



Development Permit Area – Intensive and Multi-Family Residential

4.3.7 All lands in the Kildala, Nechako (including Strawberry Meadows) and Whitesail (including Forest Hills Heights) neighbourhoods are designated as a Development Permit Area pursuant to Sections 488(1)(e) and (f) of the *Local Government Act*. This designation is to enhance the quality of development and to ensure that multiple family residential housing fits appropriately within what are presently predominantly one-family and two-family low-intensity neighbourhoods. Kitimat’s experience is that residents of low-density neighbourhoods will accept higher-density use on selected sites if there is consultation during the design phase, and final design respects neighbourhood character and form. Multi-family sites are identified at the earliest stage of subdivision approval, but Kitimat’s low growth rate means extended build-out. Multi-family sites are often the last lots to be developed, and these large projects must move forward in well-established low-density neighbourhoods. The development permit process facilitates consultation while providing developers with the certainty of a pre-zoned multi-family property. Additional special conditions and objectives which justify DPA designation are provided in the policies and objectives pertaining to the Neighbourhood designation and housing choice, intensive and multi-family content found throughout this Plan. See, for example, policy 4.3.3.

4.3.8 A Development Permit must be obtained for any project which contains three or more dwelling units; this includes mixed-use developments, apartments, terrace dwellings, townhouses, bare land strata developments and community care facilities serving eight or more seniors, people with special needs or group home residents, and other similar projects including any temporary worker accommodation facility outside the M1 Manufacturing Zone. One and two-family dwellings on individual fee simple lots are exempt.

4.3.9 A Development Permit is not required for the following alterations of existing projects:

- interior renovations;
- repainting exterior if existing surfaces are not changed;
- replanting established landscaped areas where species remain the same or are altered in favour of an approved planting plan.

4.3.10 The following Development Permit guidelines apply to this development permit area:

Siting, Form and Character

A wall facing a street or public space should be finished to the same standard as the front façade and contain substantial fenestration at ground-level for visual interest.



Building materials should reflect the character of the area and the use of a variety of durable materials is encouraged in order to provide articulation and visually interesting design.

New buildings should have perimeter setbacks equal or greater than the surrounding low-density neighbourhoods to ensure integration into the neighbourhood and useful and comfortable public spaces. Setbacks between buildings on the same lot may vary and be less than setbacks on the perimeter.

Street façade should be pedestrian-friendly with a main entrance oriented to the street.

Building façades may be divided into smaller units by elements such as bays, separated roof forms and/or repetitive vertical elements, similar to those found in the immediate neighbourhood.

Access, Circulation, and Parking

Ensure buildings are accessible to those with mobility impairments.

Minimize parking in front of buildings and locate parking beside, underneath or behind buildings to improve visual interest along streetscapes.

Vehicle access shall be sited to avoid or minimize pedestrian conflicts.

Parking areas and other large hard-surfaced areas should contain or be buffered by landscape planting.

Landscaping

Street trees, perimeter landscaping, buffering or screening, furniture, lighting, and connections to the walkway system should be installed where appropriate to enhance the aesthetics and safety of outdoor spaces.

Trees and plant material are recommended means to screen grade-level parking, recreation vehicle storage, utility and refuse areas.

Plantings to improve the appearance of large, bare exterior walls are encouraged.

Native plants and other plants which require minimal maintenance are encouraged.

Snow clearing activities, and snow storage requirements should be considered in the selection and location of plant materials.

- Small Holdings at Minette Bay** 4.3.11 Do not support the subdivision of land for individual and small holding lots at Minette Bay.