DISTRICT OF KITIMAT

Downtown Design Guidelines



KITIMAT



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document structure

The following pages present a complementary set of **Downtown Design Guidelines** to help direct the form and character of Downtown Kitimat, whereby:

SITE DESIGN GUIDELINES

key considerations when placing elements that make up a site / development.

WAYFINDING + CIRCULATION GUIDELINES

direction on how pathways and streets are designed.

OPEN SPACE + LANDSCAPE GUIDELINES

how open spaces are distinguished and the elements that populate these spaces.

BUILT FORM + CHARACTER GUIDELINES

the "look and feel" of the built environment.

design guidelines intent

Taken together, the Design Guidelines provide a standard of quality for all improvements within Downtown Kitimat – specifically related to the form and character of development – to achieve the vision and objectives of the Downtown Concept Plan. These guidelines are further intended to facilitate a more transparent and streamlined development approvals process by providing applicants with a set of guidelines for form & character of development, which will be used by District staff to evaluate development applications.

All development – including exterior updates and signs – within the Downtown Revitalization Area require a Development Permit and must comply with the Design Guidelines.

terminology and annotation of the guidelines

"should vs. shall" and "may vs. must"

Where the term "should" or "may" is used within a guideline, it is understood to indicate an action that is encouraged. Where "shall" or "must" is used, it is understood that the guideline is interpreted as a requirement.

 indicates a guideline related to sustainability

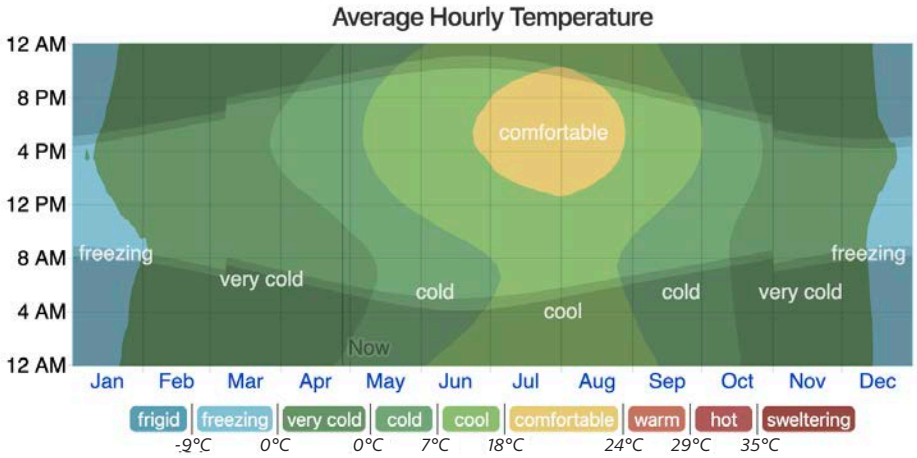
 indicates a guideline related to accessibility

understanding local climate as context for all design



The surrounding mountainous topography and distance from the open ocean shields Kitimat from the typically unforgiving marine weather. Over the course of the year, the temperature typically varies from -3°C to 23°C. Average annual temperature is 7.5ºC and annual average precipitation is 2,750 mm, with about 425 cm of snow. However, Kitimat is known for receiving large amounts of snow in very small period of time. In 2015, more than 117 cm of snow fell in Kitimat over a 24-hour period. December and January are the months with the most snowfall and the remaining winter months can be long, cold, and overcast. It is important that the downtown design guidelines considers the local climate to reduce the negative impacts of winter while enhancing its positives.

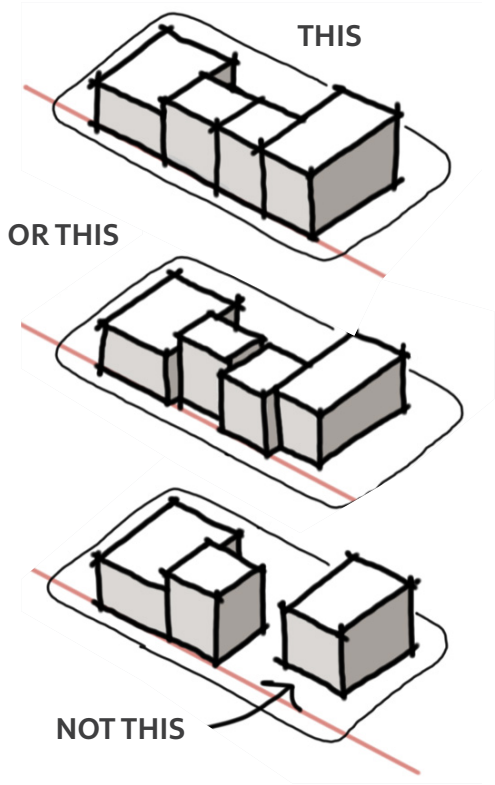
The diagram below summarizes annual temperature and highlights the need to accommodate weather within design guidelines to optimize and extend pedestrian comfort within designs for downtown buildings and public spaces.



The average hourly temperature, color coded into bands. The shaded overlays indicate night and civil twilight.

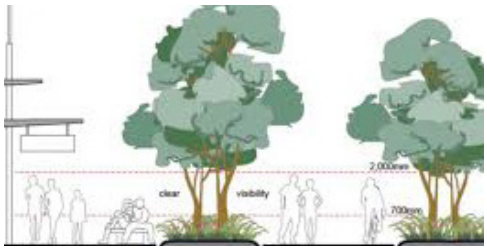
The average hourly temperature, colour coded into bands. The shaded overlays indicate night and civil twilight.

(weatherspark.com/y/299/Average-Weather-in-Kitimat-Canada-Year-Round)





* **Low Impact Development:** an approach to land development (or re-development) that works with nature to manage stormwater as close to its source as possible.



***Crime Prevention Through Environmental Design (CPTED) :** a multi-disciplinary approach of crime prevention that uses urban and architectural design and the management of built and natural environments.

1. SITE DESIGN

When embarking on site design, it is important to consider relationships to neighbouring sites, building edges and pathway connections, interior views and views beyond. These guidelines provide high level direction on how site design (open spaces, access and built form) must thoughtfully respond to its surroundings to create well designed, usable spaces.

pre-design considerations

1.1 Site planning, landscape and architectural designs must be responsive to built or natural systems surrounding the site. Site analysis must inventory on-site and off-site opportunities and constraints and identify how proposed designs respond to and complement existing features.

1.2 Low Impact Development* Best Management Practices must be utilized in site design, including swales or other landscape features that alleviate impacts of storm runoff.

prioritize people in site design

1.3 Site design shall prioritize the orientation of development to frame and address public greenways, open spaces and streets. In cases where parcels abuts both a street and greenway, buildings must "front" both with active edges.

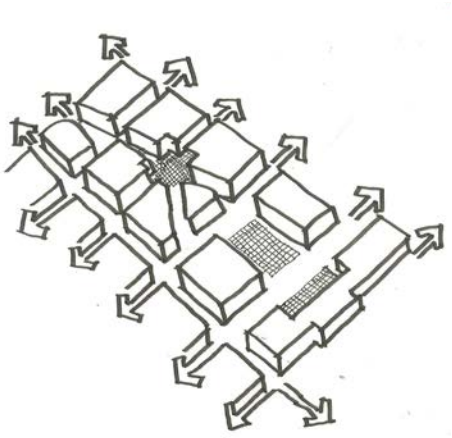
1.4 Site design shall consider CPTED* principles to reduce crime and nuisance, while ensuring that public and semi-public open spaces remain equitable, inclusive and enjoyable.

1.5 Design must prioritize pedestrian movement, safety, and comfort through integrated planning and accommodation of publicly-accessible pathways, plazas and greenspaces.

1.6 Where feasible, publicly-accessible open spaces must be designed to optimize solar access and views.

1.7 Where possible, new development shall incorporate views to the surrounding natural landscapes (i.e., mountains) into public and semi-public open space designs.

1.8 If views to natural landscapes are not available, site designs should establish "internal views" through the development of open space and or feature elements (e.g. structural and/or landscape designs or public art).



Pathways must allow pedestrian circulation through the site and connect to greater pedestrian loops downtown.

active transportation

1.9 Site must accommodate alternative modes of transportation in site design - connecting to wider community network, including pedestrian, transit stops, bicycle paths, bicycle parking, lockers, accessible ramps, lifts, and entrances.

1.10 Bicycle parking and lockers are encouraged, especially ones that provide covered protection from the elements.

snow storage

1.11 The storage of snow must be considered in order to achieve a site design that functions well year round.

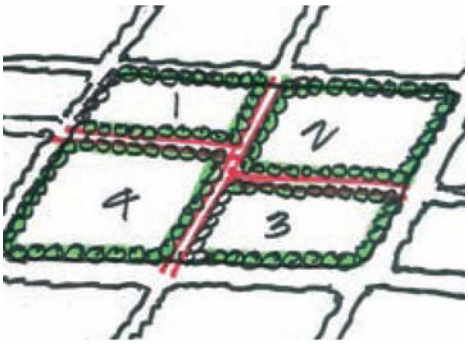
1.12 Locate snow storage piles in areas that do not create visual obstructions for drivers, pedestrians, & cyclists.

1.13 Where possible, plan for smaller snow storage areas with solar access rather than one large shaded area as the snow will melt faster.

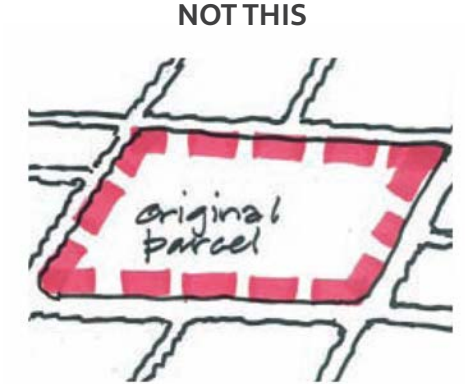
1.14 To prevent ice formation due to freezing of run-off, snow storage areas should be designed to promote melting towards specific catch basins through grading rather than draining into high traffic areas.

1.15 Areas designated for snow storage in the winter but utilized as public space in the summer are strongly encouraged.

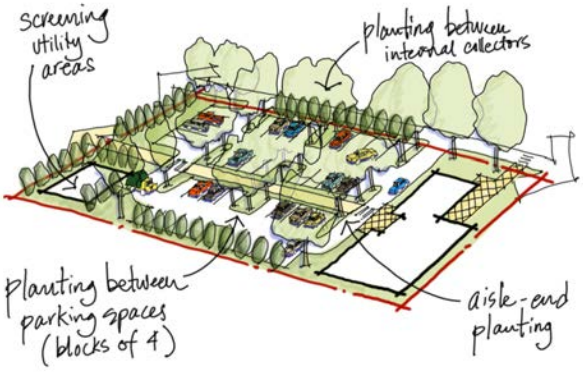
THIS



NOT THIS



Large blocks must be broken up to create smaller ones as development opportunities arise.



Large parking lots must be located to the rear (or side) of buildings and should make strategic use of plantings to buffer and/or define priority pedestrian areas.



Landscaping should be used to screen off-street parking areas.

vehicular access, servicing, and parking

1.16 Loading and servicing areas should be located at the side or rear of buildings to avoid pedestrian conflict along active frontages.

1.17 Vehicular access points should avoid or minimize conflict with pedestrians, ideally through the use of a rear lane or service corridor.

1.18 New off-street parking in downtown must be located behind buildings. Where necessary, parking may be at the side, with access from the rear lane or service corridor.

1.19 Clearly indicate pedestrian priority by separating and/or differentiating walkways from parking areas with raised and/or design features (e.g. landscape elements, different colours, materials and/or textures).

1.20 Garages that face the street are strongly discouraged. Where this is not possible, garage doors should be set back to clearly identify service area and minimize pedestrian conflict.

1.21 Landscaping should be used to screen off-street parking areas to limit the visibility of surface parking from the street.





Generous walkways framed by landscape elements (trees) and addressed by building frontages provide clear direction ("intuitive wayfinding") to pedestrians



2. PEDESTRIAN WAYFINDING + CIRCULATION

Kitimat's historic downtown core has a unique system of greenways and interior-facing retail spaces that poses significant challenges to users, including a lack of commercial visibility compared to what is afforded by a typical street front; an inconsistent orientation of buildings, and an inconsistent and discontinuous pedestrian network that disrupts pedestrian movement.

In light of these challenges, intuitive wayfinding design and highly visible signage are essential in helping individuals be aware of, and navigate to, key locations and destinations.

Wayfinding encompasses all the ways in which people orientate themselves in a physical space and navigate from place to place. Wayfinding used in the built environment helps a user understand where they are but also helps them choose a path for where they want to go. The basic process of wayfinding involves four stages:

1. **Orientation** - to determine one's location in relation to objects that may be nearby and the desired destination.
2. **Route Decision** - the path chosen to get to the desired destination.
3. **Route Monitoring** - checking to make sure that the selected route is leading to the desired destination.
4. **Destination Recognition** - when the destination is recognized.

Wayfinding strategies often combine signage, maps, symbols, and colours to help users guide themselves in the built environment.



Pedestrian walkways must be prioritized through the application of continuous accent paving.



Maintain physical and visual connectivity to key destinations.

wayfinding

2.1 Support wayfinding strategies by providing:

- continuous application of accent paving (concrete, tiles, bricks, etc.) and pedestrian-scale lighting to define and distinguish walkways and sidewalks, from adjacent hardscapes, such as parking surfaces and plaza paving;
- definition of gateways (e.g. to destinations such as parks) that are visible and accessible from primary pedestrian loops/sidewalks by using trees, signage, feature landscaping or special paving; and
- landscaping that is maintained (trimmed and clear) to ensure visual connections are not obstructed.

2.2 Wayfinding signs must be highly visible and placed in key access points and destinations.

pedestrian circulation

2.3 Pathways must provide a direct connection to existing sidewalks and primary points of entry (e.g. front doors) with considerations of nearby key destinations.

2.4 Walkway design must be accessible to persons with disabilities, bicycles, scooters and strollers, with non-slip surfaces and should align with the current BC Building Accessibility Handbook.

2.5 Pedestrian-vehicular conflict should be reduced wherever possible, with priority given to the safety and convenience of pedestrians.

2.6 Where pedestrian-vehicular conflict is unavoidable, crossings must clearly identify areas where pedestrians may encounter vehicles along their route such as drive aisles, crosswalks and intersections. Maintain pedestrian material treatment and sidewalk grade across conflict zones.



Pedestrian priority areas should be emphaized by using varied hardscape treatments.



Sculptural signs are encouraged while internally-lit plastic box signs are not permitted.

2.7 Pedestrian priority areas should be emphasized by using varied hardscape treatments, such as coloured, stamped or patterned concrete, and raised crosswalks.

2.8 Covered walkways that provide pedestrians with an unobstructed all-weather route is encouraged.

signage

GENERAL

2.9 Signs should complement as an extension of the building and landscape designs.

2.10 Signage on commercial buildings must clearly identify the business name and/or the nature of the business.

2.11 Decorative posters and/or window decals that fully cover windows and block pedestrian visual access to ground level store front are prohibited. Window signs must be limited to 25% of the window size and should not block window displays.

2.12 Sandwich boards are encouraged and must be located in a location that does not obstruct pedestrian movement and must be removed after operating hours.

2.13 Neon signage is permitted but is limited to a maximum of one per front façade of a business.

2.14 Internally-lit plastic box signs are not permitted.

MATERIALS

2.15 Signs shall be made from durable exterior sign-grade materials designed to industry requirements, such as solid wood, crezone plywood, extruded sign-grade acrylic, and pre-finished sign-grade aluminum. Accommodation will be made for signs made by local artists.

2.16 Signs should be made with a full trim around the sign in a contrasting colour.

GRAPHICS & LEGIBILITY

2.17 Lettering styles should be contemporary. Copy on signs should be a maximum of three fonts on any single sign and modern in nature.

2.18 All signs should be designed by a graphic designer, artist or a professional sign company. Commissioning local designers and artists is encouraged.

2.19 Text font should be easily legible to the target reader (e.g., pedestrian vs. cyclist vs. person in car), and of a strong contrasting colour to the background.



Signs must be appropriately scaled and positioned for pedestrians along walkways.



Sign lettering should be contemporary.

3. OPEN SPACES + LANDSCAPE

Open spaces form the heart of Kitimat, defined by the vision of the original master plan. The following guidelines seek to enhance existing spaces while transitioning other areas within and around the downtown to be more pedestrian-friendly.

general

3.1 Open spaces should support a range of activities within the downtown, from quiet gathering spaces (e.g. passive), to more active places to play, to flexible spaces* suitable for events.

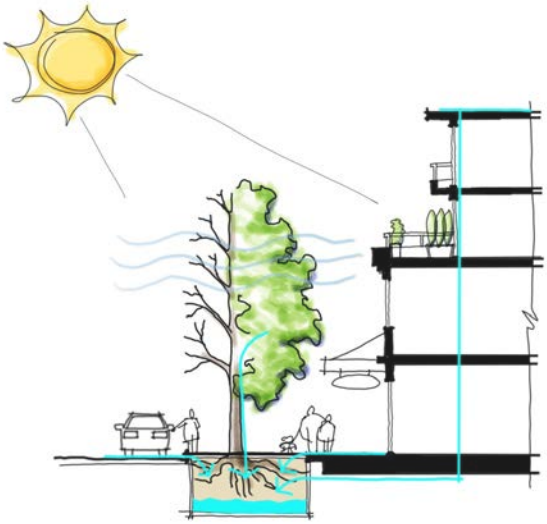
3.2 Furnishing should complement the intended use of the open space and be comfortable and functional, year-round.

3.3 Sitting areas should be located and designed to provide a sense of protection with edges reinforced by landscape elements such as shrubs, small trees and hardscape treatments. Spaces must maintain safe physical and visual access to adjacent spaces.

3.4 Enhance the urban forest to support the health and well-being of downtown Kitimat through tree planting where space permits. Tree selection should account for appropriate soil volumes, utility conflict, irrigation needs, and resilience during winter conditions.

3.5 Open space designs should be well adapted to climate by:

- maximizing sun exposure from south to west in all seasons;
- supporting shading strategies (passive cooling) with deciduous plantings that allow increased solar gain in winter months; and
- accommodating windbreaks (perpendicular to the direction of prevailing winter winds) to reduce heat loss in winter.



Deciduous trees act as windbreaks while letting light penetrate in the winter months.



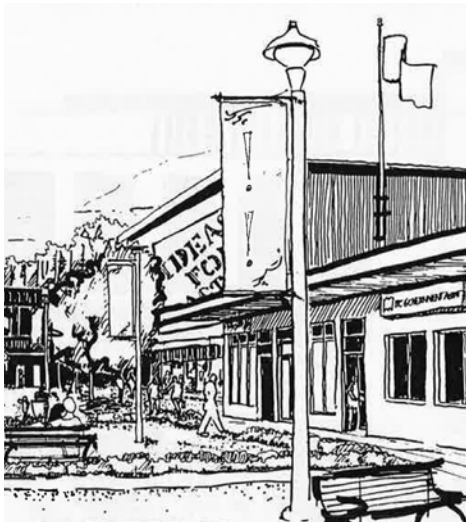
* **Flexible spaces:** allows for public spaces to change to accomodate different events and activities that can be planned, spontaneous or invented without prescribed ideas.



Sitting areas should be located and designed to provide a sense of protection with edges defined and reinforced by landscape elements.



fair-weather patios in public space expand the space of a business





pedestrian-scaled light standards must be used to light pedestrian spaces.

plazas and patios

3.6 Plazas should be located at centres of activity, such as transit exchanges, intersections of important streets and retail focal points.

3.7 Plazas should be framed by well defined edges. One side should be an active building edge, with active uses facing the plaza such as shop entrances and displays, food and beverage, or recreation and community activities.

3.8 Patios for food and beverage businesses are strongly encouraged and should be incentivized through municipal policies and programs.

3.9 Design materials and colours shall be of high quality finish and compatible with the architectural elements of the building within which the business operates.

3.10 Fencing and barriers for and permanent patios must maintain transparency to allow the passing public to view into the space.

3.11 Fencing height for patios must not exceed 1.5 metres.

materials & elements

LIGHTING

3.12 Lighting shall be provided at all building entrances, walkways, driveways, parking areas and loading areas. Light strength should be sufficient to provide clear orientation, personal safety and site security, including allowing for overlook from adjacent buildings.

3.13 Lighting design should support the quality and comfort of pedestrian spaces with warm color ranges and minimized glare.

3.14 Pedestrian-scaled light standards should be used to light pedestrian spaces, main corridors and focal points (in Parks and Plazas), with preference for low level, bollard-type light fixtures that illuminate the ground.

3.15 Common light standard designs should be established to define specific precincts and within downtown as a whole.

3.16 Minimize light pollution by directing lighting downwards, avoiding light reflectance and through the use of full cut-off lighting.

3.17 Use lighting to create character and ambiance, illuminating special buildings, monuments and feature landscaped areas. Lights flanking doors or at entryways are encouraged, especially where light will fall on a sign or product display.



bollards may be used as traffic barriers

LANDSCAPE ELEMENTS AND FURNISHING

3.18 Bollards can be used as traffic barriers to limit vehicle traffic in pedestrian zones. Bollards should be removable for commercial and emergency access.

3.19 Tree grates must be used where trees are incorporated in paved areas.

3.20 Tree guards must be used to protect newly planted trees from vandalism, vehicles and snow removal.

SCREENING OF SERVICING ELEMENTS

3.21 Servicing infrastructure, drainage and related structures, and refuse containers must be situated and/or screened so that their visual and physical impact on the public realm is minimized.

3.22 The location of refuse containers must consider ways to minimize attracting wildlife.

3.23 Refuse containers must be bear proof.

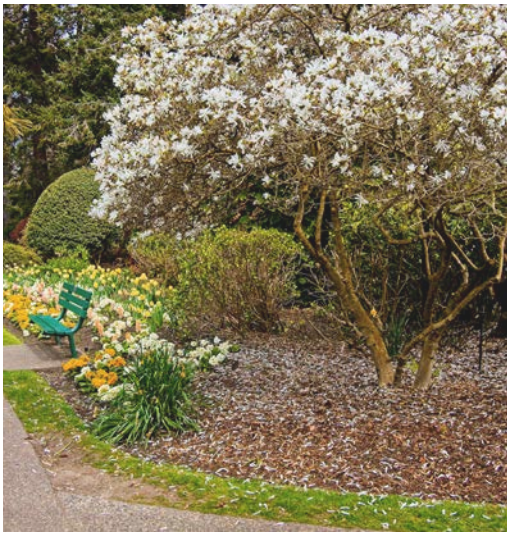
3.24 Electrical service must be provided underground; overhead power lines and obtrusive utility boxes shall not be permitted for new development.



Tree guards must be used to protect newly planted trees



Structural diversity in plant composition, including native plans is encouraged.





Tree selection should provide year-round appeal.

LANDSCAPE MATERIAL SELECTION

3.25 The use of annuals (bedding plants/temporary bulbs) should be minimized or eliminated wherever possible.

3.26 Landscape material selection shall prioritize native and/or similarly robust, durable and easily-maintained or no maintenance materials.

3.27 Landscape designs shall consider aesthetic qualities, plant suitability and soil volumes to ensure "right plant, right place" and to maximize growth to maturity of plants and trees. Materials must consider snow accumulation and snow clearing activities.

3.28 Structural diversity in plant palette composition – including groupings of native plants, combinations of groundcovers, shrubs of various heights and trees – is encouraged.

3.29 New developments should consult with a Horticulturalist or similar trained professional during plant selection and layout planning.

3.30 Plant selection should provide year-round appeal and seasonal interest (colour, texture, form) through use of flowering shrubs, perennials, and winter twig colour.

3.31 Large and medium canopy trees are to be used as "street" trees where there is pedestrian circulation and in small courtyards.

3.32 Tree selection for planting sites should be selected in consultation with an ISA Certified Arborist or similarly qualified professional with consideration of size, suitability and desired aesthetic.

3.33 Invasive species and synthetic turf are prohibited.



Incorporate rainwater management strategies where surface runoff is captured



Involving artists in the creation of public art pieces that serve a functional use, such as gateway signage, is encouraged.



HARDSCAPE MATERIALS

3.34 To the extent possible, locally sourced materials are preferred to reflect local climate, history, and culture.

3.35 Hardscape designs should utilize durable materials that are easily maintained, with particular consideration for snow removal and high precipitation events.

3.36 Public courtyards and pedestrian pathways should be paved with design and patterns to define plazas and walkways as distinct spaces.

3.37 Mitigate runoff from impervious surfaces through rainwater management strategies.

3.38 The use of permeable paving (e.g. porous asphalt, porous concrete, permeable pavers, or concrete-glass-block grid) for paved areas is encouraged where practical to mitigate stormwater runoff, taking winter freeze/thaw processes into account.

3.39 Where feasible, minimize the use of low albedo (heat-absorbing) surfacing materials (i.e., use lighter-coloured, more reflective materials), particularly in surface parking lots.

public art

3.40 All public art must meet the District of Kitimat's Public Art Policy.

3.41 The design of public open spaces should support public art.

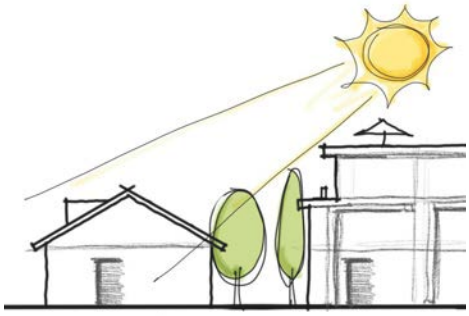
3.42 Art (e.g., murals) and enhanced designs should improve the appearance of large, bare exterior walls that are visible from the public realm.

3.43 Identify opportunities for artists to be involved in creation public art pieces (murals, sculptures, water features, and banners), including elements that serve functional uses such as seating, gateway signage, bicycle parking, etc.



4. BUILT FORM & CHARACTER

The Built Form & Character guidelines emphasize public realm quality and activation. They also seek to reflect the contemporary form and character of a diversified small town that honours the unique heritage of the original city centre core.



Stepbacks help transition different building heights and forms.

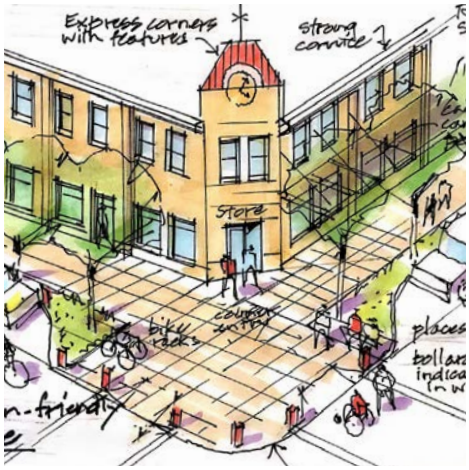
architectural guidelines for new and infill development

4.1 Infill development should acknowledge and complement the scale and character of adjacent development.

MASSING

4.2 The base of a building must break at least every 40 metres to vary the spatial experience for pedestrians.

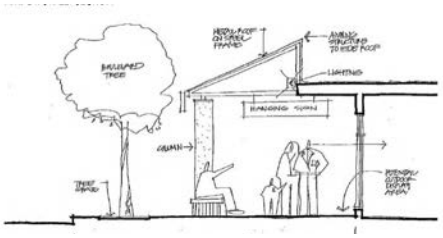
4.3 Building mass must be articulated with horizontal (minor) setbacks and stepbacks (along upper storeys) to provide visual interest, reduce imposing forms, and maximize sunlight.



Buildings at significant intersections must address the corner through distinct massing and design elements

4.4 Buildings shall highlight ground-oriented activity. Circulation at ground-level should direct street access to all parts of the building (rather than a single entry) to maximize active areas between street, plaza and building.

4.5 A flanking wall or rear wall that is highly visible from a street, public pedestrian pathway or public space shall be finished to the same standard as the front of the building.



Building entrances should be visible and clearly identifiable from the public realm.

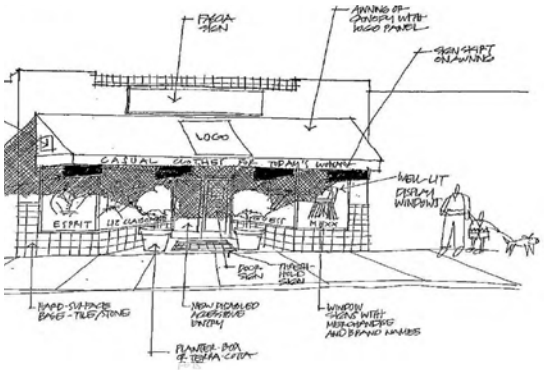
4.6 Buildings located at gateways or significant intersections must have strong / distinctive corner massing and design elements (e.g., bay window or clock tower).

ENTRANCES & VISUAL ACCESS

4.7 Building entrances should be in accordance with the BC Accessibility Handbook.

4.8 Building entrances should be visible and clearly identifiable from the public realm (i.e., adjacent public pedestrian pathway / sidewalk).

4.9 Windows, porches, balconies and patios must be oriented toward public areas, allowing for inviting views of parks, open spaces.



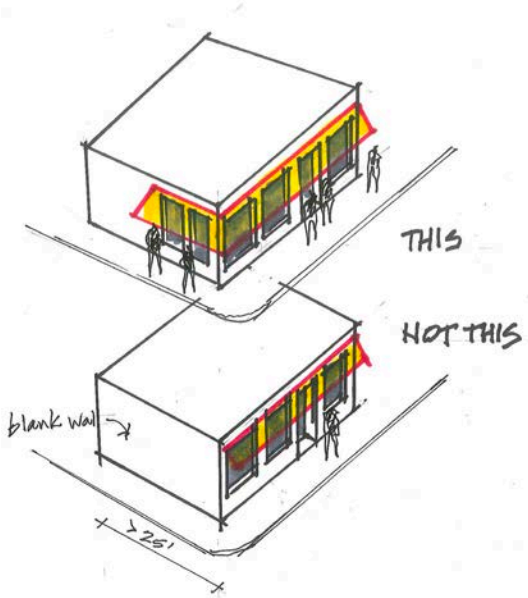
Building entrances must be covered, accessible and protect pedestrians with roof overhangs or canopies.

BUILDING PROJECTIONS AND WEATHER PROTECTION

4.10 Building entrances must be covered (e.g., building cantilever, roof overhang or canopy) to provide weather protection for individuals entering and leaving a building, and to act as a transition between interior and exterior environment.

4.11 Where a building abuts public walkways, weather protection must be provided to pedestrians with features such as roof overhangs, awnings or canopies.

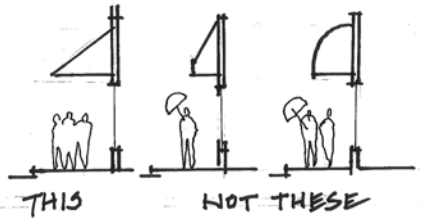
4.12 Awning shapes should be simple, straight line geometries that complement the building style. Curved awnings or awnings made of combination geometries are generally not recommended.



MATERIALS & COLOURS

4.13 Clear glass is preferred over tinted glass along pedestrian pathways / sidewalks to promote a high level of visibility. Mirrored glass should be avoided at pedestrian level.

4.14 Buildings should use climate-appropriate and durable building materials, such as high-quality materials that will withstand the freeze-thaw cycle & conserve energy.



Canopies must be sufficiently proportioned and wrap around buildings to provide continuous protection.





Opportunities for increasing visual interest of blank walls such as murals or architectural features shall be established.



Opportunity for activation of blank walls such as lending libraries is encouraged.

4.15 Building material and colour selection are integral to architectural designs and should be varied to create texture in the built form.

4.16 Careful consideration of material transitions within architectural designs (e.g. trim and mouldings) is encouraged.

4.17 Colours that offset darkness, provide visual interest, and found in the region's natural landscape are strongly encouraged.

BLANK WALLS

4.18 Blank Walls (defined as having no active use including no windows or doorways) fronting public streets or open spaces must be avoided.

4.19 Where blank walls are required as a function of internal program (e.g., merchandising and/or "back of house"), opportunities for activation shall be explored, including: murals, lending library, architectural design features.

ROOF FORMS & SYSTEMS

4.20 Roofs designs should reflect simple forms that complement Kitimat's historical style with new and emerging styles.

4.21 Roofs must be design to prevent falling ice, snow & discharge of roof leaders onto entrances and walkways.

4.22 Roof drainage systems should mitigate stormwater runoff effects by diverting storm events to infiltration galleries or other appropriate green infrastructure.

4.23 Snow guards to help prevent snow and ice overloading at gutters and suddenly releasing from the roof must be considered.

FENCES & BARRIERS

4.24 Design materials and colours shall be of high quality finish and compatible with the architectural elements of the building within which the business operates.

4.25 Fencing and barriers for temporary and permanent patios must maintain transparency to allow the passing public to view into the space.

4.26 Fencing height for patios must not exceed 1.5 metres.

4.27 Signage may be incorporated directly into the design of the patio fence or barrier, limited to a maximum of 0.5 m2 per patio fence or barrier.

4.28 Chain fencing is not permitted as it poses a hazard to pedestrians with visual disabilities.



Fencing height must allow passerbys to see into the space.

architectural guidelines by use

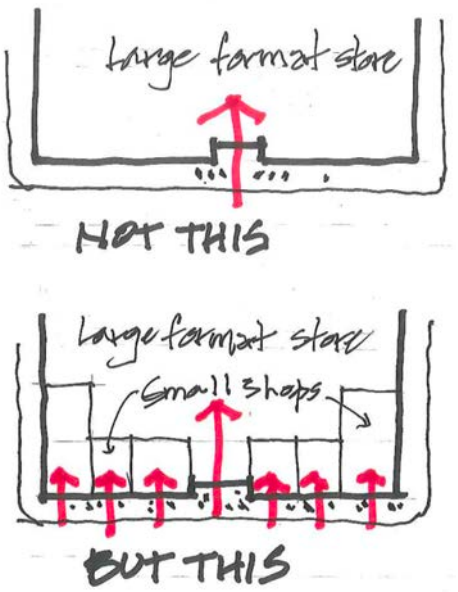
Architectural designs in Downtown Kitimat shall follow the principles as outlined in Section 4.45.

RETAIL, OFFICE AND MIXED-USE

4.29 A 4.5 metre minimum floor-to-floor height is recommended at street level to create a strong street presence and support retail uses.

4.30 Ground floor uses must contribute to and enliven the pedestrian realm with active uses, distinguished display materials, signage and lighting.

4.31 Blank walls must be no greater than 20% of the storefront along the primary store façade and 50% along secondary façades. Public art, seating, or other activating features are required if design cannot avoid blank walls.



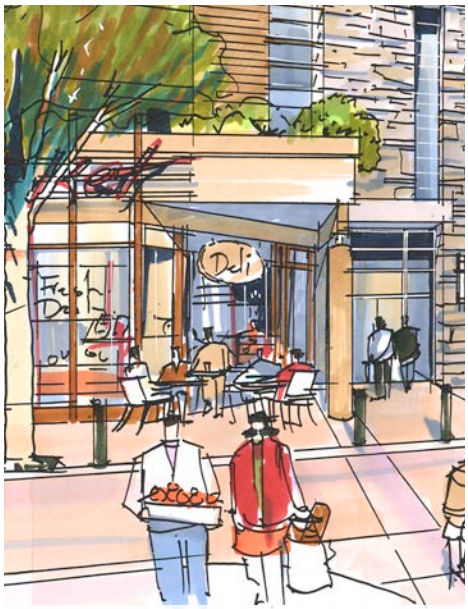
15 meter external unit articulation should be maintained for larger commercial buildings fronting public pedestrian walkways.

4.32 Façade elements / treatments that transition interior and exterior are encouraged.

4.33 Façade articulation should be maintained for larger commercial buildings fronting public pedestrian pathways / sidewalks.

4.34 Where existing buildings side or back public pedestrian greenways and/or streets, more granular uses should be added to open up façades and activate the public realm.

4.35 In mixed use buildings, building and façade articulation should signal change of use (e.g. upper floor stepback).



Façade elements (e.g. overhangs) articulate form while functionally transitioning interior and exterior.

RESIDENTIAL

4.36 Downtown residential buildings should have accessible units at the level of the street/ greenway.

4.37 Ground-oriented townhomes and/or rowhomes shall articulate individual dwellings.

4.38 Front setbacks on all street/greenway-facing units should utilize layered elements – including patios and landscaping – to transition between private-use and the public realm.

TEMPORARY AND POP-UP BUSINESSES

4.39 Fabricated pop-ups that activate pedestrian corridors are encouraged as they offer an opportunity for small-scale, temporary and seasonal commercial uses.

4.40 Materials & colours that add vibrancy to the temporary pop-up structure is strongly encouraged.



Materials & colours that add vibrancy to a space is strongly encouraged.

architectural design principles

4.41 Architectural principles for Downtown Kitimat, include:

- the use of natural materials, such as wood, timber, and stone;
- structural elements that are light and visible (e.g. not hidden) – example: "post and beam" type;
- windows and glazing designed to maximize natural light and views;
- floor plans that employ an "open plan" concept and encourage casual living and working; and
- indoor/outdoor spaces that include loggias, colonnades, covered porches, breezeway passages and large (cantilevered) overhangs.



Natural materials may be applied to the façades of mid-century modern structures downtown to give them warmth while maintaining the transparency that engages public realm.



Kitimat's rainy climate is well suited to mid-century modern's penchant for overhangs, while the large windows help to keep interiors naturally luminous.

APPENDIX A - DEFINITIONS

Definition for the terms used in the Downtown Design Guidelines can be found here.

ACTIVE FRONTAGES means when there is an active visual engagement between those in the street and those on the ground or upper floors of the buildings.

ACTIVE USES means uses that generate many visits, in particular pedestrian uses, over an extended period of the day. Active uses may be shops, cafes, and other social uses.

BLANK WALLS means walls that have no active use, including no windows or doorways, and has no decoration or visual interest.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES means a multi-disciplinary approach of crime prevention that uses urban and architectural design and the management of built and natural environments.

FAÇADE means the exterior wall of a building, normally attributed to the principal wall of a building that is usually facing the street and visible from the public realm.

FLANKING WALL means the wall that is adjacent to the street, and is not the front wall or front of the building. A flanking wall is only applicable to a corner lot.

FLEXIBLE SPACES allows for public spaces to change to accommodate different events and activities that can be planned, spontaneous or invented without prescribed ideas.

FRONTAGE means the length of a lot boundary which immediately adjoins a public street.

FURNISHINGS means amenities that are placed or developed on the sidewalk that are intended to enhance the pedestrian experience, such as benches and landscape planters.

GARAGE means a roofed accessory building or a portion of a principal building, other than a carport, used to vehicle storage or parking.

LOW IMPACT DEVELOPMENT means an approach to land development (or re-development) that works with nature to manage stormwater as close to its source as possible.

LANDSCAPING means changing, modifying or enhancing the visual external appearance of a parcel, including reshaping the earth, planting or preserving vegetation, adding walks, patios and fencing or other ornamental features.

LANEWAY means a vehicular way or pedestrian access way, often narrower than a street, located at the rear or side of lots providing access to service areas, parking and outbuildings, and it may accommodate utility easements.

LANE means a public way which affords access to a lot, at the side or rear of the lot.

PEDESTRIAN PRIORITY AREAS means places that give a priority to walking, cycling, and facilitating social interaction.

PLAZA means a type of public open space connected to a street network that can range in size from a building forecourt to a large city square.

PUBLICLY-ACCESSIBILE means an area that is visible from a right-of-way (street, land or sidewalk) and is open to the general public and is available for public use.

PUBLIC REALM means spaces and places that are open and freely accessible to everyone. These spaces can include streets, sidewalks, laneways, parks, and bike paths.

REFUSE CONTAINER means any waste (garbage, recycling, organics) container that a person controls whether owned, leased or operated, including dumpsters, trash cans, garbage pails, and plastic trash bags.

SCREENING means a continuous fence, wall, compact evergreen hedge or combination thereof, supplemented with landscape planting.

SETBACKS means the distance between a property line and the front, side or rear of a building. A building front setback can add to the perceived width of a street, provide additional public or private space, and allow space for landscaping. A building set on the front property boundary has zero street setback.

STEPBACKS means the setting back of the upper storeys of a building.

ACCESSIBLE UNITS means a unit that is designed and built to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.

DISTRICT OF KITIMAT

Downtown Design Guidelines

