

# KAMPLAN: Through The Years

*Enhancing Quality of Life and Smart Growth Beginnings*

February 2014  
Development and Engineering Services  
City of Kamloops

1974

1979

1990

1997

2004



## Let's Talk

KAMPLAN REVIEW & UPDATE  
Call: 250-828-3568  
Email: [kamplan@kamloops.ca](mailto:kamplan@kamloops.ca)  
Web: [www.kamloops.ca/kamplan](http://www.kamloops.ca/kamplan)



Canada's Tournament Capital





## KAMPLAN 1997

### *Enhancing Quality of Life and Smart Growth Beginnings*

The population in the City of Kamloops as reported by the 1996 Census was 76,394. At this time, population was fairly evenly split between the North and South Shores with the Southwest Sector emerging as the fastest growing area in the City. It was projected in KAMPLAN 1997 that by 2013, the population would be greater than 100,000.

The term of KAMPLAN 1997 was from 1997 to 2020 although it was noted it would be monitored, reviewed, updated and amended as necessary to retain its currency.

### ***Development toward TravelSmart, the City's Transportation Plan, had begun and helped steer the direction of KAMPLAN.***

It was identified that while mining, forestry, transportation/utilities and public services were 4 sectors of the economy that had driven job creation since the early 1960s, it would be unlikely that there would be any large employment generating opportunities in Kamloops in the coming future.

All industrial parks within the City were filled and discussion was geared to whether or not more industrial land should be developed. An extensive public consultation strategy involving open houses and workshops was implemented as part of KAMPLAN 1997.

***Themes that emerged through public consultation included a focus on promoting compactness in specific locations and encouraging mixed use development but recognizing the automobile as a fact of life in Kamloops and residents still wanting the choice of living in a suburb.***

Consideration was given to developing a formal urban growth boundary other than that of the Agricultural Land Reserve (ALR) and servicing constraints limiting urban development to existing designated areas.

KAMPLAN 1997 was prepared in order to address a number of major issues, including:

- Recording building activity for the previous 5 years to house 1800 new residents per year;
- Quality of life concerns and the impact of growth on neighbourhoods, traffic and the City's transportation system, open space and the provision of municipal services;
- Pressure to address issues related to affordable housing, employment, government downloading and children and youth; and
- Growth projections that could see a population increase of 45,000 new residents over the next 25 years.

***Key goals established in KAMPLAN 1997 included:***

- Encouragement of infill and intensification and mixed use development;
- Discouragement of urban sprawl through sustainable development initiatives;
- Guiding new development to cost effective and pre-serviced growth areas;
- Bringing shopping, work and home close together;
- Encouragement of a mix of housing types and density in old and new neighbourhoods; and
- Encouragement of alternate transportation systems, including walkways, transit paths and ride sharing.

***Several Development Permit Areas (DPA) were introduced in KAMPLAN 1997 to encourage good urban and building design and/or protect the natural environment, farming or against hazardous conditions including:***

- City Centre
- Westsyde Core
- Pineview Valley
- Southwest Sector Commercial
- Mount Dufferin
- Tranquille Road
- Sahali Commercial
- South Thompson Silt Bluffs Red Zone
- Dallas Commercial

The following is a summary of some of the main policy directions of KAMPLAN 1997:

### Residential:

- Direct growth to areas that have the least cost impact in City infrastructure and services
- Sensitive integration between existing and new development
- Ensure a reasonable balance of housing choices for a range of household incomes
- Support secondary suite rezoning
- Focusing growth in the Southwest Sector

### Commercial:

- Decentralize retail, office and high density residential to bring shopping and work closer to home

### Industrial:

- Encourage industrial development as a means of expanding and diversifying the City's economy and tax base
- Medium and heavy industrial land will continue to be oriented towards more extensive manufacturing activities
- Encourage infill and development of existing serviced industrial lands

### Agricultural/Resource Lands:

- Discourage urban development into the Agricultural Land Reserve
- Maintain and enhance farming on land designated for agricultural purposes
- Discourage subdivision of agricultural/resource land
- Minimize conflicts between agricultural and other land uses (residential/recreational)
- Development Permit Area designation may be used to protect farming on lands designated for agricultural use

### Parkland and Open Space:

- Designate sufficient parkland and open space to meet the community's needs
- 6 categories of Parkland and Open Space are designated in the Plan
- Parks and Recreation Master Plan to serve as a general guide for future parkland acquisition and facility development

### Hazard Lands and Environmentally Sensitive Areas:

- Known hazard areas including flood plains, silt bluffs, areas of excessive slope (>25%) and fire hazard lands are identified
- Slopes steeper than 25% will be considered unsuitable for development
- Protect and enhance fish and wildlife habitats in balance with urban development

### Heritage:

- Conserve the community's cultural heritage
- Recognize historically significant heritage features that should be preserved. A list of features is identified.
- Work with the Heritage Commission to develop a Heritage Resource Management Plan

### Municipal Infrastructure:

- Favour infill over peripheral development and maximize utilization of existing service systems
- Use development cost charges to offset costs arising from new growth and the need to expand City services and infrastructure
- Water conservation and rational use of water shall be promoted and encouraged according to the City's WaterSmart Program
- Suburban areas will continue to use septic tanks
- The central sanitary sewer system will not be extended beyond current limits and those areas designated for future development

### Transportation:

- A number of major transportation network improvements are required to support growth patterns including 6th Avenue Extension or a Columbia Street/Summit Drive Widening, Singh Street Bridge, Red Bridge and connections and a Valleyview/Trans Canada Highway East upgrade
- Encourage alternative modes of travel
- Strive for further reductions in the rate of increase in travel demand through implementation of other feasible travel demand management techniques

### Environment:

- Air quality is identified as a major concern followed by water quality, pollution, solid waste, natural area preservation and pesticide use
- Control and restrict open burning
- Review solid fuel burning appliances
- Encourage public transportation use
- Maintain an aesthetically appealing urban environment

### Community Services:

- Recognize the City's limited revenue base when determining an appropriate level of involvement in addressing social issues
- Adopt the Social Plan as the formal statement to address social needs, social well-being and social development
- Encourage preparation of an Affordable Housing Study

### Economic Development:

- Develop a strong, diversified and sustainable economy that will provide expanded opportunities for employment, support community growth and foster community pride
- Encourage tourism development
- Build on opportunities such as the Tournament Capital of BC program
- Pursue increased employment generating industrial and commercial activities
- Pursue opportunities for stronger linkages between the agricultural and tourism industries

### Community Energy

A section on planning for efficient use of energy is included in this Plan to coincide with the City's Community Energy Plan. Policies related to increasing energy efficiency through land use and transportation, site and building design, alternative energy supply, municipal infrastructure and municipal facilities and operations.

### Proposed Future Growth Pattern to 120,000 population horizon:

- 48% growth in Southwest Sector
- 17% growth Central Core
- 10% growth Northeast Sector
- 13% growth Northwest Sector
- 11% growth Southeast Sector

KAMPLAN 1997 anticipated that the population could reach 120,000 by the year 2020.

### Other:

The following planning initiatives were also developed as a result of KAMPLAN 1997:

- Town Centre/Urban Village Concepts
- Green Plan
- Kamloops Economic Plan
- Affordable Housing Strategy/Guidelines
- Social Plan
- Kamloops TravelSmart program
- Community Energy Plan

Generalized Land Use Map for the period of 1996-2020







