

Proposed Growth Structure

COMMERCIAL

The current Official Community Plan’s Commercial land use designation covers a broad area with diverse policies that make it challenging to provide precise guidance on where and how the city should grow. The proposed Mid-Rise Commercial, Highway and Service Commercial, and Local Commercial designations provide clearer direction on the different types of commercial and residential uses, which have varying impacts on surrounding residents and businesses. Provincial legislation prohibits holding a public hearing for a rezoning application for a residential development proposal, which is consistent with the OCP. With the proposed changes, rezoning applications that propose different uses or residential densities than those supported in the applicable land use designation would require an OCP amendment application process with a public hearing.

PROPOSED CHANGES:



Local Commercial

GOAL: Provide small-scale and local-serving commercial amenities while creating walkable gathering places for surrounding neighbourhood residents.

The Local Commercial designation supports and provides direction for maintaining and expanding opportunities for neighbourhood commercial amenities such as small grocery stores, convenience stores, daycares, and restaurants, as well as multi-unit development or caretaker’s suites.

Density Limit: 1.5 floor area ratio



Highway and Service Commercial

GOAL: Establish a strong, diversified commercial base to provide employment and a high level of service to residents and visitors.

The Highway and Service Commercial designation supports a full range of service and highway commercial uses, including retail, automobile sales and services, light industry, and hotel uses to meet the needs of Kamloops residents and the travelling public. Multi-unit residential development may be supported on a case-by-case basis.

Density Limit: 3.0 floor area ratio



Mid-Rise Commercial

GOAL: Support the development of vibrant, pedestrian-oriented, mixed-use Mid-Rise Commercial areas that accommodate residential growth and provide a high level of services and amenities.

The Mid-Rise Commercial designation supports a broad range of commercial amenities and high-density mid-rise housing in proximity to town centres and provides a transition area from higher-density town centres to lower-density residential areas. The Mid-Rise Commercial designation encompasses defined neighbourhood centres and places a strong emphasis on streetscape improvements.

Density Limit: 3.6 floor area ratio

KAMPLAN COMMUNITY VALUES:

Develop Complete Neighbourhoods

Support Urban Densification

Support the Availability of Diverse Housing Options

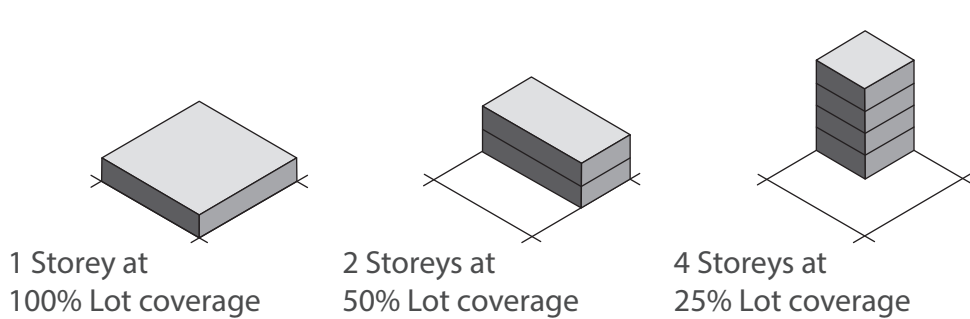
Optimize Existing Municipal Infrastructure

Improve Transportation and Connectivity

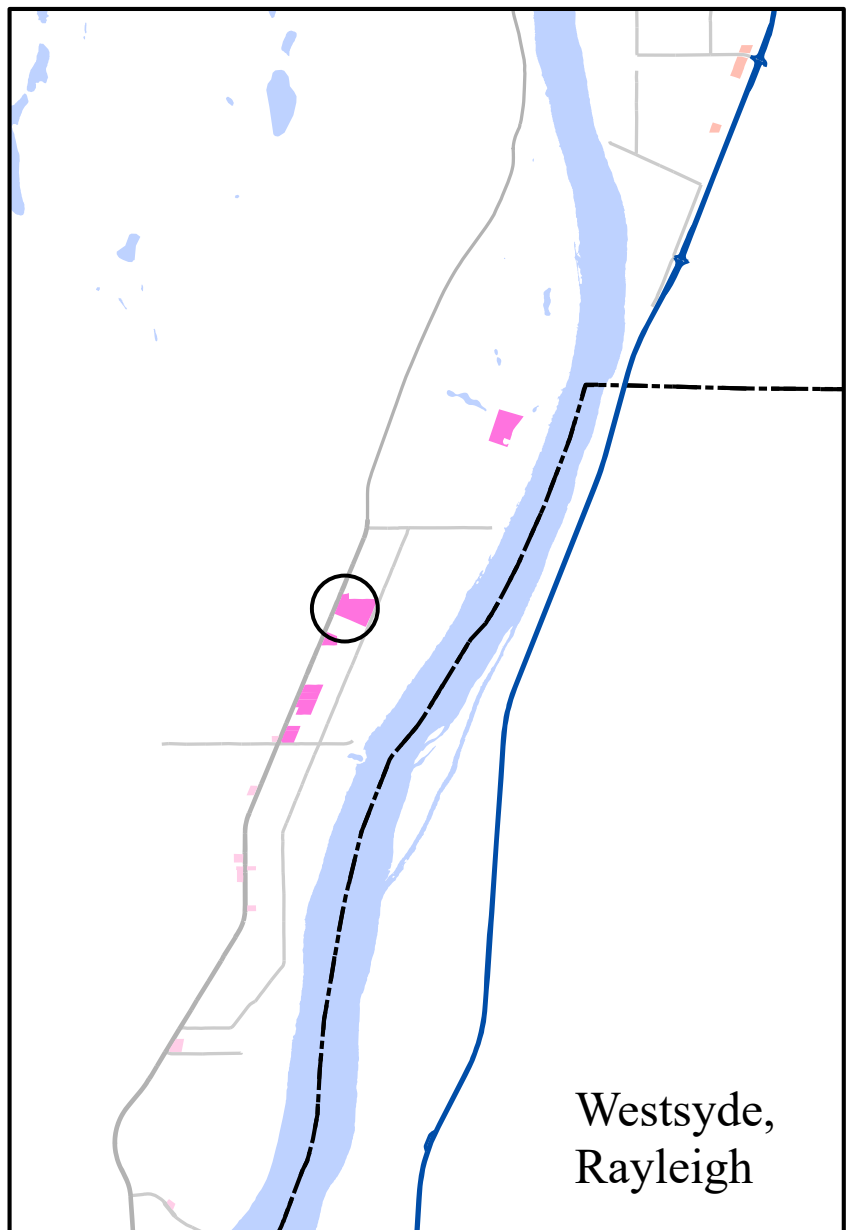
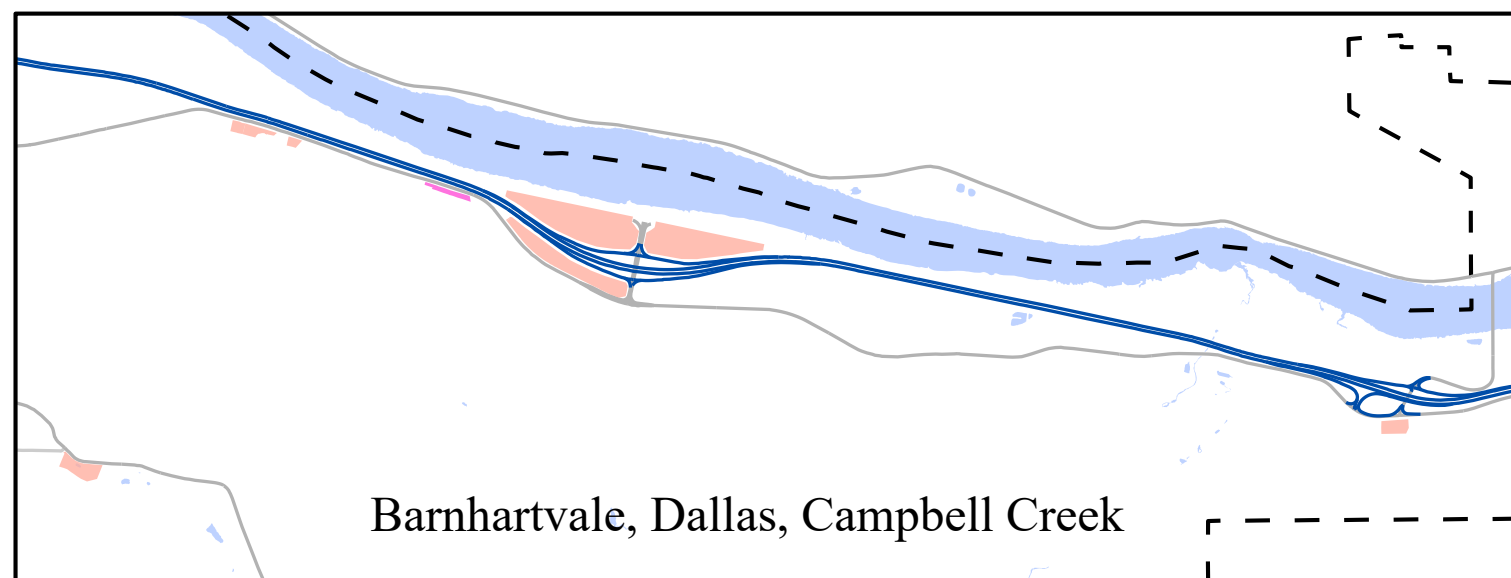
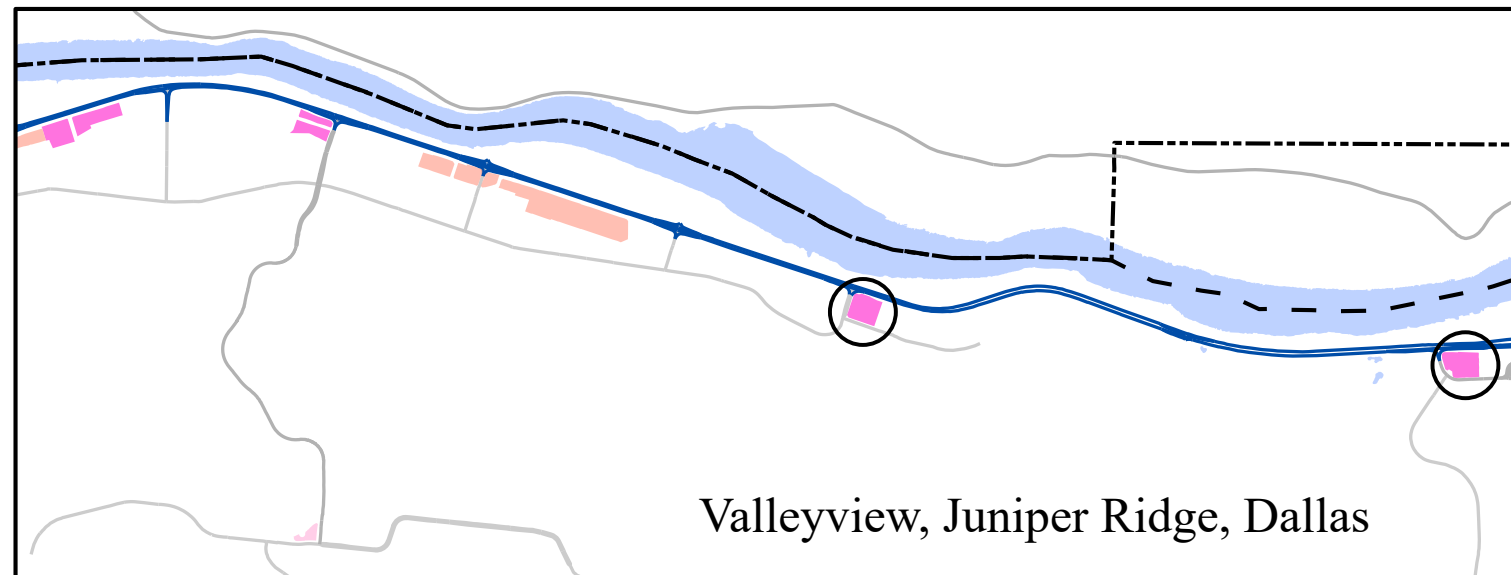
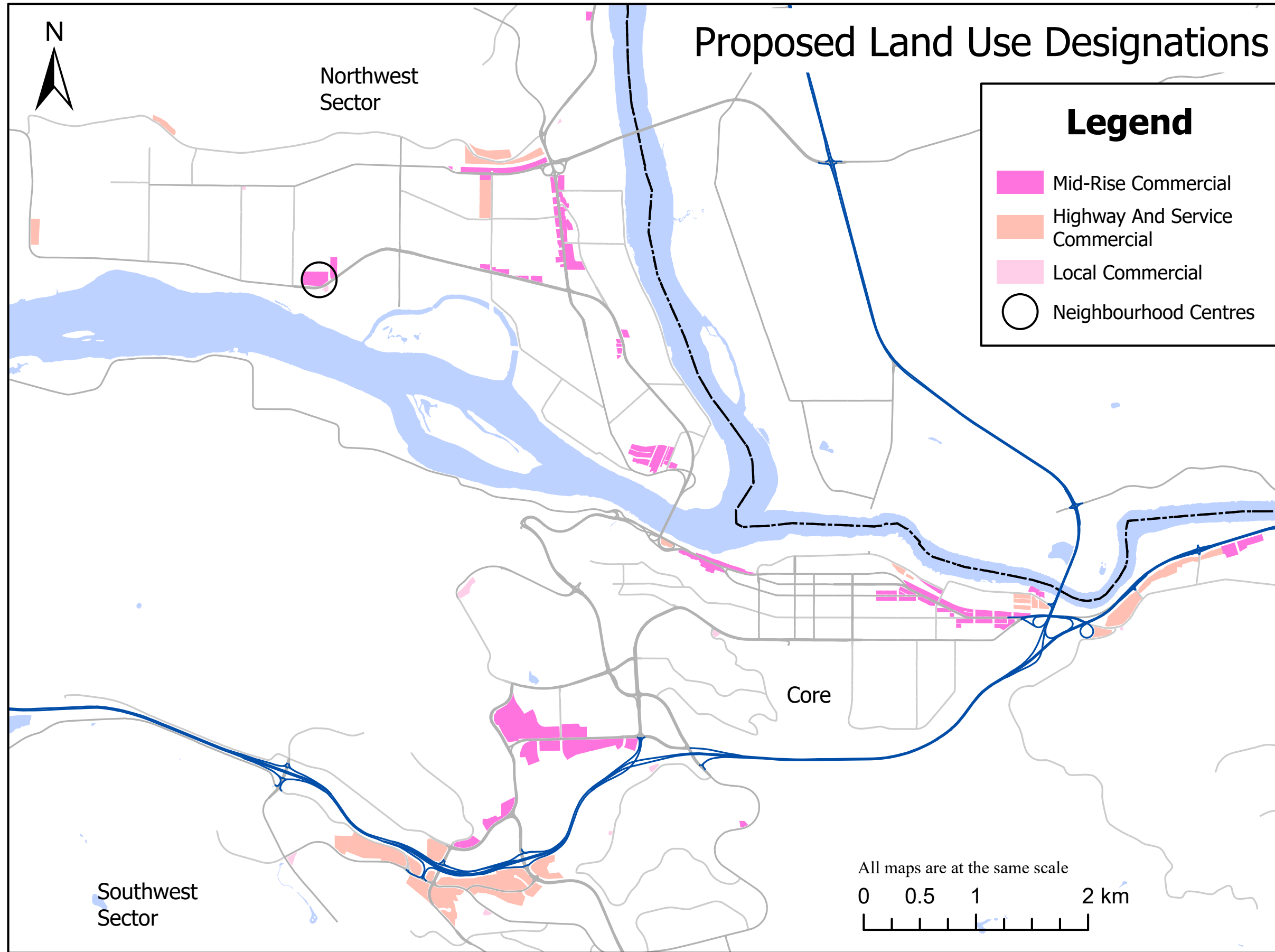
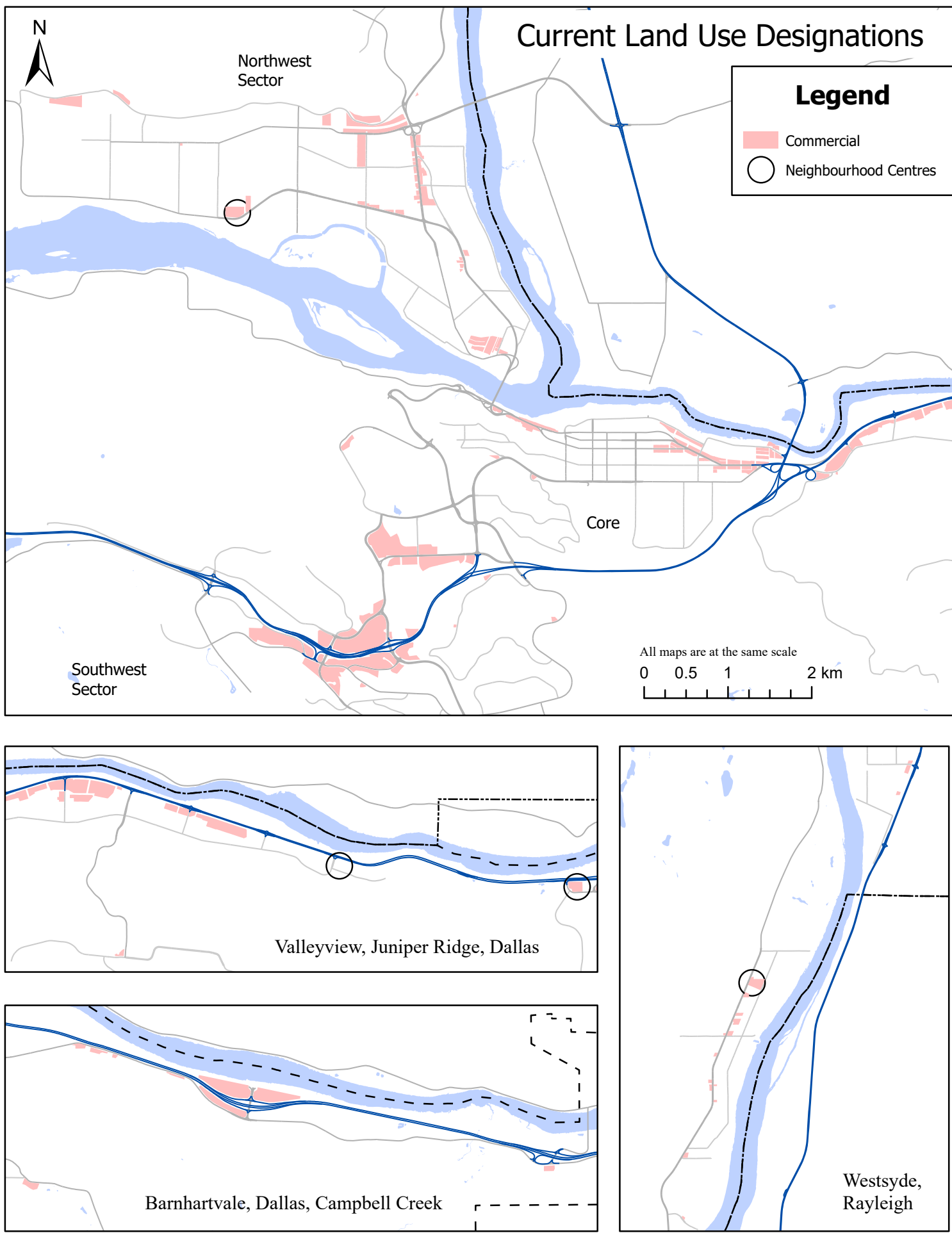
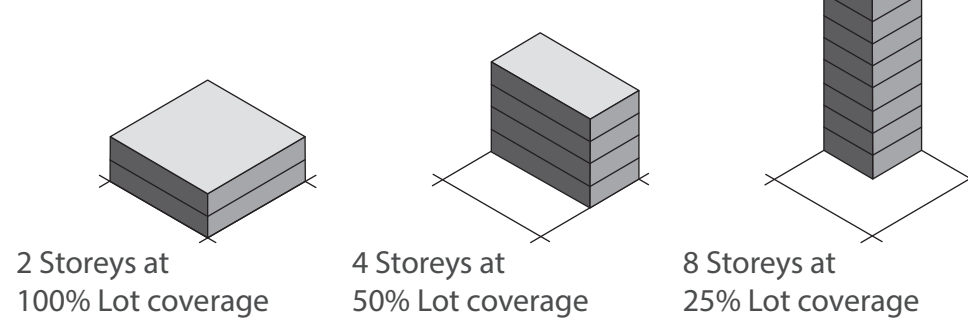
Promote Economic Resiliency

FLOOR AREA RATIO (FAR)

A Lot with a FAR of 1.0 could be built as follows:



A Lot with a FAR of 2.0 could be built as follows:



Proposed Growth Structure



URBAN

GOAL: Focus development within existing urban areas and support a diversity of housing types to meet people’s needs

The current Urban designation covers diverse areas with broad ranges of policies that make it challenging to provide precise guidance on where and how the city should grow. The proposed High-Rise Urban, Mid-Rise Urban, and Low-Rise Urban designations provide clearer direction on the different densities and types of urban residential uses that can be anticipated in any given neighbourhood. Provincial legislation prohibits holding a public hearing for a rezoning application for a residential development proposal, which is consistent with the Official Community Plan. With the proposed changes, rezoning applications that propose different uses or residential densities than those supported in the applicable land use designation would require an Official Community Plan amendment application process with a public hearing.

PROPOSED CHANGES:



High-Rise Urban

The intent of the High-Rise Urban designation is to provide opportunities for the City’s tallest, highest-density residential buildings in areas immediately adjacent to town centres. Currently, this is limited to a small area on Columbia Street between 1st Avenue and 3rd Avenue. The High-Rise Urban designation also provides a designation that other properties could be redesignated to, should a development propose density and height above that of the Mid-Rise Urban designation (public hearing required).

Density Limit: 5.0 floor area ratio

Height Limit: no height limit



Mid-Rise Urban

The intent of the Mid-Rise Urban designation is to provide opportunities for apartment buildings and other building forms that benefit from a higher density limit than the Low-Rise Urban designation. The designation is limited to areas adjacent to town centres and major corridors.

Density Limit: 2.5 floor area ratio

Height Limit: six storeys

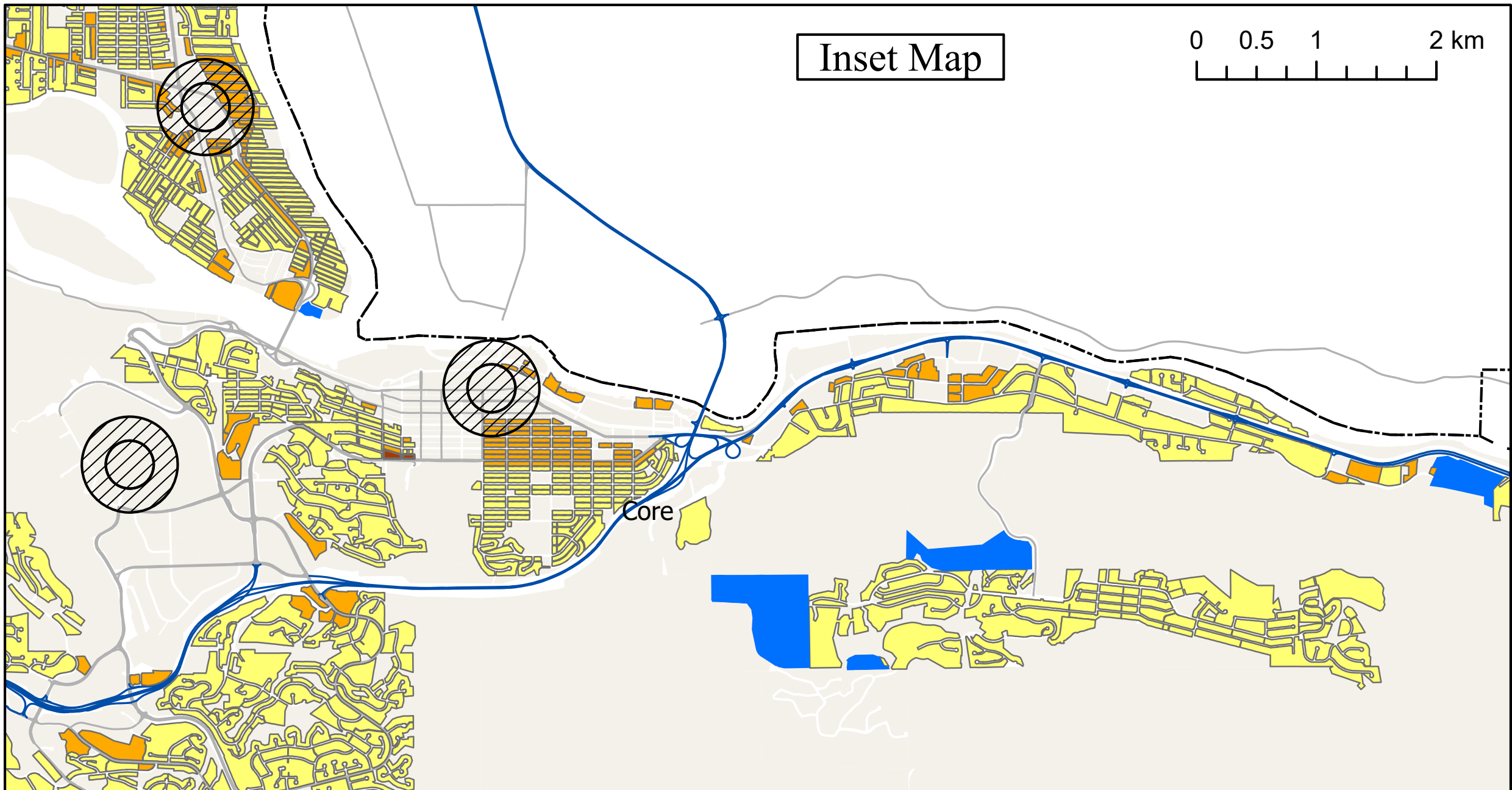
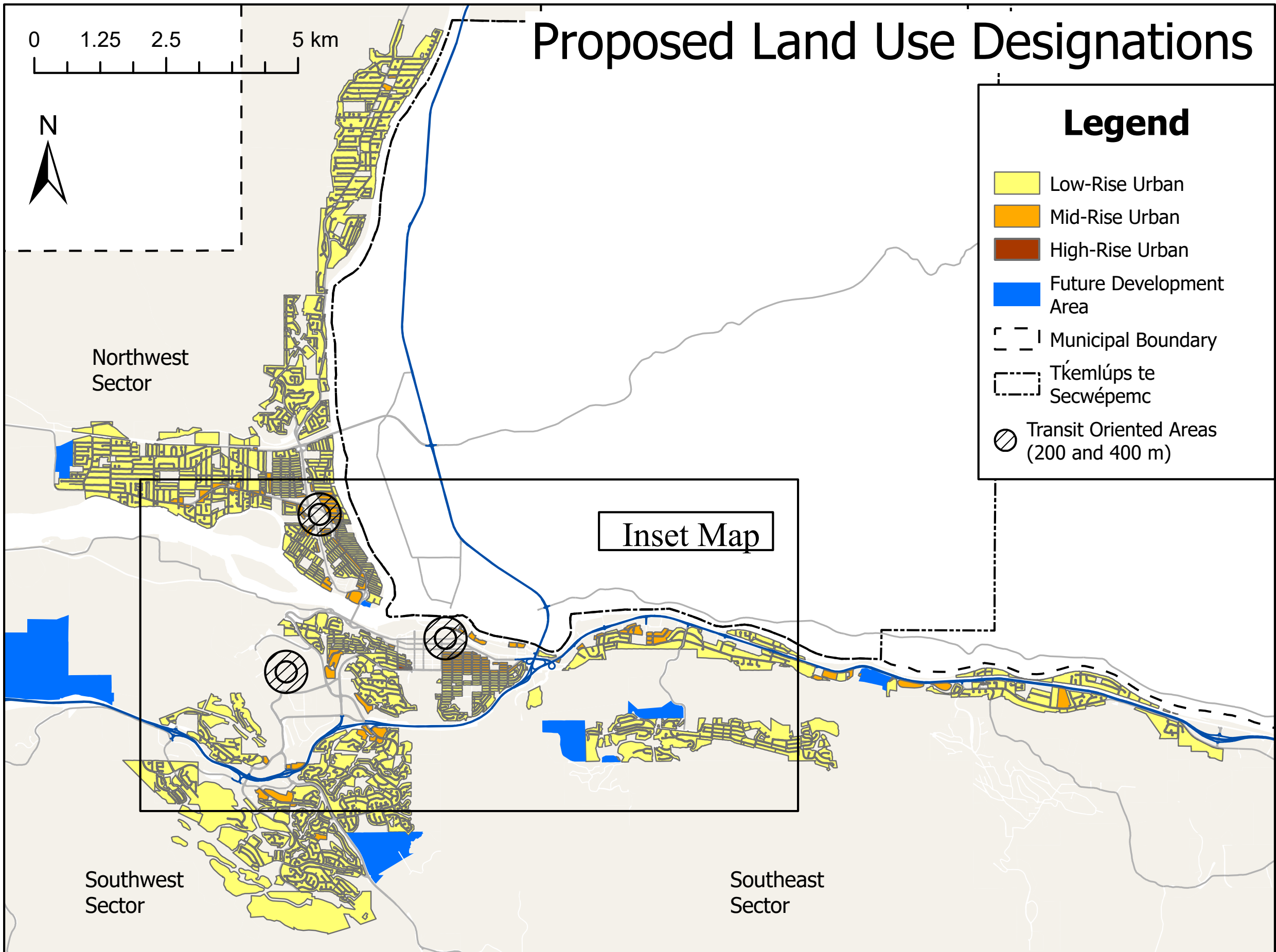
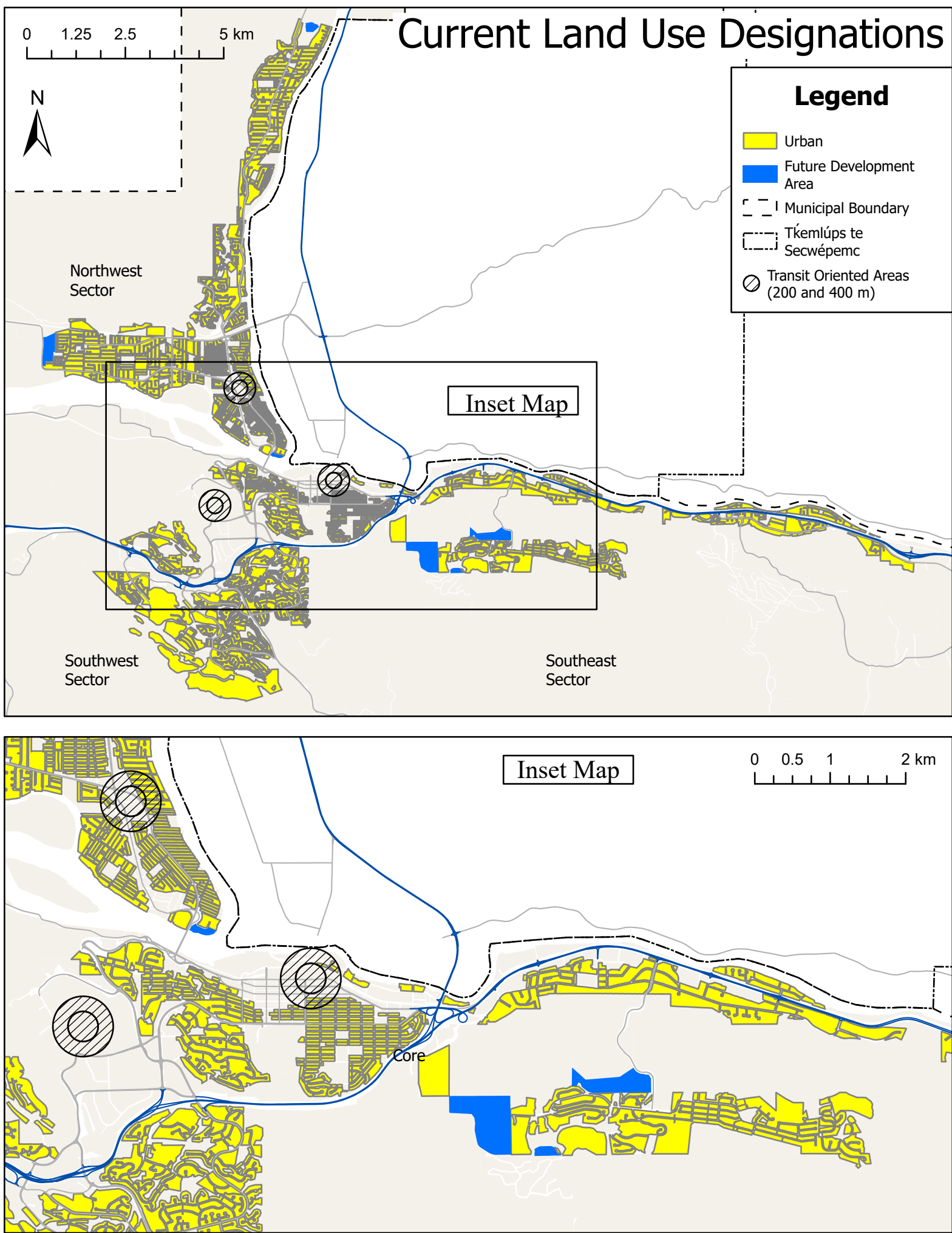


Low-Rise Urban

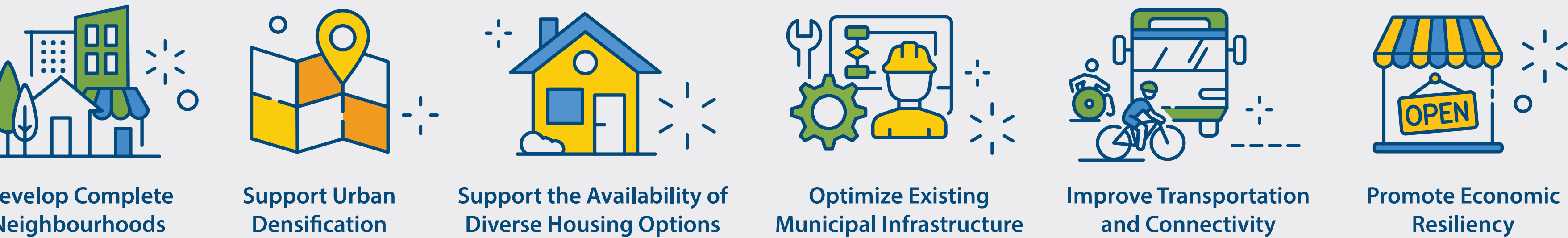
The Low-Rise Urban designation is the largest of the Urban designations by land area and primarily consists of existing single-detached houses, duplexes, and townhouses. This designation supports infill opportunities to add suites and additional units to existing homes in the form of small-scale multi-unit housing or redevelop properties in low-rise formats

Density Limit: 1.5 floor area ratio

Height Limit: three storeys up to four storeys on corner lots on arterial roads

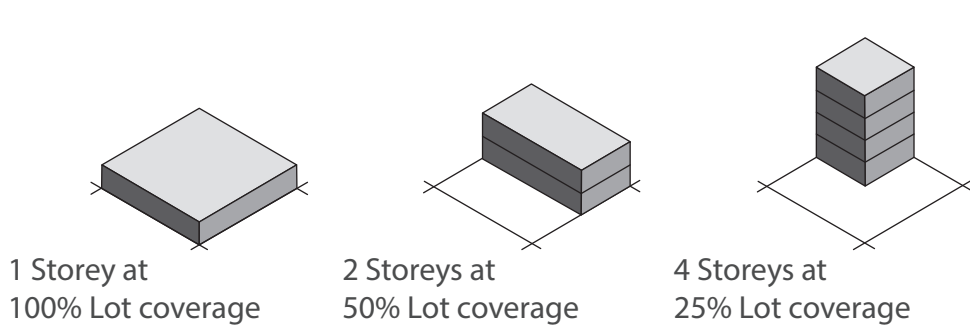


KAMPLAN COMMUNITY VALUES:



FLOOR AREA RATIO (FAR)

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A Lot with a FAR of 2.0 could be built as follows:

