are governed by a set of development policies and guidelines pertaining to specific areas of the city or types of development. In general, for properties located within a DPA, a Development Permit must be obtained prior to applying for a Building Permit, subdividing land, altering land, or constructing buildings and structures.

A DPA helps guide property owners and assists the City in addressing particular types of development, including intensive residential (e.g. small lots and garden and carriage suites), multi-family (residential and mixed-use), commercial, and industrial. DPA guidelines also help protect environmentally sensitive and critical habitat areas while restricting development in areas with hazardous conditions, such as steep slopes and silt bluffs.

The following areas are designated as DPAs:

Development Permit Area	Purpose
City Centre (same as KAMPLAN 2004)	For the establishment of objectives for the form and character of intensive residential development
North Shore (same as KAMPLAN 2004)	For the establishment of objectives for the form and character of commercial, industrial and multi-family residential development
Multi-family Residential	For the establishment of objectives for the form and character of multi-family residential development
Intensive Residential	For the establishment of objectives for the form and character of intensive residential development
Commercial	For the revitalization of an area in which a commercial use is permitted and the establishment of objectives for the form and character of commercial development
Industrial	For the establishment of objectives for the form and character of industrial development
Riparian Areas Regulation (same as KAMPLAN 2004)	For the protection of the natural environment, its ecosystems, and biological diversity
Silt Bluffs Hazard Zone	For the protection of development from hazardous conditions
Thompson Rivers University (same as KAMPLAN 2004)	For the protection of the natural environment, its ecosystems and biological diversity; the establishment of objectives for the form and character of commercial, industrial, or multi-family; and the establishment of objectives for the form and character of intensive residential development
Orchards Walk (same as KAMPLAN 2004)	For the establishment of objectives for the form and character of intensive residential development