

KAMPLAN: Through The Years

The Search for a New Community Focus

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 1990

The Search for a New Community Focus

The population for the City of Kamloops as reported by the 1991 Census was 67,057; an 8.6% increase since 1986. Census statistics for 1986 indicate that there was a 3.6% decline in population from 1981 to 1986.

Population trends identified at this time included a declining birth rate, an increase in lone parent households, an aging population and a decrease in household size. The population reported by the census was closely aligned with the natural projected increase of a population of 67,150 predicted in the 1979 version of KAMPLAN for the year 1990.

The 1980s began with a recession in 1982 which put a halt to a decade of growth. This decade was seen as a 'search for a new community focus' and an attempt to define a new community agenda that would meet the needs of the 1990s.

KAMPLAN 1990 dealt with issues related to population stability and affordability of services versus population growth and equity in servicing which were the predominant themes in KAMPLAN 1974 and KAMPLAN 1979. One of the emerging themes covered within KAMPLAN 1990 was community planning for an aging population as the Provincial Government continued its policy of deinstitutionalization.

In 1984 a Strategic Economic Plan was developed which changed the direction of economic development in Kamloops.

The focus was on expanding and attracting new manufacturing establishments, developing opportunities for increased tourism revenue, supporting long term potential for the mining industry and Kamloops becoming a transportation distribution centre for the Interior

of BC. It was noted that there was limited potential for growth and expansion in the agricultural industry and that the forest industry was on the decline.

Several committees enacted by the City were disbanded in the early 1980s including an Advisory Planning Commission, Development Committee and Technical Review Committee as they were no longer seen to be needed. They were appropriate during the boom years when growth and activity were intense and there was concern over the impact and quality of development. By 1984, it was determined that generating development needed to be prioritized while regulating growth was no longer an issue.

A Comprehensive Development Plan complemented the 1990 version of KAMPLAN. One of the general development policies of the Comprehensive Development Plan was the focus of higher density land uses in nodes where accessibility was greatest with the highest density concentrated in the City Centre.

While KAMPLAN, the Official Community Plan was restricted by the Municipal Act to form and character of existing and proposed land use and servicing requirements, the Development Plan provided broad policy direction on all matters related to the growth and development of the City. The two documents were intended to work together to provide a sense of direction as Kamloops entered the 1990s.

The planning process for both documents began in 1988 and was completed in 1990. A planned public participation strategy was included in the process.

The 1990 version of KAMPLAN is the first to back up a great deal of the textual information with maps. The following is a summary of some of the main objectives and policy directions of KAMPLAN 1990:

Residential:

- Residential development will continue to be modeled on the neighbourhood concept in urban/suburban areas. Some of the criteria in the model include elementary schools within walking distance, mixed uses, complementary local commercial uses and pedestrian linkages
- Further expansion and development in rural areas will be discouraged including municipal servicing
- A mobile home park policy is identified as an alternative form of permanent housing

Commercial:

- A commercial hierarchy is established to provide a framework to guide commercial activity in the city. The hierarchy includes 5 designations including Downtown, Tranquille Road Shopping District, Shopping Centre, Service/Highway Commercial and Local Commercial. Each of the 5 designations are described in detail
- Pedestrian-oriented commercial activity will be encouraged in the downtown while land extensive and automobile oriented commercial uses will be discouraged
- Parking will be predominantly provided by way of parkades and underground parking accommodated within developments
- Parking for the Tranquille Road commercial area will be provided through on-site, at grade parking, on-street parking and parking structures incorporated into developments
- Further erosion of the city's existing intensive retail/office areas will be discouraged
- Further strip commercial development will be discouraged along arterials and highway routes and existing strip commercial should be revitalized
- Development Permit Guidelines for commercial areas are recommended for implementation in this version of KAMPLAN
- The Business Improvement Area concept is supported and encouraged as a means of upgrading and revitalizing commercial areas

Industrial:

- Light, medium and heavy industrial categories are identified and described
- Industrial development is encouraged as a means of expanding and diversifying the city's economy and tax base
- Infill and development of existing serviced industrial lands will be prioritized verses outward expansion
- Access to industrial areas will be designed to minimize potential conflict between industrial and residential traffic
- Impacts of industrial development on adjacent land uses will be mitigated through appropriate site design and buffering

Parkland and Open Space:

- This section includes much more detail than that of the previous KAMPLAN
- Support the development of a strong community image
- Ensure that public parkland and open space is distributed throughout the community equitably
- Preserve and protect environmentally sensitive areas
- The 1983-1987 Parks, Recreation and Culture Master Plan will continue to serve as a general guide for future parkland acquisition
- 5 categories of parks are identified and described
- A process for parkland dedication during the subdivision of land is identified and described
- Outline plans should be prepared for all new development areas to determine parkland and school requirements and identify specific sites

Community Facilities:

- Major civic and cultural facilities are to be located within the downtown
- Major community facilities are inventoried and mapped
- Support the senior government's primary role in the delivery of health care and social support services
- Schools which have been closed due to declining enrollment should remain available for other community service uses
- The Transition from Cariboo College to a 4 year degree granting institution is acknowledged and land is designated for expansion
- Land is designated for future expansion of Royal Inland Hospital as population grows and new programs are developed as part of this regional referral centre
- Encourage the integration of small care facilities into existing and planned residential neighbourhoods
- Long term planning for the Aberdeen Hills area should identify and designate a site for a future fire station

Heritage Conservation:

- This is a new category in KAMPLAN related to reserving, enhancing and promoting the community's cultural heritage
- Existing buildings and archaeological significance are identified and mapped
- Preserve heritage buildings in their original location where feasible and encourage relocation and restoration as necessary

Municipal Services:

- Utilities are mapped in this version of KAMPLAN
- Favour infill development over peripheral development and encourage maximum utilization of existing service systems prior to expansion
- Consider increasing user fees, service charges and developer contributions as a means of assisting with the financing of future improvements
- Continue to emphasize energy conservation and the reduction of waste through education and promotional campaigns
- General servicing standards are identified for urban, suburban and rural areas
- Discourage new private water systems within the City
- Water conservation and rational use of water shall be promoted and encouraged. Usage will be monitored, and if necessary, the City may consider implementing measures to reduce consumption and eliminate wastage.
- The central sanitary sewer system will not be extended beyond current limits within the term of this Plan
- Suburban areas will continue to use septic tanks as the primary means of disposing sewage effluent and development will be discouraged where soil conditions and topography are not suitable for ground disposal

Transportation:

- Alternative methods of transportation begin to receive attention in this version of KAMPLAN
- The 1982 Transportation Plan will continue to provide detailed guidance for the future development of the City's street network
- Major arterial street projects such as the Sixth Avenue extension, the development of an east-west Brocklehurst route and the extension of Singh Street are not anticipated until the City's population reaches the 100,000 horizon
- Continue to encourage the increased use of transit and innovative transit approaches as an alternative to the automobile
- Pursue the development of a continuous comprehensive pedestrian system and integrated bicycle network

Generalized Land Use Map for the period of 1991-1995



