

NECHAKO CENTRE DEVELOPMENT PLAN



JULY 2026

PREPARED FOR:

District of Kitimat
270 City Centre



PREPARED BY:

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**city
squared.**

With support from
City Squared Consulting

This report is prepared for the sole use of the District of Kitimat.



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1. INTRODUCTION



1.1 Context

In 2021, the District of Kitimat (DOK) retained Urban Systems Ltd. to complete the Market Assessment and Concept Plan for Nechako Centre, which was presented to Council on December 5, 2022. The Market Assessment and Concept Plan (Nechako Centre Concept Plan) established a high-level vision for the site informed by extensive community engagement, including approximately 1,000¹ contacts with community members and interest holders.

The completion of the Concept Plan in 2022 represented an important first step in the revitalization of Nechako Centre. The Concept Plan provides an illustrative representation of potential future mixed use development, public realm improvements, and other enhancements that could be made at the site, utilizing a combination of text, maps and precedent imagery (see examples in **Figure 1**) to show what may be possible. In addition to establishing a strategic direction for Nechako Centre, the Concept Plan included an implementation plan with a clear set of actions to be undertaken in subsequent years to advance the established vision. This Development Plan is based on the actions in the implementation plan.



Figure 1. Precedent Photos From the Nechako Centre Concept Plan Report (2022).

¹ This number represents the number of interactions or inputs into the concept planning process, including but not limited to attendance and participation at open houses, completed surveys, in-person meetings, and other forms of participation. Contacts are not a direct representation of the number of individuals who have participated in the planning process. One contact can represent the thoughts of multiple community members; for example, when one survey is completed on behalf of a household of two or more people. Conversely, multiple contacts can represent the thoughts of one person, if that one person has participated in the planning process in multiple ways.

At the December 5, 2022 Regular Meeting, Council received the Nechako Centre Concept Plan and directed staff to report back on proposed implementation and next steps. On October 7, 2024, DOK staff presented a report to Council on proposed next steps for implementation of the Nechako Centre Concept Plan. Council directed staff to proceed with the preparation of the detailed Development Plan and subsequently approved capital funding for this work as part of the 2025 Budget.

The preparation of this Nechako Centre Development Plan (Development Plan) represents the next step in the revitalization of Nechako Centre, building on the

vision established in the 2022 Concept Plan. The DOK retained McElhanney Ltd. and City Squared Consulting to work alongside District staff to prepare the Development Plan, with work beginning in April 2025. The team completed four phases of work in approximately one year (**Figure 2**).

The process outlined below centred around the preparation of design drawings known as an “urban design plan” for the Nechako Centre site, informed by technical assessments of infrastructure and servicing capacity, transportation needs, and market considerations. The design drawings are presented in *Section 2* of this document.

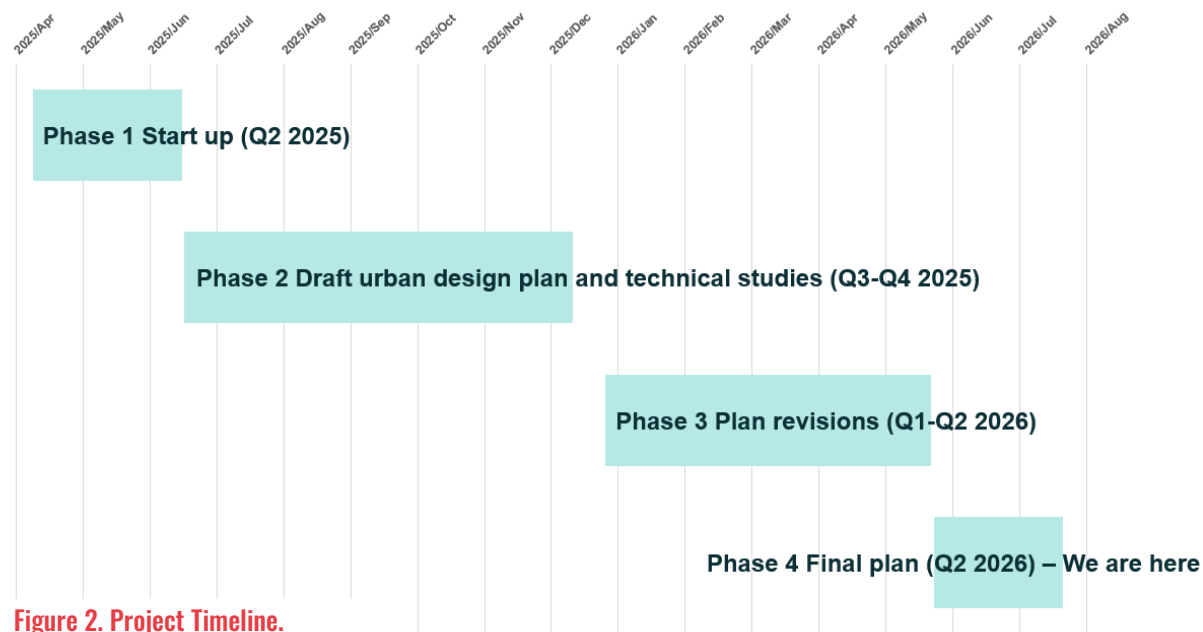


Figure 2. Project Timeline.

1.2 Purpose

This Development Plan presents the key findings and recommendations for the improvement and development of the Nechako Centre project site (**Figure 3**) in alignment with the overall vision established in the Nechako Centre Concept Plan.

Located ‘up the hill’ in the Nechako neighbourhood, Nechako Centre has a long and enduring history in Kitimat. The site was once a prominent commercial and recreation hub for residents until experiencing a gradual decline over multiple decades. Worsening conditions at the site ultimately led the DOK to pursue ownership of the most deteriorated vacant buildings (refer to Building Site A in **Figure 3**) in 2023 and initiate a redevelopment process.

The buildings on Building Site A were demolished in 2025. The foundations of the demolished buildings remain intact at the time of this writing, and may be used as sites for temporary activations until the DOK proceeds with full removal, remediation, and development of the lands. In 2025, Building Site A was consolidated into a single lot from two preexisting lots and is now configured as shown in **Figure 3**.



Figure 3. Nechako Centre Subject Site.

Building Site B represents a future long term development opportunity after Building Site A is developed. Further information about these building sites is provided in *Section 1.4*.

This Development Plan demonstrates how redevelopment of Nechako Centre (i.e., Building Sites A and B and the surrounding public realm) can advance the DOK’s objectives to create a more complete community, address housing needs, and support economic growth, while reinforcing a sustainable and resilient future for this important neighbourhood hub.

1.3 Site Overview

The site boundary for the project includes the full extent of Nechako Centre (**Figure 3**) located between Kingfisher Avenue to the west, Nightingale Street to the north, Nechako Elementary School to the east, and the south edge of the Nechako Centre parking lot to the south.

The DOK owns the north and south parking lots, as well as two fee simple parcels at Nechako Centre, known as Parcel A (Building Site A) and Lot 4 (Building Site B). The two parcels have been studied for potential future residential or mixed-use redevelopment (**Table 1**). Building Site B is an existing green space used for snow storage in the winter months. Building Site A is the location of a former two-storey commercial complex (formerly Lot 7) and a Shop Easy Grocery Store (formerly Lot 6). Both Building Sites A and B are currently zoned C2 Neighborhood Centre, intended for neighbourhood-serving commercial uses.

Early in the Development Plan process, City Squared Consulting recommended that the DOK consolidate Lots 6 and 7 to create a parcel size large enough to support a financially viable mixed-use development project. Individually, Lots 6 and 7 were considered too small to be viable for residential or mixed-use development. The parcels were consolidated based on this recommendation and the new consolidated lot is titled Parcel A.

Table 1. Nechako Centre Subject Properties.

Subject Property	PID	Size (m²)	Property Details
Parcel A	032-749-180	2,900	Vacant; former commercial sites demolished by DOK in October 2025. Serviced by all utilities.
Lot 4	011-607-254	1,400	Vacant; currently used as a snow storage area. Not currently serviced by utilities.

1.4 Background Review

The preparation of this Development Plan began with a comprehensive desktop review of relevant documents and planning materials, ensuring that the project aligns with existing DOK policies, strategic plans, and Council and community aspirations. Some of the most notable guiding documents that influenced this Development Plan are summarized below.

1.4.1 Kitimat Townsite Report, 1954

The Development Plan is influenced by the *Kitimat Townsite Report* prepared by Clarence Stein in the early 1950s, with particular emphasis on the Garden City principles of walkability, greenery, and human-scaled design. The urban design plan in *Section 2* modernizes these influences to create a neighbourhood hub that is both functional and beautiful year-round, while also bringing enhanced economic development potential to the existing vacant lots.

1.4.2 Nechako Centre Concept Plan, 2022

In 2022, Urban Systems prepared a high-level concept plan for Nechako Centre, informed by extensive public consultation on potential uses and amenities.

Engagement findings identified a vision for Nechako Centre as a modern, safe, and well-used community hub that supports a mix of commercial, residential, and recreational activity. The Development Plan builds on this vision. The urban design plan advances the community's desire to re-establish Nechako Centre as a prominent destination that fosters community pride for residents of the Nechako neighbourhood and the broader Kitimat community.

1.4.3 Economic Development Strategic Plan, 2023-2029

Kitimat's Economic Development Strategic Plan provides the building blocks to support long-term economic growth. The Development Plan for Nechako Centre directly and indirectly advances four of the five goals in the Economic Development Strategic Plan, detailed on the next page.



Enable Housing Choice & Affordability (Goal 1):

The Development Plan facilitates apartment residential development to increase the supply of housing in Kitimat, including affordable housing and family-sized units. It proposes upgraded public spaces that accommodate current and future residents through a variety of amenities that enhance comfort and promote community well-being.



Implement a Kitimat-Beautiful Movement (Goal 2):

The Development Plan provides guidance for placemaking and integrates beautification elements and consistent branding throughout Nechako Centre and along Kingfisher Avenue to strengthen visual appeal and establish a distinct neighbourhood identity. These elements include improved landscaping, walkways, planted areas, play spaces, a community garden, washrooms, and gathering spaces.



Support Commercial and Business Growth (Goal 4):

The Development Plan proposes to enhance the public realm and restore Nechako Centre as a fully functioning neighbourhood hub. Proposed development of more ground floor commercial space will add opportunities for local businesses and neighbourhood serving commercial enterprises. The redevelopment will create conditions that attract and support business retention, expansion, and future commercial activity.



Position Kitimat as a Desirable Community (Goal 5):

The Development Plan proposes to create a vibrant, welcoming, and multi functional space that encourages residents and visitors to spend their time at Nechako Centre. Investing in the construction of public spaces that beautify the site will make the Nechako neighbourhood a more welcoming and desirable place to live, work, and play.

1.4.4 Interim Housing Needs Report, 2024

The Interim Housing Needs Report (HNR), prepared to meet provincial Local Government Act requirements, identifies anticipated housing demand over five- and twenty-year horizons. The DOK's Interim HNR highlighted the need for additional dwelling units and a greater diversity of housing forms. The Development Plan incorporates a mixed-use (i.e., residential and commercial) development framework for Building Site A with multiple floors of apartment units above a commercial ground floor to support future housing supply in Kitimat.

1.4.5 Housing Focused Official Community Plan Update, 2025

In November 2025, the Official Community Plan was updated to comply with provincial housing legislation (Figure 4). As part of this OCP amendment, Nechako Centre was designated under a new *Mixed Use* land use designation that supports a variety of commercial and residential development within neighbourhood centres. Supported uses within the *Mixed Use* designation include neighbourhood serving commercial, apartment buildings, mixed-use buildings, institutional uses, and parks and recreation uses.

This housing-focused OCP amendment enabled the inclusion of mixed-use built form in the Development Plan.

1.4.6 Complete Community Study, 2025

The Development Plan advances key housing, daily needs, and transportation-related recommendations from the 2025 Complete Community Study (Figure 4) by improving pathway connectivity, addressing gaps in the active transportation network, and prioritizing safety and accessibility for all site users. It also positions Building Site A and Building Site B to accommodate future housing and neighbourhood-serving uses, ensuring residents can meet daily needs within a central and walkable community hub.

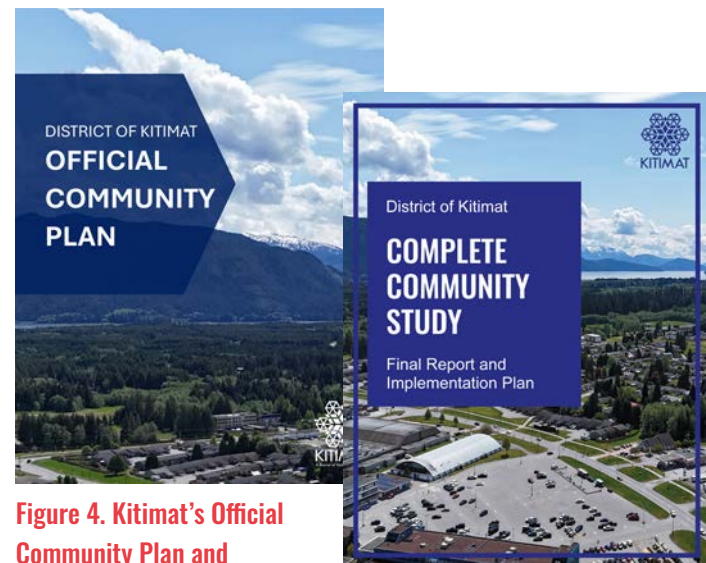


Figure 4. Kitimat's Official Community Plan and Complete Community Study.

2. URBAN DESIGN PLAN



The goal of the urban design plan, presented on pages 17 to 22 of this report, is to enhance the public realm of Nechako Centre and along Kingfisher Avenue, with emphasis on pedestrian accessibility, comfort, and safety. These improvements aim to position Nechako Centre as an attractive multi-use hub that meets the residential, commercial, and recreational needs of the neighbourhood, while supporting a cohesive and inclusive urban environment.

Addressing Council and community aspirations for Nechako Centre was central to the design process, as detailed in the Nechako Centre Concept Plan, and other reports referenced in the background review in *Section 1.4* of this report. The urban design plan is further informed by technical assessments of infrastructure/ servicing capacity, transportation needs, and market considerations completed as part of the Development Plan process. The urban design plan incorporates a refined level of detail to present specific improvements like landscaping treatments, site circulation, lighting, amenities, and the location of future buildings on Building Sites A and B.

Public realm improvements aim to attract investment and lay the groundwork for vibrant public spaces that accommodate social events and community gatherings.

The placement of safe, universally designed pathways, plazas, and crossings reinforce Kingfisher Avenue and the broader Nechako Centre as a recognizable and integral part of Kitimat's identity.

The following sections outline the guiding frameworks, plan organization, and details of the west, central, and east phases of the proposed design. The full urban design plan for Nechako Centre is included in [Appendix A](#), and 3D renderings of the urban design plan are included in [Appendix B](#).

2.1 Guiding Frameworks

The proposed urban design plan is shaped by two guiding frameworks (Vision and Objectives) and thoughtfully integrates elements of Kitimat's past with contemporary influences. The resulting urban design plan reflects the neighbourhood's distinct character and evolving needs.

2.1.1 Vision

The urban design plan is guided by a vision that prioritizes investments in the public realm that make it easy and enjoyable to experience the Nechako Centre site. The plan is focused on enhancing the site's function as a community gathering space and as a destination for local services, retail, and socialization.

The urban design plan for Nechako Centre:

- Enables comfortable, human-scaled public space.
- Creates an identifiable commercial, social, and recreational hub for the Nechako neighbourhood.
- Supports year-round use and flexible public programming.
- Improves safety, visibility, and intuitive navigation.
- Complements surrounding residential, recreational, and institutional uses.
- Attracts continued investment in the immediate and surrounding area.

The plan is also influenced by the Garden City principles of walkability, greenery, and human-scaled design that are the foundations of the *Kitimat Townsite Report* prepared by

Clarence Stein in the early 1950s. Stein's vision is modernized to offer a multi-dimensional space that meets the current needs of residents and responds to the high-level design considerations in the 2022 Nechako Centre Concept Plan, so that the site may be brought to life in future project stages, including detailed design and construction.

The urban design plan creates a destination that offers intrinsic value through thoughtfully considered features, such as public seating areas and flexible gathering spaces, and encourages engagement with surrounding local businesses and amenities (Figure 5). This design approach supports an organic and mutually beneficial relationship between placemaking and economic development in the area. The plan aims to create a neighbourhood hub that is both functional and beautiful year-round, while also bringing enhanced economic development potential to the existing vacant lots (Building Sites A and B).



Figure 5. Design Examples That Align with the Vision.

2.1.2 Objectives

Key objectives identified in the 2022 Nechako Centre Concept Plan, and carried forward into the urban design plan, include:

- Support for mixed-use development – both commercial and apartment residential.
- Continuous walking connections across the site – both north-south and east-west.
- Retention and enhancement of existing outdoor recreation features, and investment in new or upgraded facilities and infrastructure to expand recreational uses.
- Enhancements to the Kingfisher Avenue underpass to provide a welcoming and comfortable access to the site from the adjacent neighbourhood.
- Augmented greenspace, gathering spaces, and public realm enhancements throughout the site to improve visual appearance, safety, and comfort for community use.

The proposed urban design plan expands on the above objectives with some additional considerations for overall site design and functionality (see **Figure 6** on the next page):

- **Encourage pedestrian activity** with a continuous, comfortable, and engaging walking environment that allows people to traverse the site from adjacent neighbourhoods.
- **Support active transportation** with improved pedestrian crossings, accessible pathways, and bike parking.
- **Support the marketability and development of land** at Nechako Centre through site appeal and readiness for investment.



- **Foster a lively public realm** with spaces that encourage social interaction and community gathering.
- **Integrate deliberate planting as a design driver** using biodiverse and climate-appropriate native species to provide seasonal interest, habitat value, and visual richness.
- **Adopt a low-impact development (LID) approach** by incorporating attenuation and infiltration systems, permeable surface treatments, ample landscaping, and other features to effectively store and manage stormwater runoff.
- **Enhance safety and accessibility** for all site users with upgraded lighting, clear sightlines, barrier-free routes, and universal design elements.
- **Strengthen Nechako Centre's brand** through streetscape features along Kingfisher Avenue and Nightingale Street, with considerations for natural building and planting materials that reflect Kitimat's garden-city origins and culture.

Together, the guiding frameworks establish a cohesive foundation for the urban design plan.



Figure 6. Design Examples That Align With the Objectives.

2.2 Plan Organization

The urban design plan is organized into three project phases (Figure 7) – west, central, and east – to provide flexible planning and phased construction. Phasing the project construction provides flexibility to the DOK. The plan does not prescribe a specific order of implementation to allow Council to align future decisions with community priorities and available resources. The DOK may advance the phases in any order, at its discretion, and may also choose to implement the urban design plan in one or two phases. Design elements proposed for each phase are detailed in the following sections.

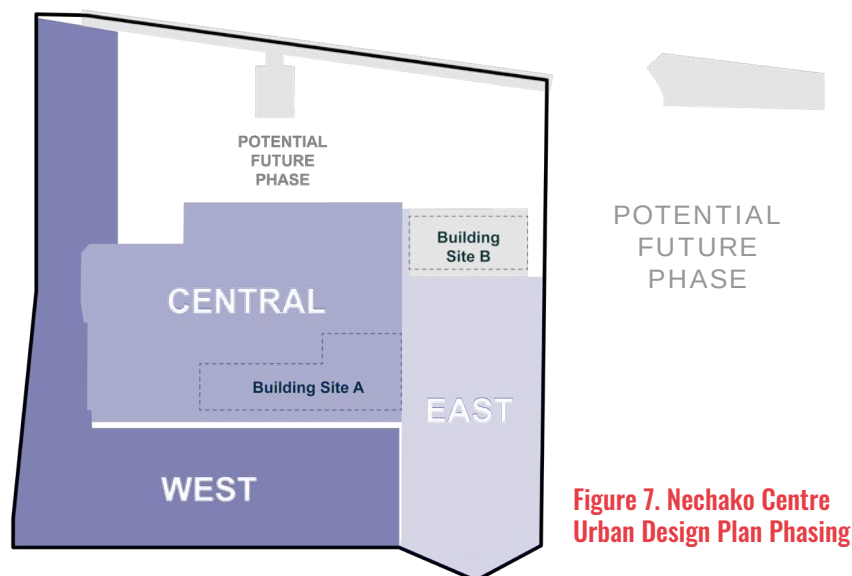


Figure 7. Nechako Centre Urban Design Plan Phasing

2.2.1 West Design Phase

The West Design Phase highlights sidewalk, landscaping, and road enhancements along Kingfisher Avenue, as well as some landscape improvements to Nechako Centre's south parking lot (Figure 8 on the next page). Key features and amenities of the West Design Phase include:

- **Pedestrian-Friendly Crossings** at parking lot entrances with enhanced paving, curb extensions, and shorter crossing distances within the parking lot to reduce pedestrian conflict with vehicles.
- **Site Branding** such as Nechako Centre-branded banners and hanging baskets along Kingfisher Avenue and throughout the site to provide a cohesive site design.
- **Continuous Planting Zones** along Kingfisher Avenue incorporate trees, shrubs, grasses, and perennials arranged in layered compositions, to improve drainage performance and tolerate freeze-thaw cycles for annual growth.

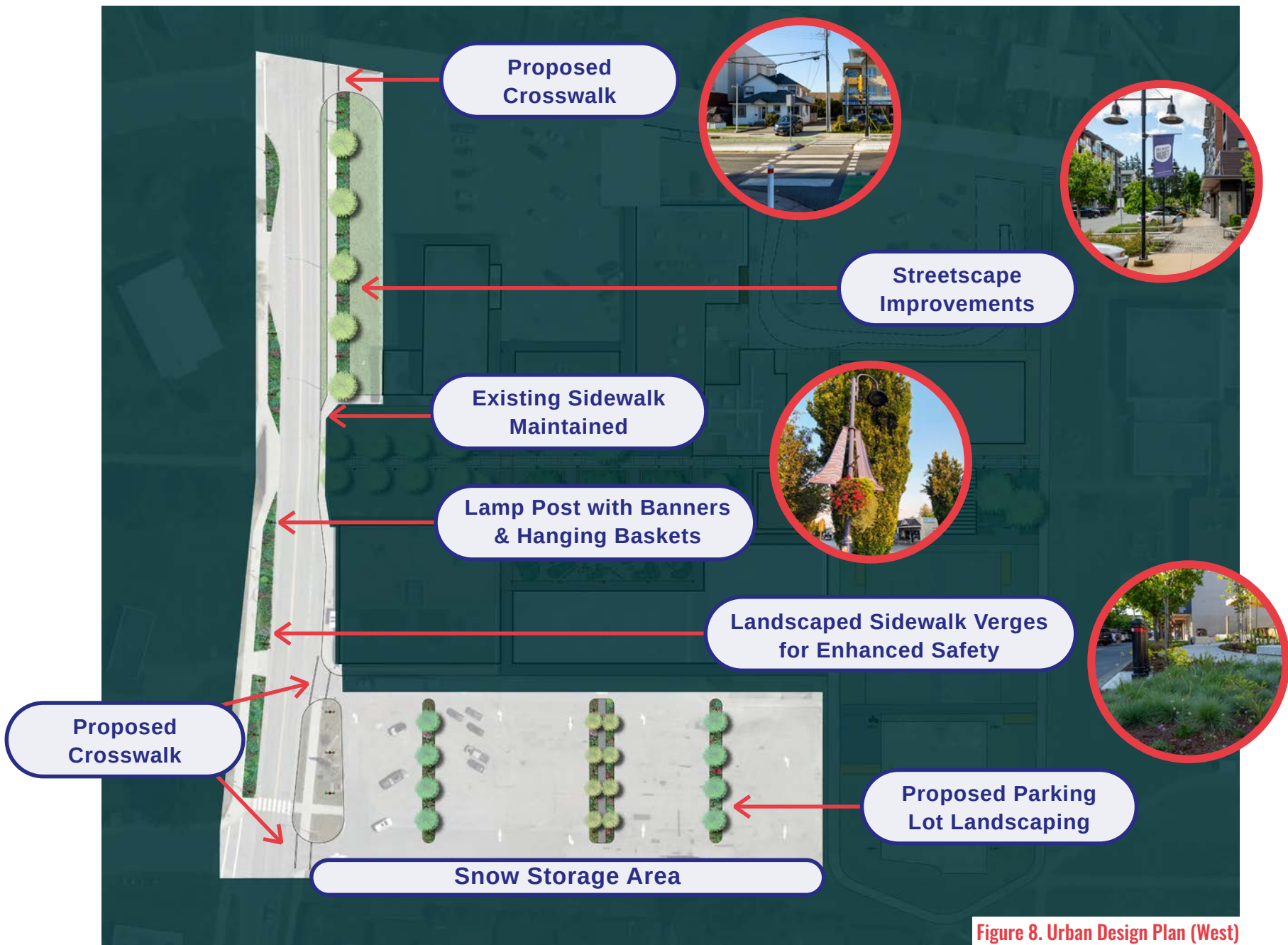


Figure 8. Urban Design Plan (West)

2.2.2 Central Design Phase

The Central Design Phase highlights an interconnected pathway network, public realm and placemaking enhancements, and community amenities (Figure 9 on the next page). Key features and amenities of the Central Design Phase include:

- **Wide, Accessible Sidewalks** in all directions, with a central covered pathway running from north to south, connecting patrons to businesses and amenities within the site.
- **Pedestrian Mall Amenities** such as benches, integrated seating planters, an outdoor patio, public washrooms, and bike racks placed in central locations to encourage social activity.
- **Climate Responsive Design** where a variety of seating and gathering spaces are strategically located to maximize sun exposure, provide shade, and protect against wind circulation through thoughtfully designed planting and built elements that enhance comfort and support year-round use.
- **Public Realm Lighting** improves visibility and safety in low-light conditions and contributes to a cohesive and welcoming nighttime environment.
- **Flexible Gathering Space** is centrally located within the pedestrian mall to provide opportunities for pop-up retail or community programming. The use of natural, permeable materials allows the space to serve as an informal, child-friendly play area.
- **Building Site A – In an L-Shaped Configuration – Frames the Central Design Phase**, with sufficient parcel area to accommodate a future multi-storey (potentially up to 5 or 6 storeys) mixed-use apartment building with a commercial ground floor.

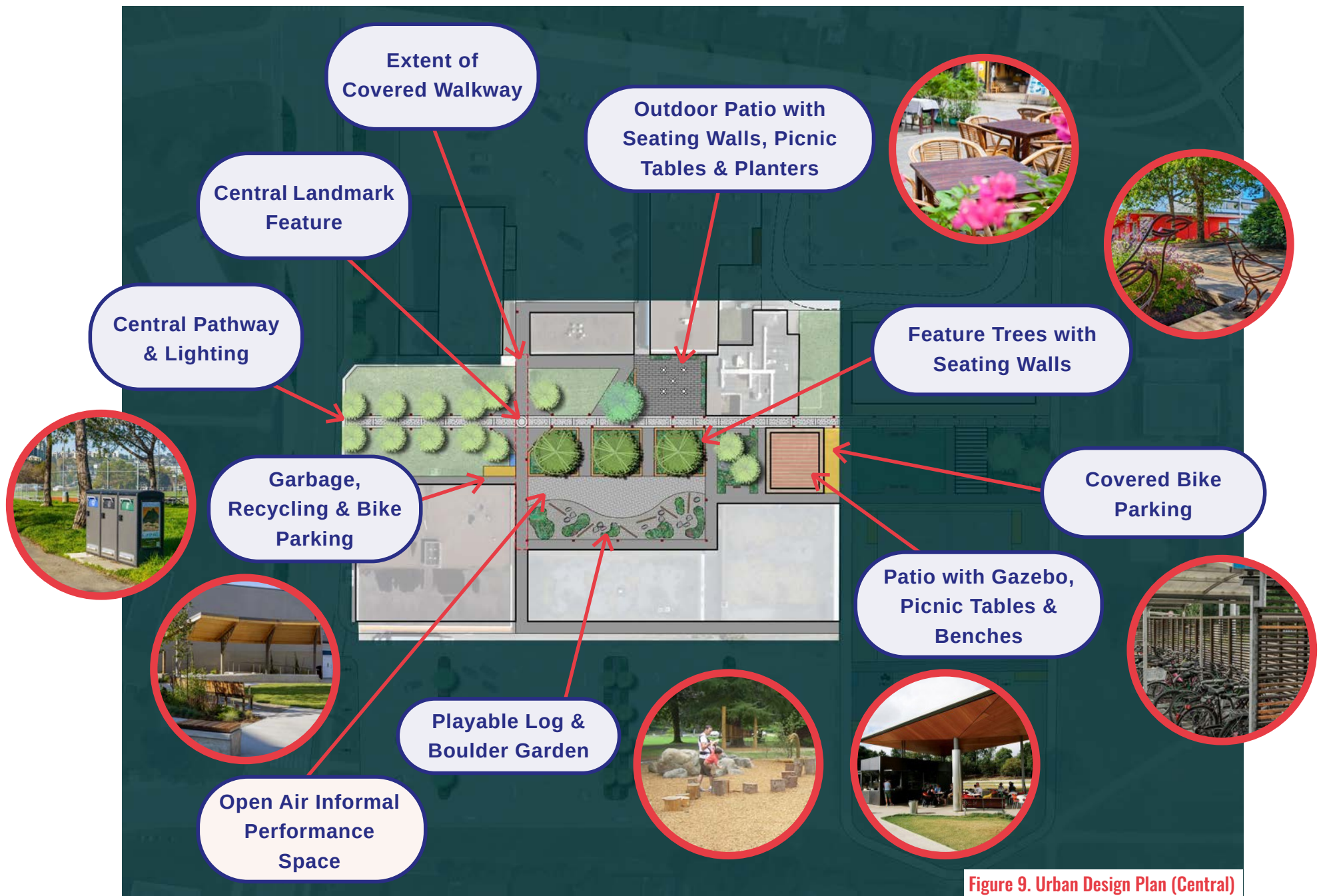


Figure 9. Urban Design Plan (Central)

2.23 East Design Phase

The East Design Phase highlights enhancements to existing recreation features and additional community amenities (**Figure 10** on the next page). Key features and amenities of the East Design Phase include:

- **Prioritizing Outdoor Recreation** through refurbishing and resurfacing existing sports courts, including the ball hockey and tennis courts.
- **Community Amenities** include public washrooms, water fountains, bicycle parking, and a community garden designed with nearby seating to support social gathering and rest.

The Nechako Centre Development Plan represents a right-sized and long-term investment in the community and aims to establish a strong visual identity and sense of place within the broader Nechako neighbourhood.

The urban design plan is intended to support increased pedestrian and economic activity at Nechako Centre and to improve safety and comfort for all site users. Additionally, the plan promotes enhanced biodiversity and ecological performance through resilient planting strategies.



Figure 10. Urban Design Plan (East)

3. POTENTIAL FUTURE DEVELOPMENT



The Development Plan for Nechako Centre includes projects and features that could be pursued in the immediate or short-term, as well as items that are identified for potential future, long-term consideration (**Figure 11**). Positioning some of the elements of the Development Plan as longer term items allows the DOK to manage the scale and timing of the overall investment and construction cycle, while still indicating the options for future consideration as needs may dictate.

Potential future projects identified through the Development Plan process, but not shown in the west, central, and east phases of the urban design plan, include: improvements to Nightingale Street, a future snow storage location and parking on municipal property north of Nechako Elementary, and future development of Building Site B.

Building Site B represents a future long-term development opportunity after Building Site A is developed. Building Site B is currently a vacant municipal property used for snow storage and passive green space; however it may have potential for commercial, residential, or mixed-use development once Building Site A has built out.

Designating Building Site B as a future development opportunity in the Development Plan ensures that there is long-term capacity for commercial and/or residential growth and expansion at Nechako Centre. Development of this future site may require further study and/or improvements not covered in this Plan, such as stormwater and transportation improvements, to be further investigated and determined at the time of development.

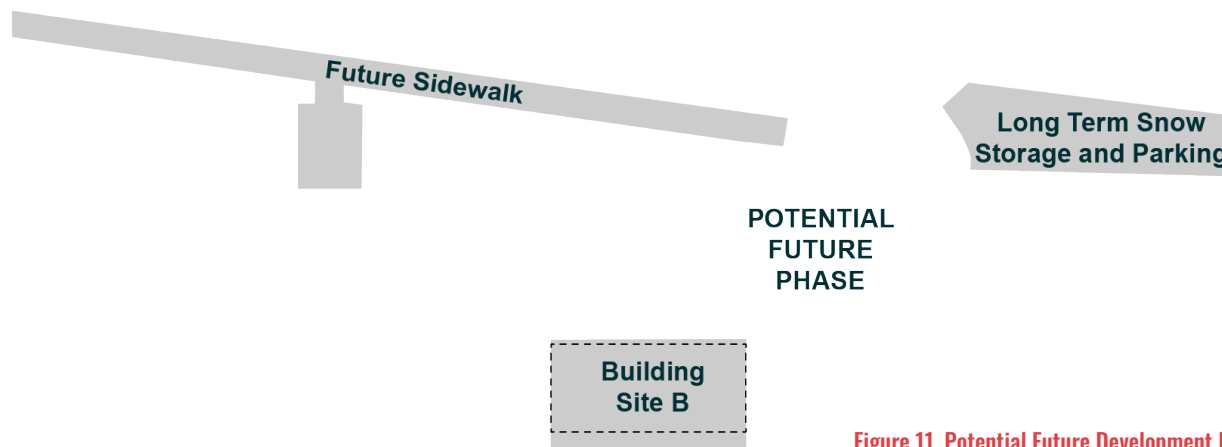


Figure 11. Potential Future Development Phase

4. TEMPORARY ACTIVATIONS



Temporary activations are recommended as interim measures on Building Site A for public use during the detailed design and permitting phases. Temporary activations provide an opportunity to transform the current vacant parcel into an active and welcoming space that positively contributes to the public realm and supports informal recreation and gathering spaces.

Features that could be added to activate the space include temporary seating; planter boxes; nets for tennis, ball hockey, soccer and/or pickleball; public art; flexible open spaces; and others (Figure 12). These features offer immediate public benefit while long-term redevelopment efforts continue behind the scenes.

Introducing temporary activations ensures the site remains active, visually engaging, and publicly accessible during the planning and permitting process. The space becomes a lively community asset that positively teases the future of Nechako Centre.

Activating the site early also helps residents build familiarity and connection with the area, strengthens existing business activity through increased foot traffic, and demonstrates progress toward the broader revitalization efforts at the site. This approach provides meaningful value to the community while supporting efficient and adaptable use of DOK-owned land until construction begins.



Figure 12. Temporary Activation Examples

5. ZONING RECOMMENDATIONS



Nechako Centre is zoned *C2 Neighbourhood Centre* in the Kitimat Municipal Code. The C2 zone permits residential use above the ground floor, which aligns with the proposed mixed-use development concept for Building Site A.

A zoning amendment is needed to permit standalone residential use if the DOK wishes to explore a potential future townhouse or residential apartment development on Building Site B. This type of amendment is not needed to advance a mixed-use building on Building Site A.

The C2 zone does not include a specific minimum parking requirement ratio for residential uses. The Kitimat Municipal Code requires a ratio of 1.5 m² of parking for every 1 m² of gross leasable area (GLA), and each off street parking space must have a minimum area of 28 m². The DOK may consider introducing specific parking requirements for residential uses in the C2 zone to address anticipated increases in site use and the lower rate of vehicle turnover typically associated with residential development.

Height limitations in the C2 zone are currently 9 metres. Therefore a five or six storey development on Building Site A would exceed this height limit. The consulting team identified that a height of between 16 and 20 metres is needed to allow for a marketable commercial ground floor and liveable residential floor heights.

The DOK could consider an amendment to the C2 zone to enable the recommended height of mixed-use development. Alternatively, the DOK could consider applying for a Development Variance Permit for the increased height needed to facilitate a mixed-use development, while retaining the existing 9 metre height limit for the remainder of Nechako Centre.

6. CONCLUSION



This Development Plan has expanded on the 2022 Nechako Centre Concept Plan vision by presenting a detailed urban design plan for the site, informed by technical assessments of infrastructure/servicing capacity, transportation needs, and market considerations. The Development Plan is intended to provide the District of Kitimat with a clear and achievable framework to reestablish Nechako Centre as a vibrant neighbourhood hub and public realm destination.

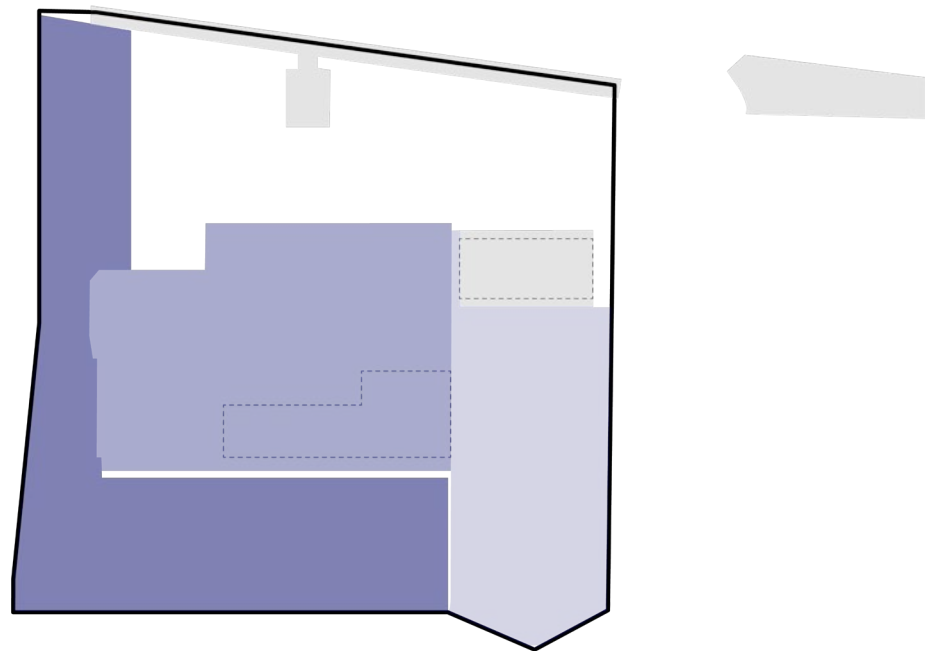
The proposed public realm improvements shown in the urban design plan in [Appendix A](#) and the 3D renderings in [Appendix B](#) prioritize a safe, accessible, and pedestrian-oriented environment that supports social interaction and community gathering. Through thoughtful placemaking, improved circulation, and integrated public amenities, the plan creates a welcoming setting that benefits residents, visitors, and local businesses.

The DOK's commitment to revitalizing Nechako Centre positions the site for sustainable economic growth and long-term community benefit. By enhancing the public realm and activating vacant parcels, the urban design plan is intended to stimulate market interest and investment, ultimately restoring Nechako Centre's role as a thriving neighbourhood anchor and an important contributor to Kitimat's social and economic vitality.



APPENDIX A:

URBAN DESIGN PLAN



SCALE 152

Perm

THIS DRAWING HAS NOT BEEN APPROVED
AND MAY CONTAIN ERRORS AND OMISSIONS

Project Number	R
2111-06601-00	



LAYOUT PLAN - CENTRAL

UTILITY LOCATES
NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER/LANDSCAPE ARCHITECT AS TO THE LOCATION AND ELEVATION OF ANY UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF ALL UTILITIES THAT MAY BE IMPACTED AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR THIS SITE PRIOR TO COMMENCEMENT OF ANY OPERATIONS. PROVIDE ENGINEER/LANDSCAPE ARCHITECT WITH COPY OF ALL LOCATE REPORTS.



KEY PLAN
SCALE 1:500

PRECEDENT IMAGES



CONCRETE WALKWAY



CONCRETE SEATING WALL



BENCH



POLE WITH BANNERS AND



COVERED WALKWAY



LIGHTING



COMMUNITY GARDEN

- LEGEND**
- PROPERTY LINE
 - SOO
 - PROPOSED SIDEWALK/WALKWAY
 - PROPOSED BIKE PARKING
 - PROPOSED PLANTING BED
 - PROPOSED OUTDOOR PATIO
 - EXTENT OF COVERED WALKWAY
 - PROPOSED POLE WITH BANNERS AND HANGING BASKETS
 - PROPOSED PEDESTRIAN LIGHTING
 - PICNIC TABLE
 - PLANTER
 - SEATING WALL
 - BENCH
 - GARBAGE AND RECYCLING
 - PROPOSED TREES

PG	2026-07-07	REVISED PHASING PLAN	LI	KU	KU
PF	2026-03-18	REVISED PHASING PLAN	LI	KU	KU
PE	2026-02-13	ISSUED FOR REVIEW	LI	KU	KU
PD	2025-12-08	ISSUED FOR REVIEW	LI	KU	KU
PC	2025-11-20	ISSUED FOR REVIEW	LI	KU	KU
PB	2025-11-04	ISSUED FOR REVIEW	LI	KU	KU
PA	2025-08-25	ISSUED FOR REVIEW	LI	KU	KU
Rev	Date	Description	Drawn	Design	Appr

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DISTRICT OF KITMAT
270 CITY CENTRE, KITMAT, BC, V2C 2H7

**NECHAKO CENTRE
LAYOUT PLAN
CENTRAL PHASE**

Drawing No.

L103

Project Number

2111-06601-00

Rev

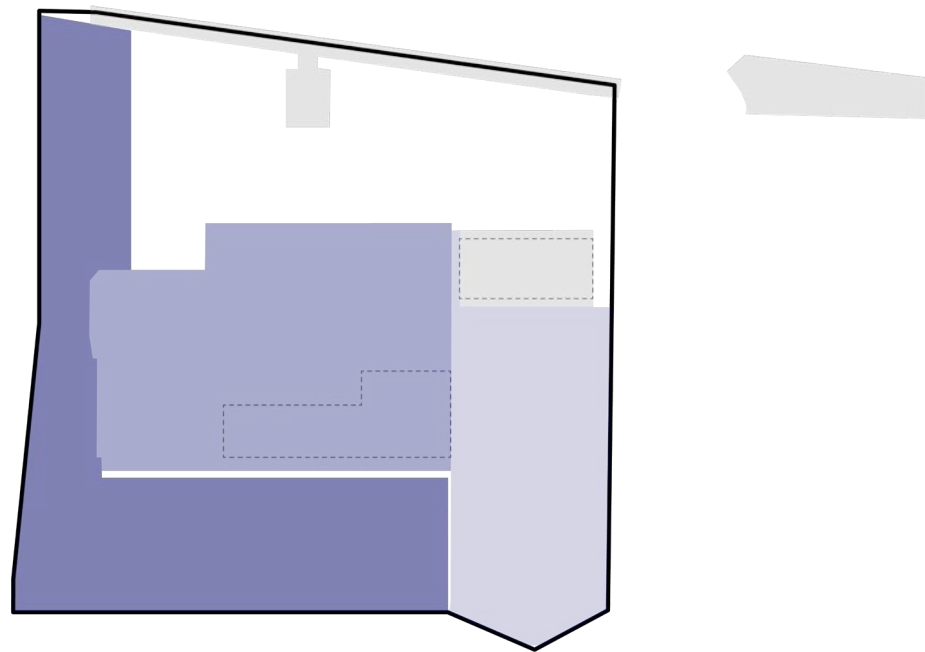
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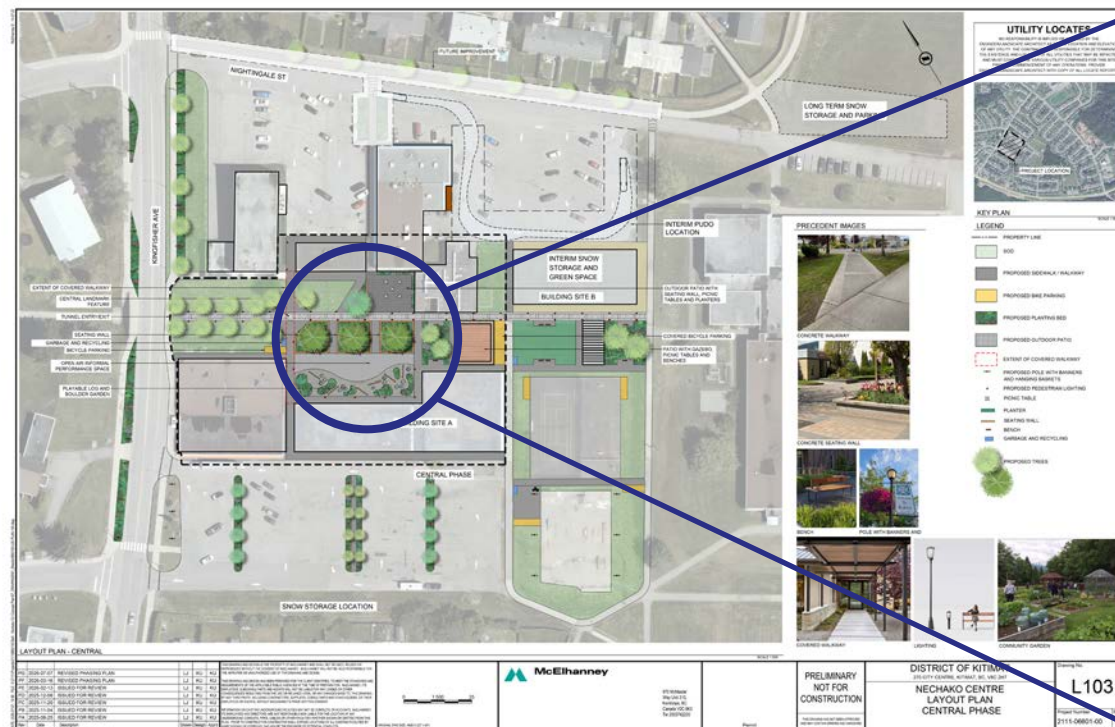
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APPENDIX B:

3D RENDERINGS

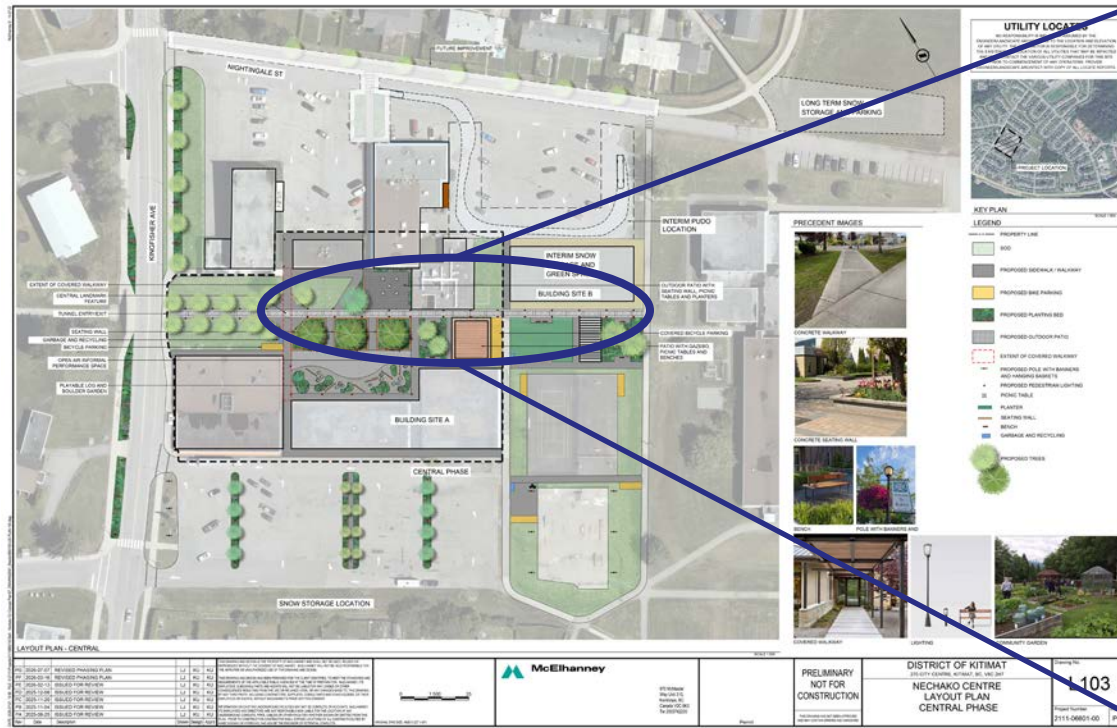


Playable Log and Boulder Garden.



Bird's eye view looking east.

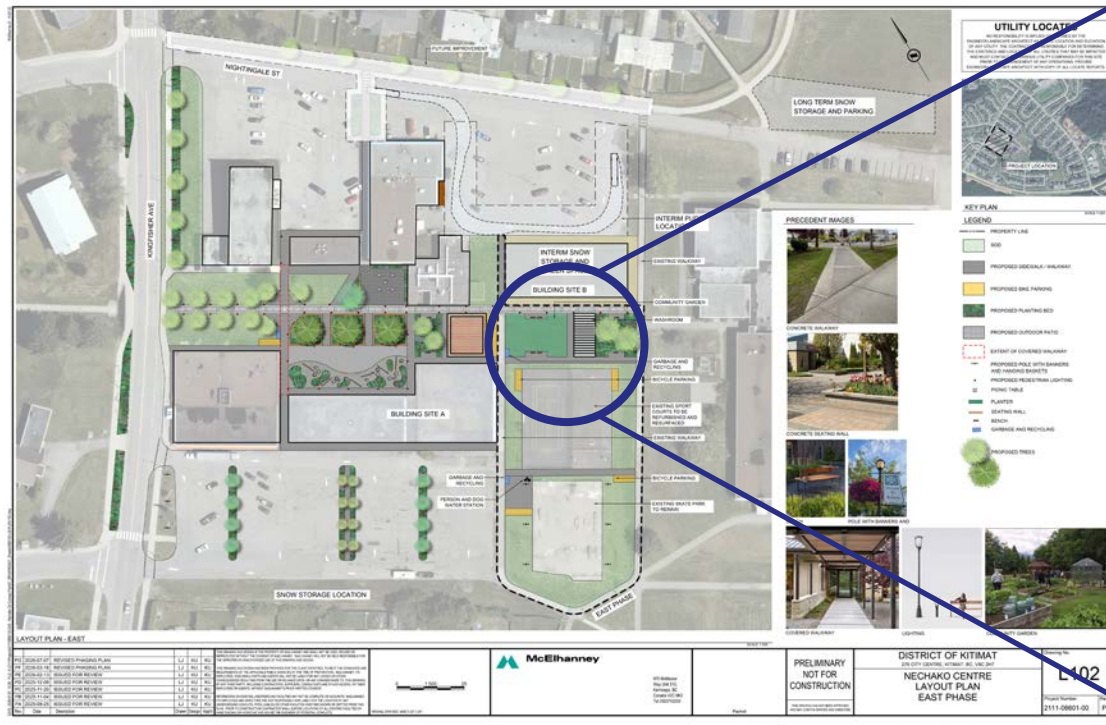
Central Pathway and Lighting.



Pedestrian view looking east.

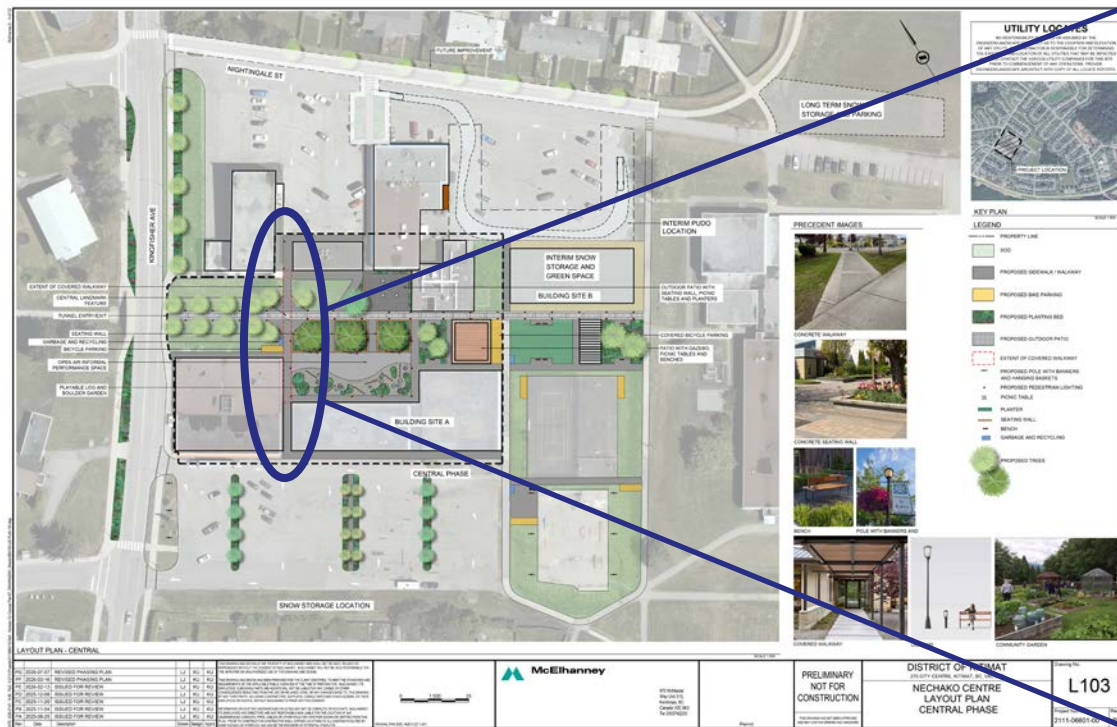
EAST PHASE

Community Garden and Public Washrooms.



Bird's eye view looking northeast.

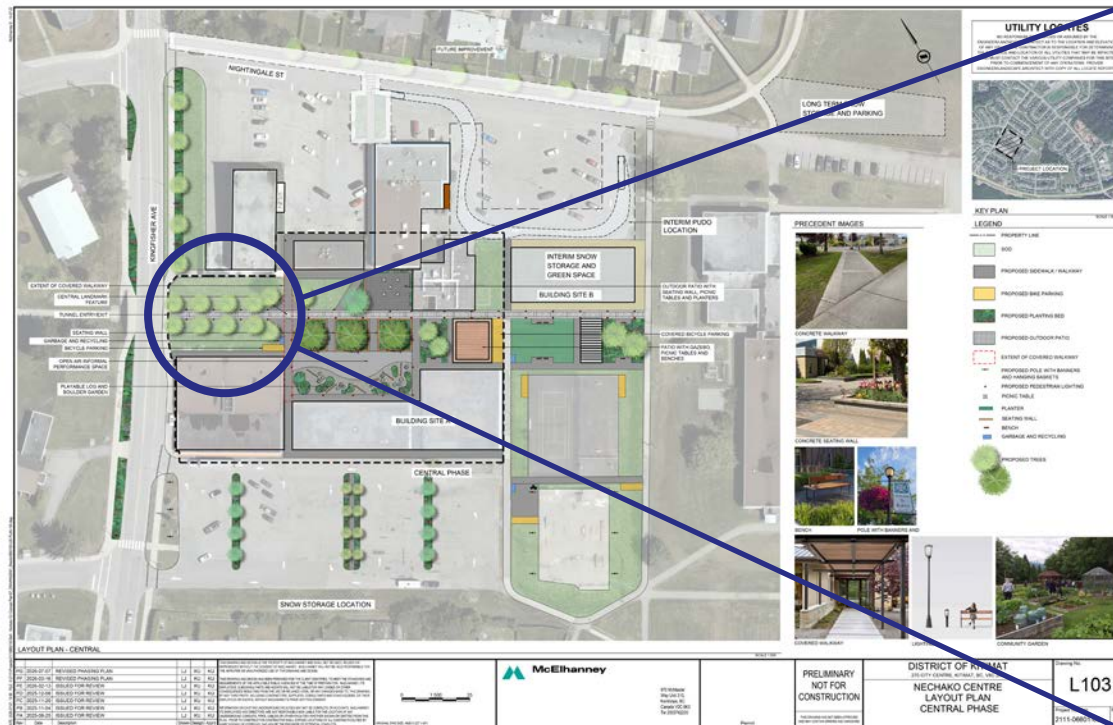
CENTRAL PHASE Covered Walkway.



Bird's eye view looking northeast.

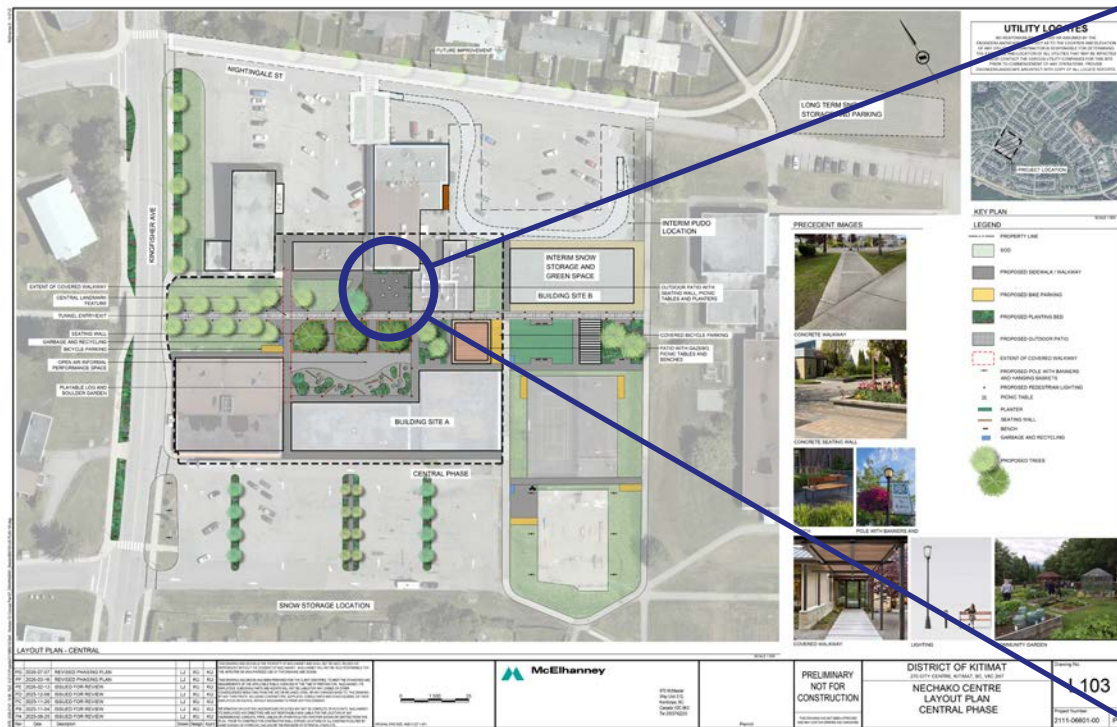
CENTRAL PHASE

Covered Walkway and Central Greenspace.



Pedestrian view looking southeast.

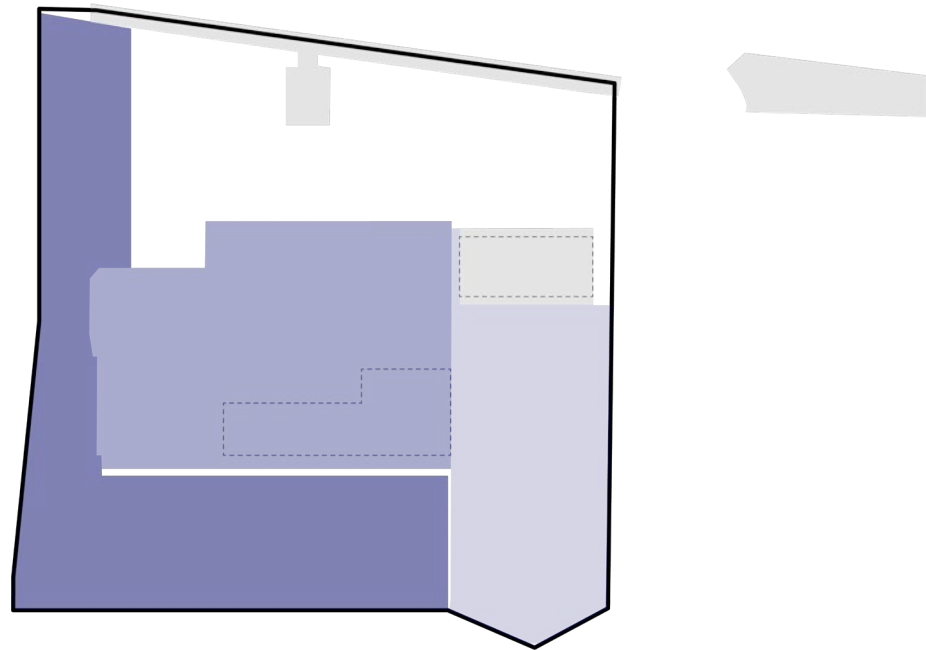
Outdoor Patio with Picnic Tables and



Bird's eye view looking southeast.

APPENDIX C:

STATEMENT OF LIMITATIONS



Statement of Limitations

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