ABERDEEN plan
### Creating Community...Together

- In the fall of 2007 the City of Kamloops initiated a process to complete the Aberdeen Plan.

- The Aberdeen Plan area is shown on the map below and covers existing Aberdeen neighbourhoods and areas proposed for future development.

- The Aberdeen Plan will be adopted as a component of KAMPLAN: the Official Community Plan and will guide future land use change in this area of the City.
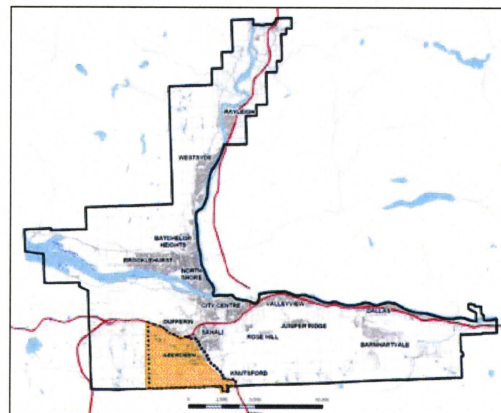
Coal Hill

Future Development

Pineview Valley

Aberdeen
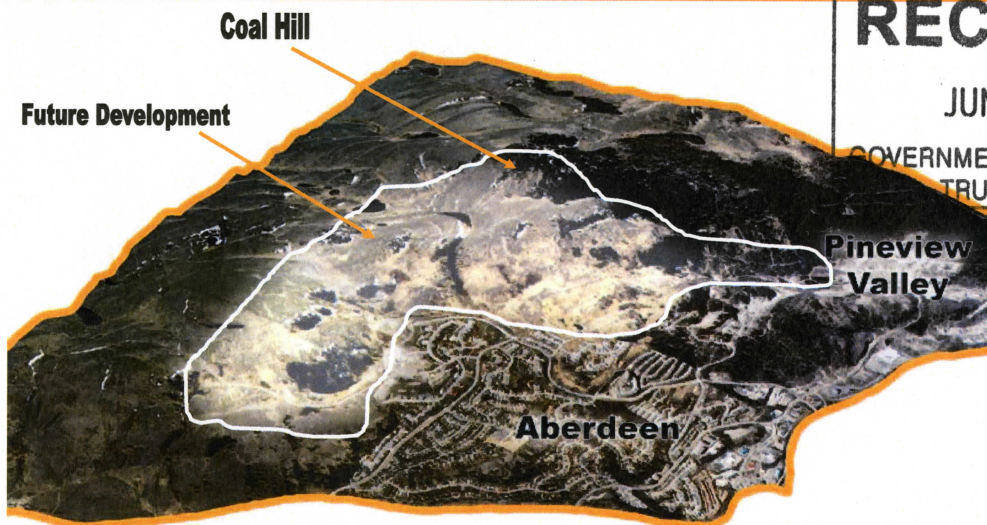
We want to hear from you!

- City staff and the consultants are available to answer your questions.
- Please take a comment sheet and record your thoughts after you view the presentation panels.
- Panels may also be viewed at www.kamloops.ca.

Please Note

Many of the properties addressed in this plan are privately owned.

The public should not be accessing private lands while the land is undeveloped.

**Phase I
2005 - 2007**

Identify Issues, Concerns, Planning Opportunities and Constraints

↓

Prepare Background Document

↓

Groundwater Research And Recommendations

↓

**Phase II
2007 - 2008**

Generate Land Use and Development Concepts

↓

Public Information Open House ⟸ WE ARE HERE

↓

**Phase III
2008**

Finalize Land Use and Servicing Plan

↓

Presentation of Preferred Land Use and Development Strategy

↓

Submit Plan to Council for Consideration and Approval ⟸ TARGET - March 30/08

KAMPLAN Growth Projections

Population in Kamloops	Existing 2003 (80,000)	2021 (100,000)	2036 (120,000)
Population in Sahali, Dufferin & Aberdeen	20,550	27,700	39,750

Growth Projections for Aberdeen

Aberdeen	2006	2036 (or Build-out)
Population	8,475	16,500 to 18,500

KAMPLAN

The Official Community Plan ...

An Official Community Plan (OCP) is a general statement of the policies of the City of Kamloops about the form and character of land uses and servicing requirements . The OCP is used to guide decisions to be made by City Council when considering applications for various types of development.
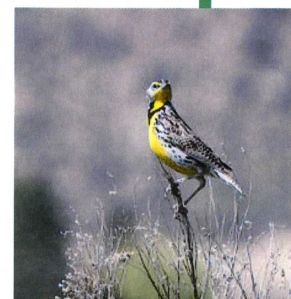
A Neighbourhood Plan ...

- Outlines in detail how the Aberdeen "Neighbourhood" may develop.

- Shows where various housing forms and land uses such as schools, parks and local amenities will be located.

- Sets out how the area will function in terms of streets and utilities and the scheduling for servicing.

- Allows Council to establish, by by-law, a vision for the future that can guide future applications for development (e.g. subdivision and rezoning applications).

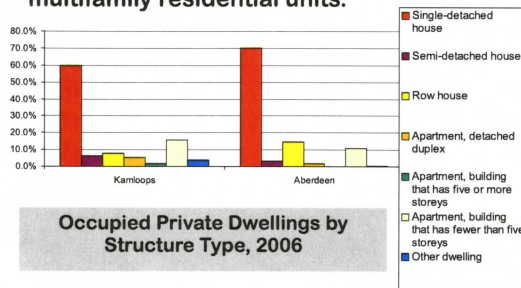## Directions for the Aberdeen Neighourhood

- Broad range of choice of housing.

- Housing meets needs of various age groups, family types, lifestyles and incomes.

- Compact, cost-effective, sustainable community.

- Protect sensitive and hazardous environments (e.g. stream corridors, steep slopes).

- Provide required amenities (e.g. schools, trails, parkland, open space, limited neighbourhood commercial, fire hall).

Housing ...

... from the 2006 Census

- Approximately 10% of the City's population lives in Aberdeen.

- Average household size is 2.6 persons.

- KAMPLAN encourages neighbourhoods to have close to a 60/40 split between single family and multifamily residential units.

Occupied Private Dwellings by Structure Type, 2006

Legend:
- Single-detached house
- Semi-detached house
- Row house
- Apartment, detached duplex
- Apartment, building that has five or more storeys
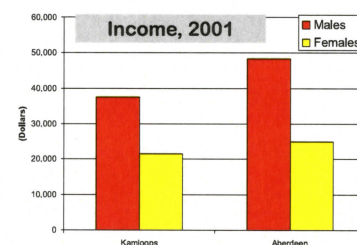- Apartment, building that has fewer than five storeys
- Other dwelling

- 70% of the housing in Aberdeen is single family detached.
- 60% of the housing in Kamloops as a whole is single family detached.
- 75% of all dwellings in Aberdeen were constructed between 1986 and 2006.

Income ...

- Incomes are higher in Aberdeen than in the City as a whole.

Income, 2001 — Males, Females

Population ...

- High proportion of residents are in the middle of their lifecycle. The median age is 39.5 years.

- 33% of households consist of a couple with children. This is slightly higher than in Kamloops as a whole, where only 25% of households consist of a couple with children.
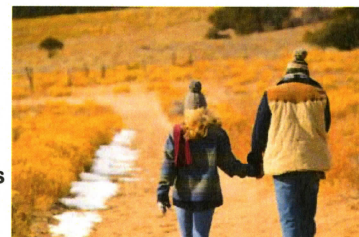
Please note:

- Trail and open space designations will not occur until development proceeds. While these areas are undeveloped they remain private property.

- Trails will not be extended onto adjoining Agricultural Land Reserve (ALR) as these areas will continue to be operated as active farmland, at least for the term of this plan.

Option A—Preferred Municipal Strategy

- Steep slopes will be designated as open space as development proceeds. For example, future development on the Coal Hill slopes will be buffered by undeveloped open space.

- Trails will be developed in the open space and along these slopes, often using existing access roads/trails.

- Eventually, as lands develop, a trail network will link with Kenna Cartwright Park through Pineview Valley.

- The City will work with local developers to add park space to create an Aberdeen District Park.

- A District park includes multiple spaces for active recreation (ball fields) and passive recreation associated open space.

- New fields and District Park facilities will be connected by neighbourhood trails to the existing recreation facilities at Pacific Way Elementary.
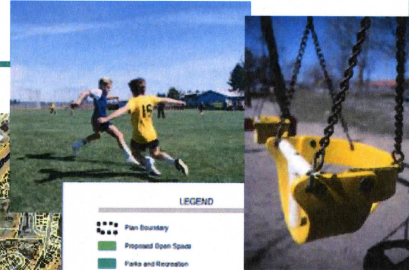
Golf Course Options:
A. The lower nine holes of the Aberdeen Golf Course will be designated as Golf Course and continue to be operated as a golf course, or
B. The developer may designate lands on the perimeter of the Links subdivision as open space and develop the remainder.

- Guerin Creek is an environmentally sensitive ecosystem where people enjoy walking.

- Careful development of trails is necessary to protect the sensitive landscape.

- Open space will be dedicated across the slopes to continue the Skyline Park through to Guerin Creek.

- The Skyline view trail will be extended.

- Existing forest cover will be retained.

Please note:

- Trail and open space designations will not occur until development proceeds. While these areas are undeveloped they remain private property.
- Trails will not be extended onto adjoining Agricultural Land Reserve (ALR) as these areas will continue to be operated as active farmland, at least for the term of this plan.

Option B—Preferred Developer Strategy

- New park space will include a field for active recreation and associated open space.

Golf Course Options:
A. The lower nine holes of the Aberdeen Golf Course will be designated as Golf Course and continue to be operated as a golf course, or,
B. The developer may designate lands on the perimeter of the Links Subdivision as open space and develop the remainder.
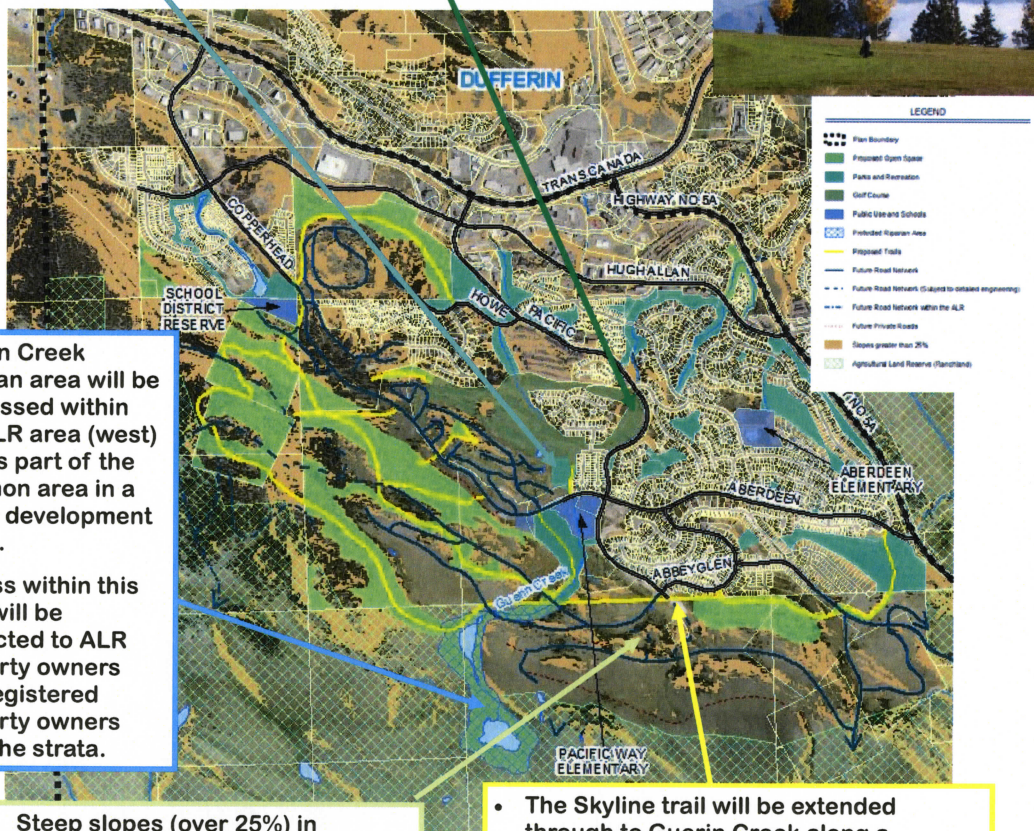
- Guerin Creek riparian area will be addressed within the ALR area (west) and as part of the common area in a strata development (east).

- Access within this area will be restricted to ALR property owners and registered property owners from the strata.

- Steep slopes (over 25%) in Edinburgh Heights are envisioned to be retained within a strata as part of the undeveloped common area of the strata.

- Most of the existing forest cover and portions of the grasslands will be retained, with new single family residential units dispersed throughout.

- The Skyline trail will be extended through to Guerin Creek along a corridor straddling the Aberdeen Hills/ Edinburgh Heights property line.

Three alternative **neighbourhood commercial** sites are being considered:

1. a neighbourhood centre on Copperhead Drive;

2. commercial use with the existing Golf Course; and,

3. a village centre as part of the Edinburgh Heights project.

Neighbourhood commercial uses will be in small scale developments and will provide local services for local residents (e.g. small market or personal services) to:

. enhance the sense of neighbourhood identity;
. create a more complete sustainable community; and,
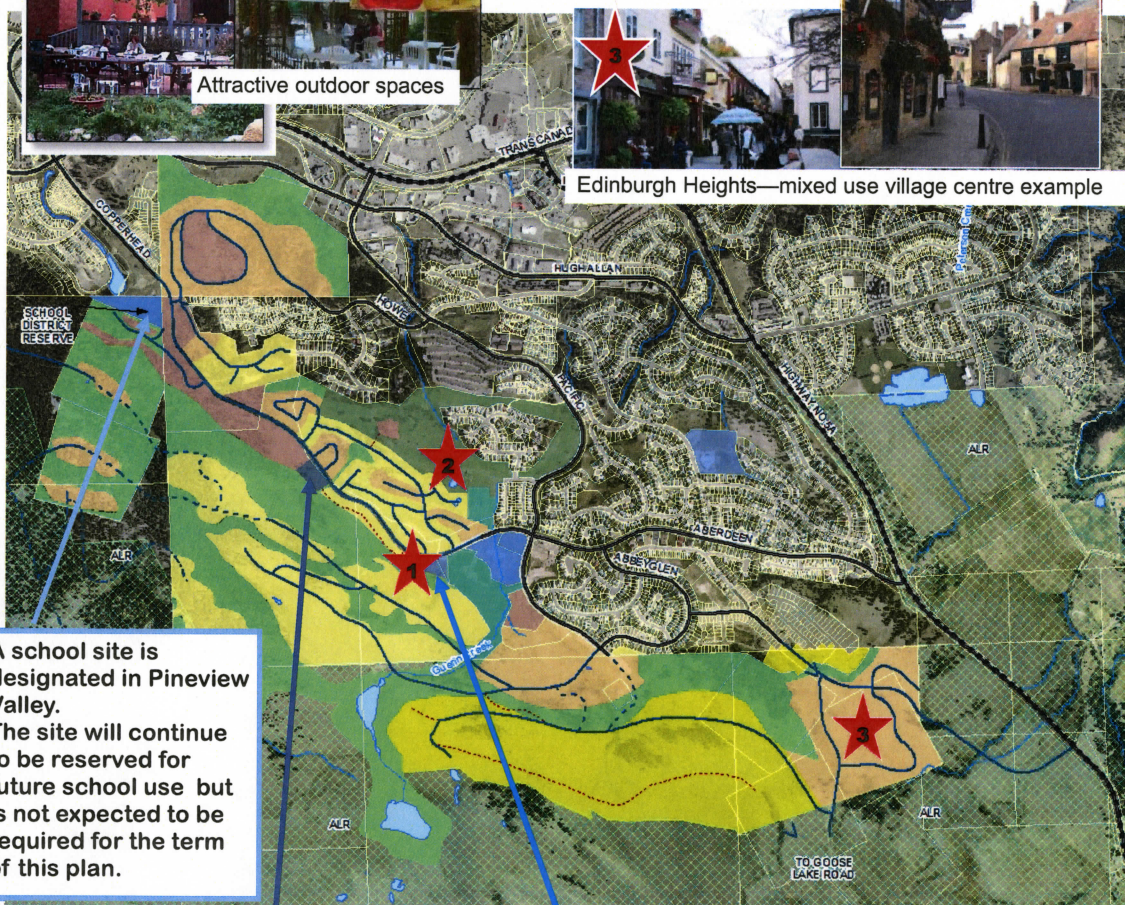. support a diversity of land uses and lifestyles.

residential/commercial design example.
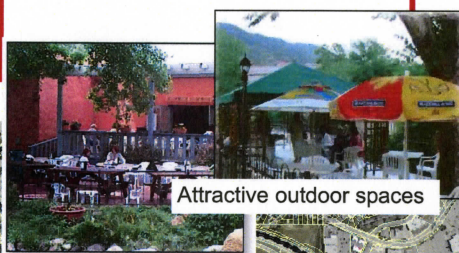
Attractive outdoor spaces

Edinburgh Heights—mixed use village centre example

- A school site is designated in Pineview Valley.
- The site will continue to be reserved for future school use but is not expected to be required for the term of this plan.

- A site will be designated for either a church or a multifamily development.

- A new Fire Hall will service Aberdeen and the surrounding neighbourhoods.

- Aberdeen will continue to be a "residential" neighbourhood with some small scale commercial areas that are expected to service the local neighbourhood population.
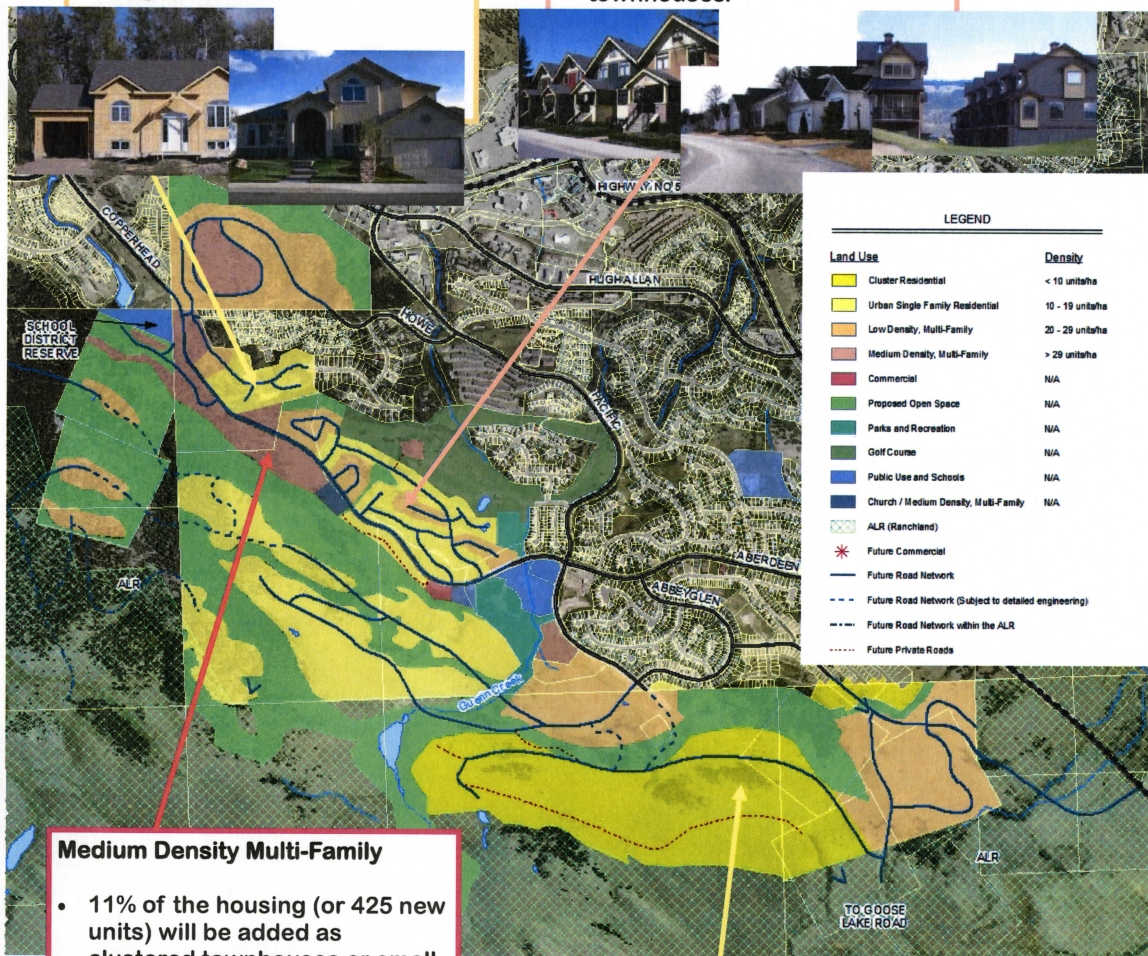
KAMPLAN encourages:

- Housing for various age groups, family types, lifestyles and incomes.
- Compact, cost effective, development.
- A choice of housing types (apartments, houses, townhouses).

Urban Single Family Residential

- 28% of the housing or 1100 new single family units will be added to the Aberdeen neighbourhood.

Low Density Multi-Family

- 56% of the housing (or 2150 new units) will be added as low density stratas, row houses or townhouses.

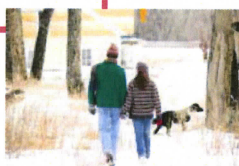| LEGEND	
Land Use	**Density**
Cluster Residential	< 10 units/ha
Urban Single Family Residential	10 - 19 units/ha
Low Density, Multi-Family	20 - 29 units/ha
Medium Density, Multi-Family	> 29 units/ha
Commercial	N/A
Proposed Open Space	N/A
Parks and Recreation	N/A
Golf Course	N/A
Public Use and Schools	N/A
Church / Medium Density, Multi-Family	N/A
ALR (Ranchland)	
Future Commercial	
Future Road Network	
Future Road Network (Subject to detailed engineering)	
Future Road Network within the ALR	
Future Private Roads	

Medium Density Multi-Family

- 11% of the housing (or 425 new units) will be added as clustered townhouses or small apartment style housing.

Cluster Residential in Rural/Natural Setting

- 5% of the housing (or 200 new units) will be added as clustered single family housing in strata developments.
- Housing will be interspersed with undeveloped open space protected as either common areas within the strata or public open space.
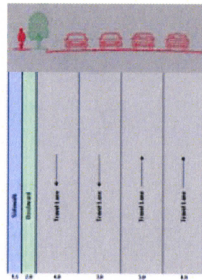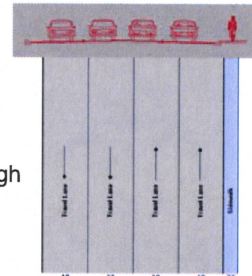
The proposed land use plan provides for approximately 3900 new housing units and will meet KAMPLAN goals for 10,000 more persons in Aberdeen by 2036.

Copperhead Drive
Versatile Drive to Howe Extension
Long Term > 10 years

- shared bike/ vehicle curb lane
- moves high traffic volumes

Pacific Way
Hugh Allan Drive to Howe Road
Long Term > 10 years

- shared bike/vehicle curb lane
- existing sidewalk
- moves high volumes
- no separation of through lanes
- no boulevard

LEGEND

- Plan Boundary
- Existing Major Road Network
- Future Road Network
- Future Road Network (Subject to detailed engineering)
- Future Road Network within the ALR
- Future Private Roads
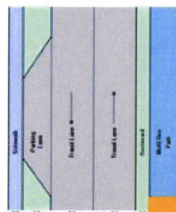- 10 meter Contours

- optional roundabout on Copperhead Drive at commercial site.

- road connections are planned but are in ALR so may not be feasible over the long term.

Potential New Road
- this proposed road will ultimately benefit the neighbourhood by relieving traffic congestion on lower Pacific way & Copperhead Drive
- the proposed road is still private property, located within the ALR and requires ALC approval.

Upper Copperhead Drive
south of Howe Road

- 2 lanes
- periodic parking pockets
- multiuse path
- relatively low volumes
- boulevards

Pacific Way
Howe Road to Aberdeen Drive

- low volumes
- good alternate vehicle options (bike lane)
- sidewalks

Aberdeen Drive/Pacific Way Intersection Improvements

School Zone Gateways
- raise the awareness of the school zone with a centre median and three school zone signs.

Roundabout
- reduces speed of travel and requires crossing one direction of travel at a time.

Curb Extensions
- reduce speed of travel by narrowing the road
- can also reduce pedestrian crossing distances

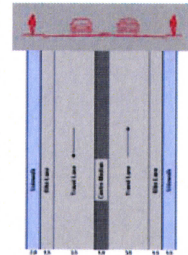# Road Intersection Improvements

❶ Copperhead & Versatile

- Long term - installation of a traffic signal with advanced arrow for southbound left turn.

❷ Hugh Allan & Versatile

- Long term - installation of a traffic signal.

**❸ Hugh Allan & Trans Canada** (MoT Jurisdiction)

- Long-term - traffic signal to reduce queue on highway.

❹ Pacific Way & Hugh Allan (MoT Jurisdiction)

- Protected movements (arrow) for eastbound and northbound left turns.
- Long-term — Hugh Allan - additional eastbound and westbound lands.

❺ Hugh Allan & Copperhead

- Short-term — intersection to include two through lanes and a left turn lane in northbound and southbound directions.
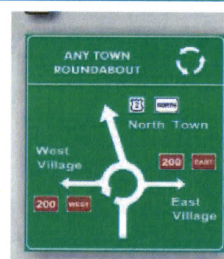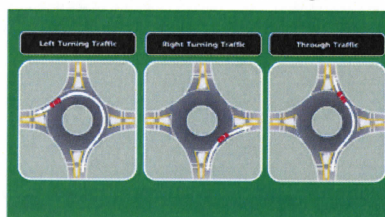- Long term - installation of a traffic signal
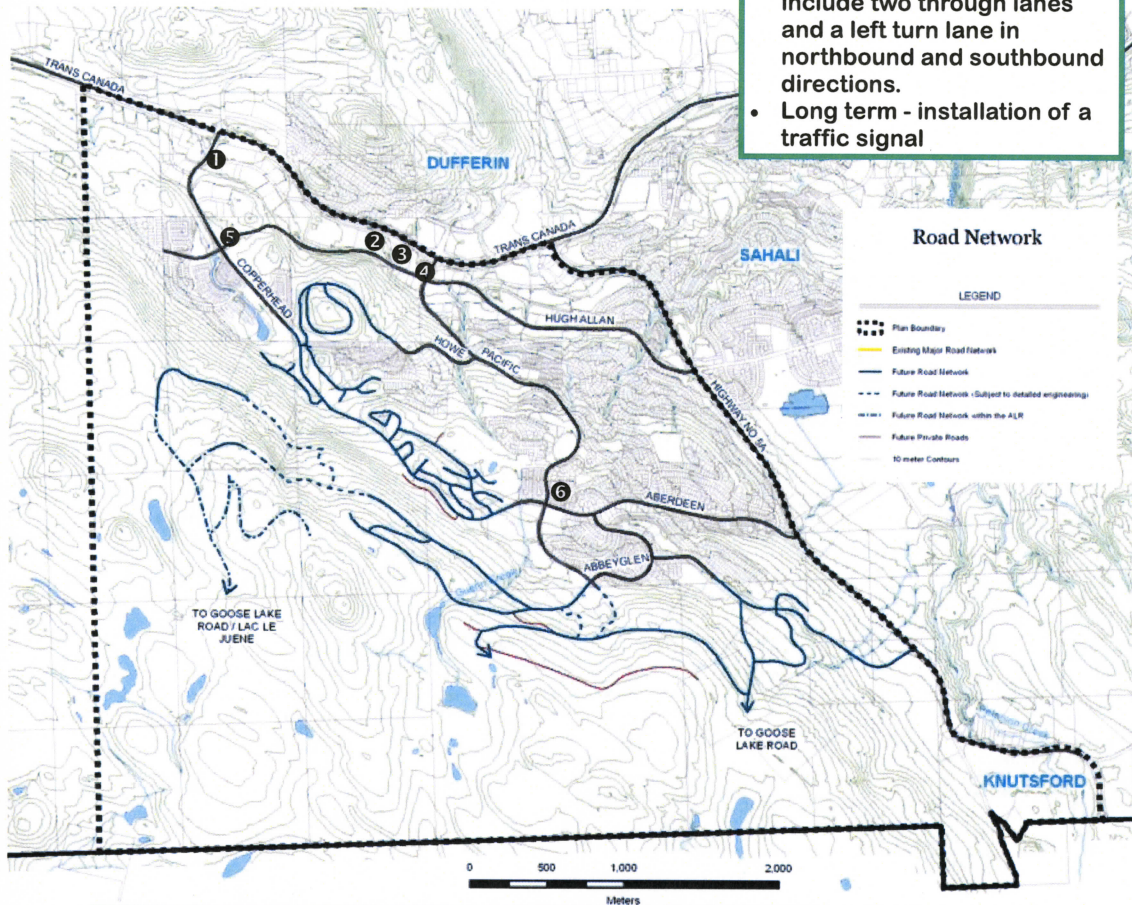
❻ Pacific Way & Aberdeen Drive intersection

- Installation of a roundabout to handle the traffic movements smoother and provide better pedestrian facilities for students.

The Roundabout — How to get around

Grasslands

The City of Kamloops is partnering with the Grasslands Conservation Council (GCC) to identify environmentally sensitive areas within the Aberdeen development area and will seek opportunities to integrate their recommendations into the Aberdeen Neighbourhood Plan.

Grassland inventories indicated:
- 10 distinct ecological 'communities'.
- 100 plant species including 3 trees; 9 shrubs; 57 forbs (including wildflowers); 27 grasses; rushes and sedges; 14 mosses and 13 lichens.
- 45 bird species - including the Sandhill crane.
- Five mammals - including coyote, black bear, mule deer, red squirrel and gopher/moles.

Grassland Conservation Council—Habitat Protection Recommendations
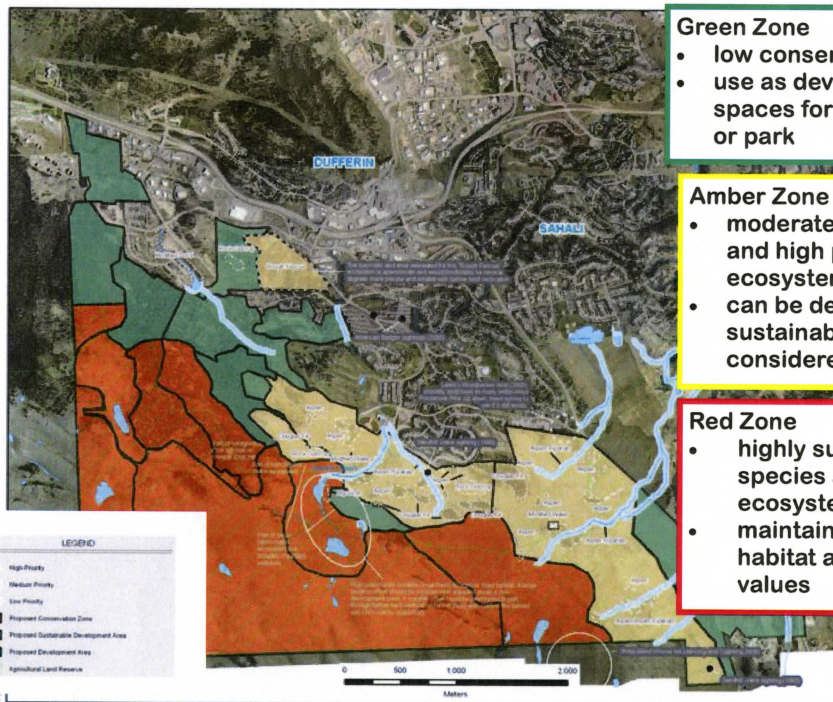
Green Zone
- low conservation value
- use as development area with spaces for urban green space or park

Amber Zone
- moderate conservation value and high priority sensitive ecosystems such as wetlands
- can be developed but sustainability practices will be considered

Red Zone
- highly suitable habitat for species at risk and rare ecosystems
- maintain ecological, wildlife habitat and agricultural values

Environmentally Sensitive Areas

- Guerin Creek is recognized as an environmentally sensitive area through the existing Kamplan designations.
- A setback from Guerin Creek will be required as development proceeds.
- Development Permit Area Guidelines will be used to direct development in environmentally sensitive areas.
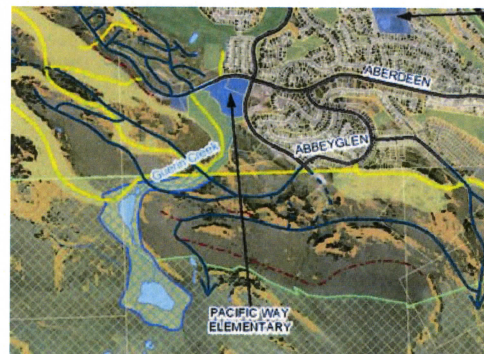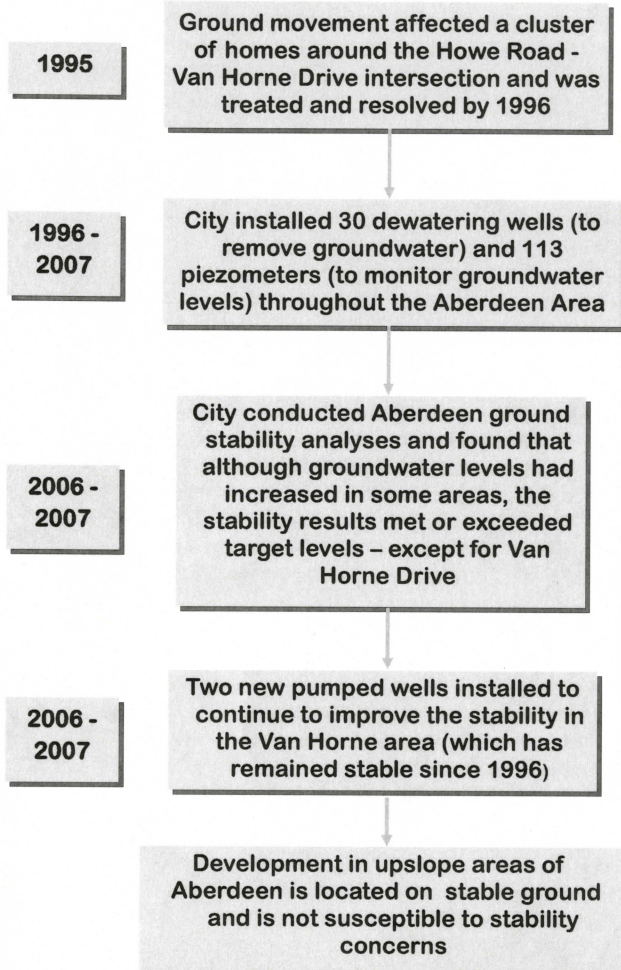
Wildfire Interface Areas

- New development will recognize that portions of Aberdeen are located within the urban / wildfire interface area.
- Guidelines for new development include:
  - education on interface issues and the role that property owners have to protect their investment.
  - limitations on building materials (e.g. fire resistant roofing and siding materials).
  - setbacks from adjoining forests.
  - provision of water supply facilities that are adequate for fire suppression.
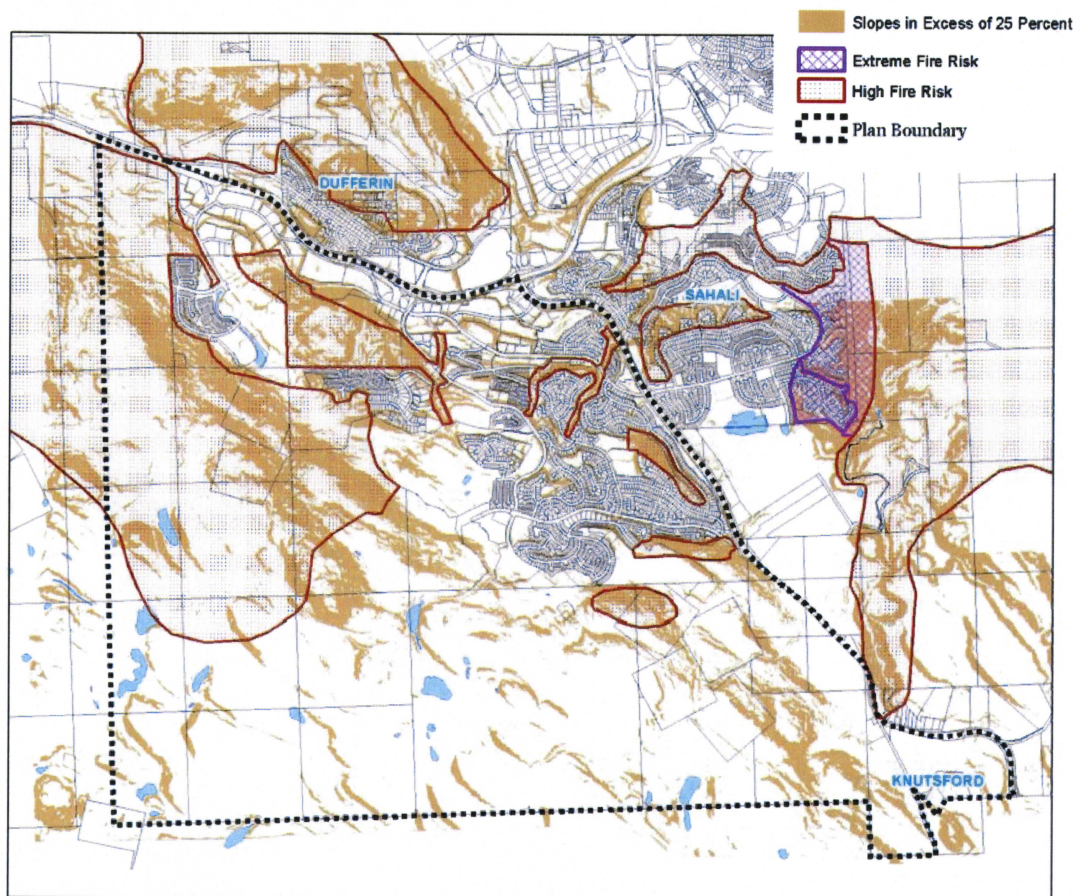
Steep Slopes

- Slopes steeper than 25% shall be designated as open space unless technical assessments support incorporating steep lands into the overall development.
- Hillside development standards (e.g. narrower roads) may be suitable for this area if the following technical concerns can be addressed:
  - movement of pedestrians
  - snow removal and storage
  - parking
  - provision of open space buffers

History

1995	Ground movement affected a cluster of homes around the Howe Road - Van Horne Drive intersection and was treated and resolved by 1996
1996 - 2007	City installed 30 dewatering wells (to remove groundwater) and 113 piezometers (to monitor groundwater levels) throughout the Aberdeen Area
2006 - 2007	City conducted Aberdeen ground stability analyses and found that although groundwater levels had increased in some areas, the stability results met or exceeded target levels – except for Van Horne Drive
2006 - 2007	Two new pumped wells installed to continue to improve the stability in the Van Horne area (which has remained stable since 1996)

Development in upslope areas of Aberdeen is located on stable ground and is not susceptible to stability concerns

well drilling

"typical" dewatering well infrastructure

monitoring equipment is installed with wells

Current Status

- Council adopted policy for development in the Aberdeen Area which outlined procedures for approvals of new developments and included the required installation of monitoring devices and restrictions on the amount of water put into the ground.
- The Aberdeen Area stability is dependent on continuous groundwater treatment
- The City is reviewing sustainable long-term options for addressing the Aberdeen groundwater issue.
- Council policy requires definitive engineering reports, which consider impacts on downslope groundwater, prior to approving upslope development.

Future Plans

- The City is committed to maintaining the existing Aberdeen Area groundwater treatment program and annual stability assessment.
- All of Aberdeen is expected to be reviewed again as part of the next annual stability assessment (late 2007 / early 2008).

Visit **www.kamloops.ca** to read the City's *Aberdeen Groundwater Area Information Summary (Oct 2007)*.

Servicing

Water

- Water supply is not considered to represent a development constraint from the perspective of available capacity in Aberdeen. New development will require the construction of new reservoirs.
- New development typically involves areas at higher elevations and at least 2 new reservoirs will be required.
- Water is not considered an issue given Council's policy of requiring the installation of water meters for all new development.

Water System

Future Coal Hill Reservoir

Future Edinburgh Heights Reservoir
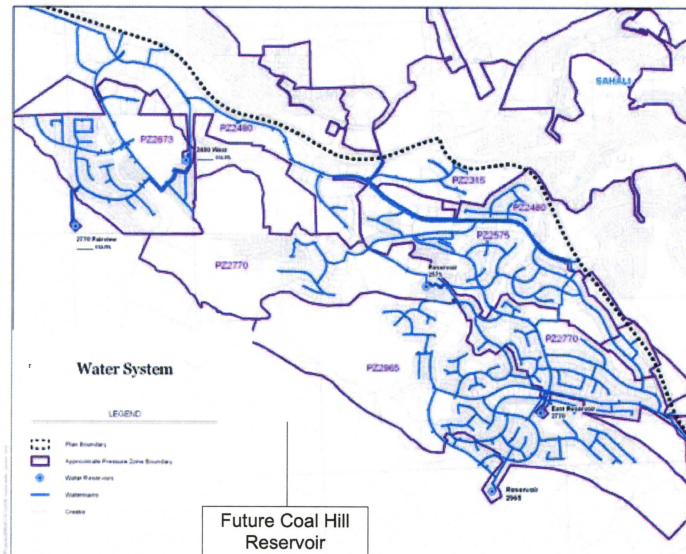
Sanitary Sewer

- Sanitary sewer modeling in 2003 assessed service demand for a population greater than 10,000 persons and concluded that this population could be accommodated without major upgrades to the system.

Sewer System
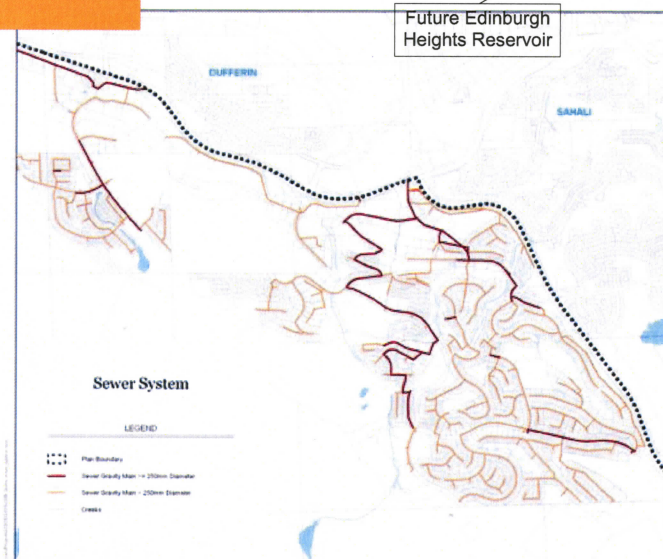
Stormwater Management

- Continued collection by piped systems that discharge stormwater out of the plan area.
- Stormwater infrastructure must be integrated with groundwater management strategies.

Transit

- Aberdeen Drive and Copperhead Drive are major roadways and would be identified as transit roads.
- The Aberdeen Drive and Pacific Way intersection would be a transit transfer point.