

KAMPLAN: Through The Years

Developing a Sense of Community

1974

1979

1990

1997

2004

February 2014

Development and Engineering Services

City of Kamloops



Let's Talk

KAMPLAN REVIEW & UPDATE

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Canada's Tournament Capital



KAMPLAN 1974

Developing a Sense of Community

The first Official Community Plan for Kamloops, entitled 'KAMPLAN' was released in June of 1974 after a two year planning and development process. It was produced by Stanley Associates Engineering Ltd. and included collaboration between City staff, a Council appointed steering committee and the public.

A Management Team was established from within the Steering Committee to provide day to day direction and direct liaison with Council.

KAMPLAN 1974 dealt with two primary issues:

- Population growth
- Equity and servicing/taxation

Subsequent to an announcement in December of 1972 of impending amalgamation of the Kamloops Sub-Region, it was stipulated that the scope of KAMPLAN be extended to conform to the proposed boundaries of the amalgamated City and that the Steering Committee be extended to include representation from all the areas to be included within the new City.

The Plan was a result of concern about the rapid growth rate in the City by various governmental bodies having jurisdiction within the amalgamated City and a need to move forward with a more comprehensive, planned approach to growth. More importantly, the

Plan arose from a series of uncoordinated responses to demands and needs of various sectors of the community resulting in inefficiencies and conflict. A lack of identity and weak sense of community also encouraged the development of a community plan.

The primary role of the Plan at this time was to provide coordinated and comprehensive policies and development guidelines which would move toward alleviation of current problems and help avoid future urban conflicts.

The overriding community goal was achievement of the 'good life'.

Upon adoption of KAMPLAN 1974, a series of Neighbourhood Plans were prepared for all parts of the City which dealt with the specific and detailed requirements of each neighbourhood. Numerous improvements began on the part of the City, particularly relating to recreational facilities, public transit, capital facilities in areas where future growth was to be accommodated and improved water systems.

The population of Kamloops in 1973, according to the census data was 53,934 and the City consisted of 7 communities and 22 neighbourhoods. Between 1971 and 1973 there was a 15 % increase in population or an average annual growth rate of 7.5 %.

The following is a summary of some of the main goals and policy directions of KAMPLAN 1974:

Residential:

- Develop and maintain varying residential lifestyles within the City and maintain locational choice, which at the time, was predominantly urban
- Allow development in a number of locations throughout the community
- Focus higher density development and infill in the central area and develop sector plans to guide land use in other areas of the City
- Protect rural areas from urban encroachment and supply these areas with minimal municipal services
- Minimum 2 acre lot size recommended for rural areas provided ground-water can be proven and adequate percolation for ground sewage disposal is proven

Commercial:

- Encourage a high level of commercial service through the development of a hierarchy of commercial functions such that day to day commercial facilities are readily available to each residential area, higher order comparative shopping facilities are readily available to each sector of the community and the highest order commercial facilities are centrally located in the downtown
- Formation of a Central Business District as the prime commercial area
- Maintain the existing commercial strip on Tranquille Road and diversification of commercial development in the area as a step toward decentralization of employment
- Future highway commercial to develop in concentrated nodes rather than linear strips
- No further strip commercial developments should be permitted by the City
- The downtown to continue as the focal point of the City and include:
 - o Administrative, financial, business and government headquarters
 - o Entertainment, cultural, educational, restaurant and hotel facilities
 - o Major retail establishments and specialty shops
 - o Wide variety of recreation, personal services, medical and supporting activities
 - o High density residential development

Industrial:

- Identification of a number of areas in the City that are well suited to industrial development including but not limited to:
 - o An expanded Southgate Industrial Park
 - o An expanded Versatile Mining Industrial Area
 - o An expanded Mount Paul Industrial Park
 - o Mission Flats
- Industrial areas to be appropriately buffered from adjacent land uses

Parks, Recreation and Cultural Development:

This section constituted the most extensive portion of the 1974 Official Community Plan as it was seen as an important way to develop a stronger sense of community and identity.

- Creation of a comprehensive system of parks and recreation facilities and open spaces throughout the community which meet community needs and desires
- Community residents to be directly involved in providing program guidance as a move toward unification and stronger community identity
- Suggested development of a Parks Master Plan
- Pursue the establishment of major park reserves on Crown Land
- Beauty of Riverside Park to be extended south into the downtown and link with the new Pioneer Park

Municipal Services:

- Priority to be given to utilization of existing system capacity where possible
- Continue policy of centralized treatment of sanitary sewage
- South Thompson River to be regarded as the long-term water supply source for the City
- Pursue an active role in watershed protection
- Work with the Provincial Government to establish a comprehensive, municipally-owned transit system
- Encourage Department of Highways to complete the North Thompson Bridge as soon as possible

Proposed Future Growth Pattern:

- Designate an appropriate spatial growth pattern for the City reflecting economic and social concerns as well as physical constraints. This statement reflects the importance of planning for sustainability as early on as the 1970s in Kamloops.
- Evenly distributed urban residential growth to take place in the northwest, southwest and south central sectors
- Rural development restricted to the southeast sector and to the west side of the North Thompson Valley
- Coordinated effort with regard to development on First Nations lands
- Development to proceed in an orderly fashion outward from existing development avoiding the 'Leap Frog' phenomenon
- Avoid development in the flood plains
- Study silt bench areas to determine which should be excluded from any form of development

Other:

- Improving the community's visual appeal or 'view from the road'
- Reorganize signage and visual messaging for visual priority
- Programming for streetscape improvements along all arterial routes with focus on the heaviest traveled routes

The Generalized Land Use Map for 1974



