

NORTH SHORE

NEIGHBOURHOOD PLAN DESIGN BRIEF

NOV
2020



TABLE OF CONTENTS »

1.0 CHARRETTE AGENDA	1
2.0 INTRODUCTION.....	2
NORTH SHORE NEIGHBOURHOOD PLAN PROCESS	2
CHARRETTE OBJECTIVES + APPROACH	3
NEIGHBOURHOOD PLAN AREA	4
CHARRETTE FOCUS AREAS	4
3.0 WHAT WE'RE HEARING	5
COMMUNITY ENGAGEMENT EVENTS	5
GROUPS, ASSOCIATIONS, INSTITUTIONS, AND OTHERS ENGAGED	5
KEY THEMES + VISIONING	6
4.0 NEIGHBOURHOOD OVERVIEW	7
LAND USE + DENSITY	7
ACTIVE TRANSPORTATION NETWORKS	8
VEHICULAR NETWORKS	9
SOCIAL AND CULTURAL ASSETS	10
ENVIRONMENTAL ASSETS AND CONSTRAINTS.....	11
THE NORTH SHORE THROUGH THE YEARS	12
NORTH KAMLOOPS THROUGH THE YEARS	13
5.0 DESIGN STRATEGIES	14
6.0 CONCLUSION (GETTING STARTED)	16

WEBSITE AND DOCUMENT LINKS

PROJECT WEBSITE: <https://letstalk.kamloops.ca/northshoreplan>

BACKGROUND REPORT: <https://letstalk.kamloops.ca/14485/widgets/56110/documents/36836>

PHASE 2 ENGAGEMENT REPORT: <https://letstalk.kamloops.ca/14485/widgets/56110/documents/43164>

1.0 CHARRETTE AGENDA »

The agenda below highlights key events and activities occurring over the course of the five-day charrette.

Day 1 Tues, Nov 17	Day 2 Wed, Nov 18	Day 3 Thurs, Nov 19	Day 4 Fri, Nov 20	Day 5 Sat, Nov 21
Site Tour (8:30am-12:00pm) familiarize the charrette team with the North Shore - its community, life and physical make-up - focusing on the Tranquille Market Corridor and North Shore Town Centre	Design Team Working Session confirm key sites and begin developing design concepts for the Tranquille Market Corridor, North Shore Town Centre and other priorities.	Design Team Working Session continue developing design concepts.	Design Team Working Session (Full Day) revise and finalize materials following 'mid-course pin-up' conversation.	Design Team Working Session final touch-ups.
	EMERGING IDEAS			CONCEPT REVEAL
Staff Technical Working Group (1:30-2:00pm) Staff + Stakeholder Workshop (2:00-4:30pm) Community Mapping + Design Card Deck exercises will ground participants in the neighbourhood and start testing design ideas collaboratively.	Public Event #1 (3:30-5:30pm) Public Event #2 (7:00-9:00pm) These events will introduce the design charrette process, and present results of engagement to-date. Participants are invited to see early ideas emerge through preliminary sketches, ask questions, provide feedback and communicate their vision for the neighbourhood.	Staff Technical Working Group (2:00-3:00pm) Staff + Stakeholder Mid-Course Pin-Up (3:00-4:30pm) mid-course review with Day 1 Stakeholders to present progress made since the Workshop, receive feedback and confirm direction.		Public Event #1 (10:00am-12:00pm) Public Event #2 (1:00-3:00pm) These events will present the draft design concepts that have emerged through the process and provide participants with the opportunity to ask questions and provide feedback.

2.0 INTRODUCTION »

The design charrette is a part of the larger North Shore Neighbourhood Plan update process, summarized below:

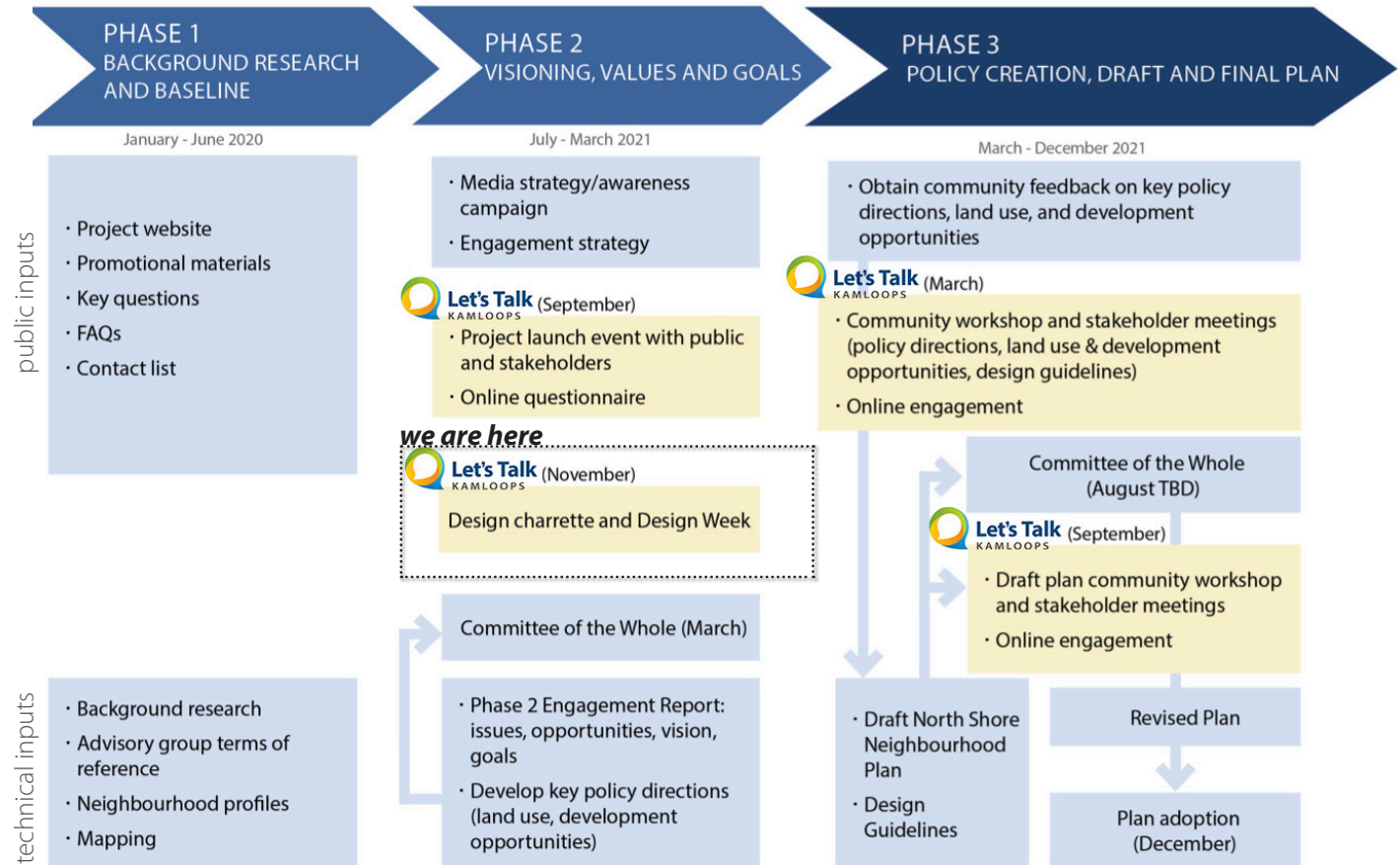
NORTH SHORE NEIGHBOURHOOD PLAN PROCESS

The planning process for the North Shore Neighbourhood Plan consists of three phases:

Phase 1 consists of conducting background research about the plan area, including demographic, employment, transportation, and land use information.

Phase 2 involves the creation of a community vision, and identification of key issues, opportunities, and priorities to address in the plan.

Phase 3 will consist of developing policy directions, development guidelines, a draft, and a final plan to be completed by the end of 2021.



CHARRETTE OBJECTIVES + APPROACH

As part of the North Shore Neighbourhood Plan process (Phase 2), the charrette objectives are:

- to *generate momentum and excitement* for the emerging vision, values, and goals;
- to *address issues raised by the community* and *explore potential development opportunities*; and,
- to address the North Shore's unique needs, take a sensitive approach to design and *be mindful to mitigate potential impacts* of urban redevelopment on vulnerable populations.

The charrette team is made up of planners and designers who will explore and illustrate an emerging community vision through the creation of maps, perspective sketches, digital models and drawings.

The Design Brief is intended to help the charrette team and all participants understand the existing constraints and opportunities, and facilitate critical thinking and creativity.

WHY CHOOSE TO DO A DESIGN CHARRETTE?

Design Charrettes are:

CREATIVE | Charrettes use creative tools and techniques, including facilitated brainstorming, concept drawing and illustration to develop, test and refine ideas.

REFLECTIVE | Charrettes include critical feedback loops and “mid-course corrections” with key stakeholders to receive input, challenge assumptions and confirm directions.

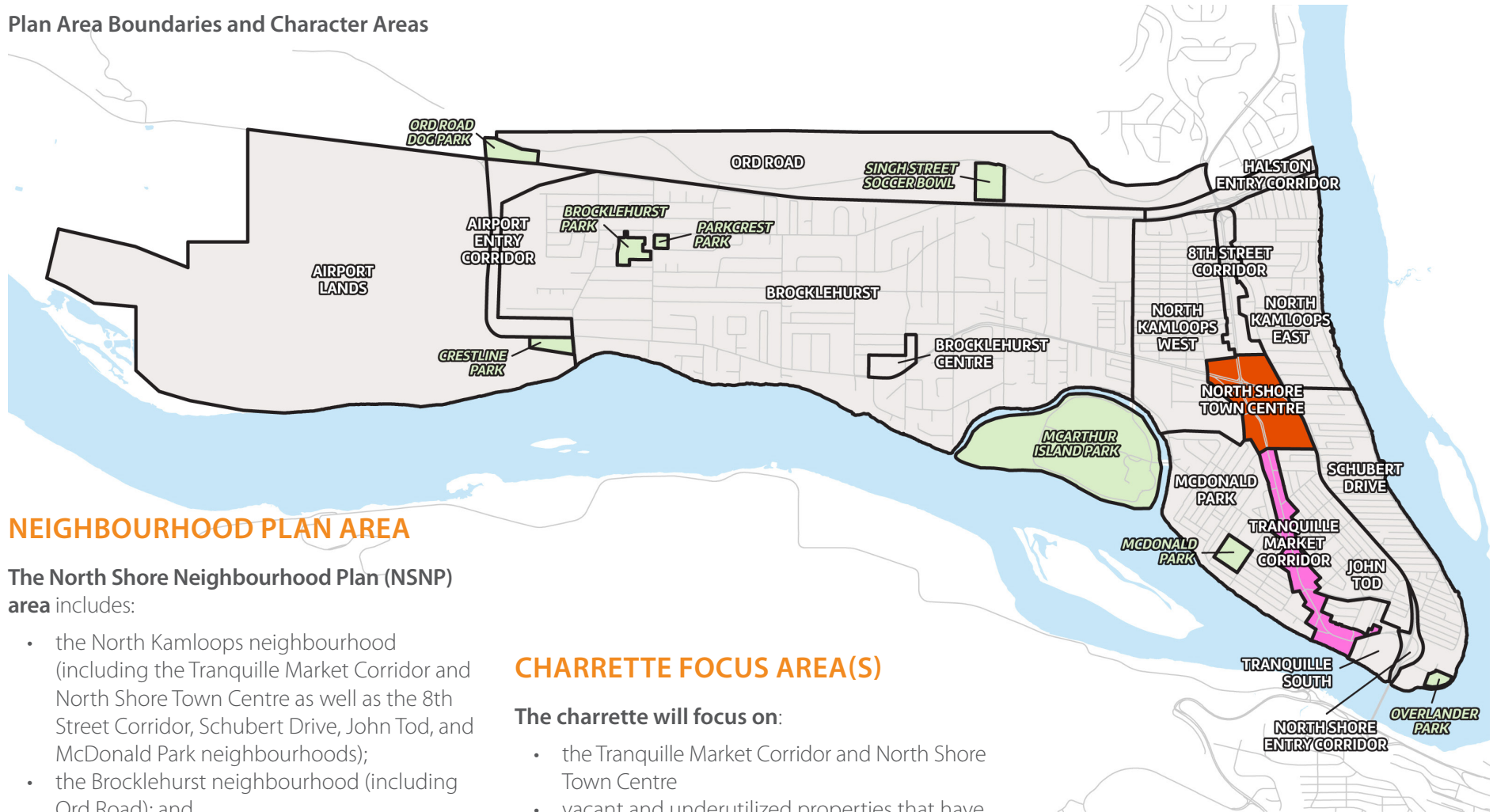
MULTI-DISCIPLINARY | Charrettes bring together relevant professions to inform the planning, design and decision-making process.

COLLABORATIVE | Charrettes work closely with community and key stakeholders to understand community history, needs, values, and priorities.

INTENSIVE | Charrettes conclude within a limited time frame to increase efficiency in decision-making and avoid “analysis paralysis”.

SOLUTIONS-ORIENTED | Charrettes aim to deliver clear community-supported and technically-feasible design options for review and revision.

Plan Area Boundaries and Character Areas



NEIGHBOURHOOD PLAN AREA

The North Shore Neighbourhood Plan (NSNP) area includes:

- the North Kamloops neighbourhood (including the Tranquille Market Corridor and North Shore Town Centre as well as the 8th Street Corridor, Schubert Drive, John Tod, and McDonald Park neighbourhoods);
- the Brocklehurst neighbourhood (including Ord Road); and
- Kamloops Airport and adjacent lands

The NSNP area is **topographically flat**. Located in the "elbow" of the North Thompson and Thompson Rivers, the area is bound to the north by the hills of the Lac du Bois Grasslands and a CN Rail line to the north; and by the property lines of the Kamloops Airport and Kamloops Golf and Country Club to the west.

CHARRETTE FOCUS AREA(S)

The charrette will focus on:

- the Tranquille Market Corridor and North Shore Town Centre
- vacant and underutilized properties that have the potential for reuse/redevelopment

The North Shore neighbourhoods are home to over a quarter of the city's residents. As such, the North Shore is **home to a number of amenities and destinations for locals and visitors** alike. Many of these are concentrated in the North Kamloops Neighbourhood where the design charrette will focus its efforts.

3.0 WHAT WE'RE HEARING »

As part of Phase 2 of the North Shore Neighbourhood Plan review and update process, community members and stakeholders have contributed their time and insight to share their vision and ideas for the North Shore.

A variety of online and in-person engagement activities (listed below) have helped to identify the key issues, challenges, opportunities, and priorities that the updated North Shore Neighbourhood Plan should address.

For a full summary, the **North Shore Neighbourhood Plan Phase 2 Community Engagement Summary Report** is available on the City of Kamloops website at: <https://letstalk.kamloops.ca/northshoreplan>

COMMUNITY ENGAGEMENT EVENTS

- Over 290 comments collected at **two open houses** attended by 45 people
- Over 65 comments collected at **two pop-up booths** attended by over 30 people
- 673 completed **online surveys**
- Over **180 engaged students**
- 47 participants at **10 stakeholder meetings**
- Over 550 recipients of one **email newsletter**
- Over 3,700 **web page views** (Jul. to Oct. 2020)
- One **presentation to Tk'emlúps te Secwépemc Chief and Council**
- Five **walking tours** with community stakeholders
- One **North Shore Neighbourhood Plan Advisory Group meeting**

BUSINESS GROUPS, NEIGHBOURHOOD ASSOCIATIONS, INSTITUTIONS, AND OTHERS ENGAGED

Neighbourhood Associations

- Brocklehurst Community Association
- McDonald Park Neighbourhood Association
- North Shore Central Community Association

Business Groups

- Kamloops and District Real Estate Association
- Kamloops Chamber of Commerce
- Kamloops Innovation Centre
- North Shore Business Improvement Association
- Tourism Kamloops
- Venture Kamloops

Development Industry

- Canadian Home Builders' Association Central Interior
- Arpa Investments
- Grace Contracting
- Nexbuild Construction
- QX5 Developments
- Total Concept Developments
- Tri-Amm Developments
- Wrabel Brothers Construction

Government Agencies/Institutions

- Interior Health
- Kamloops Airport Authority Society
- School District No. 73
- BC Housing

Youth

- Brocklehurst Middle School
- NorKam Senior Secondary School
- Thompson Rivers University Students' Union

Community Groups

- ASK Wellness
- A Way Home
- Boys and Girls Club
- Canadian Mental Health Association
- Elizabeth Fry Society
- Interior Community Services
- Kamloops Arts Council
- Kamloops Association for Low-Carbon Commuting and Transportation
- Kamloops Food Bank
- Kamloops Food Policy Council
- Kamloops Immigrant Services
- Kamloops YMCA/YWCA
- People in Motion
- Thompson Region Division Of Family Practice
- United Way Thompson Nicola Cariboo

Indigenous Community Groups and First Nations

- Kamloops Aboriginal Friendship Society
- Tk'emlúps te Secwépemc Chief and Council

City

- Healthy Kamloops Collective Engagement Group
- Heritage Engagement Group
- North Shore Neighbourhood Plan Advisory Group
- City staff

The word cloud shows the emerging vision for the North Shore heard from the business groups, neighbourhood associations, institutions, and individuals who provided feedback during Phase 2 engagement activities. A wide range of comments were collected pertaining to the categories illustrated below (and can be found summarized in the [Phase 2 Community Engagement Summary Report](#)).



4.0 NEIGHBOURHOOD OVERVIEW* »

The following maps are snapshots focusing on different neighbourhood attributes (e.g. pedestrian network, social spaces, etc.) to help identify gaps and opportunities. Descriptions of the maps are followed by prompting questions for participants and the charrette team to consider over the course of the week.

LAND USE & DENSITY

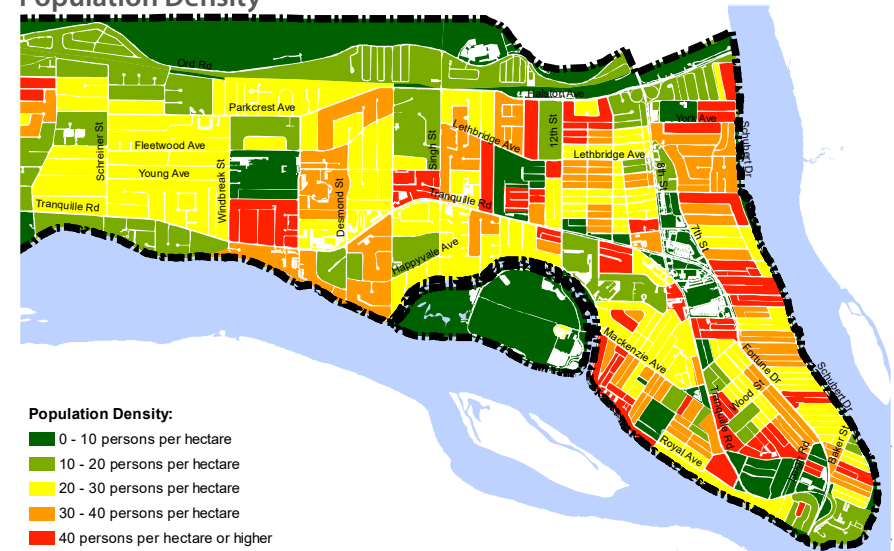
Land Use



This Land Use map highlights the proportion of land designated for different land uses including urban residential, commercial, parks, and mixed-use centres. Residential streets vary in pattern from "lane-fed" streets to cul-de-sacs.

*Is day-to-day life different in neighbourhoods with different street patterns?
Are any residential areas under-served in their access to parks and open space?*

Population Density



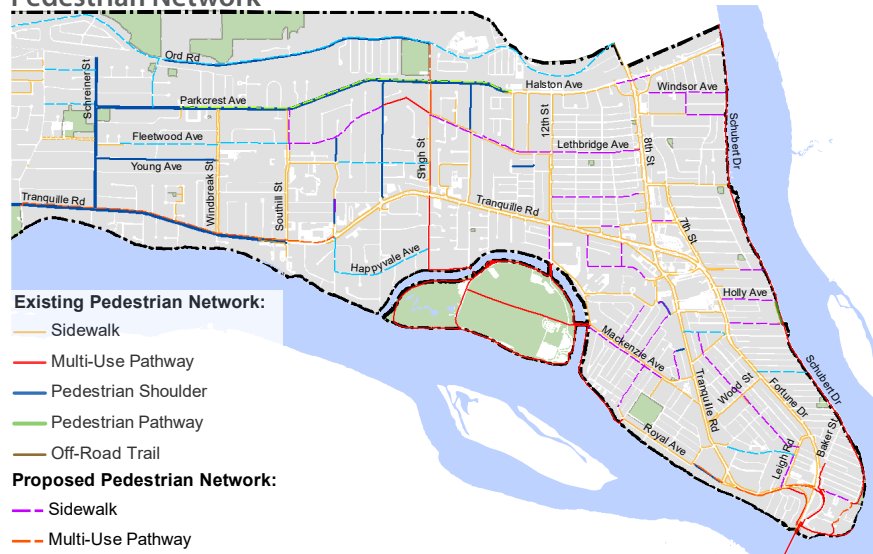
Mapping density by block reveals a patchwork.

What does it look like when more people live or reside on a smaller piece of land? How does the form and scale of buildings shift? How does the type of housing change?

*For a more detailed neighbourhood overview (including full map extents, demographics and statistics, photos of the neighbourhood, etc.), refer to the [Neighbourhood Plan Background Report \(July 2020\)](#).

ACTIVE TRANSPORTATION NETWORKS

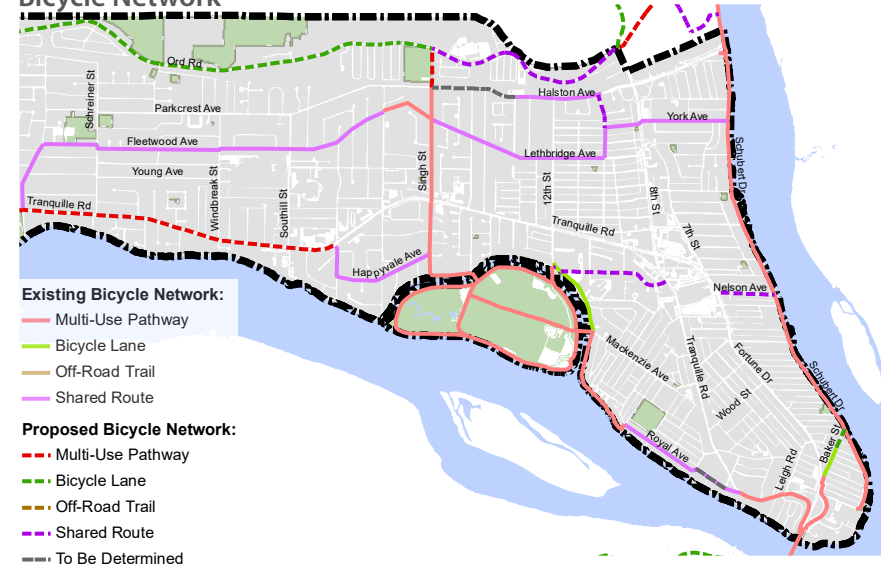
Pedestrian Network



Transit Network



Bicycle Network

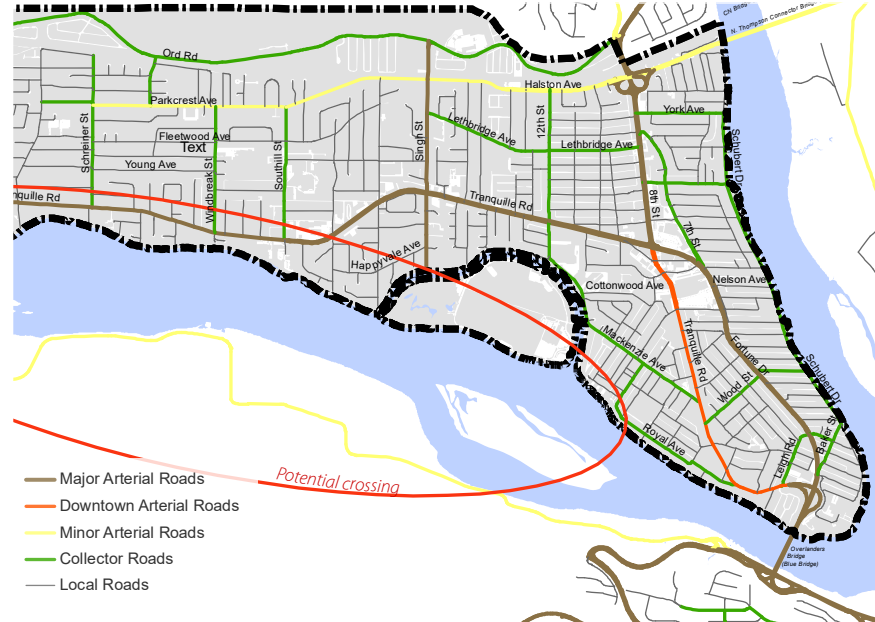


Sidewalks are located along arterial and some collector roads. A number of improvements have been proposed on local streets to create a more complete network, getting pedestrians to their destinations faster. While the North Shore's gentle topography makes **cycling** easier than in other parts of Kamloops, it lacks a complete cycling network (e.g. bike lanes connecting residential areas like McDonald Park, John Tod, and Schubert Drive). The **transit** network runs throughout the North Shore.

Generally speaking, where are the network "gaps" and how can we "fill them in"? Is walking, cycling and taking transit safe, comfortable and enjoyable?

VEHICULAR NETWORKS

Road Network



Gateways



Parking



The road network shows a typical hierarchy of arterial to local roads. The intersection of street grids at different orientations creates an opportunity for unique architectural expressions and memorable placemaking. Large surface parking lots are associated with large commercial and recreational centres. Gateways to the North Shore are located at the north and south of the North Kamloops neighbourhood, and a gateway corridor for travellers arriving by air is located in the west of Brocklehurst.

Is enough space dedicated to pedestrians, cyclists, and drivers or activities such as commuting, window shopping, and resting? Are surface parking lots taking up space that could be better utilized (e.g. for people to occupy)?

SOCIAL AND CULTURAL ASSETS

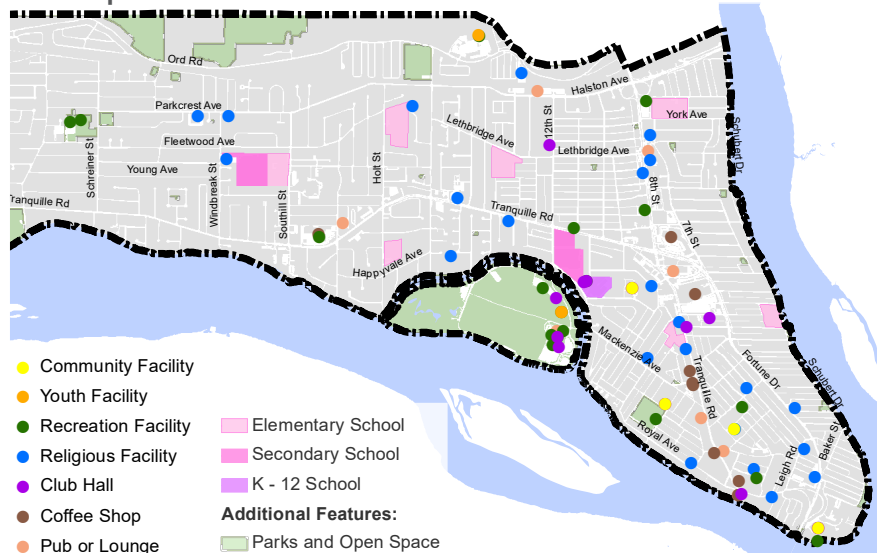
Heritage Assets



Cultural Assets



Social Spaces

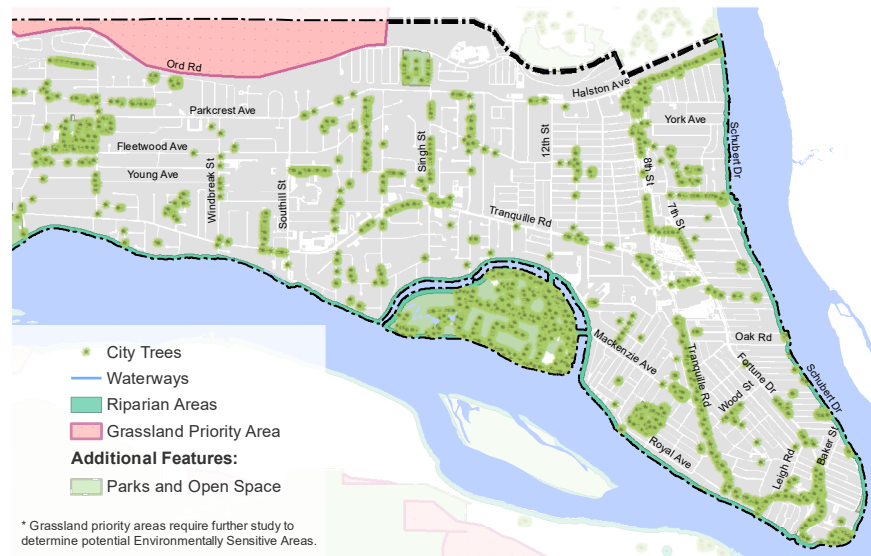


Many of the heritage assets, cultural assets and social spaces of the North Shore are concentrated in North Kamloops.

Accessible and well-supported cultural and social spaces are vital to the identity and health of a community; are these spaces sufficiently accessible to North Shore residents and visitors?

ENVIRONMENTAL ASSETS AND CONSTRAINTS

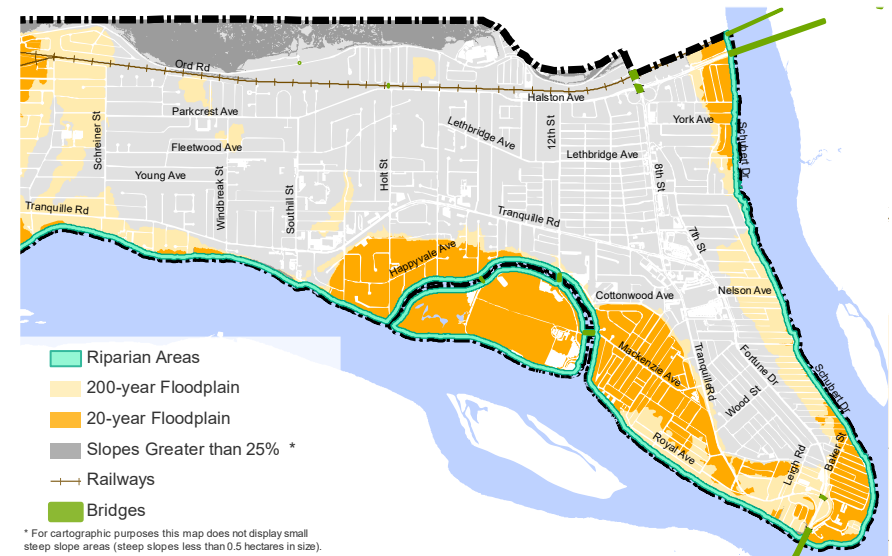
Environmental assets



City Trees are distributed in patches across the neighbourhood, and are continuous along the Tranquille Market Corridor and portions of 8th Street. Trees are also continuous within the North Thompson Rivers' riparian areas, bound by Schubert Drive and the Rivers Trail.

The urban forest helps to reduce the urban heat island effect by acting as natural heat sinks, countering the excess buildup of heat caused by large expanses of concrete and asphalt. The map above reflects a fragmented urban forest within the public realm. Where is there opportunity to further protect, enhance and expand the urban forest?*

Environmental constraints (floodplain)



A significant percentage of the North Shore's southern bank is in the **20 year floodplain**. While McArthur Island is recreational, residential areas to the east and west are well within the 20 year floodplain.

What measures are (and should be put) in place to protect current and future residents from floods?

*as articulated in the Neighbourhood Plan Background Report (July 2020), p. 51

THE NORTH SHORE THROUGH THE YEARS

1928



An agricultural hub. The North Shore is primarily farmland in the 1920s, and is not incorporated for another 20 years. The 'black bridge' is built in 1925, connecting to what we now call Tranquille Road.

1999



Reviving Tranquille Road. Tranquille Market is inaugurated in 1983, beginning the revitalization of Tranquille Road. The City implements strategies to capitalize on the road's unrealized potential as a pedestrian shopping street.

12

1978



An expanding city. The North Shore sees substantial growth in the 1970s. Kamloops and North Kamloops are amalgamated in 1967. New highways are completed and the city's first higher education institution opens.

2017



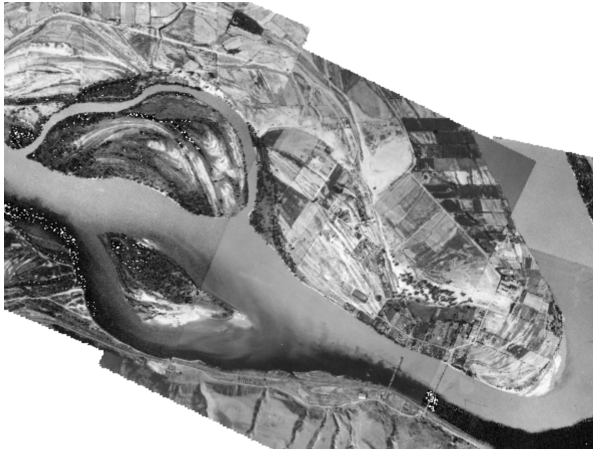
North Shore today. The plan area surpasses 25,000 residents in 2016. As of 2020, Brocklehurst and North Kamloops populations are estimated to be about 15,000 and 11,000, respectively.

what would the *next* image in the sequence look like?
what do we want to see in the next 20 years...?

?

NORTH KAMLOOPS THROUGH THE YEARS

1928



By 1920, 22,000 acres of the North Shore is incorporated by British-owned BC Fruitlands.

1948



Kamloops Airport opens in 1939. Since then, the airport has become a regional gateway.

1969



The Village of North Kamloops purchases McArthur Island Park in 1957, with plans to transform it into a recreational hub.

1974



The flood of 1972 causes many North Shore basements to flood, peaking at 345.2 metres above sea level.

1999



In 1999, a flood occurs, peaking at 344.7 metres above sea level. In preparation of the flood, a berm is constructed on the North Shore's Schubert Drive.

2017



The North Shore sees growth in residential and commercial real estate. North Kamloops and Brocklehurst are the most densely populated neighbourhoods in the city.

6.0 DESIGN STRATEGIES »

The design team will explore, test and potentially apply the following "design strategies" through design concepts over the course of the charrette.



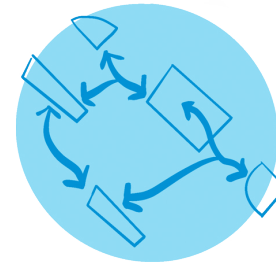
Complete community

locate essential services within 5 min walking distance of residents; the converse also holds true.



Interconnected pedestrian and cycle network

identify missing or unsafe sidewalks/ walking paths and bike lanes. Fill in the gaps.



Distributed and connected parks

highlight park locations, ensure pedestrian connections between them and add parks where possible / needed.



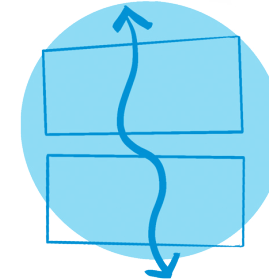
Public realm and sidewalk enhancements

design a street that prioritizes safety, comfort and quality for pedestrians and cyclists (e.g. street trees).



Key open space locations activated

build on places that are loved by investing in upgrades and supporting local businesses / complimentary uses.



Strategic mid-block crossings

where places of interest and activity are concentrated – on either side of the street – help people safely move between them!



Street-end relationships and vistas to the river

Strengthen the sense of neighbourhood, place and identity through view corridors.



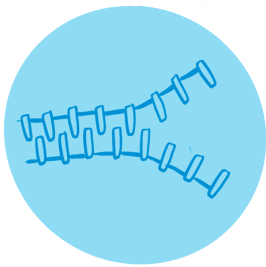
Gateways

identify moments of transition into the neighbourhood and corridor, including bridges, key intersections, feature views and building sites.



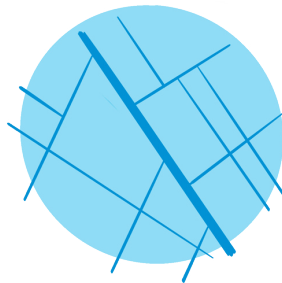
'Park Once'

provide parking for neighbourhood visitors while incentivising them to walk between destinations (with beauty and interest).



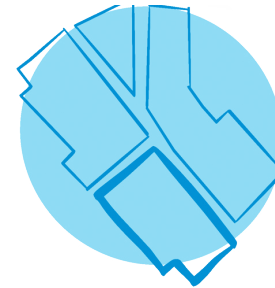
Tranquil as the "Big Zipper"

Consider the corridor as a "place of coming together," where street intersections become imaginable and memorable places.



Historical patterns of development

Overlay street patterns along Tranquille Road to understand where and how they might best (re)develop and adapt in the future.



The corridor as unique precincts

identify areas that feel distinct (e.g. shared elements, etc.) and reinforce the corridor as a sequence of spaces.



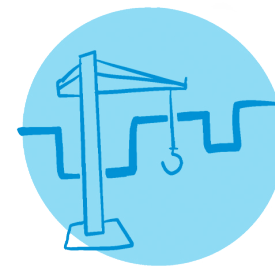
Affordable

make it nice – but not too nice – and control costs to promote residential and commercial affordability.



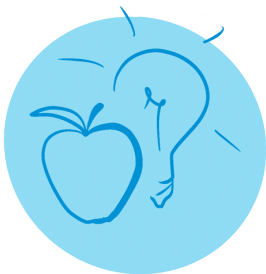
No assembly required!

Explore alternatives to large lot consolidation and redevelopment to maintain heritage character and affordability.



Moderate pace & scale of (re)development

Develop height and step-back design guidelines to allow maximum sun exposure; east vs. west building wall.



Re-imagine bigger sites as campuses

re-imagine mall spaces as campuses: increase opportunities for a mix of uses, amenities and learning / exchange.



Continuous public waterfront

explore opportunities to expand continuous public access, trails and open space along the river's edge.



Keep it Funky

Celebrate the eclectic and support areas of innovation for work live/industrial/maker place with river and bridge proximity.

6.0 CONCLUSION (GETTING STARTED) »

The Design Charrette is a unique opportunity to share in a week of fun, collaborative and creative brainstorming to explore a shared vision. We don't have the answers yet - but the following list gives an idea of how we'll focus our efforts. We look forward to exploring with you!

WE WILL LOOK AT THE TRANQUILLE MARKET CORRIDOR + NORTH SHORE TOWN CENTRE

Having such an important role in the neighbourhood and the city as a commercial/retail hub, these areas will be a focus of the charrette. How can we make these places even better for their residents and visitors? How can we support development for the benefit of the neighbourhood's goals?

COMMUNITY FEEDBACK WILL FURTHER DEFINE CHARRETTE EFFORTS

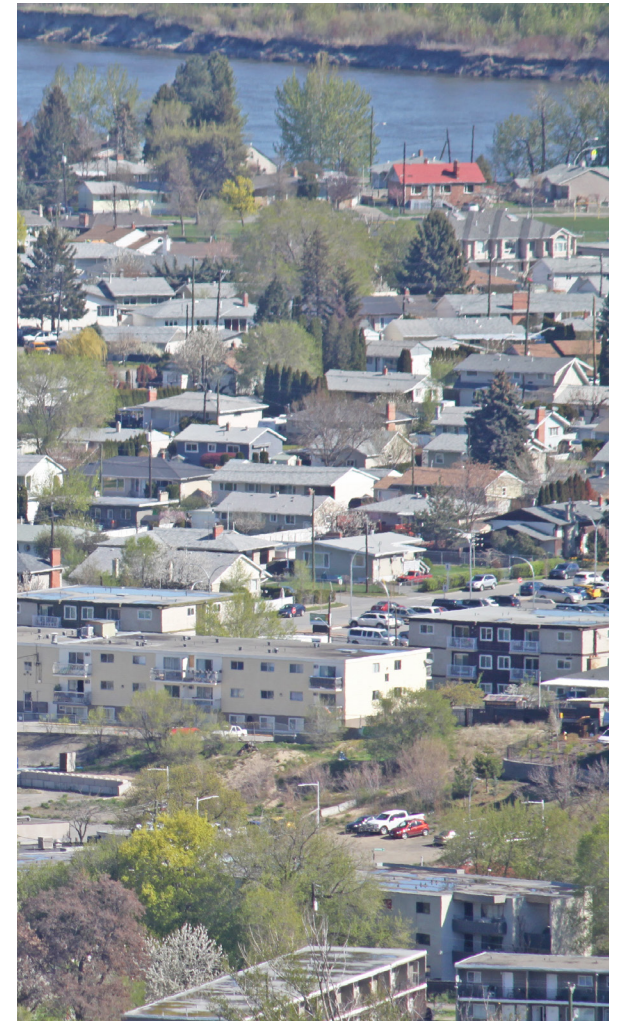
Beyond the Tranquille Market Corridor and North Shore Town Centre, what we heard from the community and what we will hear over the course of the charrette will further define what the charrette addresses.

THE CHARRETTE WILL FOCUS ON URBAN DESIGN SOLUTIONS

The charrette team will translate what they hear from the community, stakeholders, staff and experts into drawings (plans, sections, vignettes) to test options over the course of the week. The design concepts that emerge from the process will inform the development of the neighbourhood plan's vision, goals, and policies.

WE WILL TAKE AN INFORMED AND SENSITIVE APPROACH

Emerging from engagement feedback is the clear direction to address the neighbourhood's distinct needs - taking a sensitive approach to design and being mindful of the impacts of development, for instance, in contributing to gentrification and the displacement of vulnerable people.





Canada's Tournament Capital

7 Victoria Street West
Kamloops, BC V2C 1A2

www.kamloops.ca