

Background

Background

1.0 BACKGROUND

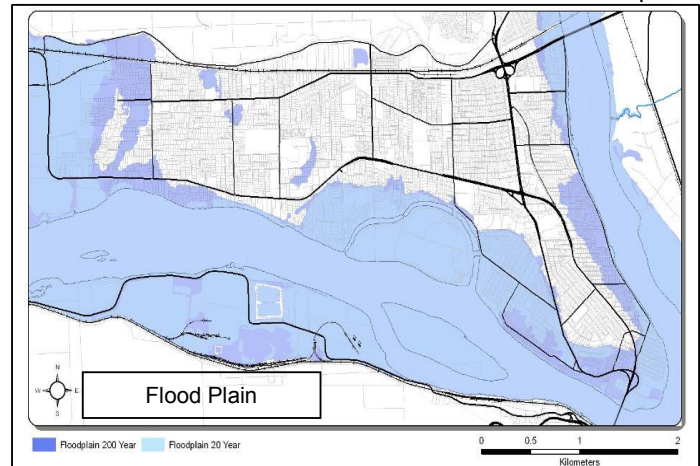
ND Lea Consultants Ltd. was retained in early 2006 to prepare a background report for the North Shore. The North Shore Plan Background Report identifies both opportunities and constraints for the area and was intended to create a context from which policy could be formed to guide and influence the future shape and form of development within this part of Kamloops. This background section is an excerpt directly from the North Shore Plan Background Report. Completed in early 2007, the document provides a snap-shot in time of various aspects of the North Shore, some of which have since changed (e.g. property values). Hard copies of the document can be obtained from the Development and Engineering Services Department or from the City's webpage at: www.kamloops.ca/communityplanning.

1.0.1 Uses and Activities

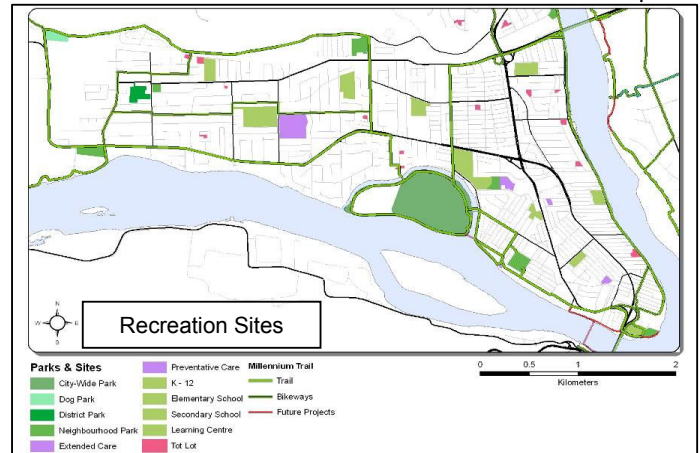
In order to gain an understanding of the types of activities that take place on the North Shore, an evaluation of land uses, activity generators, social spaces, and environmental constraints were examined. A solid review of all indicators revealed the following characteristics about the North Shore:

- significant portions of both North Kamloops and Brocklehurst are within a flood plain area;
- the majority of the developable land within the North Shore is not adjacent to an environmentally sensitive area;
- a majority of property values on the North Shore fall within an affordable range compared to other parts of the city;
- compared to North Kamloops, portions of Brocklehurst are not serviced by as much street lighting;
- the land use pattern is well established with a lack of any large undeveloped areas;
- stormwater structures are largely characterized by swale and gravel pit systems;
- many areas of both Brocklehurst and North Kamloops lack a continuous sidewalk system;
- the water system is currently operating at full capacity and well above city averages;
- current zoning densities permit a doubling in the population density for the North Shore; and
- overall, there is a good distribution of green space throughout the North Shore with particular emphasis on the McArthur Island facility and the Rivers Trail network.

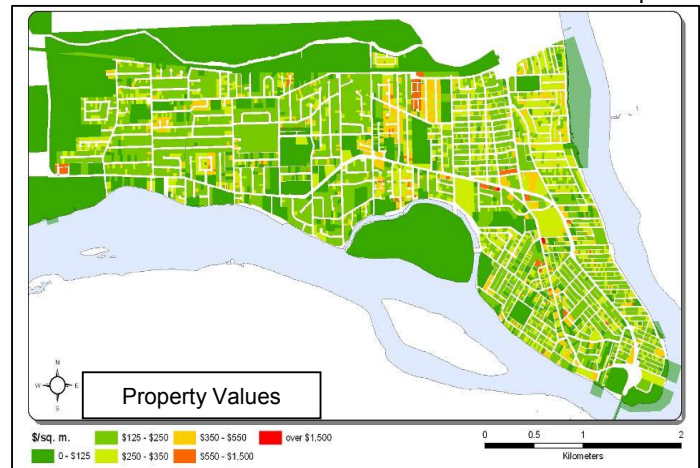
Map 1



Map 2



Map 3



Source: North Shore Background Report

Background

1.0 BACKGROUND (cont.)

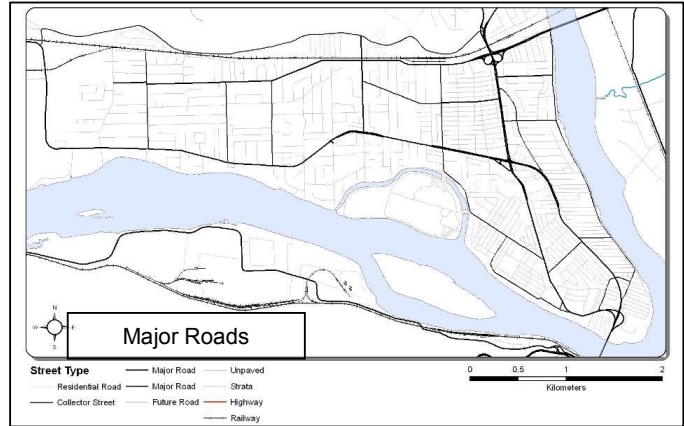
1.0.2 Access and Linkages

The North Shore comprises several residential neighbourhoods and commercial and industrial areas that have developed and evolved over the past 40 years (since amalgamation with the City of Kamloops). The road system is well established and largely unchanged and not only services cars, trucks and transit vehicles but also pedestrian and cycle users as well. The North Shore is also serviced by two bridges: the Overlanders Bridge and the Halston connector.

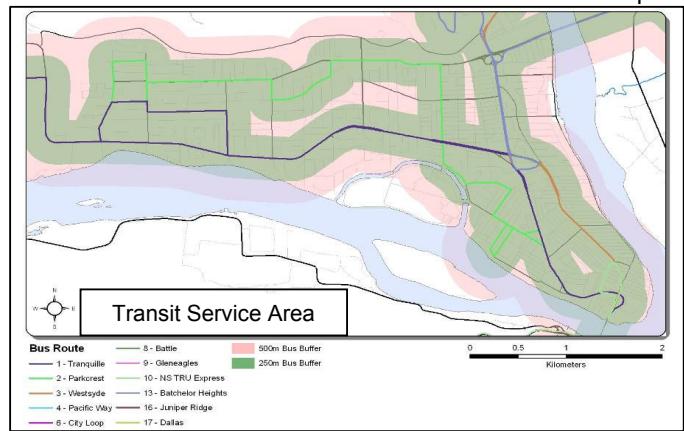
The North Shore Background Report provides an analysis on the existing access and linkages situation and provides a review of critical points that may be affected as the North Shore continues to grow and evolve:

- there is a strong orientation toward heavy use of the Tranquille Road and Fortune Drive arterials but there is limited opportunity to travel without using these two road systems;
- the North Shore road network has the least capacity compared to any other in the city to handle significant increases in traffic;
- transit coverage exists for all neighbourhoods of the North Shore but service with respect to times and days of service could use improvements at certain times of the day and week; and
- existing pedestrian infrastructure (e.g. sidewalks) is dated and is not consistent throughout the whole of the North Shore providing accessibility issues for those persons with disabilities and also for pedestrians wishing to make linkages across Fortune Drive and Tranquille Road.

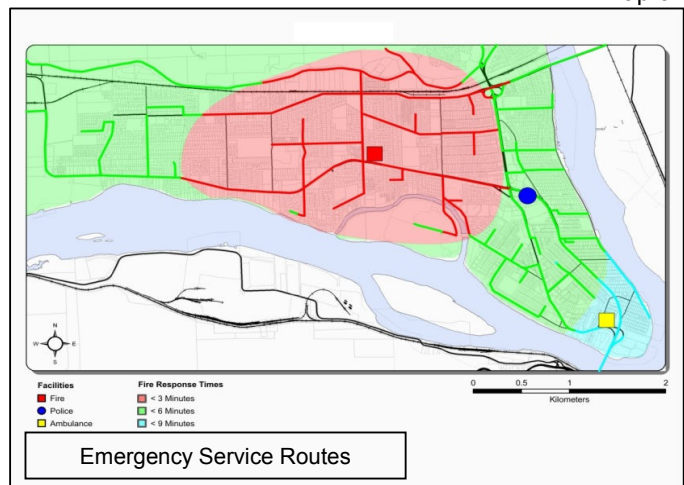
Map 4



Map 5



Map 6



Source: North Shore Background Report

Background

1.0 BACKGROUND (cont.)

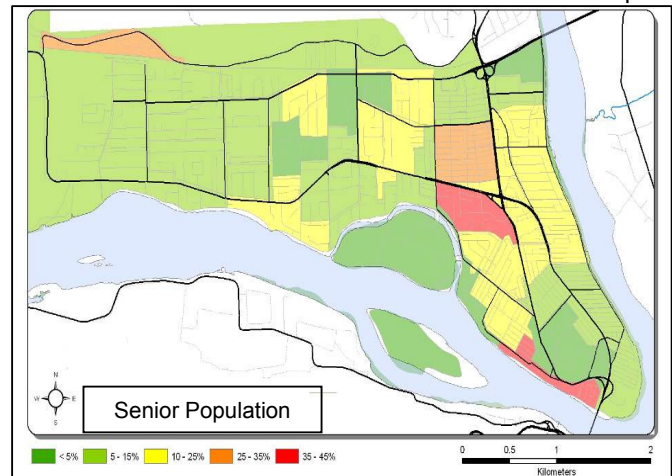
1.0.3 Social Connections

The North Shore is a community comprising a strong, complex and cohesive network of social connections. Representing the highest ethnically diverse community within Kamloops, the North Shore also boasts long-term residents whom have been raised and have retired within the same neighbourhood they were born.

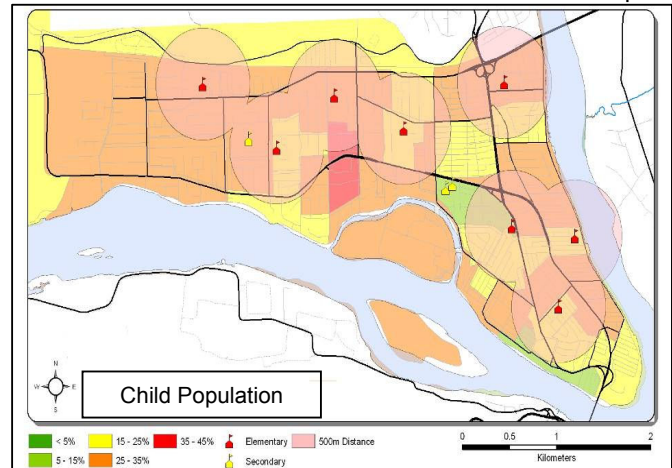
The North Shore Background Report provides a brief overview of some of the social connections that exist on the North Shore as well as a snapshot of the demographic representation of the community from the 2001 Census information:

- the old Village district of Tranquille Road is the predominant focus of activity for the North Shore in terms of social connections;
- there is a distinct lack of community gathering opportunities on the North Shore that typically help bring communities together for greater cultural involvement;
- there is a high degree of pedestrian activity that is also fragmented due to the lack of pedestrian linkages between major activity centres throughout the North Shore;
- there is a deficiency of both men and women in the 45-55 age category or those considered to be the top wage earners;
- there is a high percentage of female population, particularly located in high density areas;
- there are areas of Brocklehurst that do not offer opportunities for walking access to elementary schools;
- the average income for the North Shore is below the average for the rest of the city;
- there is higher than average level of rental accommodation in North Kamloops compared to Brocklehurst;
- a vast majority of local streets throughout the North Shore provide low-speed, safe environments for children to use;
- Tranquille Road, Fortune Drive, 8th Street, Parkcrest Avenue and the CN rail tracks act as significant barriers for the movement of pedestrians and especially children throughout the North Shore; and
- there is a high level of seniors population compared to the rest of Kamloops.

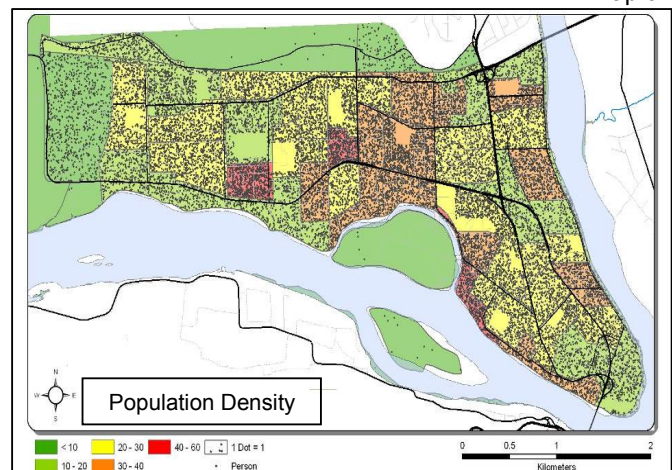
Map 7



Map 8



Map 9



Source: North Shore Background Report

Background

1.0 BACKGROUND (cont.)

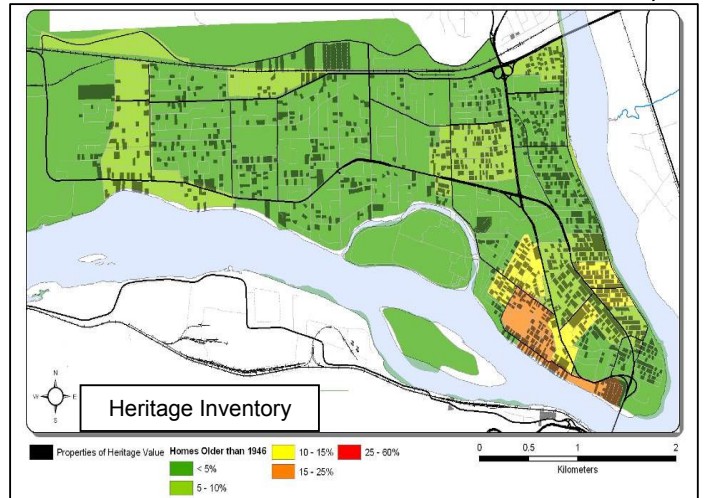
1.0.4 Image and Design

The North Shore has struggled with a negative image for many years. Given its existing, older and smaller housing stock, and its proximity to the Downtown and other South Shore commercial areas, the North Shore has not typically benefited from significant new commercial or residential development over the past 20 years. This has also been hindered by an area that is largely built out and is also highly constrained by existing road patterns, lot sizes and limited access points to the south.

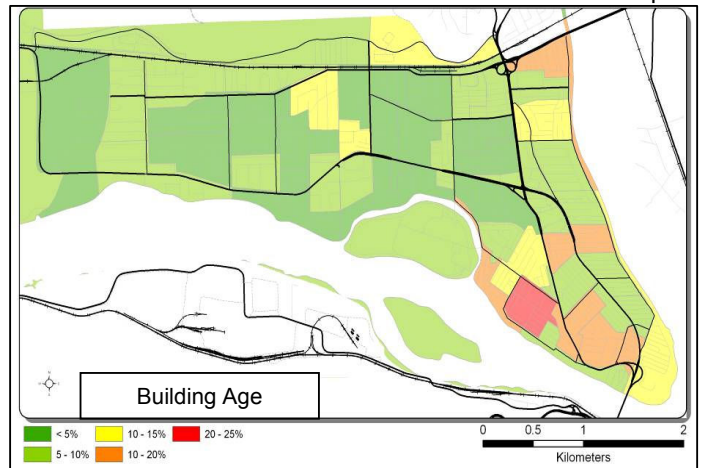
The North Shore Background Report examined several aspects related to the image and design of the North Shore. The findings provide a deeper understanding of the community and its overall configuration:

- statistically, the North Shore has lower than average property values, incomes and education levels which tends to manifest as a negative image or perception of the neighbourhood;
- the North Shore is an intensely complex community fuelled by many divergent socio-economic factors;
- school children identify school grounds, Tranquille Road, alleyways, Northhills Mall and the Brock Shopping Centre as being the top five most undesirable places to be within the North Shore;
- after reviewing RCMP calls for service, significant crime areas are limited to high activity commercial areas, a trend that is consistent with any highly urbanized environment;
- negative activities on the North Shore are reported and treated in a more prominent fashion than any other neighbourhood in the city;
- the North Shore has a rich past reflective of Kamloops' early Native populations, fur trading activities, rural farming and orchard production and a sophisticated irrigation system still visible today;
- the McDonald Park neighbourhood has the highest concentration of the oldest housing stock on the North Shore; and
- the adjacent river system, flat land and enviable weather conditions are three features that attract and keep residents living on the North Shore.

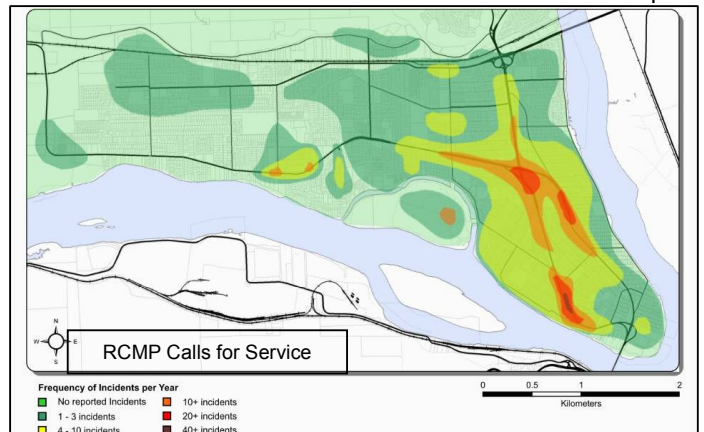
Map 10



Map 11



Map 12



Source: North Shore Background Report

Background

1.0 BACKGROUND (cont.)

1.0.5 Report Summary

Research conducted by ND Lea Consultants Ltd. in preparing the North Shore Background Report is vital to understanding the past of the North Shore and current situations that residents, businesses and visitors are faced with. The Background Report identifies key issues that need to be addressed, if not in the North Shore Neighbourhood Plan, then through other planning processes. Some of these issues include:

Water Supply - the North Shore's water system is currently operating at near capacity; additional development and the ability for the North Shore and other adjacent areas to increase development will be limited until this issue is addressed.

Infill Development - infill will make up a majority of the new development that takes place within North Kamloops and within some areas of Brocklehurst. Vacant infill sites should be catalogued.

Flood Plain - about one third of the North Shore is located within a flood plain which restricts and limits development type and location; specific regulations are needed to address this development restraint.

Sidewalks - the North Shore was originally built with very different infrastructure standards compared to the current day standards; streetscape improvements and pedestrian safety issues are key elements that need to be addressed.

Cyclists and Pedestrians - the North Shore's flat topography is attractive for cyclists and pedestrians of all ages and user groups; additional work is required to ensure proper linkages exist between neighbourhoods that are safe and that provide a wide range of choice of travel routes.

Image and Design - the main obstacle for the North Shore's image rests in community care and maintenance, particularly of public space; however, steady and consistent public and private investment is needed for roads, lighting, building maintenance and beautification to help bolster the neighbourhood and civic pride that currently does exist.

The North Shore Background Report is available on the City of Kamloops website at: www.kamloops.ca/communityplanning.

Source: North Shore Background Report



Entrance to McDonald Park; Photo: Carla Stewart



North Shore Entry Corridor; Photo: Carla Stewart



North Shore Village District; Photo: Carla Stewart

Background

1.1 ACRONYMS AND DEFINITIONS

Acronyms

CPTED	- Crime Prevention Through Environmental Design	SOV	- Single Occupancy Vehicle
DCC	- Development Cost Charges	TDM	- Transportation Demand Management
LEED	- Leadership in Energy and Environmental Design	TOD	- Transit-Oriented Development
NSBIA	- North Shore Business Improvement Association	TRU	- Thompson Rivers University
OCP	- Official Community Plan		

Definitions

Action Items documented tasks or activities that should take place. Action items are included throughout the North Shore Neighbourhood Plan within each section they apply to and are catalogued in one table, with priorities, as part of Appendix "C" of this Plan.

CPTED Crime Prevention Through Environmental Design is the design and use of the built environment which can lead to a reduction in the fear and incidence of crime in an area.

Density Transfer in general terms, means the transfer of allowable density (the number of units allowed on one site) from one parcel of land to another.

Development Cost Charges are levied on new projects to help fund the cost of sewer, water, storm drainage, road and parkland services needed to accommodate growth. The amount of the Development Cost Charge (DCC) rates will vary from municipality to municipality and will depend on the condition and capacity of existing infrastructure, the location of new development, the type of land use and the characteristics of the development project.

Eco-roof see "Green Roof".

Goals are identified as elements that the community wants to achieve. Are used to measure development proposals against to determine if they are on line with the identified and perceived future.

Green Development development that includes consideration of community-wide or regional environmental implications, as well as site-specific green building concepts, including such things as green buildings, green/eco-roofs, eco-friendly stormwater systems, on-site recycling and composting, grey water systems, rain harvesting and reuse of building materials.

Green Roof located on a building (includes those with pitched roofs) that is partially or completely covered with vegetation, soil and/or growing medium, planted over a waterproof membrane. Can also include extensive coverage of roofs by container gardens or planters. Includes eco-roofs.

Green Streets are streets that do not just convey unfiltered rain water into stormwater systems but are designed to intercept and clean rain water, using a natural system, before it enters into nearby water systems.

Grey Water Recycling grey water is made up of water that has already been 'used' but that is clean enough to be 're-used' for other purposes. Typically made up of bath, shower, laundry and bathroom sink water, grey water can be used to irrigate landscaped areas rather than using treated drinking water. Grey water does not include water used from toilets and also from the kitchen sink or dishwasher because of food particles.

LEED a standard used as a benchmark for the design, construction and operation of high performance green buildings. Establishes building criteria for: sustainable site development, saving water use, having energy efficiencies, using appropriate materials in construction and creating a high level of indoor environmental quality. LEED has been endorsed by the Canada Green Building Council and is also expanding its criteria to a neighbourhood level to promote healthy, green and sustainable development.

Background

1.1 ACRONYMS AND DEFINITIONS (cont.)

Mixed-use	combining commercial and residential components in a single property.
Modulation	in the Design Guidelines, modulation is a stepping back or projecting forward of portions of a building face within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls.
Non-Market	any form of housing which meets Canadian Mortgage and Housing Corporation's (CMHC) definition of 'affordable', including, without limitations, rental housing, homeownership, assisted/supportive housing and seniors housing.
Official Community Plan	a document that is developed to outline a community's long-term vision. The policies and objectives in the Official Community Plan (OCP) help guide decisions on planning and land use management and represents one of the most important policy documents for Kamloops.
Park and Share	areas of parking that are strategically located to allow several businesses to use at the same time to help reduce the need to have individual parking lots on every commercial property. A sustainable development concept.
Pedestrian-Oriented Space	an area which promotes visual and pedestrian access onto the site and which provides pedestrian-oriented amenities and landscaping to enhance the public's use of the space for passive activities.
Pedestrian-Oriented Use	a pedestrian-oriented business is a commercial enterprise whose customers commonly arrive to the business by foot, or whose signage, advertising, window displays and entry ways are oriented toward pedestrian traffic.
Policies	statements that guide decision making by establishing preferences for the future. Policies in this Plan are consistent with the vision, goals and principles supported by the North Shore community.
Principles	are identified as rules of action or conduct used when examining development proposals. Should be taken into consideration and used as a measure to determine benefits to a community.
Rain Harvesting	the collection and storage of rain from roofs and other hard surfaces for future use. Usually stored in rain barrels or water storage tanks, the water is available to use during times when it is not raining.
Scale, Human	the perceived size of a building relative to a human being. A building is considered to have 'good human scale' if there is an expression of human activity or use that indicates the building size.
Single Vehicle Occupancy	an automobile whose only occupant is the driver.
Streetscape	the visual character of a street as determined by various elements such as structures, greenery, open space, view, etc.
Sustainable Development	balancing human need with environmental protection so that human and environmental needs can be met in the present and into the indefinite future.
Transportation Demand Management	a form of community and transportation planning that creates opportunities to reduce the use of single-occupancy vehicle trips by encouraging the use of transit, carpooling, biking and/or walking.
Transit-Oriented Development	a concept where development centres around high quality public transportation systems, to eliminate the need for a complete dependence on an automobile and to create communities that are compact, diverse and walkable.
Vision	a statement or set of statements depicting a concept desired into the future. Establishes a visual idea of what a community wants to become.