



Canada's Tournament Capital

The City of Kamloops invites you to attend an Open House to review the Aberdeen Neighbourhood Plan and the Aberdeen Golf Course rezoning application.

Location: Forster's Convention Centre, 1250 Rogers Way
Date: Wednesday, 2008 November 5
Time: 7:00 - 9:00 p.m.

The purpose of the Open House is to provide an opportunity for you to review these important initiatives, ask questions, and provide comments prior to the formal City Council public hearing to be held Tuesday, 2008 November 18, 7:00 p.m., at the Calvary Community Church, 1205 Rogers Way.

Information panels will be set up highlighting the future neighbourhood plan and the proposed rezoning. City staff and the Aberdeen Highlands Development Corp. will be available to answer your questions.

For your background, we have attached a summary of the Aberdeen Plan that was recently submitted to City Council for its consideration as well as some questions and answers for the proposed rezoning of the golf course.

****Please note: In order to allow residents to gather information and ask questions at any time between 7:00 p.m. and 9:00 p.m., no formal presentation will be made at the Open House****

If you have any questions or require additional information, please contact:

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or

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Planner
250-828-3570

REPORT ON ADOPTION OF THE ABERDEEN PLAN

PURPOSE

To summarize the proposed Aberdeen Plan and to seek Council approval to proceed to public hearing and adopt the Plan as a Secondary Plan to **KAMPLAN 2004** - the City's Official Community Plan.

BACKGROUND

Plan Need

KAMPLAN 2004 anticipates city-wide growth from a base population of 80,000 in 2001 to 120,000 in 2036. Neighbourhoods in the City's Southwest Sector are projected to accommodate approximately 48 per cent of this growth. In the Aberdeen Plan neighbourhood this translates into a demand for approximately 8,000 to 10,000 new residents.

The City recognized the need to plan for this growth and originally initiated the Aberdeen Plan process in 2005. The intent was to ensure the City had a comprehensive understanding of the neighbourhood and to provide guidance as to how the neighbourhood should develop. The Aberdeen Plan Background Report was completed in 2005.

The Plan process was subsequently put on hold pending completion of the Aberdeen groundwater research program, a strategy necessary given the occurrence of groundwater in specific areas of the neighbourhood and the inherent stability issues.

In the fall of 2007, the City re-initiated the overall Aberdeen Plan process based on the following:

- The City's groundwater research program progressed to a point whereby sustainable long-term options for addressing the groundwater issue were being considered;
- Developers and local landholders placed increased development pressure on the neighbourhood as the residential zoned land in Aberdeen was depleted; and
- Neighbourhood residents and the local media were inquiring about the future vision for the area.

The Aberdeen Plan was prepared with the assistance of an Advisory Committee comprising landowners in the Plan area, City staff, and staff from TRU Consultants and Communications Solutions.

DISCUSSION

Plan Consultation Process

After recognizing the need to re-initiate the Aberdeen Plan, a public consultation process was designed to accomplish the following:

- Inform the public about the Aberdeen Plan process;



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- Create opportunities for the public to provide input and direction into the process, including attending a public open house, completing an online survey, or submitting comments through the City's website; and
- Develop appropriate policies that represented the wide range of interests and opinions.

Specifically, the City utilized a variety of promotional activities including the City's newspaper page; a promotional flyer delivered to all homes in the Plan area, the City of Kamloops' website containing continuous updates and downloads of draft concepts and policies, and providing the local media information on the Plan's progress.

The spring 2008 Open House was well attended with over 200 residents accessing information panels on proposed policy, land use designations, and future direction. As well, City and consulting staff were available to answer questions and obtain feedback.

Finally, comprehensive surveys were available both online, in print and at the open house, with over 269 surveys submitted. Results of the public input focused on the following themes:

- Ensuring access to open space;
- Encouraging additional formal park space;
- Maintaining the quality of life aspects that current residents have enjoyed, including retaining access to trails; enjoying proximity to schools and to shopping; and benefitting from a quiet neighbourhood;
- Encouraging bicycle lanes; and
- From the land use or servicing perspectives, encouraging additional small-scale, local commercial opportunities, maintaining the mix and style of housing, continued work on the groundwater mitigation program, and road improvements.

Plan Highlights

The Aberdeen Plan also took direction from KAMPLAN, the City's Official Community Plan, to provide future direction regarding land use, servicing, sustainability and growth management, transportation, urban design, and the environment. Specifically:

- Meeting projections to accommodate an anticipated population increase of up to 10,000 new residents;
- Ensuring a broad range of choice of housing;
- Encouraging housing that meets the needs of various age groups, family types, lifestyles and incomes;
- Ensuring a compact, cost-effective, sustainable community; and
- Protecting sensitive and hazardous environments, such as stream corridors, grasslands, major tree stands, steep slopes, and wetlands.

The following highlights the themes and recommended Plan policies:

Sustainability, Growth Management and the Environment

The Plan seeks to manage growth and to encourage a more sustainable neighbourhood by:

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- Establishing a Growth Management Boundary with clear direction on the future of lands on both the rural and urban sides of the boundary.

The concentration of projected development into the existing KAMPLAN designated Special Development Areas leaves large portions of the Plan area that are not required to accommodate growth for the foreseeable future (up to 2036 or the 120,000 population level). Since most of the lands that are outside of Special Development Areas are either natural or agricultural areas, the Plan is recommending the establishment of the first Growth Management Boundary for the City of Kamloops.

There are a number of key reasons for the boundary, including:

- recognizing the need to reduce urban sprawl and efficiently and cost-effectively concentrate development;
 - delineating between areas where urban services are either existing or proposed and areas where the City does not intend to extend services within the 2036 planning horizon;
 - recognizing areas where preliminary planning consideration or support for urban growth has occurred; and
 - recognizing the importance of existing agricultural, environmental, or ecological resources that can be protected within the planning horizon.
- Encouraging more compact/higher density development and increase the proportion of multi-family units.

Whereas KAMPLAN encourages a 60/40 ratio of single family to multi-family development, the Aberdeen Plan reverses the ratio. Based on the cost of housing, consumer demand, sustainability, and increasing costs to municipalities associated with ongoing maintenance, multi-family development, in varying densities, is proposed as the more predominant housing style.

- Ensuring KAMPLAN growth projections are being met.

KAMPLAN forecasts upwards of 10,000 new residents should be accommodated within the Plan area based upon TravelSmart and infrastructure requirements, which would ultimately ensure the City has planned for an overall population projection of 120,000 residents by 2036. It is essential the Plan meet this projection as significant capital expenditures over the past 30 years have been made on the essential transportation and servicing infrastructure to accommodate this level of growth. The Aberdeen Plan accomplishes this goal in a logical and efficient manner.

- Identifying and protecting environmentally sensitive areas and preserving agricultural lands.

Working with the Grasslands Conservation Council, the Aberdeen Plan broadly identifies key environmental issues that all future development must consider when planning future growth. As well, the Plan ensures that all future development applications must undertake more detailed assessments and ensure appropriate protective mechanisms



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are utilized to set aside areas of concern. The GCC has written a letter of support for the Aberdeen Plan.

Vast areas of the Plan area are currently designated in the Agricultural Land Reserve. The Plan supports this important designation and further solidifies its significance with the establishment of the Growth Management Boundary to discourage expansion into the ALR for the foreseeable future. An exception to this are the lands south of Bentall Drive where the Plan recommends that they may be subject to future study in conjunction with a KAMPLAN review and the need for additional lands to meet future growth.

- Expanding the range of land uses to encourage more neighbourhood shopping and recreational opportunities.

The Plan accomplishes this in the following manner:

- small-scale commercial use of a convenience nature for local residents is designated in a number of specific locations. It is also supported throughout the Plan area, subject to accessibility, compatibility, and design considerations. This "closer to home" provision should help reduce the overall number of vehicle trips and congestion on major roads;
- addition of lands to be developed into a District Park; and
- ensuring open space connections and integration of the Skyline Park concept into future development plans.

Transportation

The Plan identifies short- and long-term intersection and network improvements that are required to support density increases in Aberdeen, including:

- identifying specific intersections requiring improvements in the short-term (as development proceeds) and the long-term (over ten years); and
- recognizing the importance of alternative forms of transportation, such as transit, walking, and the bicycle, by incorporating transit stops, bike lanes, and multi-use paths into the development process. Identified upgrades to Aberdeen Drive/Pacific Way are in the current Development Cost Charges By-law No. 5-1-2349.

Servicing

As noted previously, significant municipal expenditures have been made over time to ensure the Aberdeen Plan area is adequately serviced by water, sanitary sewer, and storm drainage.

As development proceeds, reservoirs, trunk main extensions, and minor upgrades to the storm collection systems will be required. These have been identified in the current Development Cost Charges By-law No. 5-1-2349. Thus, servicing is not seen as a major constraint to future development.

Implementation

The Plan recommends that submission of additional information to the City may be required to assist in evaluating different types of development (i.e. Rezoning, Development Permits, or Temporary Use Permits). Staff is recommending that the respective procedural by-laws be amended whereby assessment of the following conditions may be requested:

- environmental/wildlife;
- traffic impact;
- urban wildfire interface;
- geotechnical conditions;
- views; and
- topography.



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Aberdeen Hills Golf Links Rezoning Q&A

City of Kamloops

Golf Course, Zoning, Sub Zones...

What is proposed for the Aberdeen Golf Course?

The Golf Course and adjacent land have been zoned Future Development (FD). The purpose of the FD zoning was to identify lands that residential development would move into once current residentially zoned land was built out. Residential land in Aberdeen is now built out and the owners of the golf course wish to rezone their property to allow development to continue. The owner is proposing rezoning approximately 65 hectares of their 137.8 ha to Comprehensive Development (CD) for primarily residential development, 15.3 hectares to Park (P-1) for a District Park, and 6.8 hectares to Open Space (OS) for a trail network and passive recreation (see Attachment "A").

What is Comprehensive Development (CD) Zoning?

CD zoning is a land use designation that is crafted to suit projects that are unique in terms of scale, location, complexity and/or innovative approach.

Why use Comprehensive Development (CD) Zoning?

CD zoning gives the developer greater flexibility than conventional zoning. For example, building and road layouts can be easily adjusted as the development proceeds, permitted uses can be adjusted to respond to current market conditions (build more multiple family than single family than originally planned), or topographical issues that may require unforeseen adjustments of property lines. These adjustments would be more cumbersome and time consuming under conventional zoning.

What are sub zones?

Pockets of development that may or may not have different permitted uses, densities, and/or zoning regulations. This rezoning application consists of five sub zones (A to E) that will have established minimum and maximum densities and permitted uses. The boundaries are based primarily on topography, the location of future roads, and proximity to existing amenities and development.

TABLE ONE - PROPOSED PERMITTED USES CHART

Uses	Sub Zone A	Sub Zone B	Sub Zone C	Sub Zone D	Sub Zone E
Church		✓			
Commercial Convenience Centre			✓*	✓	✓
Comprehensive Residential	✓	✓			✓
Congregate Housing	✓	✓		✓	
Daycare Facility, Residential	✓				
Daycare Facility, Commercial			✓	✓	✓
Emergency and Protective Services				✓	✓
Guest Suite	✓	✓	✓	✓	✓
Low Density Multiple Family	✓	✓	✓		✓
Medium Density Multiple Family	✓	✓		✓	✓
Single Family with or without suites	✓	✓			

*Excluding Cold Beer and Wine Store and Neighbourhood Pub

Q&A:

- Aberdeen Golf Course?
- What is CD Zoning?
- Why use CD Zoning?
- What are sub zones?
- Permitted uses?
- Phased?
- Park?
- Open Space?
- Commercial?
- Adjacent Residences?
- KAMPLAN and the Aberdeen Neighbourhood Plan?
- Traffic Impact?
- Groundwater?
- Servicing?

What are the permitted uses for the Comprehensive Development (CD) Zone?

The CD zoning permits single and multiple family residential development, small scale neighbourhood commercial, low scale (500sqm) neighbourhood commercial, and a fire station (see how permitted uses will be distributed).

Phasing, Park, Commercial...



"Pedestrian connectivity was an important issue. . .



How will the development be phased?

Once the Developer commences development in the area marked as Phase One on Attachment "B", the City will acquire the area designated "Park". Even once the parkland is acquired by the City, the developer has the option to continue to operate the golf course for a maximum of five years. Once the Developer commences development in the area marked as Phase Two on Attachment B, the developer dedicates the central open space corridor to the City. Once the Developer commences development in the area marked as Phase Three on Attachment "B", the developer dedicates the remaining land designated as Open Space to the City.

What will the "park" consist of?

The proposal includes 15.3 hectares of land to be rezoned to P-1 (Park). This includes a District Park as identified in the Parks Master Plan for all of the residents of Aberdeen to utilize including possible future playfields in

close proximity to the existing golf course clubhouse. The final configuration and amenities will be implemented with public input and under the guidance of the City of Kamloops Parks, Recreation, and Cultural Services Department. It is envisioned that the portion of the park that encircles "the Links subdivision" will be returned to its natural habitat with paved trails to provide passive recreation for seniors, families, and the disabled.

What is the land designated open space?

There are 6.8 hectares of land to be rezoned as open space. This land will remain in its natural habitat with gravel trails to provide passive recreation for the residents of Aberdeen. Pedestrian connectivity was an important issue that was identified by the neighbourhood through surveys and open houses.

What type of commercial is proposed?

There are three potential locations slated for small scale commercial to service the proposed development and the

existing neighbourhood. Services may include daycares, personal service, restaurants, neighbourhood pub, indoor recreation, convenience store, office use, and health services. The developer is required to construct a minimum of 450 m² (4,844 sq. ft.) of commercial space but is not permitted to construct more than 900 m² (9,688 sq. ft.). The minimum and maximum floor areas are set to ensure the development adds to the livability of Aberdeen.

What impact will development have on adjacent residences?

There is a network of open space corridors that will provide a buffer between the areas slated for development and the existing residential lots. Buildings will be limited to single family residential with a maximum building height of two storeys and setback a minimum of 6 m from the top of slope (hatched area shown on Attachment "A") to address concerns of the residents of Glenmohr Estates.

KAMPLAN, Environmental Impact ..

Does this rezoning proposal meet the policies of KAMPLAN (the Official Community Plan) and the Aberdeen Neighbourhood Plan?

Yes. The Southwest Sector is projected to accommodate 8,000 to 10,000 new residents by the year 2036. This equates to approximately 3,900 residential units with a ratio of 60/40 multiple family to single family. The applicant's

properties are projected to accommodate 1,700 of those units with a minimum of 850 to a maximum of 1,325 residential units covered by this rezoning proposal (see Table Two).

What is the environmental impact considered?

An environmental report was submitted as part of the rezoning application assessing the adequacy of the

proposed open space corridors and provides recommendations. The report recommends a minimum of 20 m wide corridors for wildlife movement with 30 m being preferable and the retention of as much native vegetation as possible. The proposed open space/park strategy was deemed sufficient by the consultant in terms of flora and fauna environmental issues.

Traffic, Groundwater...

What will the traffic impact be?

A traffic study was undertaken in conjunction with this application and as part of the Aberdeen Plan. The key change to the Aberdeen road network will be the extension of Aberdeen Drive to eventually connect with Copperhead Drive in Pineview Valley (Attachment "A"). This will provide another connection to the Trans Canada Highway with upper Aberdeen and is a necessary road improvement to accommodate the

increased traffic volumes the proposal will generate once built out. In accordance with the Aberdeen Plan, a roundabout will be installed at the Aberdeen Drive and Pacific Way intersection during the first phase of development.

How will this development impact the region's groundwater?

A geotechnical report was submitted in conjunction with this proposal assessing the impact of residential development on the Aberdeen Golf Course in regard to

groundwater. The report examined groundwater levels under the current conditions and compared them to conditions that would occur under the proposed development. It concluded that the proposed development will have a beneficial effect on groundwater levels within the proposed development and the existing development down slope. This conclusion is based upon the fact that development puts less water in the ground than what is currently being put into the ground by the golf course.



"projected to accommodate 8,000 to 10,000 new residents by the year 2036. . .

CITY OF KAMLOOPS

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We are on the Web!

See us at:

www.kamloops.com

City Servicing...

How will this affect City servicing?

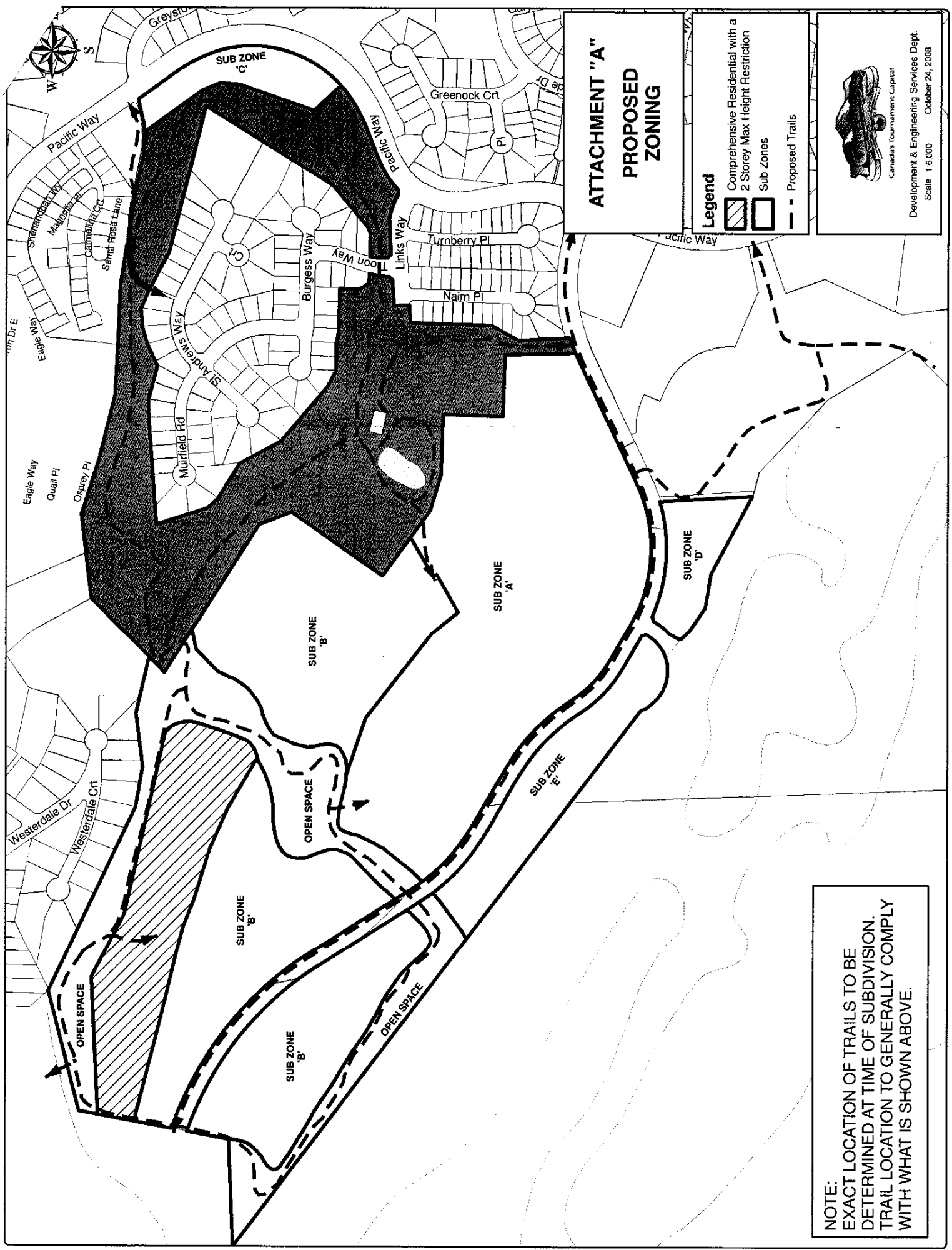
The current City servicing can accommodate the proposed development and there is enough capacity in the existing water reservoir and sanitary sewer mains. There are no significant servicing concerns associated with this proposal.



Table Two - Residential Unit Distribution




<u>Type of Use</u>	<u>Minimum-Maximum</u>
Total number of dwelling units permitted	850-1,325
a. Single Detached Housing with secondary suites will be equivalent to two dwelling units.	
b. Congregate Housing units with or without cooking facilities will be equivalent to one dwelling unit.	
Total number of dwelling units permitted in Sub Zone "A" Units will consist of a mixture of Single family residential, Comprehensive residential, Low density multiple family, or Medium density multiple family (A minimum of 60 low-density/medium density, multi-family units will be provided)	230-325
Total number of dwelling units permitted in Sub Zone "B" Units will consist of a mixture of Single family residential, Comprehensive residential, low-density multiple family, or Medium density multiple family	530-820
Total number of dwelling units permitted in Sub Zone "C"	20-35
Total number of dwelling units permitted in Sub Zone "D"	30-60
Total number of dwelling units permitted in Sub Zone "E"	40-85
Combined total commercial gross floor area	450 m ² -900 m ²
Secondary suites permitted in single family residential	5%-40%

*Minimum numbers in Subzone D and E may be reduced by five units should a commercial component occur.



ATTACHMENT "A" PROPOSED ZONING

Legend

-  Comprehensive Residential with a 2 Storey Max Height Restriction
-  Sub Zones
-  Proposed Trails






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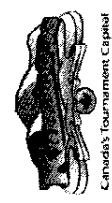
Development & Engineering Services Dept.
Scale 1:6,000
October 24, 2008

NOTE:
EXACT LOCATION OF TRAILS TO BE DETERMINED AT TIME OF SUBDIVISION. TRAIL LOCATION TO GENERALLY COMPLY WITH WHAT IS SHOWN ABOVE.



ATTACHMENT B DEVELOPMENT PHASING

- Legend**
-  PARK
 -  OPEN SPACE
 -  SUB ZONE



Development & Engineering Services Dept.
Canada's Tournament Capital
Scale 1:7,170 October 27, 2008

