

Implementation

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5.0 INTRODUCTION

The success of the North Shore Neighbourhood Plan depends on the implementation of its policies with support from City Council, City administration, all City departments, the development industry, the non-profit sector, other levels of government, representative agencies, and the citizens and business community of the North Shore. Each member of these groups is a key stakeholder in the North Shore and play vital roles in the future of this dynamic and diverse community.

The North Shore Neighbourhood Plan represents a shift in a new direction of development standards and community expectations for the future of Kamloops. Directly supported by the citizens of the North Shore, the implementation methods and policies supported in this Plan are intended to not only showcase the unique qualities of the North Shore but were established to create more sustainable, environmentally and community-friendly development that speaks to the values and desires of the people who live, work and play there.

Successful implementation of the North Shore Neighbourhood Plan also relies on supporting new regulations and guidelines for development specific to the North Shore. These guidelines and zoning specifications work collectively to establish development criteria using innovative and progressive regulatory techniques. These techniques are also supported and encouraged in many Canadian, North American and European cities as a means to promoting smart, sustainable and community-friendly development.

The new guidelines and zoning regulations for the North Shore support urban design techniques, CPTED principles, sustainable development practices, land use classifications and site layouts that work together to not only create a city but that aid development in making a connection to the community within which it takes place.

Identifying a Capital Projects List for the North Shore helps the City prepare reasonable budgets and can set timelines for the completion of upgrades to public spaces. Providing incentives and new regulations to the development community allows the private sector to demonstrate its ability to provide high-quality, meaningful and sustainable development and establishes opportunities for partnerships and collaboration, not only between government and the development industry, but also with the community that lives and interacts with the final product on a daily basis.

North Shore Entry Corridor;
Photo: Carla Stewart



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5.1 DESIGN GUIDELINES

The use of design guidelines in urban area redevelopment is a key element in supporting a community's needs. The design guidelines established for the North Shore reflect the diverse and unique qualities of the community and support high-quality, functional, safe and sustainable building and site design.

Design guidelines are important tools that not only provide guidance to City staff but more specifically, provide the development community a glimpse into the values that form and support a desired future. That desired future is expressed in the Vision, Goals and Principles of this document and are reflected in the North Shore Neighbourhood Plan Design Guidelines attached to this Plan as Appendix "A".

Area specific guidelines established for unique areas of the North Shore were created to coincide with these Design Guidelines and include: Tranquille South, Tranquille Commercial District, Brock Shopping Centre, Ord Road, North Shore Towne Centre, 8th Street Corridor, Halston Entry Corridor and the Airport Entry Corridor. General Development Permit guidelines for all other commercial, institutional and industrial areas have also been developed for the North Shore.

Each Development Permit Area supports design guidelines that reflect the unique character of each area, both in terms of form and in function, and are intended to be used to enhance new development and provide developers an opportunity to demonstrate progressive, innovative, safe and sustainable building and site designs.



Design Guidelines help to create places for people and appropriate building design;
Photos: Carla Stewart

POLICY STATEMENTS:

1. The City will support the use of the North Shore Neighbourhood Plan Design Guidelines and the creation of new Development Permit Areas identified in Appendix "A".
2. The City, through the use of the North Shore Design Guidelines, will encourage design diversity in new development, redevelopment and sign design to support the characteristic qualities that reflect the North Shore's historic and cultural qualities.
3. The City will encourage and support development that occurs with a logical extension of expansion of services to ensure contiguous growth and to maximize utilization of costly services.
4. The City will support and encourage infill development to increase efficiency of existing services.
5. The City will encourage and support private efforts to rehabilitate and/or redevelop property which will have a positive impact on the stability and growth of the community.
6. The City will support the stabilization and improvement of property and business tax bases in residential, commercial and employment area by upgrading municipal services and thereby stimulating private investment.



A lack of Design Guidelines create places for automobiles which do not welcome pedestrian activity;
Photo: Carla Stewart

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5.2 NORTH SHORE ZONING CODE

The North Shore is a highly urban, complex community comprising several neighbourhoods each with a unique form and identity. The North Shore is also the most diverse community within Kamloops and has gone over 40 years without its own neighbourhood plan establishing policy direction and supportive regulatory frameworks.

In order to support the new policies in the North Shore Neighbourhood Plan, a new zoning by-law is needed. The new North Shore Zoning Code provides an opportunity for the North Shore to start new and to have the benefit of using zoning regulations that are directly connected to new policy instead of trying to implement a myriad of changes to the existing regulations to accommodate the North Shore Neighbourhood Plan's policies. Using a new zoning code therefore, allows for immediate implementation of the adopted policies and places every property, within the project area, on a level and even playing field. The new Zoning Code has been designed to allow for flexibility in land uses and development to promote economic diversity and stability. The new zoning regulations also allow for development that is appropriate to the community, is environmentally sustainable, is progressive and innovative and that directly reflects the will of the community in how they wish to see their neighbourhoods and commercial areas evolve over time.

The North Shore Zoning Code is attached to the North Shore Neighbourhood Plan as Attachment "B" and is also cross referenced throughout the document, making a direct connection between policy and regulation.

POLICY STATEMENTS:

1. The City will support the use of the North Shore Zoning Code, a separate zoning by-law for the North Shore, to provide specific uses and regulations consistent with the policies in this Plan.
2. The City will support new zoning regulations that encourage development patterns and designs consistent with existing neighbourhood character and that promotes, enhances and celebrates the small-town scale of existing development.



New Residential Construction; Photo: John Popoff



Infill Development; Photo: John Popoff

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5.3 IMPLEMENTATION BARRIERS

Many excellent land use plans have been adopted by City Councils across Canada only to become ineffective and unused shortly thereafter. Identifying some of the barriers to successful implementation of a plan early on can help reduce or address the issues and gaps that ultimately can derail the best planning policy. This section looks to identify some of the barriers to implementation and offers solutions as a way to potentially deal with them.

Table 5: Barriers to Implementation

Implementation Barrier	Solutions to Successful Implementation
A lack of staff resources to support policy requirements.	Ensure sufficient staff resources and/or education to review and approve CPTED designs for all commercial applications. Support use of Development Checklist to provide staff with more information from the proponent on how the development fits with the community's vision and goals.
A lack of appropriate regulations, design guidelines and zoning to support and work in conjunction with the policies.	Support the new North Shore Zoning Code, a zoning by-law specifically tailored to the policies prepared for the North Shore Neighbourhood Plan.
Significant pressure on meeting development time lines when municipal approvals are required prior to proceeding with construction.	Support approving Delegated Authority for staff to approve and issue minor Development Permits to reduce processing times of these applications.
A lack of coordination and communication between all City departments in implementing changes, upgrades and maintenance.	Support the designation of a Sustainability Officer to coordinate the sustainable development policies of the North Shore Neighbourhood Plan between the Development and Engineering Services Department and other City departments. Support the creation of a Friends of the North Shore to provide a venue for the City to connect with the community when working through public space upgrades, development proposals and street improvements.
A lack of understanding of the importance of supporting policy direction particularly with controversial development proposals.	Support the policies in the North Shore Neighbourhood Plan as the preferred direction for the community and only support OCP amendments when it can be demonstrated that the proposal creates direct benefits to the community. Provide educational workshops to all new City Councils about CPTED, good urban design and sustainable landscapes in order to support healthy community goals.
Limitations on the capacity of the existing water, sewer and road infrastructure systems to be able to accommodate future growth.	Support compact communities with pedestrian-oriented developments with mixed commercial and residential uses. Support alternative road standards such as green streets designs. Support use of water meters, and other water conservation, to reduce current water consumption levels.
A lack of pre-planning and analysis of the effects to a neighbourhood prior to approving development proposals.	Support long range planning analysis and projects to ensure that appropriate time has been given to examining complex urban issues. Support the concept that sustainability requires decision making that may not result in immediate gain.

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5.3 IMPLEMENTATION BARRIERS (cont.)

POLICY STATEMENTS:

1. The City will support the use of 'Delegated Authority' by providing City staff the ability to approve Development Permit proposals, up to \$250,000 in construction value, to significantly reduce the processing times for Development Permits and to create the ability for City staff to negotiate directly with development proponents.
2. The City will support conducting an annual review of the North Shore Neighbourhood Plan, at the end of each year, to identify any necessary amendments that are needed to ensure the fluid and consistent use and implementation of the policies embedded in the Plan.
3. The City will support the use of a Development Checklist (see Appendix "B") to show that the applicant has properly considered the impact a development proposal may have on an existing community and when proposed in accordance with the vision, goals and principles of the North Shore Plan, will help speed up the planning application process by providing City staff and City Council with a clear statement of the design, landscaping and siting implications of the proposed development.
4. The City will support the designation of a Sustainability Officer to coordinate the sustainable development policies of the North Shore Neighbourhood Plan between the Development and Engineering Services Department and other City departments.
5. The City will support the creation of a Friends of the North Shore group to provide a venue for the City to connect with the North Shore community when working through public space upgrades, development proposals and streets improvements.

**CITY OF KAMLOOPS
NORTH SHORE NEIGHBOURHOOD PLAN
QUESTIONNAIRE**

The purpose of this questionnaire is to gather on the issues that are listed by the residents, business owners and property owners of the North Shore. Your answers matter. The results of this survey will help us to develop the North Shore Neighbourhood Plan. Please take the time to complete this survey and return it to the City of Kamloops, 2000 St. James Street, Kamloops, BC V2C 2G7. Thank you!

SECTION I: QUALITY OF LIFE

The questions in this section are about issues that affect your quality of life such as access to recreation, shopping and public transit.

1. Which of the following recreation areas do you use?

	Frequently	Occasionally	Never
1. Markham Island	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Royal Head (Inland Parkview Trail Loop)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Kamloops River Trail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. L.L. Louie's Grassland Preserve Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Old Road Day Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Overlander Beach	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Old Road Recreation Site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. List the three greatest assets (best things) about the North Shore.

1. _____

2. _____

3. _____

3. List the three greatest challenges (worst things) about the North Shore.

1. _____

2. _____

3. _____

4. Would the addition of the following amenities on the North Shore improve your quality of life?

	Improve Quality of Life	Worsen Quality of Life	Neither Improve or Worsen Quality of Life
1. More public transportation options	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. More street lighting in my neighbourhood at night	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. More open spaces and green areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. More drinking water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Should the North Shore Neighbourhood Plan encourage the conservation of heritage homes and resources on the North Shore?

	Yes	No	Undecided
1. Yes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

North Shore Neighbourhood Plan Public Input Survey;
Source: Carla Stewart

ACTION ITEMS:

- a. Prepare a new Development Cost Charge By-law incorporating reductions for development that uses sustainable building and site construction and design methods.

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5.4 CAPITAL PROJECT PRIORITIES

The North Shore comprises approximately 2,200 hectares of land representing the largest urban neighbourhood within the city of Kamloops. Providing services, upgrades to infrastructure, installing new public amenities and maintaining levels of existing services is highly complex and expensive. To help set budget priorities and time line estimates, a Capital Project List (see Appendix "C") has been prepared for the North Shore. Costs shown on this list can vary over time and, in many cases, will need refinement at the project stage.

The preparation of the Capital Project List is not intended to provide absolutes but rather to guide Council and budget decisions to proceed with public space and infrastructure improvements in a time appropriate and effective manner. This list is intended to be adjusted as various issues in the community arise that are either unforeseen at this time or that are paid for through other funding sources not known or available at the time of the adoption of this Plan.

Examples of Projected Street Improvements



Proposed McArthur Island Roundabout; Source: ND Lea Consultants Ltd.



Proposed Parking McDonald Park Parking Lot; Source: ND Lea Consultants Ltd.



Proposed Royal Avenue Crosswalk; Source: ND Lea Consultants Ltd.



Proposed Royal Avenue Crosswalk; Source: ND Lea Consultants Ltd.

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5.5 DEVELOPMENT INCENTIVES

Development on the North Shore has historically occurred at a slower pace than the South Shore, with smaller commercial buildings that have a neighbourhood orientation rather than a city-wide customer base. Tranquille Road was the downtown of the stand alone, independent community of the Village of North Kamloops prior to amalgamation with Kamloops in 1967. Typically lagging behind in public property upgrades and private investment, the North Shore has, at times and similar to other areas of Kamloops, struggled to retain its commercial businesses. Commercial areas such as the Fortune Shopping Centre, Northhills Mall, 8th Street Corridor and the 12th Street area still managed to maintain an acceptable level of business activity during slower economic times.

Kamloops as a whole has continued to grow at a steady rate. Attracting residents and business owners from the Lower Mainland and Alberta, Kamloops is now entering an evolutionary phase where development, largely infill, is needing to be innovative, of a high quality, appropriate to its surroundings and creative in its design and connection to the community. Adding sustainable development practices into the mix creates additional costs and delays to construction. New regulations that are ahead of the development industry, such as green roofs and eco-stormwater systems, are often misunderstood and/or are simply not recognized for their value added attributes and are typically avoided or ignored in new construction where the tried and true path of least resistance is usually supported.

In order to make the policies and the vision and goals of the North Shore Neighbourhood Plan a reality, municipal leadership is required. Although this can take many forms, financial incentives to developers are typically the types of leadership roles the development industry responds more favourably to.

Recently, the City underwent a process to create a Revitalization Tax Exemption program for the City Centre. This program supports new development and building improvements based on a set of criteria. Although eligible for a similar program on the North Shore, additional incentives are being proposed as a means to jump start some much needed redevelopment and especially to support the sustainable development policies that are at the forefront of the North Shore Neighbourhood Plan.

Green buildings, green infrastructure, eco-roofs and sustainable stormwater systems, although cheaper in the long run, can typically add between 2-15 per cent costs to a development's bottom line. Based on numbers alone, these sustainable forms of development will not be used or implemented without additional help.

As a means to provide that help, a Development Incentive Matrix (see page 136) has been created to provide varying degrees of incentives to those developers who wish to showcase their creative abilities and innovative site and building designs. This Matrix is intended to provide as much upfront information as possible to a developer to reduce uncertainties.

Incentives are provided with a range and are aimed at not only helping the developer reduce hard costs but also the soft costs associated with development. Increasing a rate of return for development that is appropriate and beneficial to the community and the environment over conventional development is the ultimate goal here.

POLICY STATEMENTS:

1. The City will support the use of the Development Incentive Matrix to encourage sustainable, attractive and appropriate development within North Shore neighbourhoods.
2. The City will support examining the use of a DCC system whereby Development Cost Charges are levied based on the density, green design and location of development and where rates are based on square footage rather than number of units.
3. The City will support the use of performance-based development by using performance-based Development Permit Guidelines and flex based zoning regulations.
4. The City will support developing reductions in Development Cost Charges for sustainable and green development.

Cont...

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5.5 DEVELOPMENT INCENTIVES (cont.)

The North Shore Neighbourhood Plan identifies several types of development that could be eligible for a development incentive. Development types that support incentives include:

- Constructing market and non-market housing within the same development, with a minimum of 15 per cent of the units allocated to non-market occupants;
- Using a Housing Agreement for a residential development to ensure that there was affordable rent control offered for an identified period of time;
- Constructing a green roof to a minimum of 50 per cent of the total roof area;
- Constructing an on-site/eco-friendly stormwater system;
- Constructing both a green roof and eco-friendly stormwater system;
- Constructing a green building;
- Constructing mixed-use residential and commercial buildings within the North Shore Towne Centre and Tranquille Commercial District.

The types of incentives offered can include a combination of:
Tax Reductions - providing a reduction in property taxes up to 10 (ten) years;

Development Cost Charge Reductions - providing a reduction in DCCs owed to the City at the time of development (see additional clarification);

Parking Requirement Relaxations - providing for a reduction in the number of parking stalls required;

Density Bonusing - providing for an increase in density for development sites;

Public Realm Partnering - providing funding and support from the City for improvements to the public right-of-way; and

Planning Process Priorities - providing for increases in priority in the development approval process for those proposals that exhibit enhanced building and site design.

Incorporating environmentally sensitive and community appropriate designs into a development can increase construction costs and prevent sustainable landscapes from being incorporated into urban environments. These incentives are intended to provide the property developer with the financial capacity to incorporate innovative and environmentally responsible building forms and site layouts into a development by reducing upfront and long-term costs. The use of these Development Incentives are connected directly to the use of the Development Checklist (see Appendix "B"). The Development Incentives Matrix (see page 136), illustrates the basic standard of design and development required as well as three (3) additional levels of excellence that can be reached and used in negotiations between the City of Kamloops and the development applicant.

Development Cost Charge Reduction

The North Shore Neighbourhood Plan supports reducing Development Cost Charge rates for green or eco-friendly developments that contribute to sustainable communities and that reduce burdens on the City's infrastructure compared to conventional forms of development. The North Shore Plan also supports reducing DCC rates for social housing as a means to encourage the construction and availability of affordable housing options for the community. Reducing DCCs for social housing is supported by current by-laws, however, in order to encourage a greater variety of development options, the definition for "Not For Profit Rental Housing" will need to be amended. Reduced DCCs for green development on the other hand, is not currently supported by any by-laws and will require a comprehensive review of applicability before it can be adopted and used by the development community. This review is scheduled to take place independently of the North Shore Plan and will be ready for implementation in 2009. Upon completion of the Green DCC review, the North Shore Development Incentive Matrix (see p. 136) will be adjusted showing the types of development that will qualify for Green DCC reductions. In the meantime, the Incentive Matrix illustrates DCC incentive reductions for social housing only.

POLICY STATEMENTS: (cont.)

5. The City will support expanding the Development Cost Charge By-law "Not For Profit Rental Housing" definition by including provisions for the use of rent control through a Housing Agreement.

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5.5 DEVELOPMENT INCENTIVES (cont.)

The Development Checklist is separated into six (6) categories: Regulatory Conditions; Public Health and Safety; Urban Design; Social Sustainability; Site Access, Connectivity and Parking; and Environmental Sustainability. Each section contains design and/or construction standards that will be considered in the evaluation process; with baseline scores established for each category. Incentives are available for those developments that meet or exceed a minimum of four of the six categories identified within the Development Checklist.

Table 6: Development Incentives Matrix

Development Checklist Section	Base Level	Level 1	Level 2	Level 3
Section Minimums refer to the minimum point level for each Section listed within the Development Checklist (see Appendix "B")	3 or fewer Section Minimums met	4 out of 6 Section Minimums met	5 out of 6 Section Minimums met	6 out of 6 Section Minimums met
Development Incentive Tool	Reduction Amount	Reduction Amount	Reduction Amount	Reduction Amount
Tax Exemption ¹ :	n/a	20%	40%	60%
Within North Shore Towne Centre	n/a	additional 20%	additional 20%	additional 20%
Within Tranquille Commercial District	n/a	additional 15%	additional 15%	additional 15%
Within Tranquille South	n/a	additional 10%	additional 10%	additional 10%
Within Brock Shopping Centre	n/a	additional 10%	additional 10%	additional 10%
Within Halston Entry Corridor or 8th Street	n/a	additional 5%	additional 5%	additional 5%
All Other Areas	n/a	n/a	n/a	n/a
Mixed-use Green Development	n/a	additional 10%	additional 10%	additional 10%
Green Development	n/a	additional 5%	additional 5%	additional 5%
Combined Market and Non-market Housing	n/a	additional 10%	additional 10%	additional 10%
DCC Reduction ² :				
Social Housing Units	100%	100%	100%	100%
Small Housing Units	TBD	TBD	TBD	TBD
Green Development	n/a	TBD	TBD	TBD
Parking Requirement Relaxation	n/a	5%	10%	25%
Density Bonus ³	n/a	25%	50%	Maximum Permitted
Public Realm Partnering ⁴	n/a	25%	35%	50%
Planning Process Priorities ⁵	Normal Process	Normal Process	Expedited Process	Expedited Process

¹Exemption Periods are for a maximum of 10 years; exemptions calculated on the increase in total assessed value, post-construction; minimum 50 per cent of roof coverage applies to green roof installation; minimum of 50 per cent of units designated as affordable for combined market and non-market housing developments is required;

²DCC Reductions pertain to the social housing units only; Green Development DCC reductions are "To Be Determined" as part of the Green DCC review taking place 2008-2009; Small Housing Units are self-contained and are no larger than 30 m².

³Density Bonus is an increase limited to the maximum densities identified within Section Four of this Plan and within the North Shore Development Permit Area Guidelines;

⁴Public Realm Partnering (to a maximum of \$100,000) requires the approval of City Council;

⁵Planning Process Priorities will be expedited for all Level 1 developments that incorporate a minimum of 50 per cent of the total units as non-market housing.

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5.6 SIGN REGULATIONS

Significant efforts are put into establishing preferred design guidelines for building facades and for creating livable and functional public spaces along street corridors for pedestrians to interact in and enjoy. Little effort is put into providing direction for the type of sign style, size and location that is appropriate for a community, often with negative and detrimental results. Sign guidelines included in the Development Permit Guidelines were established to work toward creating pedestrian and human-scale urban spaces that are not dominated by auto-oriented signs.

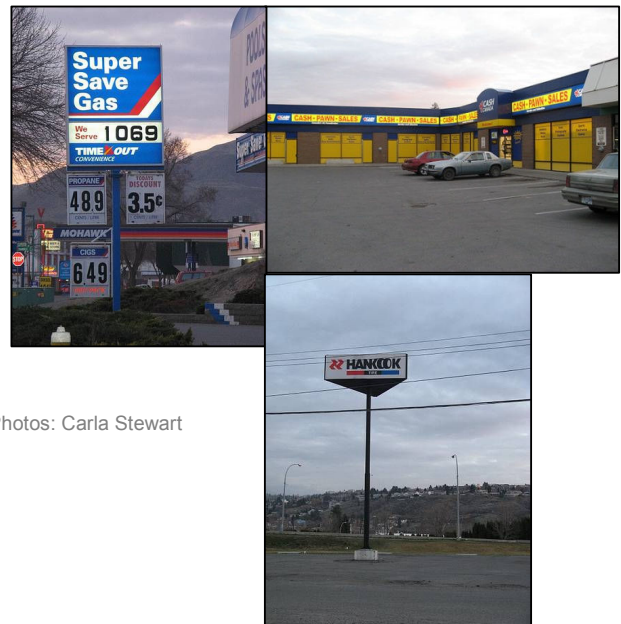
Pedestrian Friendly and Appropriate Signage



POLICY STATEMENTS:

1. The City will support new sign regulations for the North Shore as a way to reduce the corporate commercialization of buildings within a unique character area of Kamloops and as a way to promote and protect a pedestrian-oriented community from the encroachment of auto-oriented structures and designs.
2. The City will support incorporating sign guidelines into the Design Guidelines of the North Shore to ensure that signs are constructed in a coordinated manner with the corresponding business and building and to ensure that signs are of a scale consistent with an environment supportive of pedestrians rather than automobiles.

Vehicle-Oriented Signage



Photos: Carla Stewart

ACTION ITEMS:

- a. Prepare new sign regulations for the North Shore consistent with the North Shore Development Permit Guidelines.

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5.7 NON-CONFORMING USES

The preparation of the North Shore Neighbourhood Plan and supporting North Shore Zoning Code represent the first set of policy and regulations that are unique and tailored to the North Shore community. Challenges will exist during implementation of this new Plan, particularly as the need for sustainable, high quality and appropriate development outweighs the need for development at all costs. The policies in this document will require a creative and innovative way to do business which can and often does encounter resistance. There will also be areas of the North Shore that currently have legitimate uses taking place that will change to a legal, non-conforming status after the adoption of this Plan and the new Zoning Code. For the greater good of the whole of the North Shore, as well as the rest of the city, redeveloping these areas of transition are key opportunities to support a new vision and to provide leadership toward a healthier, preferred future.

POLICY STATEMENTS:

1. The City will recognize that any land designation and/or use existing at the date of the adoption of this planning document and supporting regulating zoning code, shall be considered pre-existing non-conforming and shall be subject to the legislation established in the Local Government Act.

Areas of Transition



Airport Entry Corridor; Photo: Carla Stewart



Ord Road; Photo: Carla Stewart



Tranquille Commercial District; Photo: John Popoff



North Shore Towne Centre; Photo: Carla Stewart

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5.8 OFFICIAL COMMUNITY PLAN AMENDMENTS

The preparation of the North Shore Neighbourhood Plan has been complex and spanned nearly three years of work with stakeholders, the community and an advisory committee. As the first ever comprehensive land use plan for the North Shore, there has been a significant amount of effort put into ensuring that all issues have not only been identified but have been addressed in an appropriate manner consistent with the community's vision and goals.

The public has been involved in the preparation of the Plan and have endorsed a vision and a set of goals and principles for their preferred future. Similar to the Corporate Strategic Plan, these goals and principles are to be used to measure the appropriateness of new development within the North Shore, becoming the criteria to meet. The policies and regulations established under this Plan provide the preferred road map of directions on how to proceed with the evolution of a community. Therefore, when development proposals are being considered that are in contravention of this Plan, an amendment to the Official Community Plan is required.

Engaging in a community monitoring program is also essential to determining the successes of a plan. Performance indicators can be established to gauge whether a community has benefited from the policies in a land use plan or not. These indicators can include, but are not limited to, the amount of green space per capita, availability of public transportation, a reduction in crime, an increase in community activities, changes in social characteristics, and improvements in the environment. A performance indicator for the North Shore Neighbourhood Plan will also help Council determine direction in future decisions, budget allocations, citizen health, business vitality and visitor satisfaction; all important elements in creating a healthy and sustainable community, city and region.

POLICY STATEMENTS:

1. The City will support limiting Official Community Plan amendments for the North Shore Neighbourhood Plan for development proposals that are not respectful of the vision, goals and principles of the Plan. Official Community Plan amendment proposals will be reviewed on the following criteria:
 - the suitability of the site or area for the proposed use, especially in relation to other sites and areas of the North Shore and/or the city;
 - compatibility of the proposed use with adjacent land use designations;
 - the need for the proposed use in light of projected population and employment targets;
 - the relationship of the application to the planned function of the site or neighbourhood;
 - the extent to which the existing areas of the North Shore, that are designated for the proposed use, are developed or available for development;
 - the impact the proposed use will have on sewer and water systems, transportation systems, community facilities and the natural environment;
 - the efforts put toward creative, innovative and sustainable designs; and
 - the efforts put toward appropriate design and compatibility with the adjacent neighbourhood and the fiscal implications of the proposed amendment on the North Shore and the city as a whole.
2. The City will support developing and using a Performance Indicator review for the North Shore Neighbourhood Plan to identify if adjustments are needed.

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