



District of Kitimat

Complete Community Study & Housing-Focused OCP Update

Phase 1 Engagement Summary Report

Prepared for the District of Kitimat

Prepared by McElhanney

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Contact

Colton Kirsop, Project Manager

ckirsop@mcelhanney.com

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Introduction

In 2024, the District of Kitimat (the District) received a grant from the Union of BC Municipalities (UBCM) to undertake a Complete Community Study (CCS) based on the BC government's Complete Communities Guide. The project involves mapping and analyzing Kitimat's built environment through four lenses, which are housing, daily needs, transportation, and infrastructure. The 4 lenses help identify the community's strengths and challenges to help prepare actionable recommendations for Council's consideration on improvements. The findings from the CCS will help the District inform housing-focused policy changes to the Official Community Plan later this year.

In January 2025, the District launched the first phase of public engagement to inform its Complete Community Study. The public engagement opportunities incorporated in-person events throughout Kitimat to directly engage with residents, and online activities for those unable to participate in-person. This report presents a summary of the engagement process and feedback received from both engagement opportunities.

Engagement Approach and Goals

Public engagement is an opportunity to involve residents who are impacted by policy changes so the public's feedback is incorporated into new policies and implementation plans. The engagement activities for the Complete Community Study will inform a final report and implementation plan, which will be presented to Council. The engagement approach for the project was designed to help identify opportunities to improve access to housing, daily needs, and transportation options in Kitimat, as well as identifying the priorities and values that matter most to residents based on these items. Engagement strategies and questions were developed in consultation with District staff.

Advance notice of the scheduled public engagement activities was posted on the District's *Get Involved* website, official social media pages, including Facebook and Instagram, and on the community information boards at the District's municipal facilities. Seven in-person events were held on January 21st, 22nd, and February 6th.

An online survey was available between January 10th and February 7th, which asked the same questions as the display boards and map activity. Business cards with a QR code and a web link to the project's *Get Involved* page were available at the in-person events to provide access to the online survey and additional information on the project. Paper surveys were made available at each in-person event as well as at the front desks of the District's Leisure Services facilities and City Hall.

Times and locations for in-person engagement were selected to provide multiple engagement opportunities that would accommodate a variety of schedules and target different resident



demographics, including youth, seniors, daytime shoppers, young adults, families, and others that took an interest in the project.

The project consultant, McElhanney, reviewed and analyzed all in-person and online responses to capture common themes that emerged from the feedback. All public feedback gathered from the Phase 1 engagement period is attached in [Appendices A-B](#).

Engagement Snapshot

The main topics investigated during Phase 1 of engagement included:



Do residents have sufficient housing choices that meet their needs?



Are services close to the places residents live?



Do Kitimat's neighbourhoods have a good balance of retail and services?



Can residents easily move around town on roads, sidewalks, trails, or transit?

In-person engagement events were held in prominent locations throughout the community, including:

Mount Elizabeth Middle Secondary School on Tuesday January 21st from 10am to 1pm.

Students were engaged in the main hallway outside the cafeteria between break and lunch periods. Engagement was held at the school to involve young people—Kitimat's future—in sharing their experience with housing, daily needs, and transportation challenges in Kitimat.

Riverlodge Recreation Centre on Tuesday January 21st from 5pm to 9pm. The project team engaged with members of the Advisory Planning Commission (APC), the Accessibility and Inclusion Committee (AIC), and the Leisure Services Advisory Committee (LSAC) between 5pm and 7pm. An engagement event open to the public was held afterwards. Riverlodge was chosen for a general public event due to its number of evening activities, such as a workout gym, multi-purpose gymnasium, and a variety of classes, which attracts high foot traffic and increases opportunities for engagement.

City Centre Mall on Wednesday January 22nd from 10am to 12pm. The City Centre Mall event was held from late morning to lunch time to engage the working and non-working public, such as mall employees, people socializing in the mall, and people shopping or running errands.

Kitimat 50+ Society Centre on Wednesday January 22nd from 1pm to 3pm. An event at the 50+ Society was held to meet seniors in a familiar space where they frequently gather and feel comfortable sharing their opinions. The event began with a short presentation on the project,

followed by attendees engaging in a question and answer session and then open discussions at tables in small groups, or near the display boards and a large community map.

Sam Lindsay Aquatic Centre on Wednesday January 22nd from 4pm to 9pm. The project team set up the engagement boards and map activity in the main lobby and hallway connecting the Sam Lindsay Aquatic Centre and the Tamitik Jubilee Sports Complex during evening swimming lessons, and ice skating and hockey practices to engage the general public and young families.

Save on Foods on Thursday February 6th from 1pm to 3pm. District staff set up engagement materials near the checkout section of the grocery store to engage with daytime shoppers.

290  visitors to the Get Involved project webpage

190*  people attended the in-person events

21  submissions of the online or paper survey

19  hours spent directly engaging with community members

** number is approximate*



Figure 1. Involve the Community: Engagement events around Kitimat



Key Findings: In-Person Event & Online Survey Feedback

The engagement findings below are gathered from feedback provided on the display boards, map activity, and the online and paper survey during the Phase 1 engagement period. Common themes among respondents on the topics of housing, daily needs, transportation, and infrastructure are summarized below. Any common feedback from a specific engagement event that differed from the overall themes is noted separately.

1. HOUSING NEEDS

In late 2024, the District completed an [Interim Housing Needs Report](#) (HNR) to determine the estimated five to 20 year demand for housing units in Kitimat. The housing estimate—as determined by the [HNR Method](#) which consists of a six-component calculation—found that the 20-year estimated demand for housing units was 1,304. The estimate outlines the potential demand for new housing units across various types, tenures, and price ranges to meet both current and future housing needs. It is calculated based on the current availability and mix of housing types (e.g. single-detached vs multi-unit), forecasted changes, age of Kitimat's existing housing stock, and shifts in home ownership and rental balances in the community. The HNR estimates for housing type demand are based on a set of assumptions and may change over time depending on the data sources.

1.1. Common Themes

Based on the information gathered from the interim HNR report, engagement questions on housing aimed to identify the immediate housing needs of residents, which types of housing people want to see expanded in Kitimat and where this new housing should be located.

Support For Smaller, Multi-Unit Housing Types

When asked whether the development of single-detached houses, duplexes, townhouses, rowhouses, apartments, or small-scale, multi-unit housing (SSMUH) should be prioritized in Kitimat over the next 20 years, the following three choices were most favoured by participants:



1. **Small-scale, multi-unit housing (SSMUH)** (multiple smaller units on a single-detached lot, including secondary suites or accessory dwellings, such as garden suites and coach houses) was the most favoured housing type. Participants valued its single-storey accessibility, multi-generational living potential, and its relative affordability when compared to larger housing types.



2. Low-rise apartments (3-6 storey, wood-framed) were the second most favoured housing type, particularly ones with elevators for accessibility. Apartments were valued by those who want smaller living spaces, more affordable housing options, and appreciated the sense of community that multi-unit housing offers.



3. Duplexes and single-detached homes tied for the third most favoured form of housing. Duplexes are likely seen as a more affordable option for those who enjoy a larger living space and to accommodate larger household sizes. Single-detached homes remain a priority for respondents who value larger lot sizes, storage space, and privacy. Comments in support of single-detached homes emphasized that existing stock be maintained and replenished as needed.

Feedback at the 50+ Society event reflected significant support for SSMUH and low-rise apartments, including demand for accessible, single-storey homes without stairs, and senior-oriented housing options, such as assisted living and 55+ communities. This support reflects seniors' interest in smaller, easily accessible, low-maintenance homes that are more affordable and provide a sense of community.

Support for Multi-Unit Housing Near Public Transit, Shops, Services, and Recreation

When asked where new multi-unit housing should be located in Kitimat, respondents favoured:



Near Shops and Services



Along Transit Routes



Near Recreational Facilities and Public Buildings



Where Existing Infrastructure Can Support New Housing

The responses show strong support for nearby daily needs, transportation options, and infill development over outward growth, which reflects a desire for an accessible, well-connected town—key elements of a complete community

Expand Housing Diversity and Improve the Quality of Existing Homes

Kitimat has a high concentration of single-detached homes and apartments but lacks a mix of housing types, such as, townhomes, or accessory dwellings (secondary suites, carriage homes, etc.). Existing single-detached and multi-unit dwellings in the community are aging and in need of repairs and renovations. Additionally, the number of vacant and neglected homes in the community owned by out-of-town investors contributes to the housing shortage and affordability concerns. The limited variety of housing options for owners and renters in Kitimat is a challenge for residents with different housing needs and incomes, such as younger residents, low- and middle-income residents, and seniors.



Respondents want to revitalize aging homes in existing neighbourhoods rather than expand development outside of the current town footprint. Some comments recommended limiting new development until the existing housing stock is upgraded. Cable Car and Strawberry Meadows are preferred to remain as primarily single-detached, while City Centre was identified as a potential area for additional senior's and affordable housing due to its close proximity to transit, shopping, and healthcare. Whitesail and Nechako were noted as suitable for smaller homes, multi-family, and senior's housing given the proposed Nechako Centre redevelopment and its potential to provide retail and community spaces.

Address Housing Unaffordability



Participants at the 50+ Society event and the high school event noted that the high housing cost to income ratio limits their ability to own or rent in Kitimat to the extent that they may need to leave the community. At other events, respondents shared that the more affordable homes are in need of significant repairs and renovations, resulting in additional financial commitment for homeowners. Renters are challenged with rising rent and limited housing options that meet individual needs. Respondents found that housing costs and rental prices do not align with the quality of housing available. Some respondents provided recommendations to improve the current housing challenges, including rent-geared-to-income rental options, government subsidized housing for low-income residents and seniors, and general support to build more homes to address the lack of adequate housing.

2. DAILY NEEDS

Daily needs are services and amenities that people at all stages of life typically access daily or weekly, such as places of employment or education, grocery stores, schools, health care, childcare, parks, community centres, seniors' centres, and recreational facilities.

2.1. Common Themes

Questions on daily needs aimed to identify which services and amenities to introduce or expand in Kitimat, and where these amenities should be located. Daily needs questions also asked participants to share what existing services and amenities in the community were not functioning as needed.

Diversify Recreation, Retail, and Service Options

Respondents cited a desire for improved access to indoor and outdoor community hubs and social spaces in the community, with a need for “sober” spaces for all ages to gather. There was particular interest in revitalizing City Centre Mall with diverse retail options and activities. Common recommendations from respondents for recreational activities included:



Indoor Recreation Opportunities:

Bowling alley, movie theatre, arcade, mini golf, and expanded indoor sports (soccer, volleyball, etc.)



Outdoor Recreation Opportunities:

Trails, skate park, public fishing dock, public beach and recreation at Minette Bay

Respondents also want improved access to Minette Bay, highlighting opportunities for expanded trail networks from town, better signage and wayfinding for vehicles, and the benefits of a public dock and inflatable water park during the summer months.



There was also interest in developing additional neighbourhood hubs with coffee shops, restaurants, and outdoor seating and gathering spaces, rather than having all services and amenities concentrated only in City Centre. Many respondents were in favour of more shopping options for families, with some recommending furniture stores, hardware stores, sports stores, and larger retail brands. Some participants indicated that the redeveloped Nechako Centre was a prime example for a future community hub, with suggestions for a mid-sized grocery store, a coffee shop, and a variety of retail options and restaurants as potential tenants. Interest in expanding retail and amenities were voiced at all engagement events, but interest in diversifying amenities to neighbourhood hubs outside of City Centre was most notable at the Aquatic Centre. This feedback may be influenced by the number of young families and kids who attended the event, which coincided with swimming, hockey, and ice-skating practice. It suggests that young families living in predominantly residential, single-detached neighbourhoods may want better access to nearby services, gathering spaces, and amenities within walking distance from their home to foster a sense of community. This feedback may also reflect the experiences of young

families who have moved to Kitimat for industry work and are looking for amenities similar to those in their previous communities.



Some feedback gained from residents of Cable Car feel the neighbourhood is disconnected from the rest of town, and that it lacks local services or access to services in other parts of the District via transit or multi-use pathways. Respondents at the High School event were particularly vocal about a desire for public transportation connections from Cable Car to the main town, the need for basic amenities (e.g. a convenience store with groceries), and the benefits of outdoor recreation opportunities (e.g. a skate park for youth living in the neighbourhood). Access to daily services in Cable Car was especially important for those with mobility challenges, who do not drive (such as kids, youth, and seniors), or those without a personal vehicle.

Invest in Healthcare, Childcare, and Education



There was a strong demand for improvements to healthcare services in the community. Some participants noted the shortage of family doctors and dentists in town and are concerned about the increasingly frequent emergency room closures at Kitimat General Hospital. Participants at the 50+ Society event shared their concerns over the limitations in services available at the hospital that result in out-of-town travel and frequent closures of key departments and the ER, forcing seniors to travel to the hospital in Terrace or beyond for appointments. Some shared that they were considering moving to Terrace as their health and mobility challenges, compounded by lack of affordable and accessible housing for seniors, make it difficult to age-in-place.

There was also notable feedback on education and childcare needs, with comments asking for increased access to daycares throughout town, a need for additional elementary and high school facilities, and expansion of post-secondary institutions, such as a community college or satellite campus of a larger college or university.

The feedback highlights a desire for Kitimat to offer essential services to ensure residents can stay in the community throughout all stages of life.

3. TRANSPORTATION NEEDS

Well-connected and efficient active transportation options in a community can help residents get around independently, faster and safer. Identifying and addressing gaps in the local transportation network can improve local connectivity and support a more complete community.

3.1. Common Themes

Questions on transportation and mobility aimed to identify any gaps in sidewalk coverage, trail connections, and public transit by asking participants how well connected they were to daily needs and services from their homes and between different places in town.

Active Transportation Improvements and Pedestrian Safety



Respondents had positive feedback on the existing sidewalk network, but mentioned that maintenance and repairs are needed in older sections where the sidewalk is uneven and cracking and difficult to travel through safely, especially for people with strollers or who use a wheelchair. Comments suggested that Kitimat had great potential for e-bikes, small electric vehicles, and walking, but that traffic safety for non-motor vehicles needed to be addressed. Some respondents mentioned the need for additional sidewalk coverage and crosswalks, particularly along Tsimshian Avenue and Wakashan Avenue in City Centre, and along Lahakas Boulevard coming from Strawberry Meadows. One respondent suggested adding additional crosswalks along roads where intersections had relatively far walking distances, such as along Kingfisher Avenue between the United Church and Nechako Centre, and between the arena and Save-on-Foods parking lot on Wakashan Avenue. Additional crosswalks would help connect businesses and amenities on either side of Wakashan Avenue and help pedestrians, particularly seniors living nearby, access daily needs safely.



There was significant support for improving bike infrastructure in town, such as secure and covered bike storage, and safer bike routes to Service Centre and Cable Car. Respondents also favoured improvements to bike and trail connections to Cable Car, Service Centre, the industrial area, and recreation areas, such as Minette Bay and Hirsch Creek. Some respondents want to see existing trails extended and improved interconnection of trail routes. Other respondents suggest adding more dirt bike trails north of town, including just west of the Hirsch Creek Golf Course.

Public Transit and Mobility Services



Many respondents praised the existing public transit network for its frequency and connectivity but suggest that additional bus stops should be added to decrease walking times/distances, and that covered shelters and benches are needed at more bus stops. Several respondents feel that Cable Car, Service Centre, and industrial areas (LNG and Rio Tinto sites) are isolated from the rest of town and would benefit from transit service. Some respondents,

particularly students at the high school engagement event, want later bus operations, bus routes travelling in both directions (as opposed to one-way loop service), and expanded routes to Strawberry Meadows, Cable Car, Whitesail, and Kildala neighbourhoods.



Comments on the need for accessible transit options were shared at all events but was particularly stressed by participants at the Committees event at Riverlodge and at the 50+ Society event who expressed frustration with the limited hours of HandyDART service. Participants shared that the current 7pm end time was too early and restricted seniors and those with mobility challenges from travelling to events in the evening and night hours. Participants at these two events also want a dedicated bus and shuttle service to the Northwest Regional Airport reinstated, as the current taxi services were unreliable and expensive.

4. INFRASTRUCTURE NEEDS

Opinions on Kitimat's infrastructure needs were identified in the feedback received from the housing, daily needs, and transportation questions.

4.1. Common Themes



Based on common feedback mentioned in the previous sections, the biggest gaps in Kitimat's infrastructure included aging housing stock in need of repair, limited indoor and outdoor social gathering spaces for residents of all ages, and a lack of connectivity for those travelling without a motor vehicle between Kitimat's main town footprint to Cable Car and Service Centre.



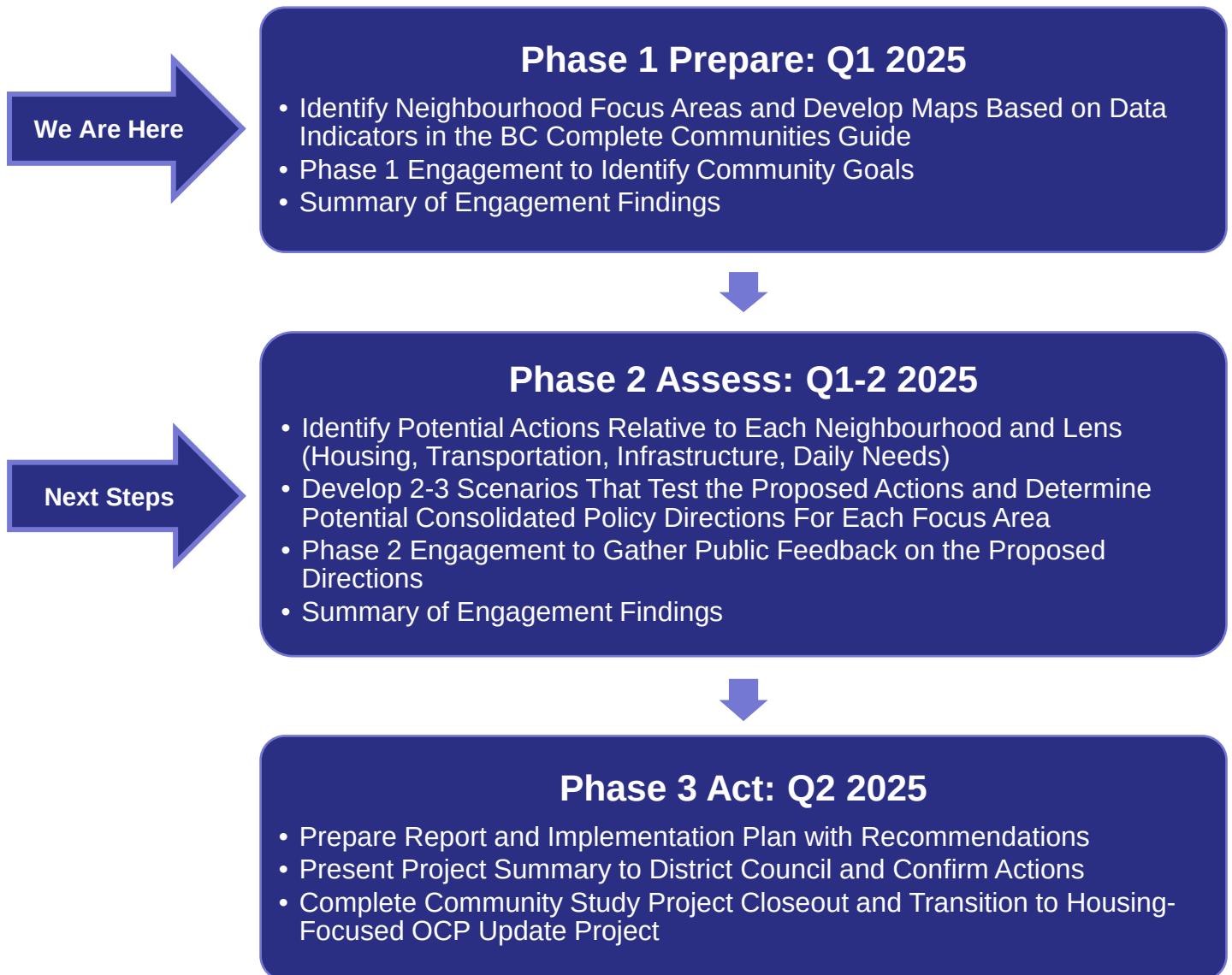
Improvements to outdoor public spaces were repeatedly noted by participants who want to see additional street lighting in Nechako, better maintenance of public sidewalks and roads, added benches, litter bins, and public washrooms throughout town, and more flowers and horticulture opportunities along sidewalks.



A common theme reflected in feedback from all four complete community lenses was the uncertainty of the local economy given Kitimat's reputation as an industry town that experiences economic highs and lows. Some respondents cited that they want to see an increased investment in housing, public transit, and infrastructure over time, while acknowledging that diversifying industries and expanding the local economic footprint will help to sustain the population and support the local economy through potential recessive periods. Some respondents suggest leasing District-owned land and using the income to reinvest in the community, or granting financial incentives to attract new businesses and revitalize commercial centres.

Project Timeline and Next Steps

This engagement summary report represents the end of Phase 1 for the Complete Community Study. The project team will begin preparing potential actions to improve the overall 'completeness' of Kitimat based on the four CCS lenses and feedback gathered from the community, as part of Phase 2.

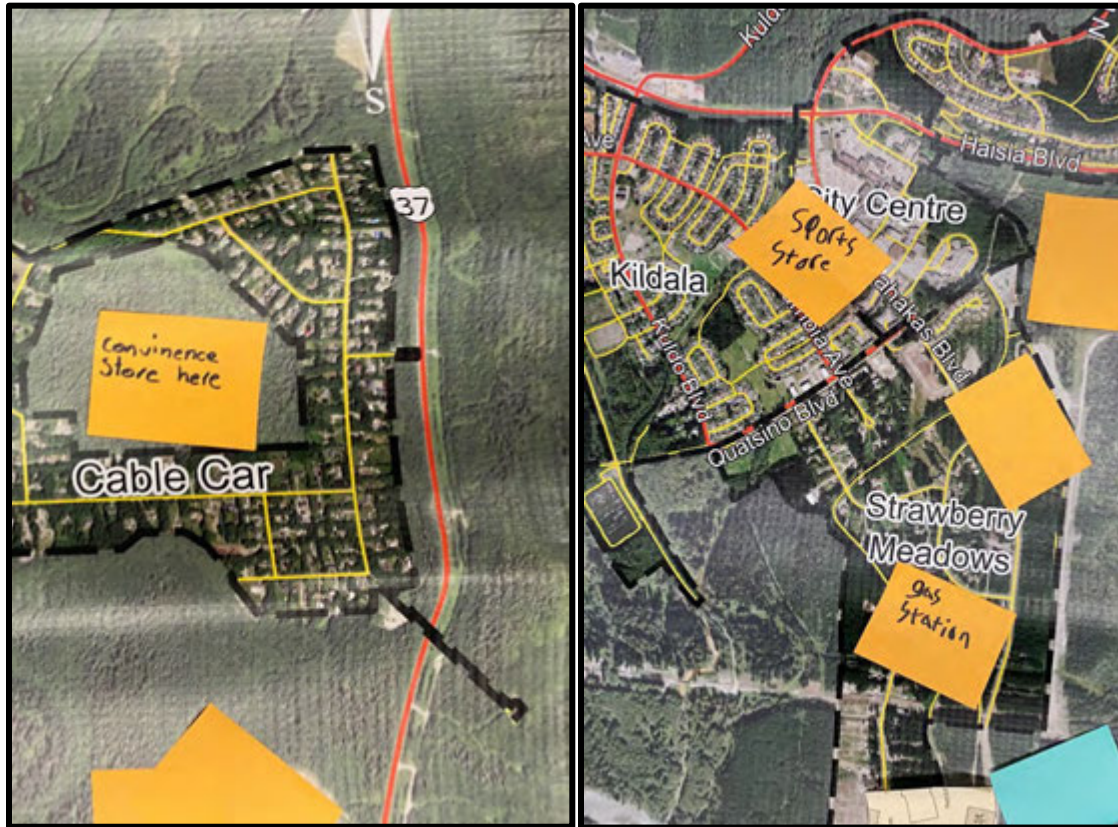


APPENDIX A: In-Person Feedback

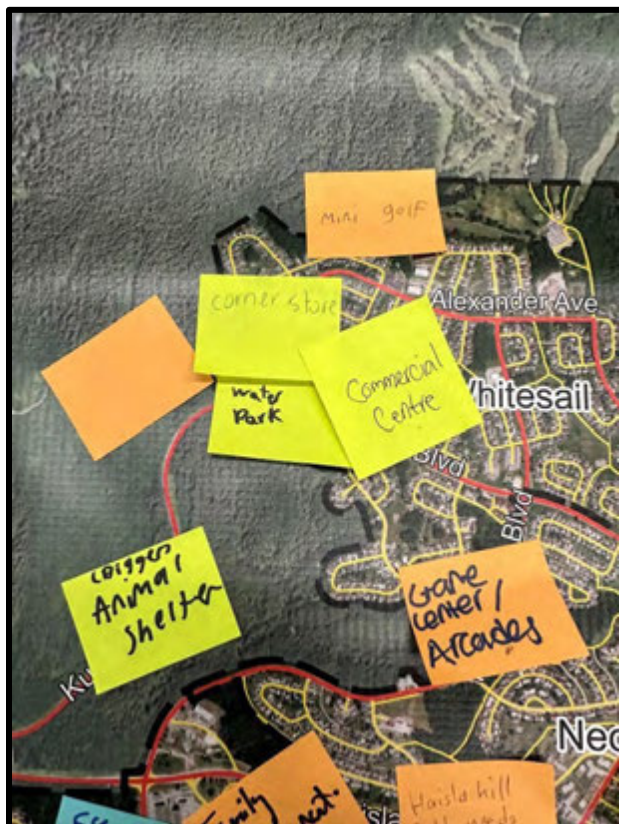
Images of Display Boards and Map Responses

Phase 1 In-Person Feedback (Appendix A)

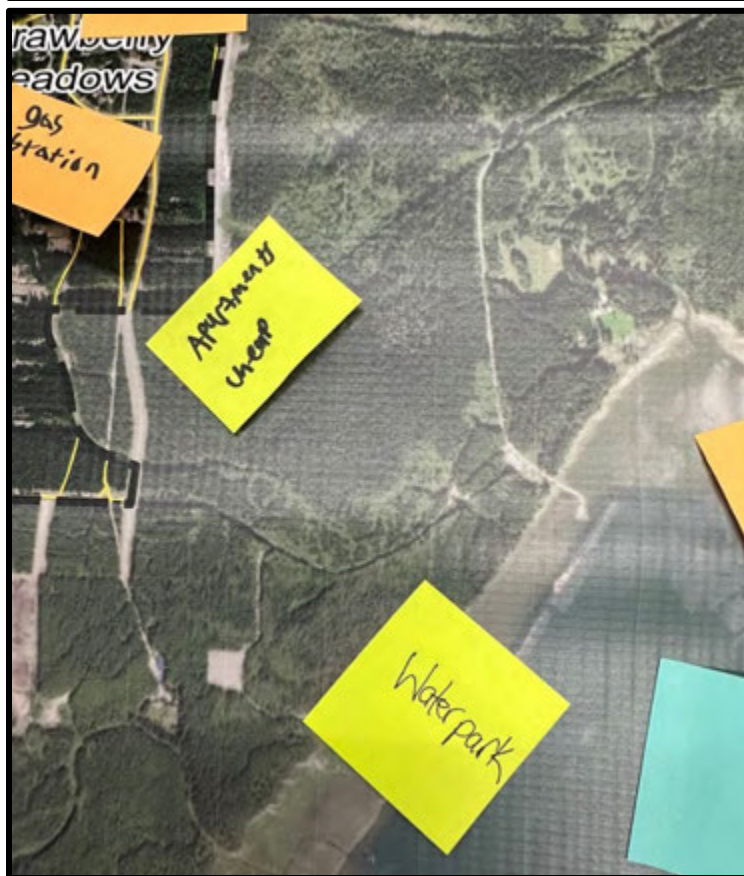
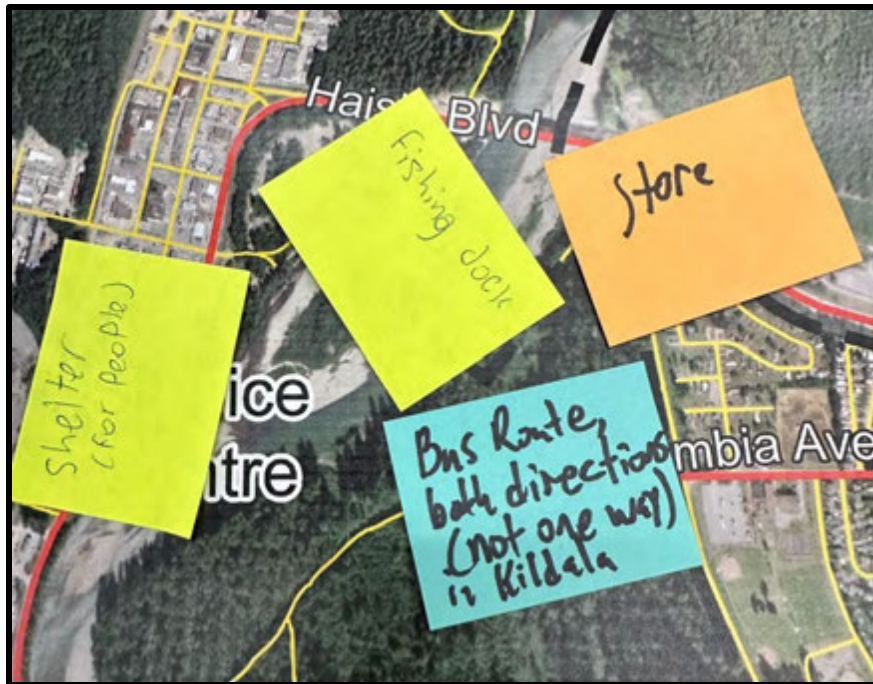
High School Engagement Feedback (January 21, 2025)



Phase 1 In-Person Feedback (Appendix A)



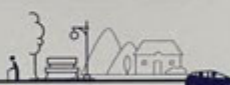
Phase 1 In-Person Feedback (Appendix A)



WHAT IS A COMPLETE COMMUNITY?



A complete community incorporates various housing options and sizes to meet your needs and puts more of the services and amenities you need on a daily basis, such as parks or public transportation, within a short distance from your home.



WHAT ARE YOUR THOUGHTS ON THE MIX OF HOUSING IN KITIMAT TODAY?

Tell us using a sticky note.

MIX OF HOUSING INCLUDES SINGLE-DETACHED OR MULTI-UNIT HOUSING, AND OPPORTUNITIES TO OWN OR RENT, TO SUPPORT RESIDENTS WITH DIFFERENT NEEDS AND AT DIFFERENT STAGES OF LIFE.

New Apartments
More townhomes
New condos & detached houses

WHAT ARE YOUR THOUGHTS ON THE ACCESS TO DAILY NEEDS IN KITIMAT TODAY?

Tell us using a sticky note.

DAILY NEEDS INCLUDE PLACES OF EMPLOYMENT OR EDUCATION, GROCERY STORE, HEALTH CARE, CHILD CARE, PARKS, COMMUNITY CENTRES, SENIORS CENTRES, ETC.

More shops in Cable Car

WHAT ARE YOUR THOUGHTS ON TRANSPORTATION AND MOBILITY IN KITIMAT TODAY?

Tell us using a sticky note.

TRANSPORTATION AND MOBILITY FEATURES INCLUDE SIDEWALKS, TRANSIT SERVICES, BIKE AND WALKING PATHS, ETC.

UBER
Bus to Cable Car
Bike lanes beside roads
Buses need operate later
More bus routes
Small trolley for the roads



3

Phase 1 In-Person Feedback (Appendix A)

WHAT ARE YOUR THOUGHTS ON THE ?

Tell us using a sticky note.

MIX OF HOUSING INCLUDES SINGLE-DETACHED OR M
OWN OR RENT, TO SUPPORT RESIDENTS WITH DIFFE

New Apartments

New Single-Family Homes

New Apartment Buildings

WHAT ARE YOUR THOUGHTS TODAY? Tell us using a sticky note

.....

DAILY NEEDS INCLUDE PLACES OF
CHILD CARE, PARKS, COMMUNITY

More stops
in Cable Car

WHAT ARE YOUR THOUGHTS ON TRANSPORTATION AND MOBILITY KITIMAT TODAY? Tell us using a sticky note.

TRANSPORTATION AND MOBILITY FEATURES INCLUDE SIDEWALKS, TRANSIT SERVICES, BIKE WALKING PATHS, ETC.

Sticky notes:

- Useless
- Easy to catch car
- Public transit is terrible
- Bike lanes are great
- Public transit is too crowded

CAN YOU SHARE MORE ABOUT WHAT GUIDED YOUR CHOICES?

Tell us using a sticky note.

More affordable housing options

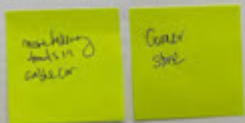
More green space

Affordable apartment

MAT'S COMPLETENESS!

IS THERE ANYTHING YOU WOULD LIKE TO SHARE BASED ON THE MAP FINDINGS?

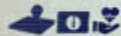
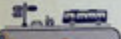
Tell us using a sticky note.



The image shows two yellow sticky notes placed on a dotted line. The left sticky note has the handwritten text "nothing found in cases" and a small arrow pointing to the right. The right sticky note has the handwritten text "Great story".

HOW SHOULD KITIMAT CREATE MORE HOUSING?

WHAT VALUES SHOULD INFLUENCE WHERE NEW MULTI-UNIT HOUSING SHOULD BE LOCATED IN KITIMAT? Select all that you think should apply using a sticky dot.

 CLOSE TO SHOPS AND SERVICES	 ALONG MAIN ROADS (e.g. Pacific, Lufkin, Nahlin)	 NEAR SCHOOLS
 WHERE EXISTING INFRASTRUCTURE CAN SUPPORT MORE HOUSING	 ALONG NEIGHBOURHOOD ROADS	 CLOSE TO RECREATIONAL FACILITIES AND PUBLIC BUILDINGS
 AT THE EDGES OF NEIGHBOURHOODS	 AT THE CENTRE OF NEIGHBOURHOODS	 ALONG TRANSIT ROUTES

WHERE EXISTING INFRASTRUCTURE CAN SUPPORT MORE HOUSING

ALONG NEIGHBOURHOOD ROADS

CLOSE TO RECREATION FACILITIES

AT THE EDGES OF NEIGHBOURHOODS

AT THE CENTRE OF NEIGHBOURHOODS

ALONG TRANSPORT ROUTES

OTHER

Tell us using a sticky note!

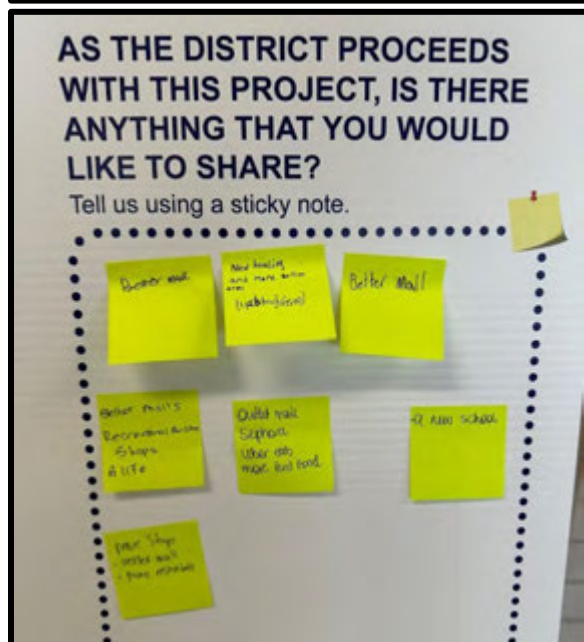
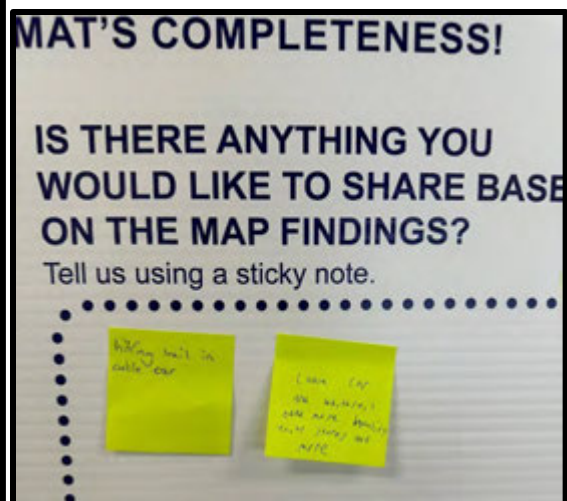
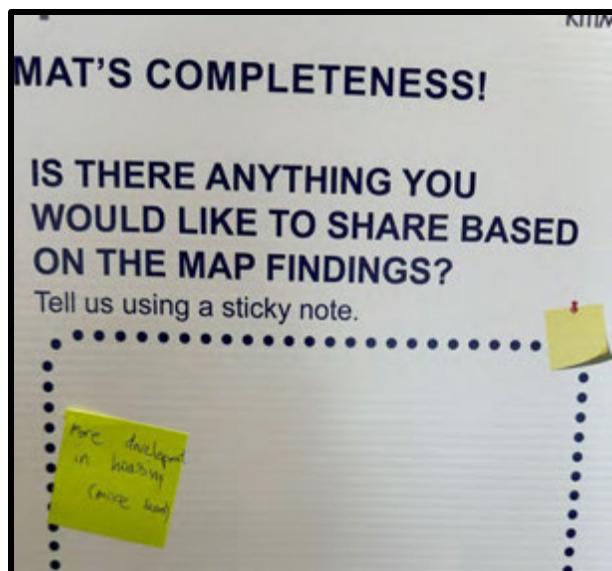
School

Park

Shopping

Community centre

Phase 1 In-Person Feedback (Appendix A)



Committees and Public Event at the Riverlodge (January 21, 2025)

WHAT IS A COMPLETE COMMUNITY? 

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Need more housing, they do not need to be expensive, 2-3 of them
Mix of housing is needed, more choices for lower income
Good housing for people with mobility issues

WHAT ARE YOUR THOUGHTS ON THE ACCESS TO DAILY NEEDS IN KITIMAT TODAY?
Tell us using a sticky note.

DAILY NEEDS INCLUDE PLACES OF EMPLOYMENT OR EDUCATION, GROCERY STORE, HEALTH CARE, CHILD CARE, PARKS, COMMUNITY CENTRES, SENIORS CENTRES, ETC.

Need more grocery stores in Kitimat

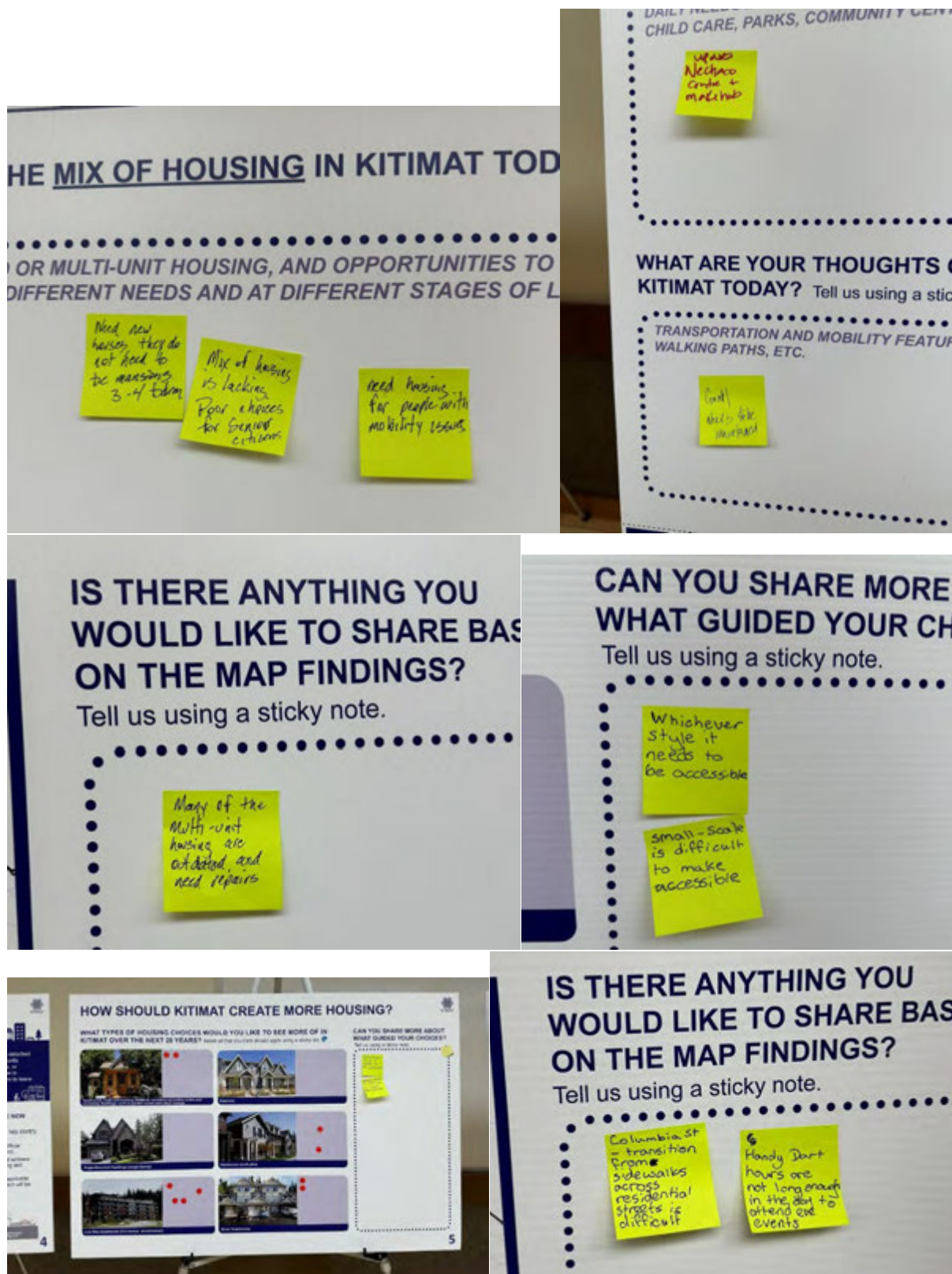
WHAT ARE YOUR THOUGHTS ON TRANSPORTATION AND MOBILITY IN KITIMAT TODAY?
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TRANSPORTATION AND MOBILITY FEATURES INCLUDE SIDEWALKS, TRANSIT SERVICES, BIKE AND WALKING PATHS, ETC.

Good, but need more sidewalks

 3

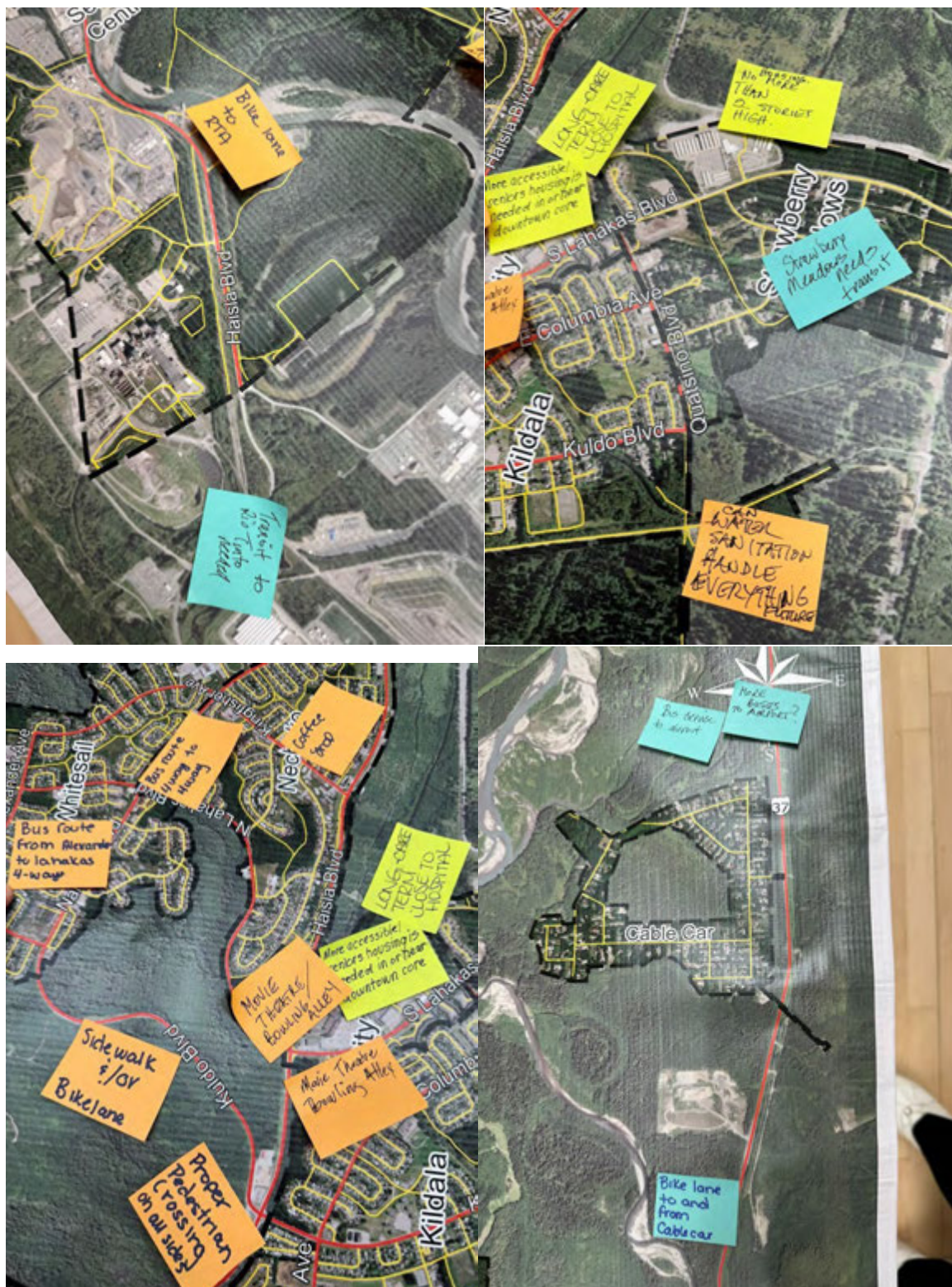
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more senior housing

large units of options for seniors

Need new housing, maybe not need to be working 3rd shift

More of houses, 1/2 duplex, 1/2 townhouse, 1/2 row house, 1/2 duplex

good housing for people with mobility issues

Existing housing stock is aging

WHAT ARE YOUR THOUGHTS ON THE ACCESS TO DAILY NEEDS IN KITIMAT TODAY?

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DAILY NEEDS INCLUDE PLACES OF EMPLOYMENT OR EDUCATION, GROCERY STORE, HEALTH CARE, CHILD CARE, PARKS, COMMUNITY CENTRES, SENIORS CENTRES, ETC.

Neighbourhood Centre & marketplace

businesses located to do in needs on the top of town

Everything is in the City Centre - need support roles

WHAT ARE YOUR THOUGHTS ON TRANSPORTATION AND MOBILITY IN KITIMAT TODAY?

Tell us using a sticky note.

TRANSPORTATION AND MOBILITY FEATURES INCLUDE SIDEWALKS, TRANSIT SERVICES, BIKE AND WALKING PATHS, ETC.

Good sidewalks, bike paths

more bike routes needed

Excellent sidewalk network



3

Phase 1 In-Person Feedback (Appendix A)

WHAT ARE YOUR THOUGHTS ON THE ACCESS TO DAILY NEEDS TODAY? Tell us using a sticky note.

DAILY NEEDS INCLUDE PLACES OF EMPLOYMENT OR EDUCATION, GROCERY STORE, HEALTH CARE, CHILD CARE, PARKS, COMMUNITY CENTRES, SENIORS CENTRES, ETC.

Sticky notes:

- Need to have a grocery store in the area
- Need to have a health care centre in the area
- Need to have a community centre in the area

WHAT ARE YOUR THOUGHTS ON TRANSPORTATION AND MOBILITY IN KITIMAT TODAY? Tell us using a sticky note.

TRANSPORTATION AND MOBILITY FEATURES INCLUDE SIDEWALKS, TRANSIT SERVICES, BIKE AND WALKING PATHS, ETC.

Sticky notes:

- Need to have a transit service in the area
- Need to have a bike path in the area
- Need to have a walking path in the area

WHAT ARE YOUR THOUGHTS ON TRANSPORTATION AND MOBILITY IN KITIMAT TODAY? Tell us using a sticky note.

TRANSPORTATION AND MOBILITY FEATURES INCLUDE SIDEWALKS, TRANSIT SERVICES, BIKE AND WALKING PATHS, ETC.

Sticky notes:

- Need to have a transit service in the area
- Need to have a bike path in the area
- Need to have a walking path in the area

3

HOW SHOULD KITIMAT CREATE MORE HOUSING?

WHAT TYPES OF HOUSING CHOICES WOULD YOU LIKE TO SEE MORE OF IN KITIMAT OVER THE NEXT 20 YEARS? Select all that you think should apply using a sticky dot.

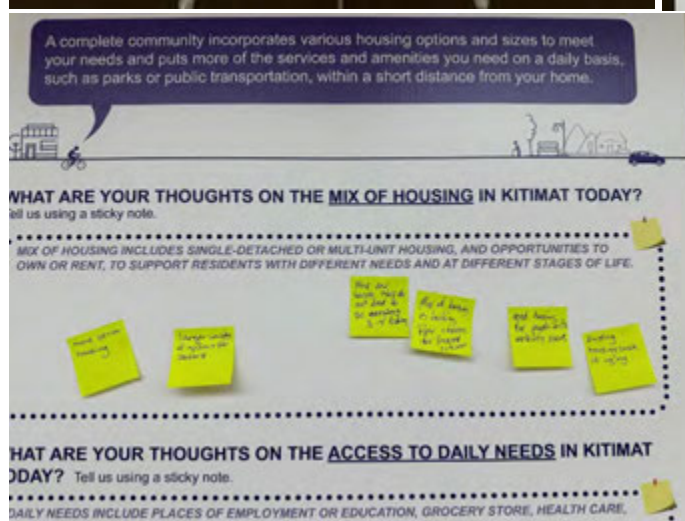
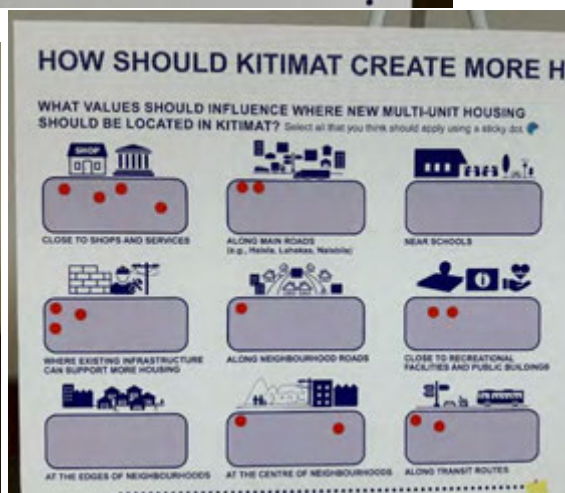
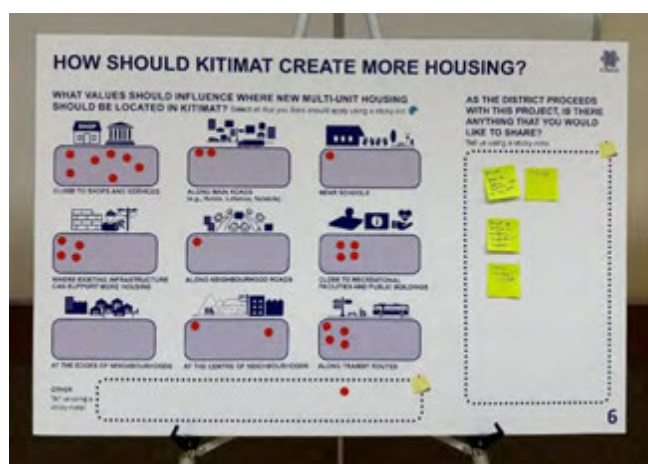
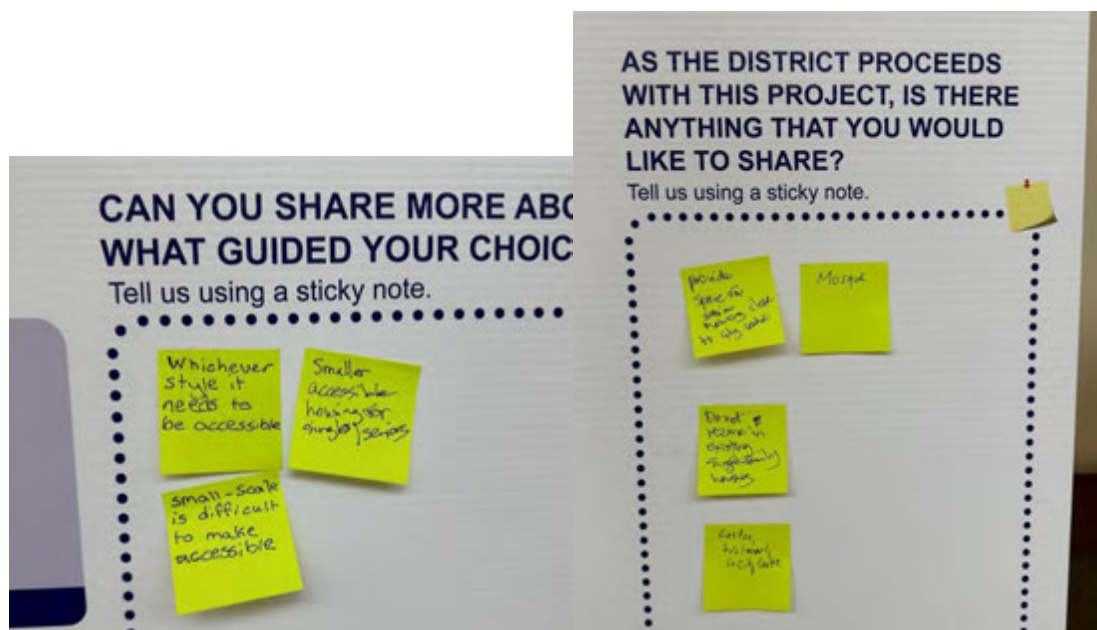
Can you share more about what guided your choices? Tell us using a sticky note.

Sticky notes:

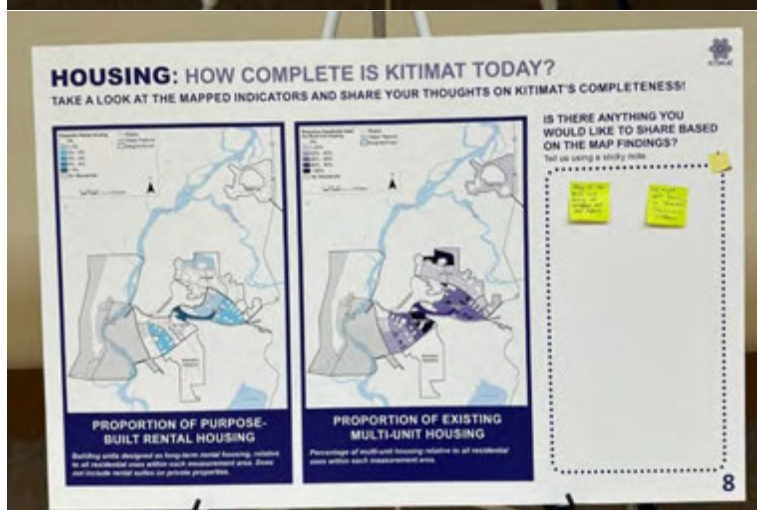
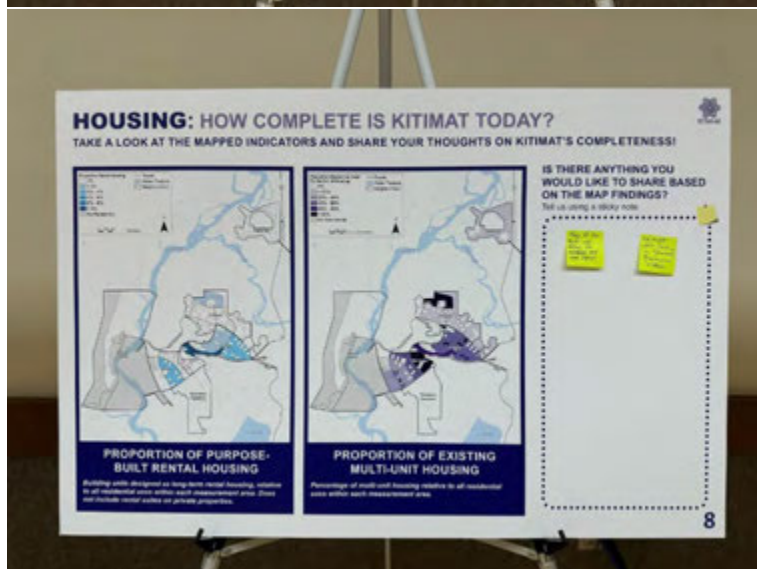
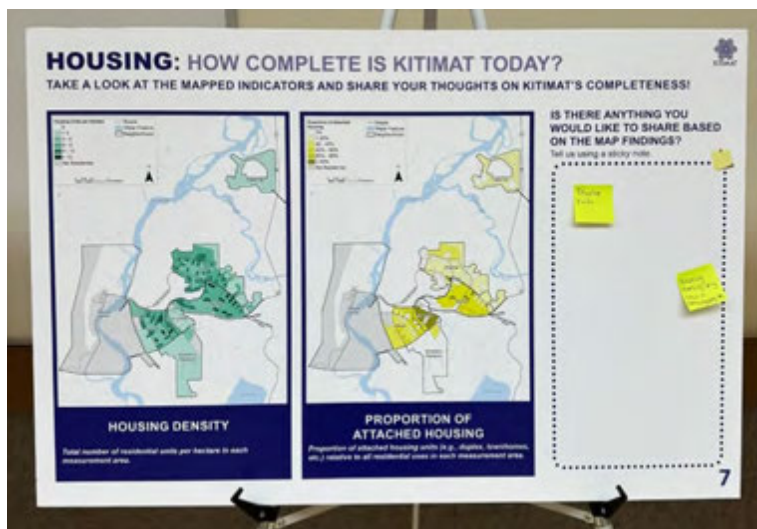
- Need to have a transit service in the area
- Need to have a bike path in the area
- Need to have a walking path in the area

5

Phase 1 In-Person Feedback (Appendix A)



Phase 1 In-Person Feedback (Appendix A)

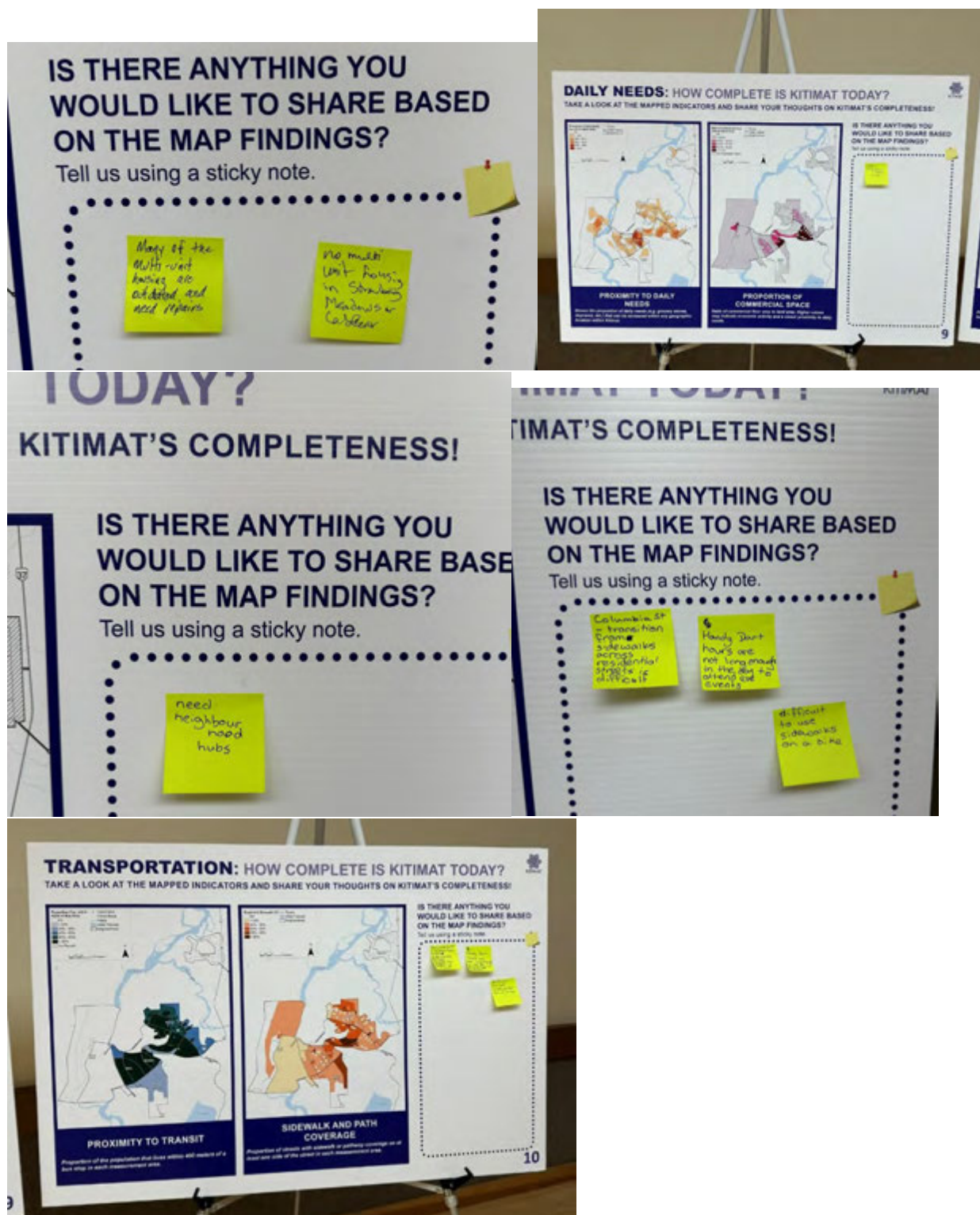


HOUSING: HOW COMPLETE IS KITIMAT TODAY?
TAKE A LOOK AT THE MAPPED INDICATORS AND SHARE YOUR THOUGHTS ON KITIMAT'S COMPLETENESS!

IS THERE ANYTHING YOU WOULD LIKE TO SHARE BASED ON THE MAP FINDINGS?
Tell us using a sticky note.

8

Phase 1 In-Person Feedback (Appendix A)



City Centre Mall (January 22, 2025)

WHAT IS A COMPLETE COMMUNITY? 

A complete community incorporates various housing options and sizes to meet your needs and puts more of the services and amenities you need on a daily basis, such as parks or public transportation, within a short distance from your home.

WHAT ARE YOUR THOUGHTS ON THE MIX OF HOUSING IN KITIMAT TODAY?
Tell us using a sticky note.

MIX OF HOUSING INCLUDES SINGLE-DETACHED OR MULTI-UNIT HOUSING, AND OPPORTUNITIES TO OWN OR RENT, TO SUPPORT RESIDENTS WITH DIFFERENT NEEDS AND AT DIFFERENT STAGES OF LIFE.

Sticky notes for Mix of Housing:

- More, better housing
- Attached apartment building
- More variety of options for seniors
- More affordable housing
- More townhomes, row houses, etc.
- More single detached housing
- More duplexes, triplexes, etc.
- More multi-unit housing
- More townhomes, row houses, etc.
- More single detached housing
- More duplexes, triplexes, etc.
- More multi-unit housing

WHAT ARE YOUR THOUGHTS ON THE ACCESS TO DAILY NEEDS IN KITIMAT TODAY?
Tell us using a sticky note.

DAILY NEEDS INCLUDE PLACES OF EMPLOYMENT OR EDUCATION, GROCERY STORE, HEALTH CARE, CHILD CARE, PARKS, COMMUNITY CENTRES, SENIORS CENTRES, ETC.

Sticky notes for Access to Daily Needs:

- Neighbourhood Centre + marketplace
- More variety of options for seniors
- More variety of options for seniors
- More variety of options for seniors
- More variety of options for seniors
- More variety of options for seniors
- More variety of options for seniors
- More variety of options for seniors
- More variety of options for seniors
- More variety of options for seniors
- More variety of options for seniors
- More variety of options for seniors

WHAT ARE YOUR THOUGHTS ON TRANSPORTATION AND MOBILITY IN KITIMAT TODAY?
Tell us using a sticky note.

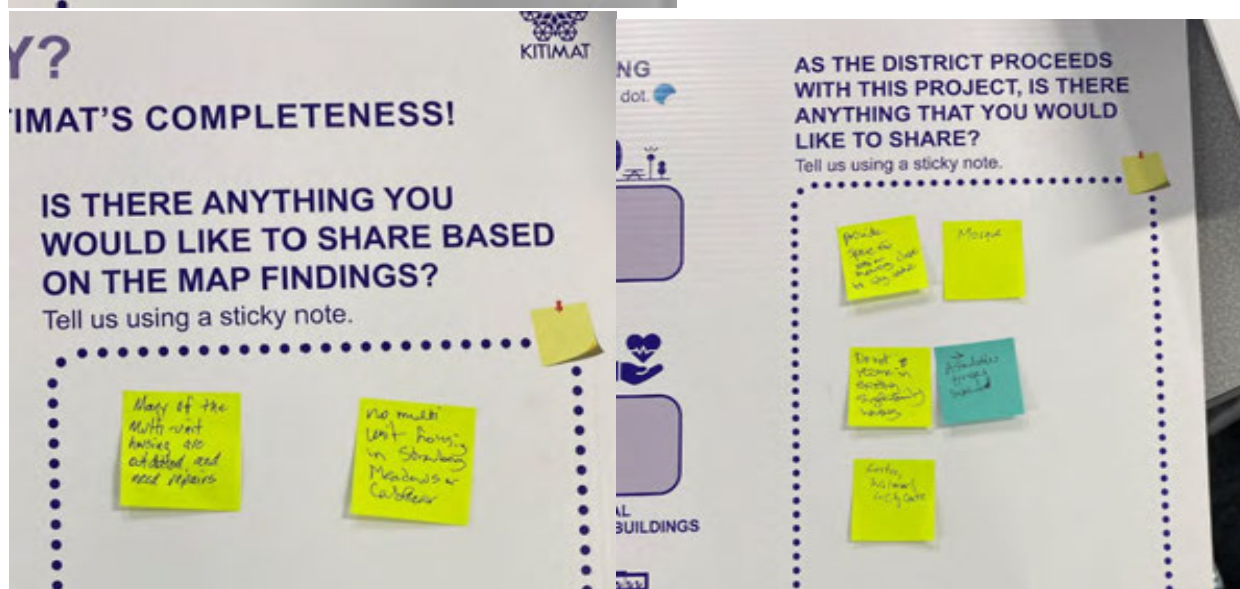
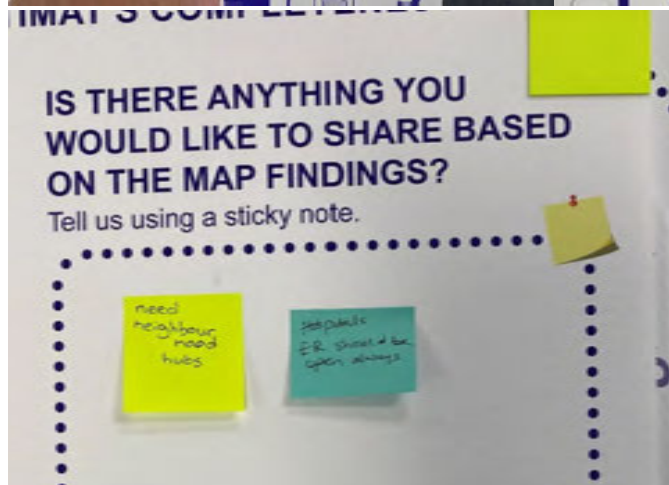
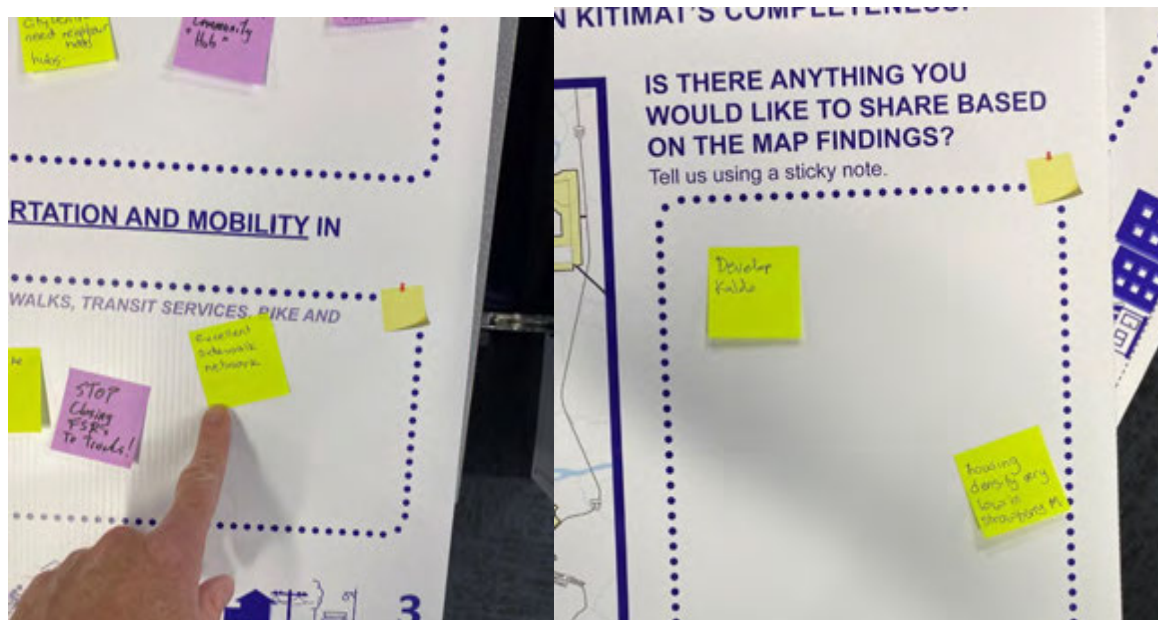
TRANSPORTATION AND MOBILITY FEATURES INCLUDE SIDEWALKS, TRANSIT SERVICES, BIKE AND WALKING PATHS, ETC.

Sticky notes for Transportation and Mobility:

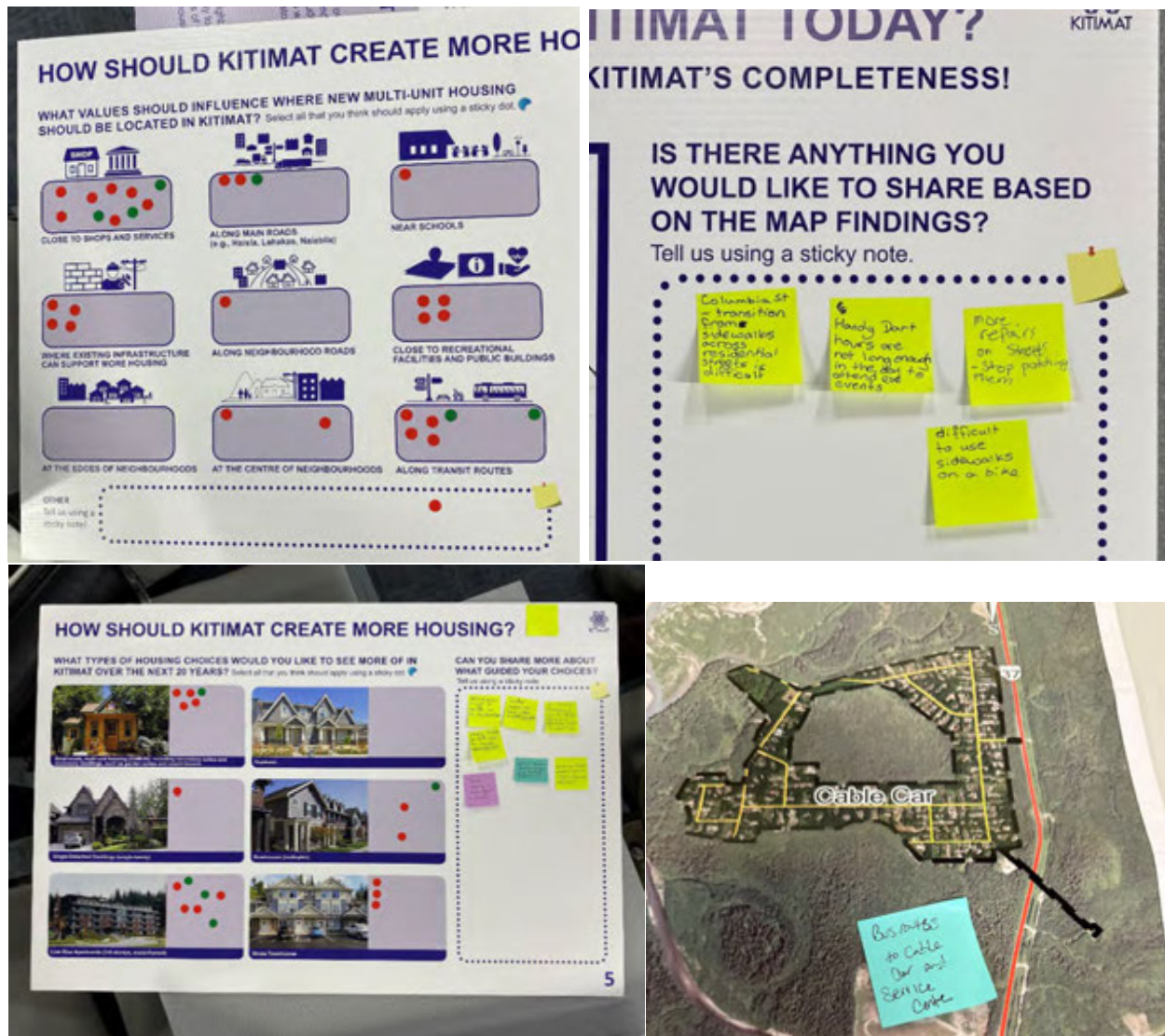
- More variety of options for seniors
- More variety of options for seniors
- More variety of options for seniors
- More variety of options for seniors
- More variety of options for seniors
- More variety of options for seniors
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- More variety of options for seniors
- More variety of options for seniors
- More variety of options for seniors

3

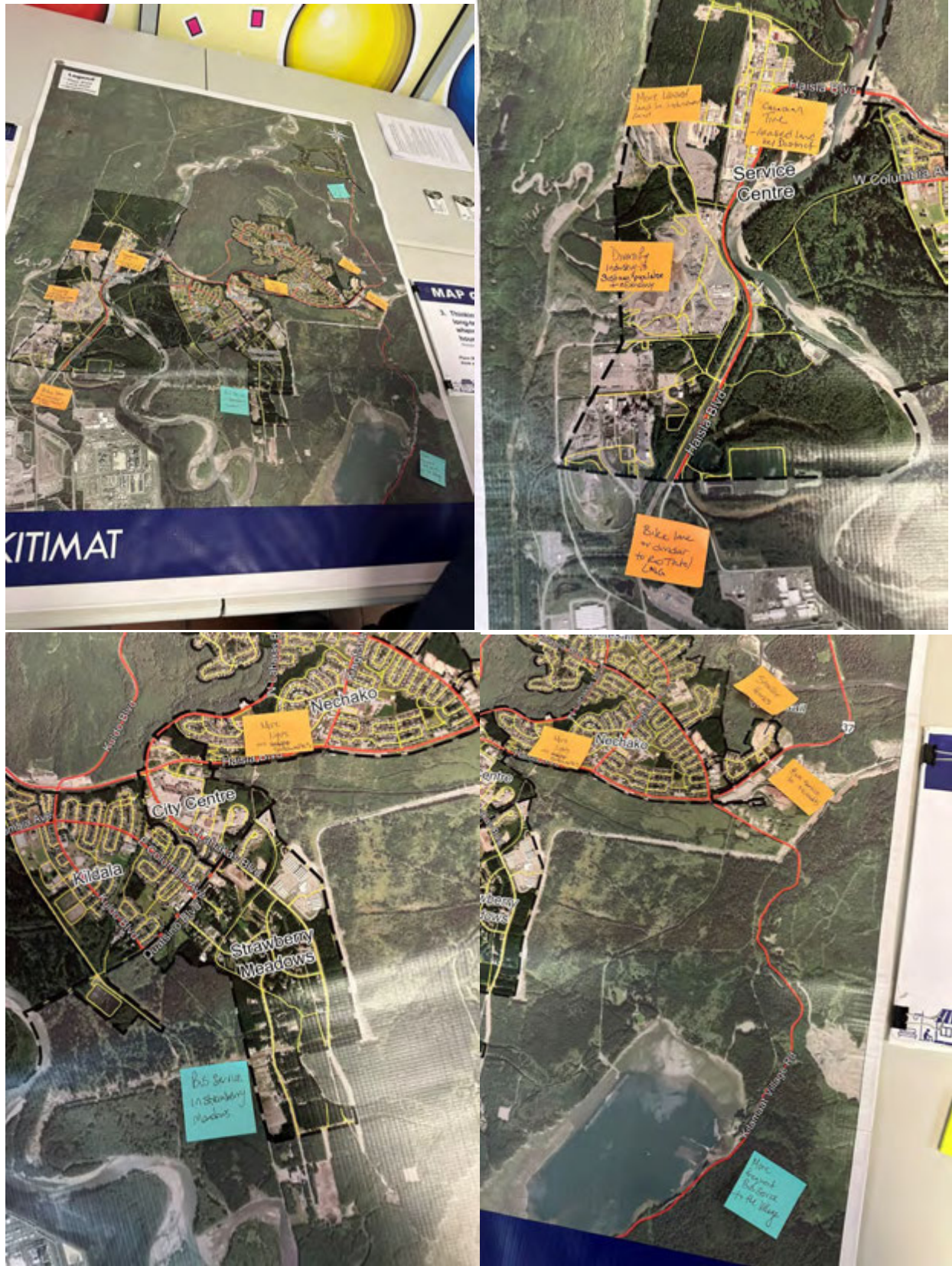
Phase 1 In-Person Feedback (Appendix A)



Phase 1 In-Person Feedback (Appendix A)



Phase 1 In-Person Feedback (Appendix A)

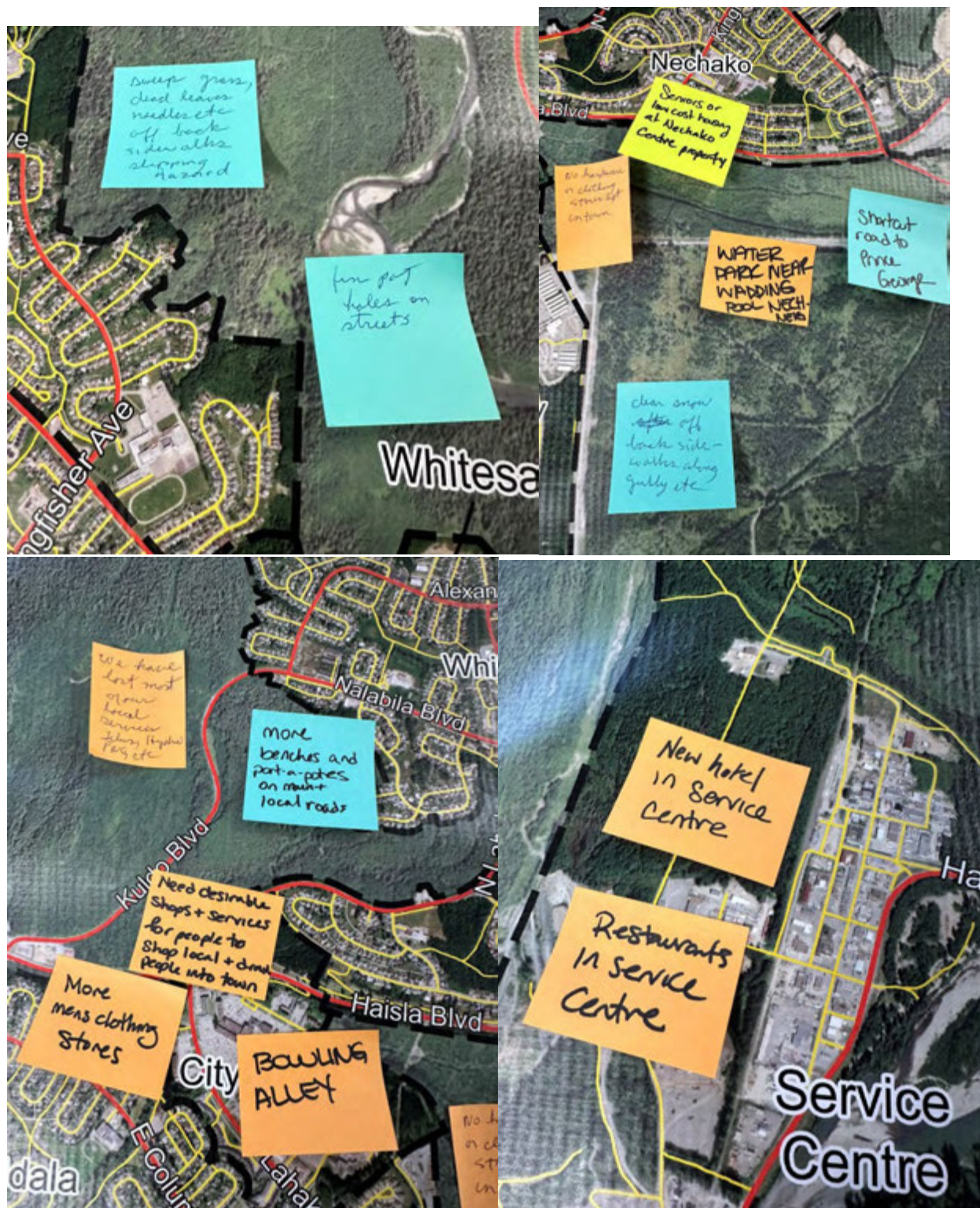


Phase 1 In-Person Feedback (Appendix A)

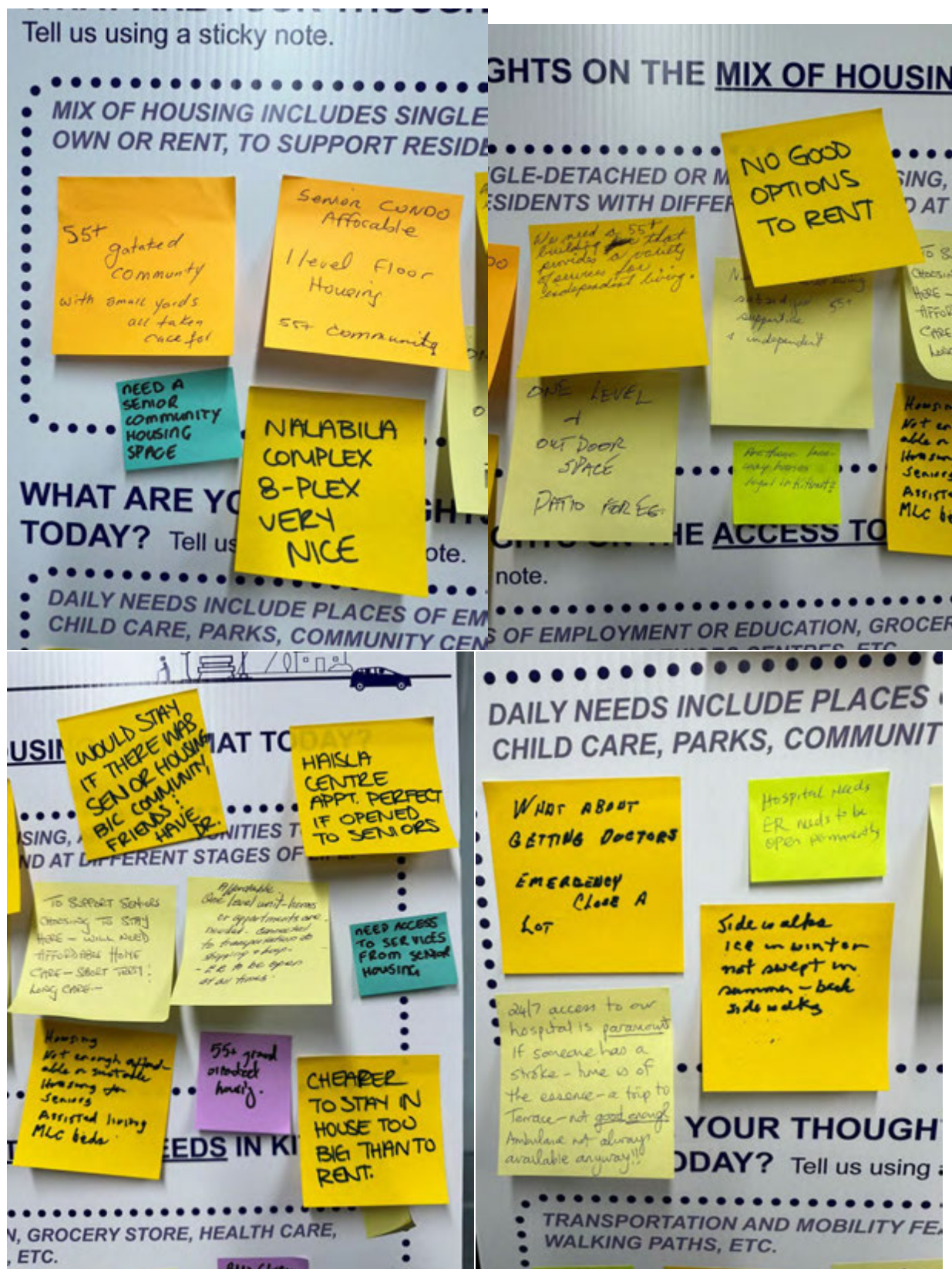
50+ Society (January 22, 2025)



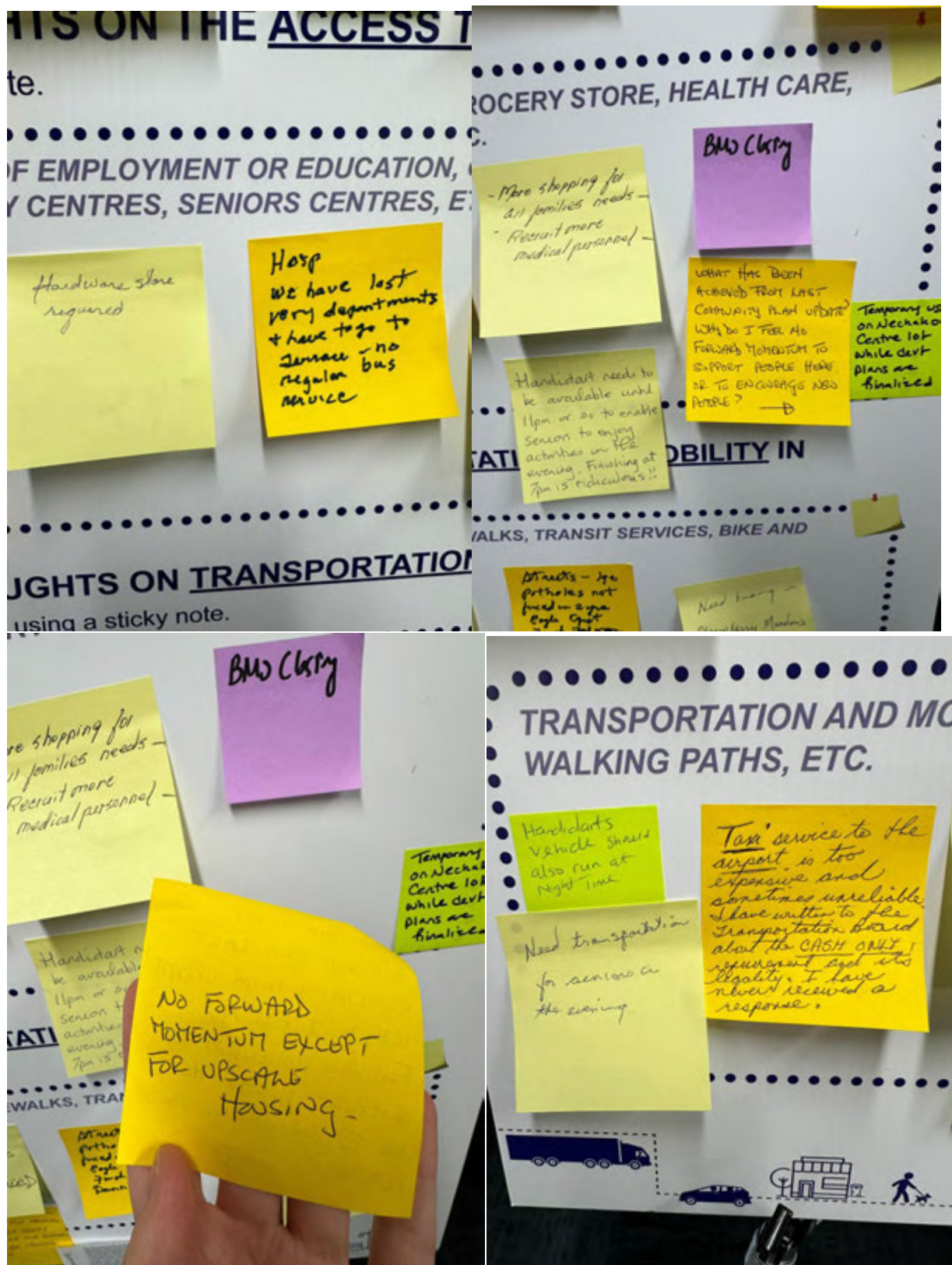
Phase 1 In-Person Feedback (Appendix A)



Phase 1 In-Person Feedback (Appendix A)

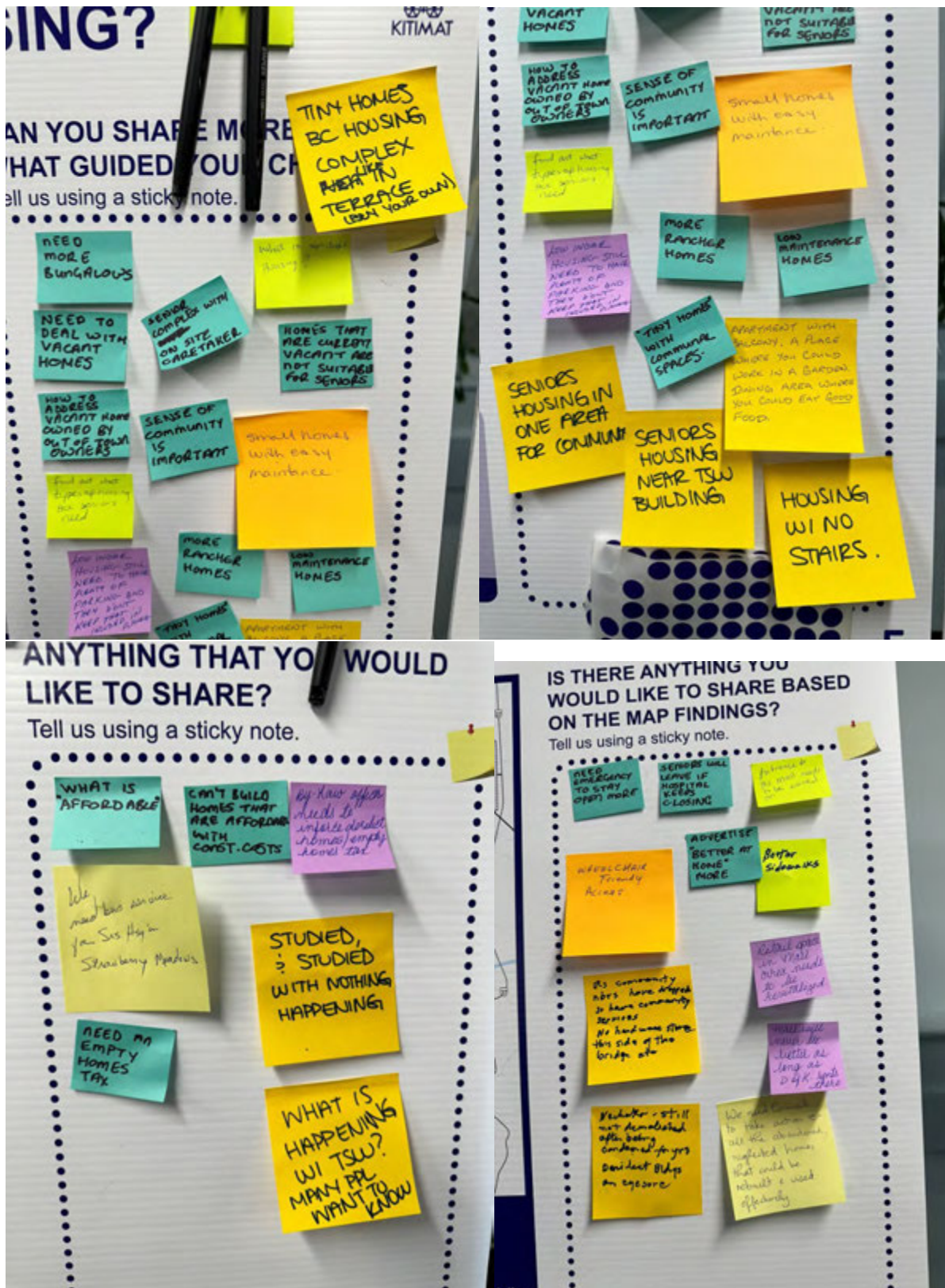


Phase 1 In-Person Feedback (Appendix A)

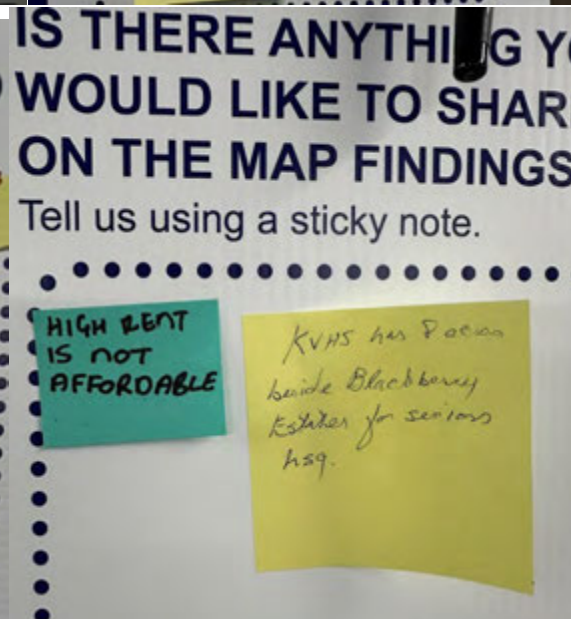
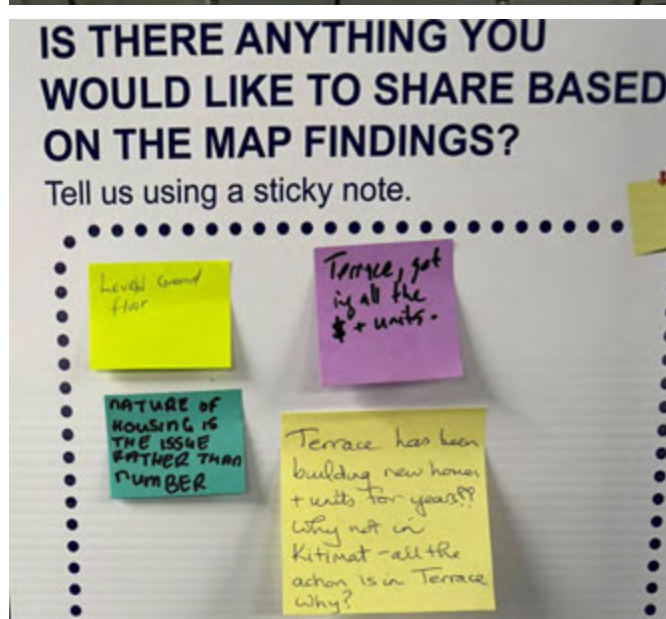
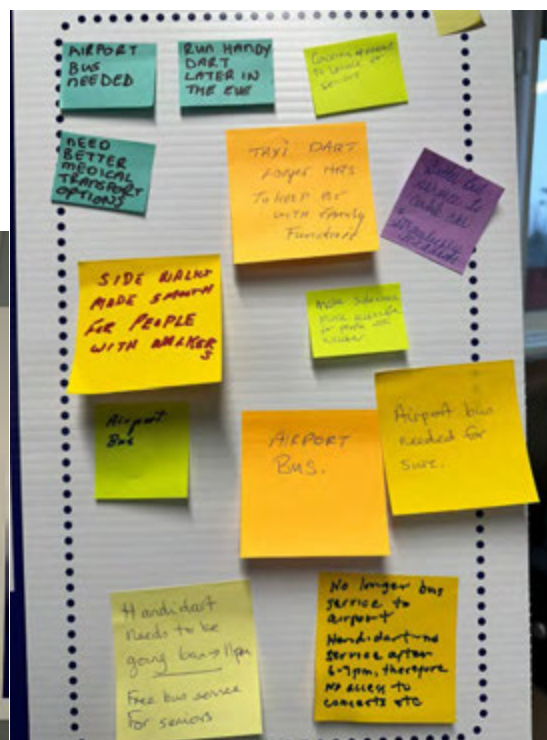
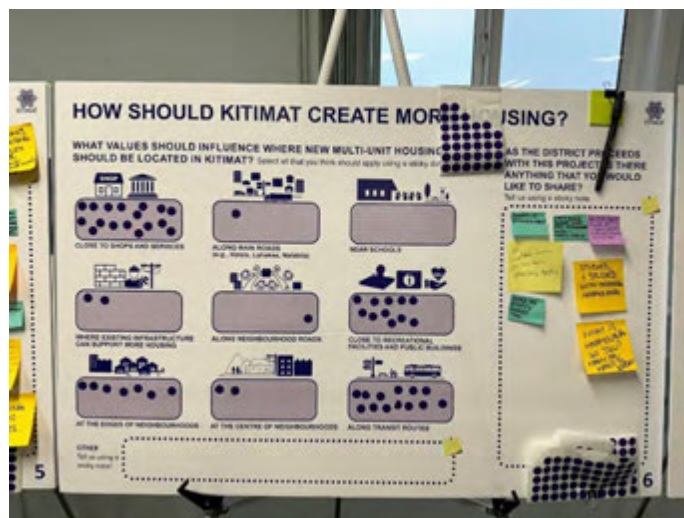


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Phase 1 In-Person Feedback (Appendix A)



Phase 1 In-Person Feedback (Appendix A)



Recreation Centre (January 22, 2025)

WHAT IS A COMPLETE COMMUNITY? 

A complete community incorporates various housing options and sizes to meet your needs and puts more of the services and amenities you need on a daily basis, such as parks or public transportation, within a short distance from your home.

WHAT ARE YOUR THOUGHTS ON THE MIX OF HOUSING IN KITIMAT TODAY?
Tell us using a sticky note.

MIX OF HOUSING INCLUDES SINGLE-DETACHED OR MULTI-UNIT HOUSING, AND OPPORTUNITIES TO OWN OR RENT, TO SUPPORT RESIDENTS WITH DIFFERENT NEEDS AND AT DIFFERENT STAGES OF LIFE.

Sticky notes:

- All kinds
- Senior housing
- All forms of housing in greater need of construction and repair. Stop neglect and start on creating a great neighbourhood
- No rentals available
- for elderly, handicapped, young families, etc. need more housing

WHAT ARE YOUR THOUGHTS ON THE ACCESS TO DAILY NEEDS IN KITIMAT TODAY? Tell us using a sticky note.

DAILY NEEDS INCLUDE PLACES OF EMPLOYMENT OR EDUCATION, GROCERY STORE, HEALTH CARE, CHILD CARE, PARKS, COMMUNITY CENTRES, SENIORS CENTRES, ETC.

Sticky notes:

- Hardware store, Baking, Pub, coffee shop
- more shops, more services, more businesses, more recreation, more things to do, more things to see, more things to do

WHAT ARE YOUR THOUGHTS ON TRANSPORTATION AND MOBILITY IN KITIMAT TODAY? Tell us using a sticky note.

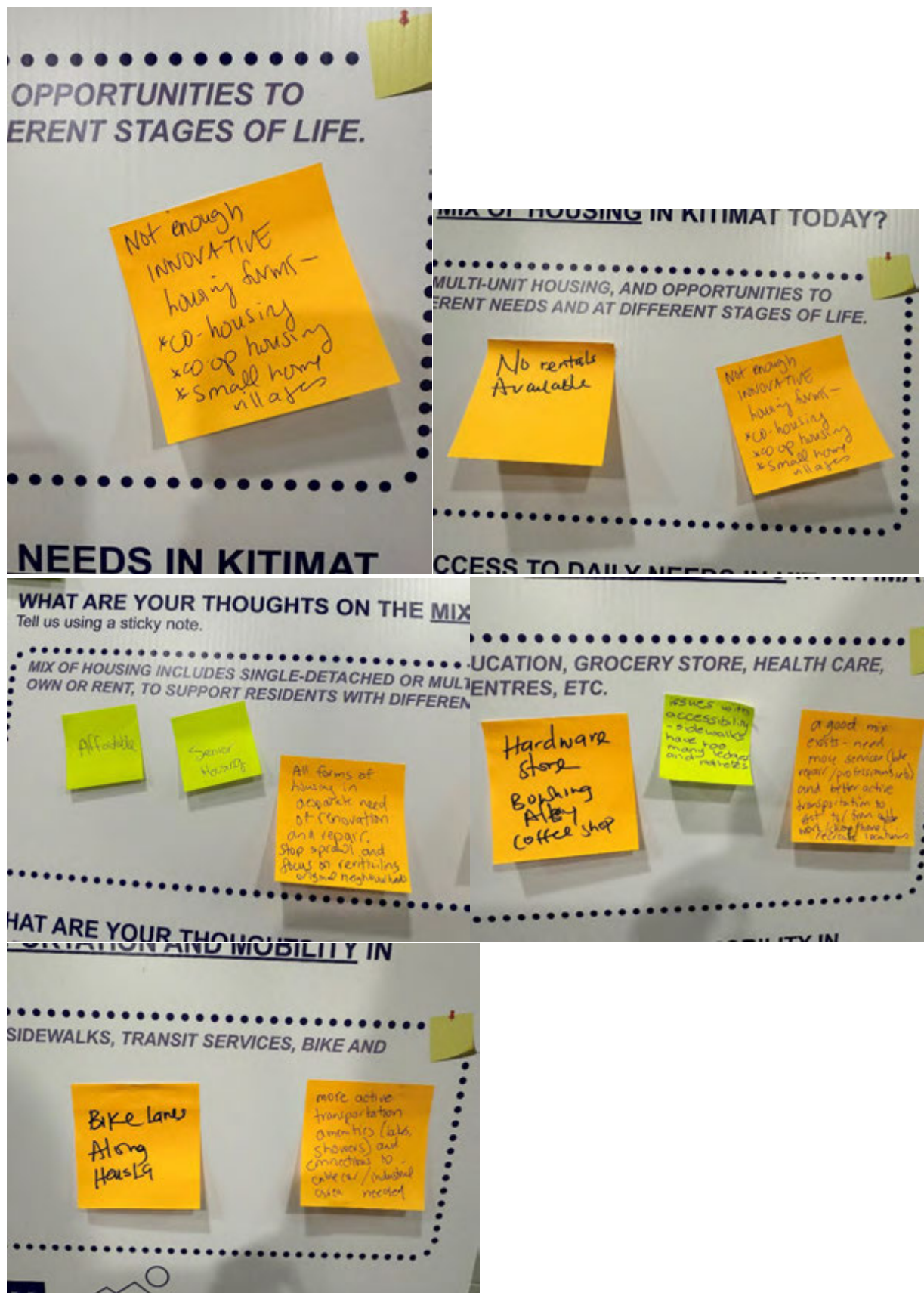
TRANSPORTATION AND MOBILITY FEATURES INCLUDE SIDEWALKS, TRANSIT SERVICES, BIKE AND WALKING PATHS, ETC.

Sticky notes:

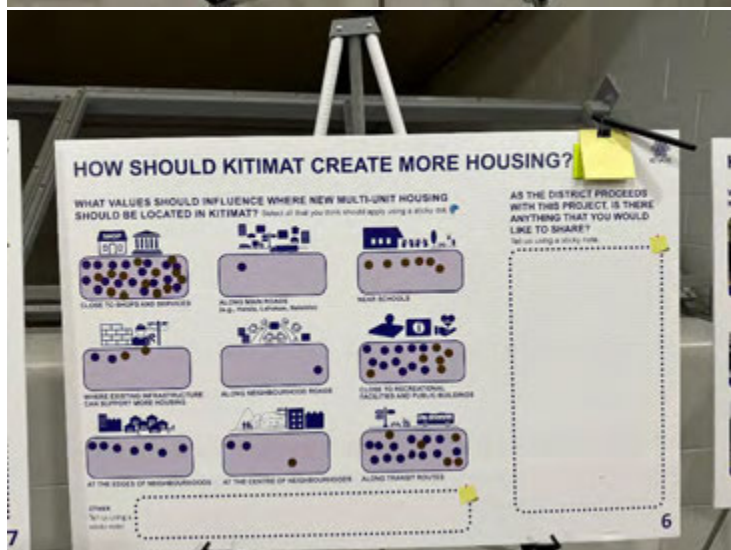
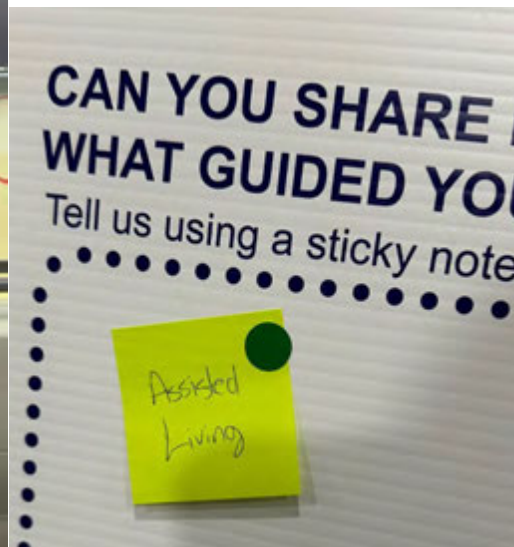
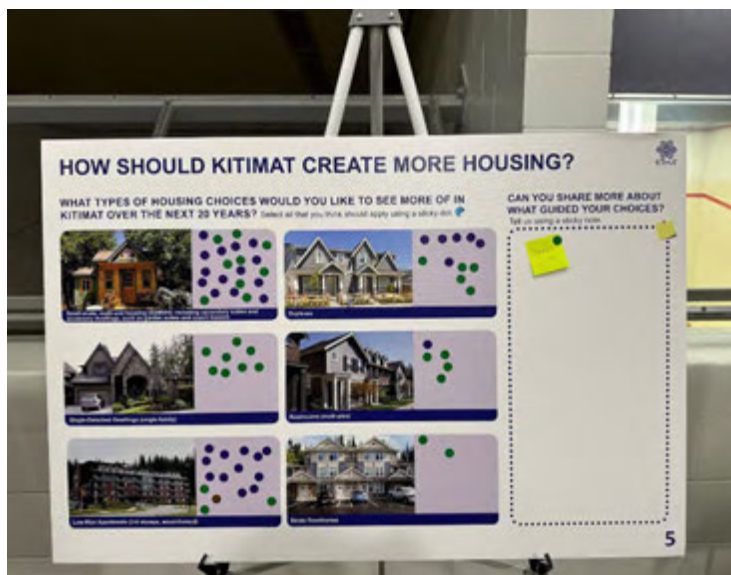
- Bike lanes along Highway
- more active transportation amenities (bike shares, etc.) and connections to other modes of transport

 3

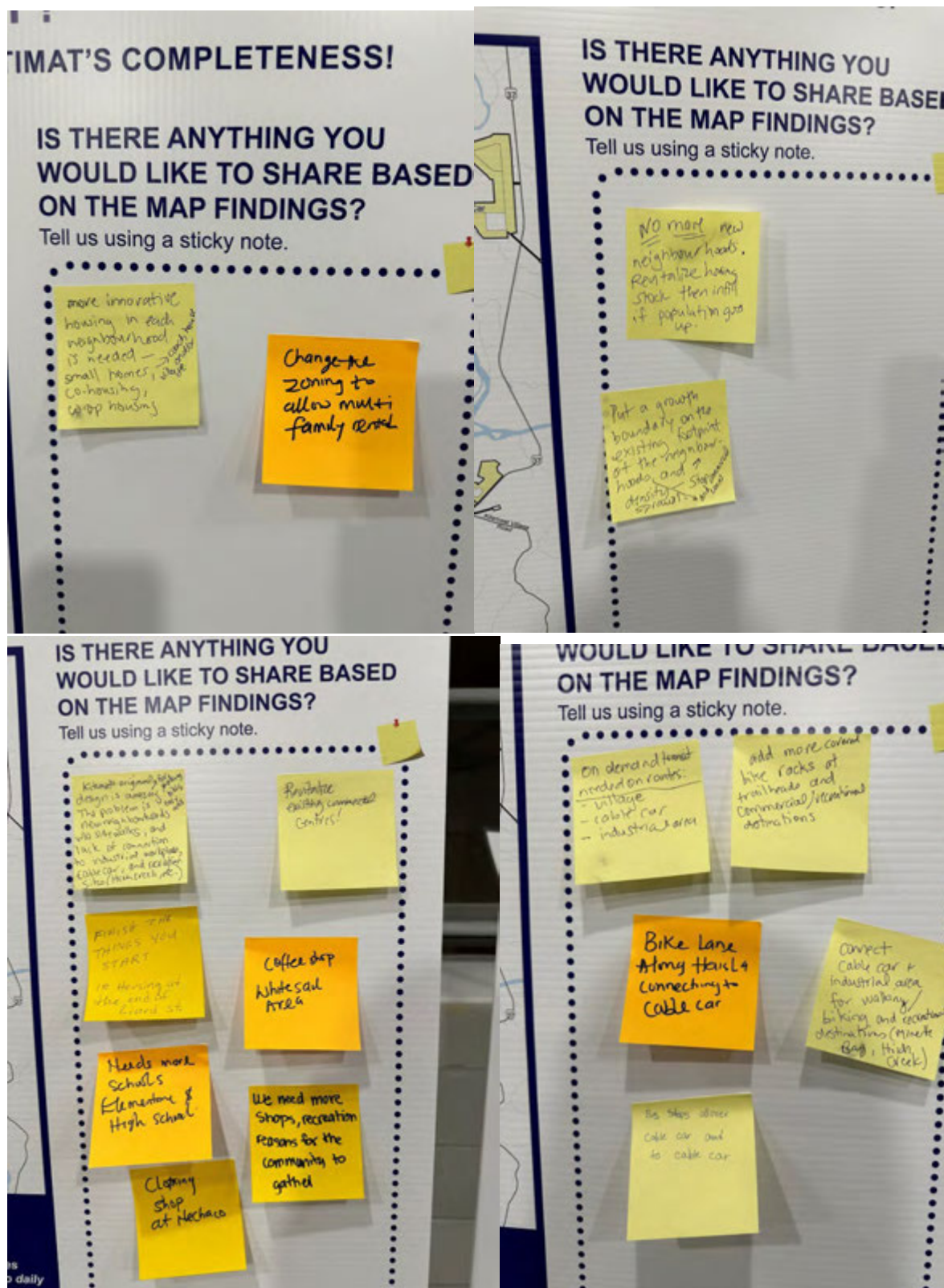
Phase 1 In-Person Feedback (Appendix A)



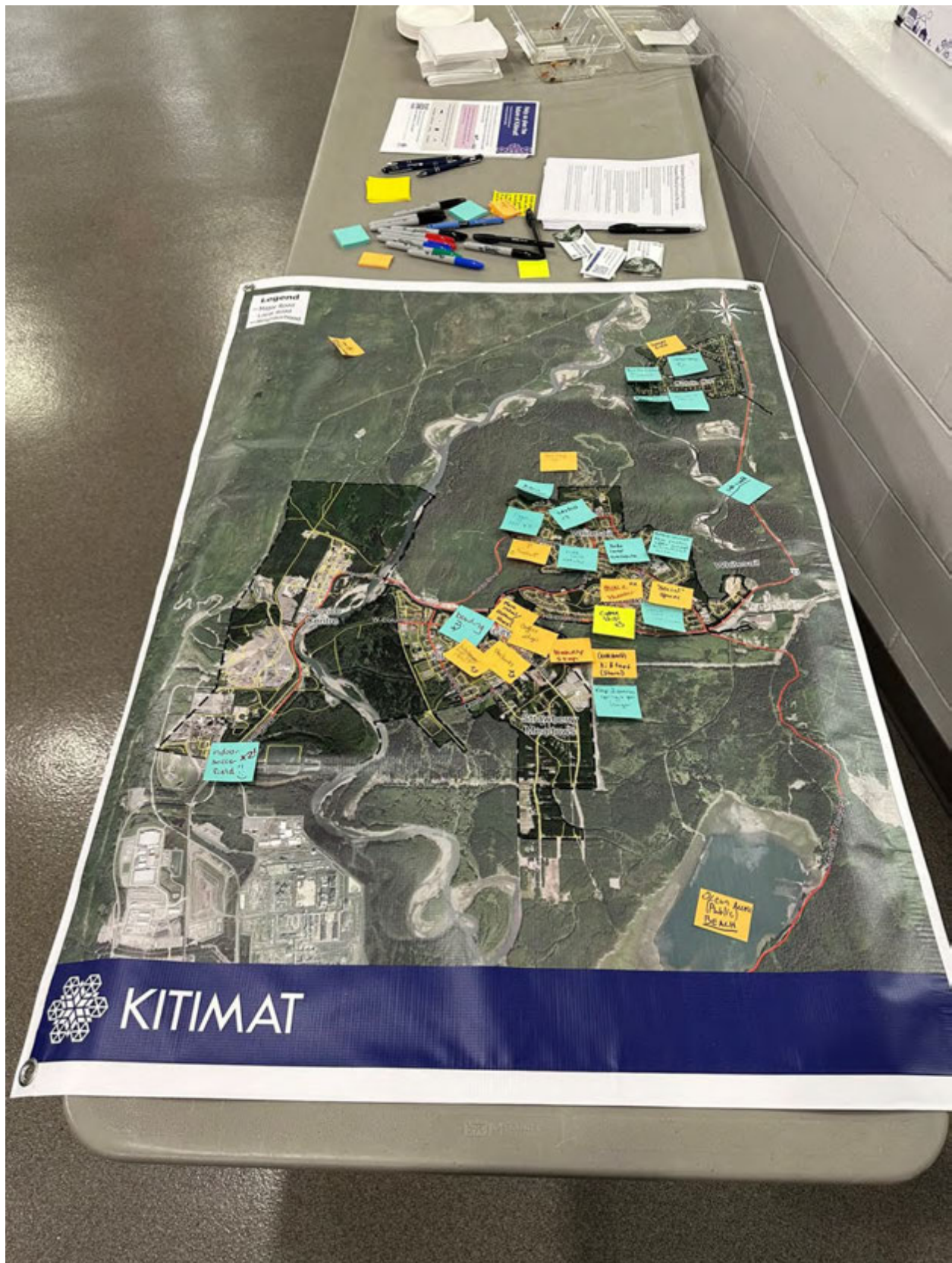
Phase 1 In-Person Feedback (Appendix A)



Phase 1 In-Person Feedback (Appendix A)



Phase 1 In-Person Feedback (Appendix A)

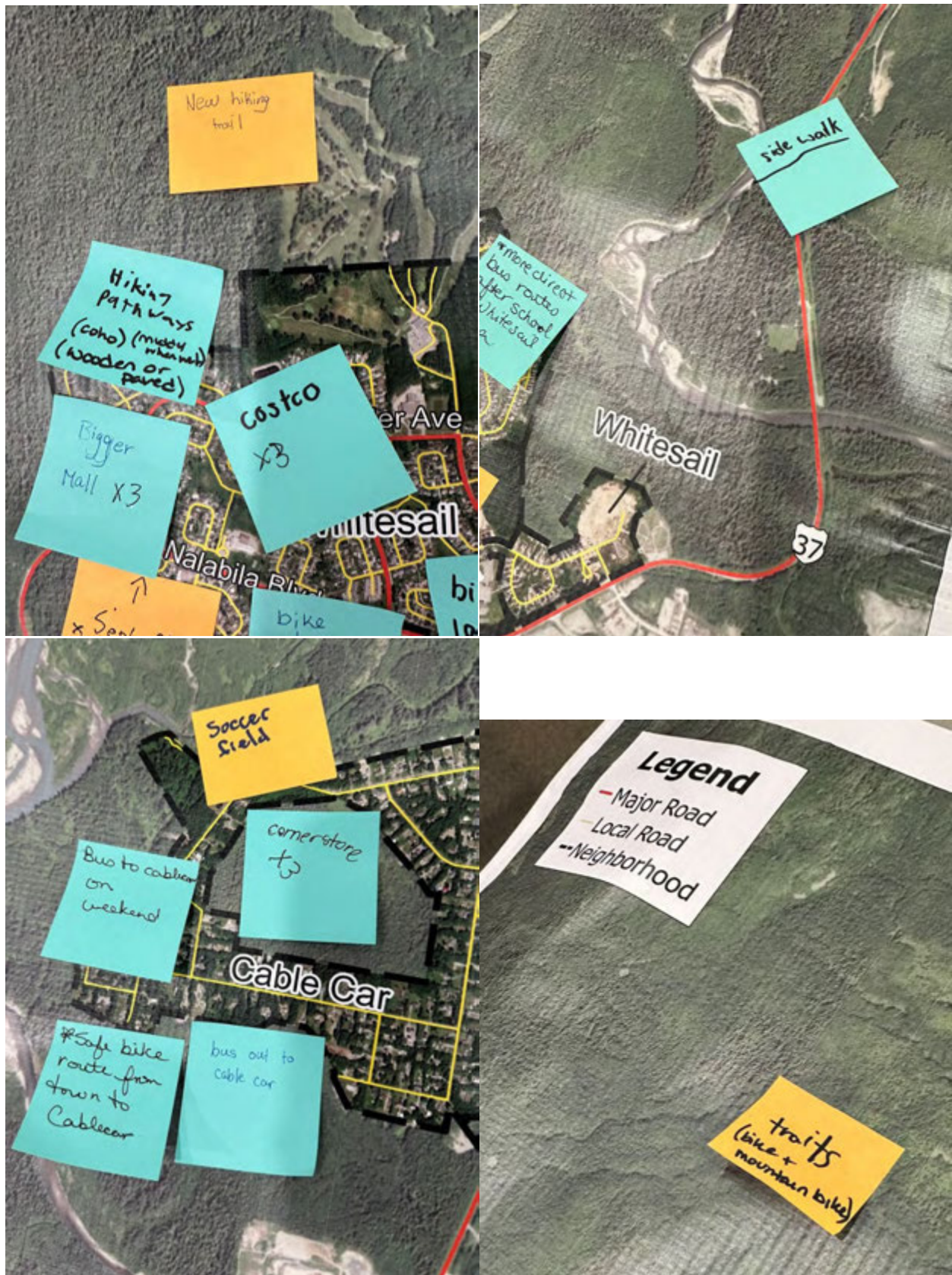


Phase 1 In-Person Feedback (Appendix A)



Prepared for the District of Kitimat

Phase 1 In-Person Feedback (Appendix A)



Phase 1 In-Person Feedback (Appendix A)

Save on Foods (February 6, 2025)

WHAT ARE YOUR THOUGHTS ON THE MIX OF HOUSING IN KITIMAT TODAY?
Tell us using a sticky note.

MIX OF HOUSING INCLUDES SINGLE-DETACHED OR MULTI-UNIT HOUSING, AND OPPORTUNITIES TO OWN OR RENT, TO SUPPORT RESIDENTS WITH DIFFERENT NEEDS AND AT DIFFERENT STAGES OF LIFE.

- Cheaper housing options
- Co-housing with support staff
- Single level seniors home with attached garages
- Smaller accessible housing
- More affordable housing with living spaces when you have older kids
- Need smaller housing options to more accessible

WHAT ARE YOUR THOUGHTS ON THE ACCESS TO DAILY NEEDS IN KITIMAT TODAY?
Tell us using a sticky note.

DAILY NEEDS INCLUDE PLACES OF EMPLOYMENT OR EDUCATION, GROCERY STORE, HEALTH CARE, CHILD CARE, PARKS, COMMUNITY CENTRES, SENIORS CENTRES, ETC.

- Furniture stores, more stores
- Less pizza places
- Bowling Alley
- Multi-friendly places
- Mental health facility
- Health care needs for open

WHAT ARE YOUR THOUGHTS ON TRANSPORTATION AND MOBILITY IN KITIMAT TODAY?
Tell us using a sticky note.

TRANSPORTATION AND MOBILITY FEATURES INCLUDE SIDEWALKS, TRANSIT SERVICES, BIKE AND WALKING PATHS, ETC.

- Better access to transit services by bus

3

Phase 1 In-Person Feedback (Appendix A)

HOW SHOULD KITIMAT CREATE MORE HOUSING?

WHAT TYPES OF HOUSING CHOICES WOULD YOU LIKE TO SEE MORE OF IN KITIMAT OVER THE NEXT 25 YEARS? Select all that you think should apply using a sticky dot.

CAN YOU SHARE MORE ABOUT WHAT GUIDED YOUR CHOICES? Tell us using a sticky note.

5

AS THE DISTRICT PROCEEDS WITH THIS PROJECT, IS THERE ANYTHING THAT YOU WOULD LIKE TO SHARE?

Tell us using a sticky note.

Please ensure all "New" neighbourhoods are well connected to older neighbourhoods.

WHERE WAS THIS QUESTIONNAIRE 25 YEARS AGO? THE SPIRITS LOST

WHAT VALUES SHOULD INFLUENCE WHERE NEW MULTI-UNIT HOUSING SHOULD BE LOCATED IN KITIMAT? Select all that you think should apply using a sticky dot.

SHOP CLOSE TO SHOPS AND SERVICES

ALONG MAIN ROADS (e.g., Mainline, Lahakas, Nalabika)

NEAR SCHOOLS

WHERE EXISTING INFRASTRUCTURE CAN SUPPORT MORE HOUSING

ALONG NEIGHBOURHOOD ROADS

CLOSE TO RECREATIONAL FACILITIES AND PUBLIC BUILDINGS

AT THE EDGES OF NEIGHBOURHOODS

AT THE CENTRE OF NEIGHBOURHOODS

ALONG TRANSIT ROUTES

OTHER Tell us using a sticky note.

YOUR THOUGHTS ON TRANSPORTATION

? Tell us using a sticky note.

AND MOBILITY FEATURES INCLUDE SIDEWALKS, TRAILS, ETC.

Better roads for seniors and disabled people

APPENDIX B: Survey Feedback

Online and Paper Survey Responses

Complete Community Study & Housing Focused OCP Update
What are you thoughts on the mix of housing in Kitimat today?
There is not enough housing options for seniors, especially those needing assistance.
Many old & out dated homes & then expensive new homes & not much in between. Need more smaller, rancher style homes for single/couple, older owners
I really think the major issues are affordability, accessibility, and safety. It doesn't matter how many available houses or units you have if people can't feasibly live in them.
I think we definitely need more mixed housing
Dilapidated buildings should be torn down. Fines for any property owner found not maintaining their property. Fix what we have before building new.
Make housing and rent affordable
More seniors housing
Senior housing severely needed as well as adults at risk housing.
Need more senior living and affordable living
We need more housing with NO stairs inside or out.
I don't have an opinion, but if there is a demand for it then that need should be met.
I think we have a great mix of housing in Kitimat. But I do everything new being built is for larger pricier homes and we are not building small more affordable homes for first time buyers and seniors.
Very good, although all levels and types of housing are aging
I believe we have a good mix of housing in Kitimat. However I'd support the construction of new homes as hopefully this would help drive down the cost of existing housing which is currently out of reach for many in Kitimat.
I think things are pretty good currently, though I would like to see more mixed residential/commercial and home-based business options.

What are you thoughts on access to daily needs in Kitimat today?
Lack of timely access to family doctor. The downtown core makes it fairly easy access to daily needs. Winter conditions do make walking options a challenge.
It is of concern that the ER department of our hospital is not open every day (due to staffing) It is of concern that the high school is not entirely open due to structure issues- the building requires many repairs/updates or likely an entire rebuild.
We need more services up the hill. We also need more third spaces where anyone can go and spend time without being expected to spend money. A proper community centre would be great, and I think Nechako Centre would be a good location.
I think we need more access to childcare. We need more health clinics including up the hill
There is nothing to do in this town, and what is here is in poor or failing shape. Fixing KIR instead of working with LNG Canada to build a proper recreational facility is ridiculous. The DOK should supply daycare..
Canadian tire and Walmart is needed in Kitimat
Good access to daily needs
As District employees would know the mall is severely lacking in wheelchair accessibility to get into the mall. The wheelchair accessible bathrooms are atrocious.
Clothing stores for children and adults the lack of.
There is a need for more amenities UP the hill.
Health care and childcare are a real struggle and require immediate attention. A second sheet of ice is also needed!
They are average. Some concerns are our recreation centre is very dated and has had no updates including gym equipment and programs. Health care is also a concern as our emergency room as been closed frequently.
Very good public facilities, could use more diversity of shopping and open hours of private business
I feel we lack resources for seniors, delta king place has a very long waiting list. Some clients even pass away before getting a room in the facility.
I miss not having a more vibrant Nechako Centre as I don't like having to go downtown for everything.

What are your thoughts on the ability to get around Kitimat today?
If you have to use the handi dart it has to be booked 24 hours in advance which could impact getting to places in a timely manner difficult.
As far as I have seen the sidewalks, transportation etc works well & is easily accessible
There aren't enough complete or accessible sidewalks. Current sidewalks often have steep or uneven curbs, which is incredibly dangerous for people using wheelchairs and other mobility aids. They are also often uneven, which poses a tripping hazard.
We need our walking paths updated, our streets need to be updated not patched
This town is terrible for anyone with mobility issues. The public safety building should be accessible to all and it is not. Buildings should have been upgraded for accessibility DECADES ago! Shame on those that could have done this and didn't.
Allow HandiDart to run further late at night
Sidewalks can be rough for elderly. Haisla Boulevard sidewalk needs completion.
Bussing needs to be available to all areas in the community, like industrial, RIO TINTO, LNGC & The Legion/Rosario/Microtel area. All sidewalks need to be maintained
Pretty good transportation but the roads are in horrible condition and need to be repaired
More HandiDart service time (esp later).
Kitimat already has fantastic sidewalks etc. public transportation into the strawberry meadows could be useful for the kids/teens.
Kitimat is a vehicle heavy community, it would be nice to improve bike transportation around the community.
Very good for every mode of transportation, improvements can always be made but very few if any critical ones required
I believe Kitimat has a great sidewalk system as a local runner however we lack access to some of our greatest local landmarks - no sidewalk along the viewpoint putting runners, walkers and cyclists on the road and in harm's way; and a sidewalk to the ocean
I LOVE that the buses are free for children and teens. I'd like more covered bike parking options and dog hitching posts.

What types of housing would you like to see more of in Kitimat over the next 20 years?					
Duplexes	Rowhouse (multi-plex)	Strata townhomes	Low-rise apartments (3-6 storey, wood frame)	Single-detached (single-family)	Small-scale, multi-unit housing (SSMUH)
1					1
				1	1
1	1		1		
1			1	1	1
			1		
					1
	1		1		1
					1
	1	1			1
1	1			1	1
				1	
	1			1	1
				1	
				1	
			1		1
4	5	1	5	7	10

What values should influence where new multi-unit housing should be located				
Close to shops and services	Along main roads (e.g. Haisla Boulevard, Lahakas Boulevard, etc.)	Along neighbourhood roads	Near schools	Close to public facilities and buildings
1				1
1			1	1
1			1	1
1	1		1	1
	1			
1			1	1
1	1			
1		1		1
1			1	
1			1	1
1			1	1
1		1	1	1
	1		1	
1				
12	4	2	8	9

located in Kitimat? (Select all that apply)				
At the edges of neighbourhoods	At the centre of neighbourhoods	Along transit routes	Where infrastructure can support density	Other
	1	1	1	
		1		
		1		1
		1		1
		1		1
	1			
		1		
		1		
1		1		1
		1		1
		1		
		1		1
		1		
		1		

Can you share more about what guided your choices in the previous question?
I am thinking of seniors wanting to move out of their single family home to something smaller and easier to manage. This type of housing would also help young couples starting out and those with lower incomes get into the housing market.
Many people lack access to their own car, for a multitude of reasons. Being able to more easily access services by walking or using the bus system is vital to these individuals and families.
I also understand that the current infrastructure needs to be taken into consideration.
I think that more dense housing should be on transit routes and as close as possible to amenities.
3 storey walk-ups are the only option for most low income, mobility impaired, or senior. There needs to be more apartments for our seniors to transition into.
Proximity to Shops and Services- Ensuring that residents have easy access to essential services like grocery stores, healthcare, and recreational facilities supports convenience and a higher quality of life.
Near Schools – Families benefit from housing near schools, reducing commute times and fostering a stronger sense of community.
More seniors housing or smaller units.
Housing should not take up our downtown core, that needs to be reserved for shops, markets, business etc.
Would like to see the builds to be apart of the community neighborhoods.
I think this type of house is best suited close to amenities, transportation, schools etc. Preferably not in neighborhoods like cable car or the meadows where people purchase property away from the busy areas and expect a quiet neighborhood without a lot of traffic.
We need to make sure the homes are close to facilities that the people who are buying the homes will need. For example we need more senior friendly homes so they need to be close to public facilities as a lot of seniors don't drive or use the bus.
My concern with multi-unit housing is kitimat is most of the apartment buildings and townhouses in kitimat seem to get built and not maintained, they age very poorly and become a bit of an eyesore in the community (Baxter apartments, wadeene townhouses etc)
Most efficient in terms of space it takes up/# of people who can benefit. I don't want the town to get too sprawling as I'd like to leave nature alone as much as possible.

Thinking about transportation needs inside Kitimat, where should walking or cycling improvements be made?
2 markers
2 markers
18 markers
1 marker
3 markers
1 marker
2 markers
1 marker
2 markers
2 markers
3 markers
2 markers

Thinking about access to daily needs in Kitimat, where are resident-serving shops, retailers and services needed?
2 markers
1 marker
2 markers
1 marker
1 marker
4 markers
1 marker

Thinking about the short-term and long-term housing needs in Kitimat, where should new multiple-unit housing be located?
1 marker
3 markers
2 markers
3 markers
16 markers

Is there anything you would like to share based on the previous two maps findings for housing in Kitimat?
There is room in Strawberry Meadows off Loganberry st. For duplexes for seniors as well as assisted living options.
I think we need to make sure that everything needs to be accessible for everyone including but not limited to seniors and person's with disabilities
Add residential to the service area to replace the rundown buildings and create a subcommunity there. It could be quite lovely and interesting.
Strawberry meadows perfect location to accommodate. Lots of green space as well could be used
Don't really understand the question
These maps were not created in a very Kitimat focused manner, they treat the towns street system as a grid system and what is happening within the "blocks" of all the streets within without taking into account street classification which is not representative of Kitimat in any shape or form, the better way would be to look at the much larger super blocks of Kitimat, that would account for things better, and not lump obvious park land in with built areas.

Is there anything you would like to share based on the previous two maps findings for housing in Kitimat?
It looks like there is room for increased density along Quatsino which would make it close to shopping and health care.
Would like to see more affordable housing for renters and first time homeowners
Large trailer park
No
Same as pervious comment above, these maps are not representative of a Kitimat style street layout system, more thought should have been put into their creation

Is there anything you would like to share based on the previous two maps findings for daily needs in Kitimat?
Only to reiterate that we need more services up the hill
I think cablecar subdivision need to have amenities such as convenience store maybe a gas station
I don't understand the map
No
Should incorporate zoning into these maps, a lot of the dead areas have zoned areas that did have services at one point or could in the future, but otherwise same issue as above

Is there anything you would like to share based on the previous two maps findings for transportation in Kitimat?
A major problem with public transit in Kitimat isn't so much the routes themselves, it's that so many of the bus stops are not in safe or accessible locations. One of the ones on Kiwanis Village is on the edge of a ditch with no sidewalk, making it extremely close to traffic.
There are other bus stops in town that are "also" right next to the road with no sidewalk.
I think there should be more walking trails throughout Strawberry meadows and cablecar. Also there should be more pathways between Kitamaat Village and Kitimat
Industrial area and Rio Tinto as well LNG Canada needs bussing access
Cable Car and Service center are completely cut off and this should be fixed.
Again, some issue as above, the way these maps were made and the assumptions are not aligned well with Kitimat's layout
Bussing could include cable car!

As the District proceeds with this project, is there anything else that you would like to share?
I really think the DOK should be completely in charge of the new housing developments that are built, similar to how BC Housing has their own projects and residences. That way, they can ensure rent remains affordable and reasonable, and make sure that upkeep is maintained. The biggest problem with affordable housing is the landlords. Far too many of them commit renovations, or set rent prices far higher than the average person can afford, let alone people who are low income, on fixed income, or are on income assistance. But if the District oversees these properties, they can keep rent low and fair. Because otherwise, the problem won't be fixed. Because all it takes is for a bad landlord to take over, jack up prices and evict residents, and we're back at square one. Everything needs to be considered with accessibility kept in mind Fixing KIR is a huge waste of money. Work with LNG Canada to build a new facility as the pool and Riverlodge need to be replaced as well. There needs to be more accountability for the money being spent in this town. What was spent upgrading Radley park is disgusting for what was done. Too many side deals to get people's friends work over what's best for our town. Complete overhaul of the DOK staff and a forensic audit of the town's finances is desperately needed.
<u>Make the housing and rent affordable</u> Remember to create housing for seniors. One level and apartments with elevators. This should be located close to shopping and or transit.
Senior housing and adults at risk with disabilities need better accommodations and more as well as access to service centre and industries
I am an example of someone that may have to leave town when I can't do stairs.
The town really needs to get KIR fixed for the kids. It's a huge part of our community. I also see a need for affordable housing close to the town and schools.
Look at the original Kitimat Townsite report, everything this study covers is covered by that and more. Kitimat was a master planned community that still holds to today

Complete Community Study & Housing Focused Official Community Plan Update

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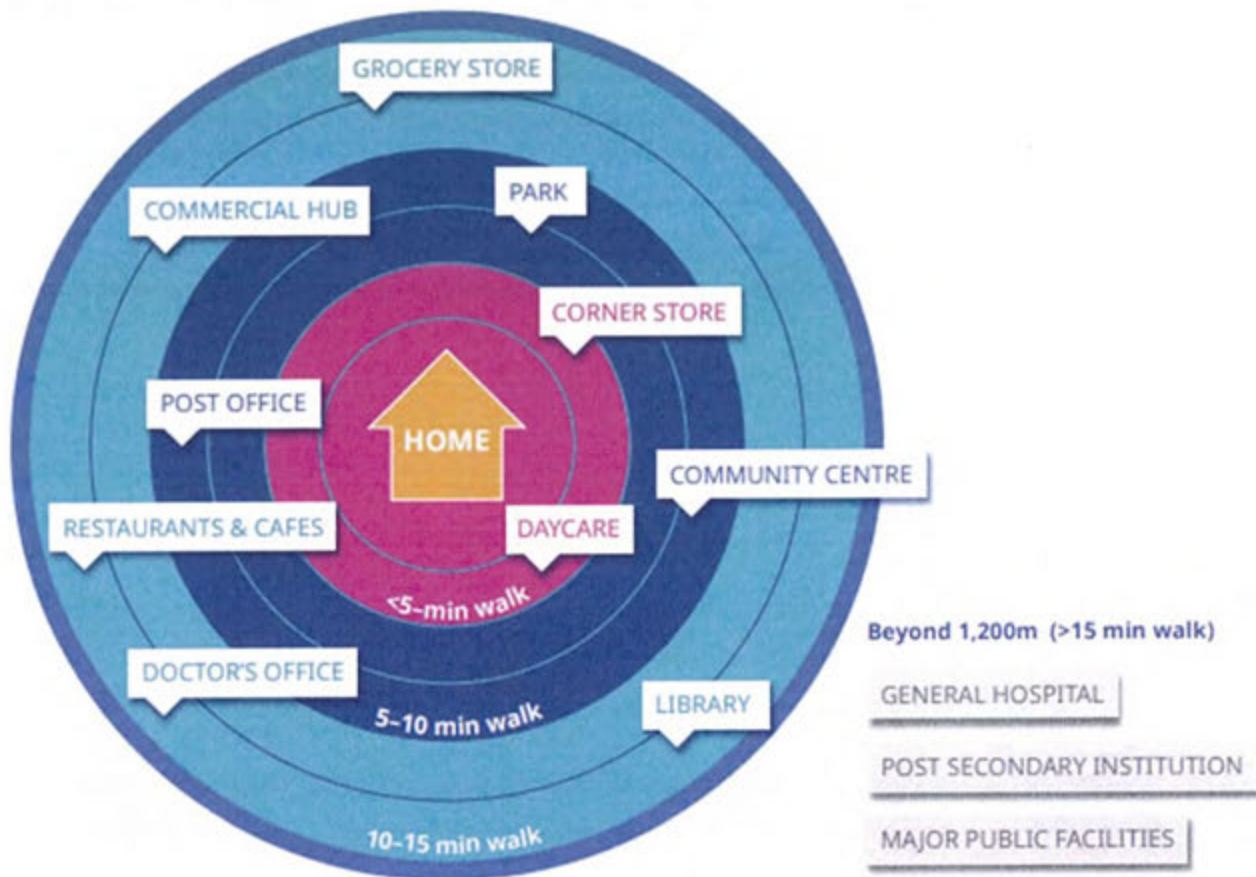
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How do you think Kitimat can become a more complete community?



Q1: What are your thoughts on the mix of housing in Kitimat today?

Mix of housing includes single-detached or multi-unit housing, and opportunities to own or rent, to support residents with different needs and at different stages of life.

Share your thoughts in the comment box below.

We need more supported housing

Q2: What are your thoughts on access to daily needs in Kitimat today?

Daily needs include places of employment or education, grocery store, health care, child care, parks, community centres, seniors centres, etc.

Share your thoughts in the comment box below.

more family medical / Dental Drs.

Q3: What are your thoughts on transportation and mobility features in Kitimat today?

Transportation and mobility features include sidewalks, transit services, bike and walking paths, etc.

Share your thoughts in the comment box below.

Love the walkways / paths would like to see more trails

How should Kitimat create more housing?

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WHAT IS SMALL-SCALE, MULTI-UNIT HOUSING (SSMUH)?

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Types of secondary suites and accessory dwelling units

Q4: What types of housing choices would you like to see more of in Kitimat over the next 20 years?

Circle all that you think should apply from the list below.

a. Duplexes



d. Low-rise Apartments (3-6 storey, wood frame)



b. Rowhouse (multi-plex)



e. Single-Detached (single-family)



c. Strata Townhomes



f. Small-Scale, Multi-Unit Housing (SSMUH) (includes secondary suites and accessory dwellings, such as garden suites and coach houses)



Q5: Can you share more about what guided your choices in the comment box below?

not enough people for multi housing

Next question continued on next page.

Q6: What values should influence where new multi-unit housing should be located in Kitimat?

Circle all that you think should apply from the list below.

a. Close to shops and services



b. Along main roads (e.g. Haisla, Lahakas, Nalabila)



c. Along neighbourhood roads



d. Near schools



e. Close to public buildings and recreational facilities



f. At the edges of neighbourhoods



g. At the centre of neighbourhoods



h. Along transit routes



i. Where existing infrastructure can support more housing



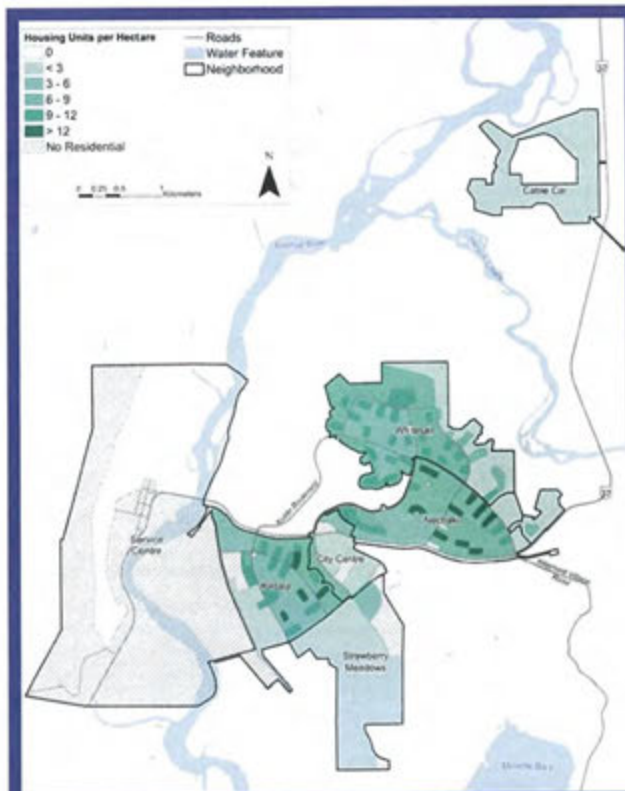
j. Other

Please tell us why:

How complete is Kitimat today?

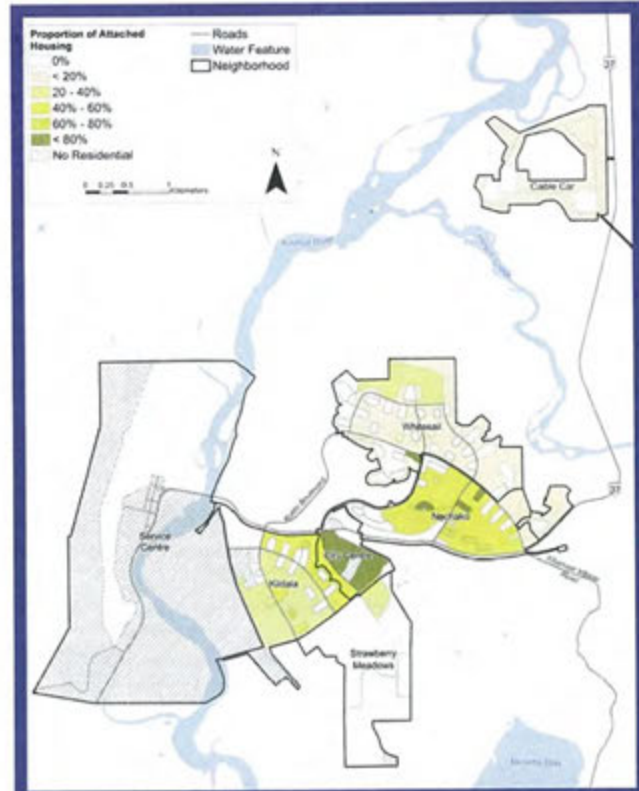
Take a look at the maps below and share your thoughts on Kitimat's completeness.

Q7: Is there anything you would like to share based on the map findings for housing in Kitimat?



HOUSING DENSITY

Total number of residential units per hectare in each measurement area.



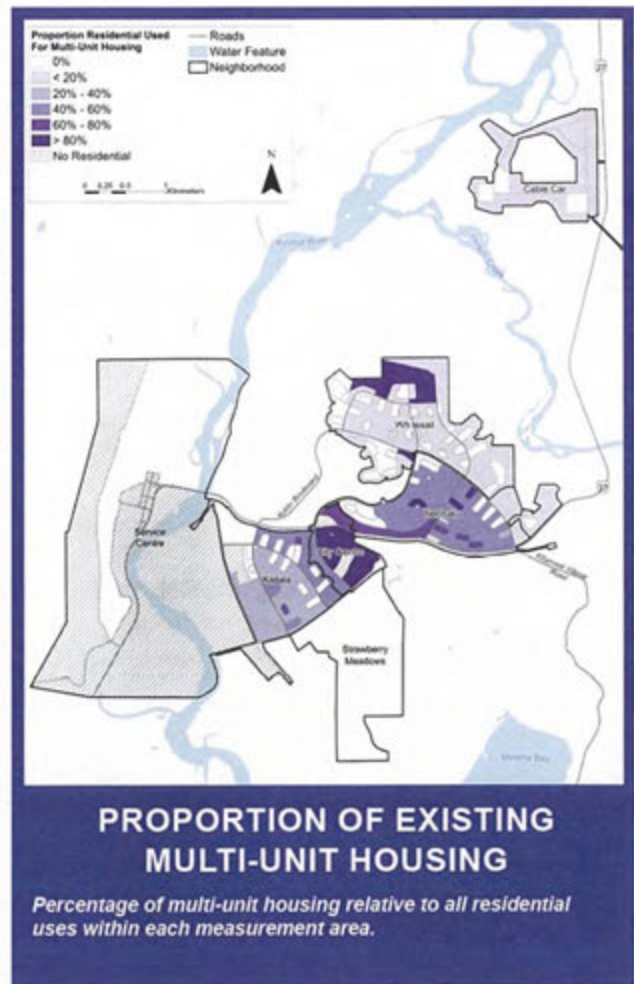
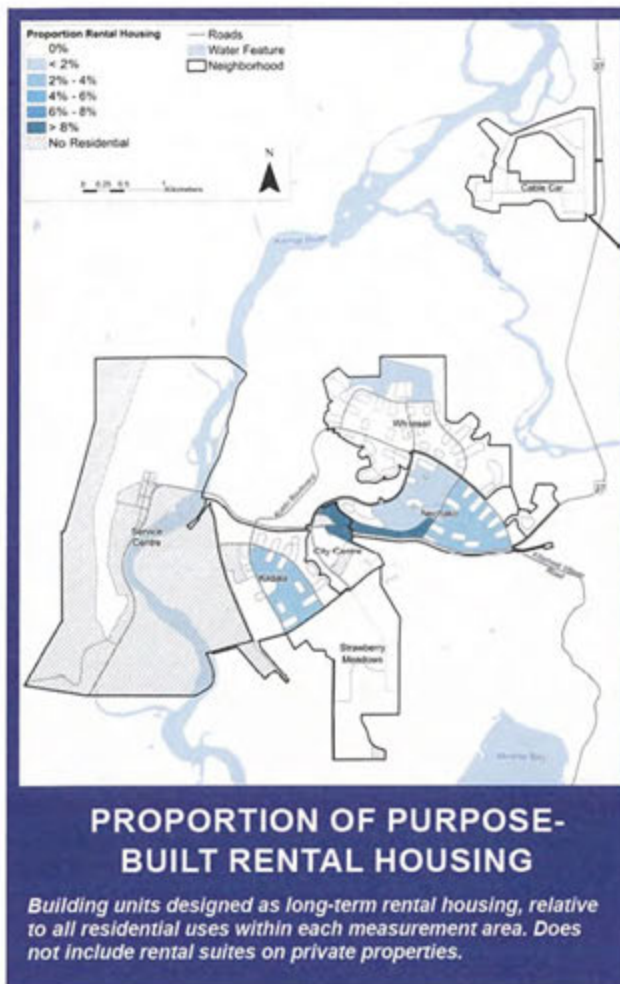
PROPORTION OF ATTACHED HOUSING

Proportion of attached housing units (e.g., duplex, townhomes, etc.) relative to all residential uses in each measurement area.

Share your thoughts in the comment box below.

more single family units on the outside of Kitimat

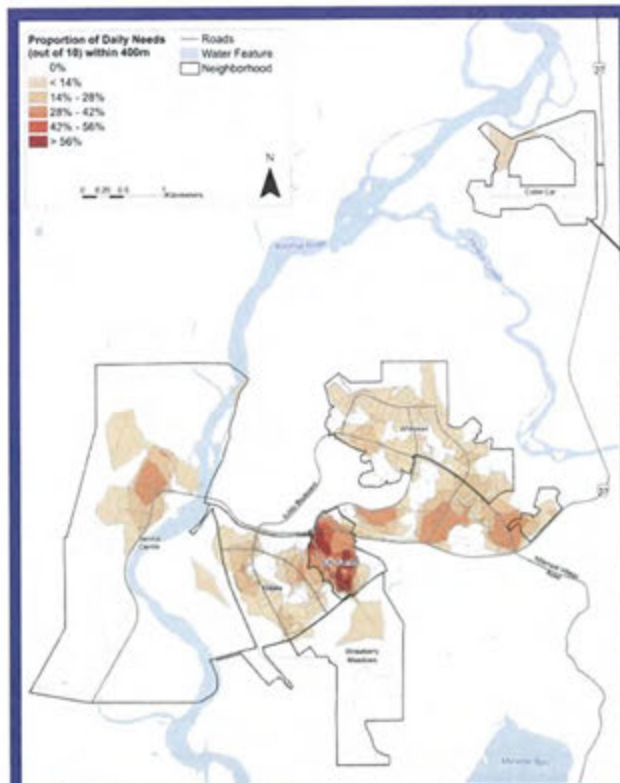
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Share your thoughts in the comment box below.

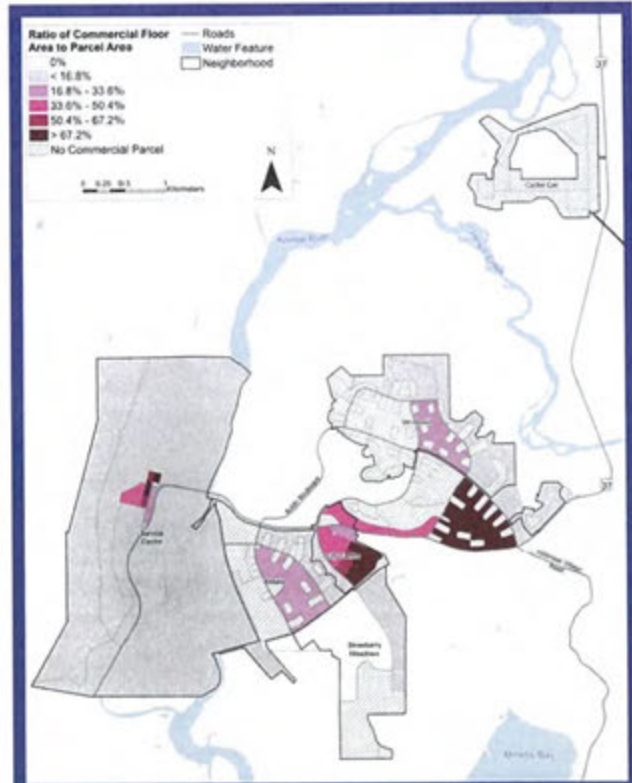
need more single housing

Q9: Is there anything you would like to share based on the map findings for daily needs in Kitimat?



PROXIMITY TO DAILY NEEDS

Shows the proportion of daily needs (e.g. grocery stores, daycares, etc.) that can be accessed within any geographic location within Kitimat.



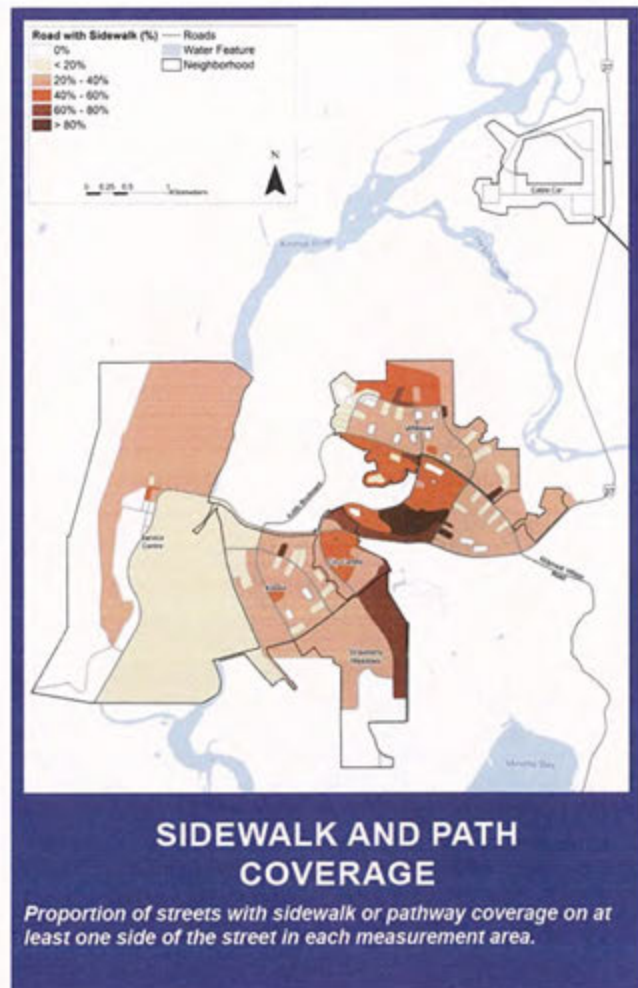
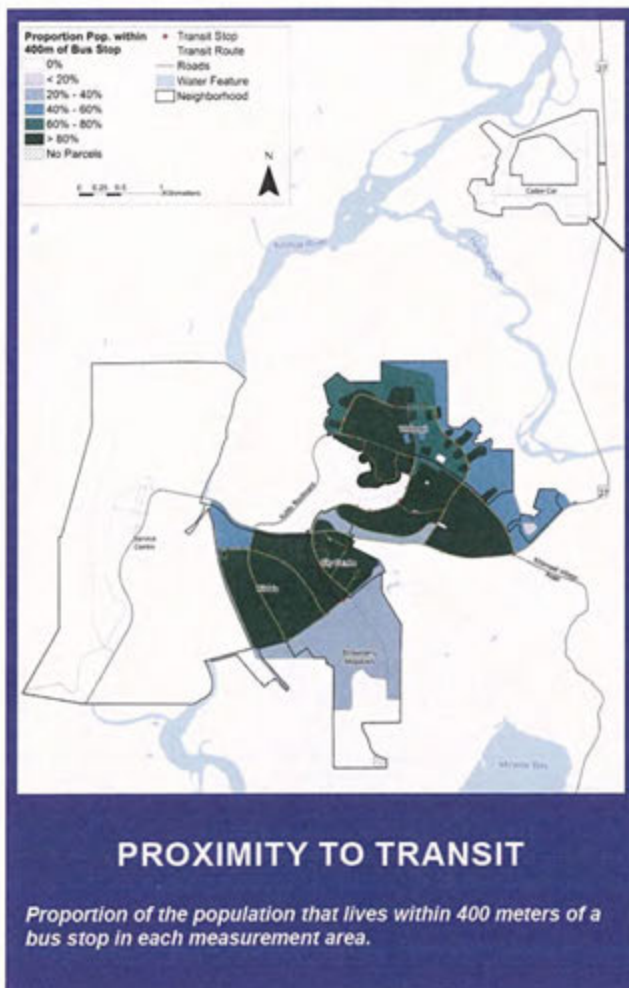
PROPORTION OF COMMERCIAL SPACE

Ratio of commercial floor area to land area. Higher values may indicate economic activity and a closer proximity to daily needs.

Share your thoughts in the comment box below.

more daycares

Q10: Is there anything you would like to share based on the map findings for transportation in Kitimat?



Share your thoughts in the comment box below.

run buses to Industries in am/pm
more litter bins along sidewalks
more flowers

Mapping Questions



Q11: Thinking about transportation needs in Kitimat, where should walking or cycling improvements be made?

Walking or cycling improvements can include sidewalks, trails, or bike lanes.

Share your thoughts in the comment box below. Feel free to mark-up on the map if you need to illustrate any specific locations.

A circle walkway up the hill and down

Q12: Thinking about access to daily needs in Kitimat, where are resident-serving shops, retailers, and services needed?

Resident serving shops and retailers can include grocery stores and community centres. Services can include child care, senior care, etc.

Share your thoughts in the comment box below. Feel free to mark-up on the map if you need to illustrate any specific locations.

more corner stores

Q13: Thinking about the short-term and long-term housing needs in Kitimat, where should new multiple unit housing be located?

Multiple-unit housing can include duplexes, townhomes, or apartments.

Share your thoughts in the comment box below. Feel free to mark-up on the map if you need to illustrate any specific locations.

close to city centre

Final thoughts

Q14: As the District proceeds with this project, is there anything else that you would like to share?

Share your thoughts in the comment box below.

does the city expect an increase in residents
is there a need

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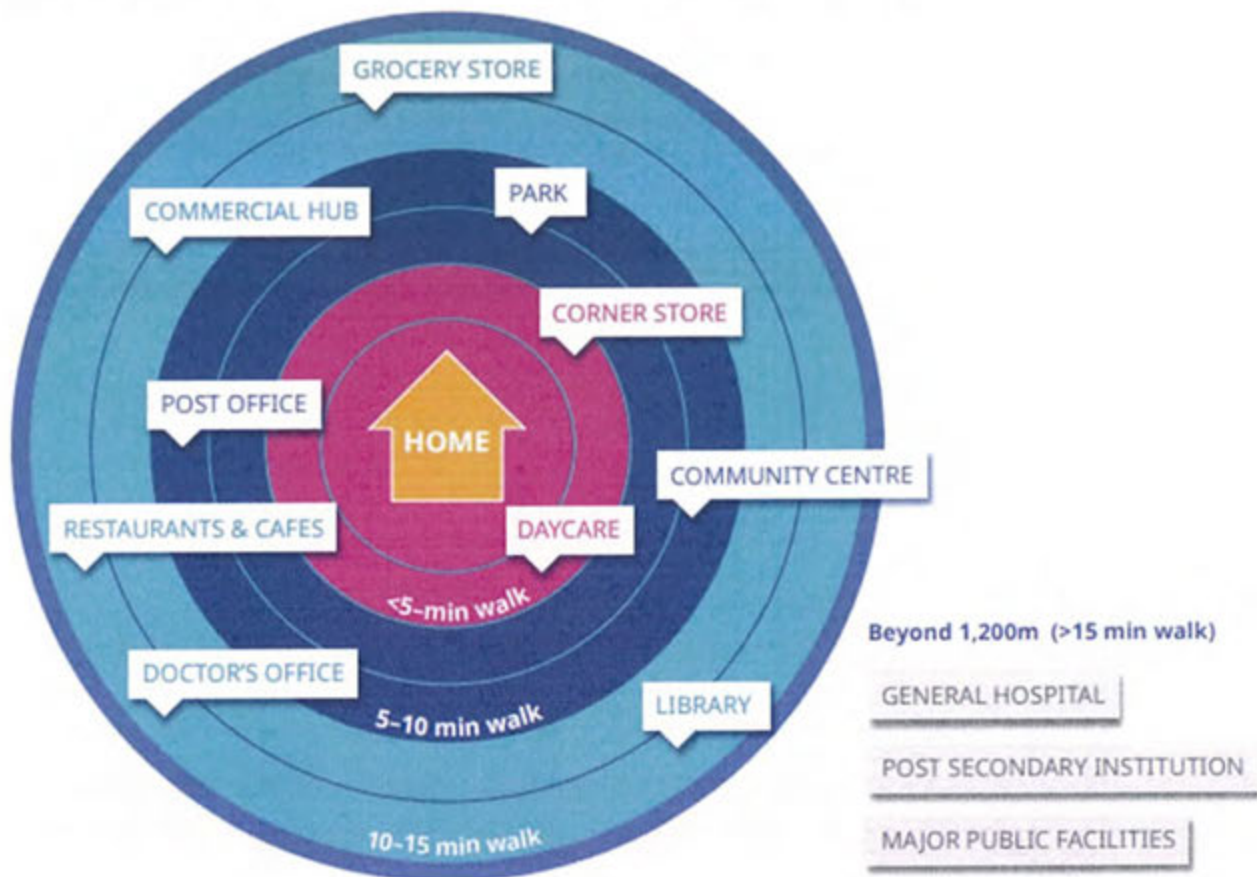
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Q1: What are your thoughts on the mix of housing in Kitimat today?

Mix of housing includes single-detached or multi-unit housing, and opportunities to own or rent, to support residents with different needs and at different stages of life.

Share your thoughts in the comment box below.

Ageing demographics require more seniors oriented housing. Some new rental apartments would also be a good addition.

Q2: What are your thoughts on access to daily needs in Kitimat today?

Daily needs include places of employment or education, grocery store, health care, child care, parks, community centres, seniors centres, etc.

Share your thoughts in the comment box below.

I would like to see a mid sized full service grocery store in a re-developed Nechato Centre on the footprint of the old Shop Easy.

Q3: What are your thoughts on transportation and mobility features in Kitimat today?

Transportation and mobility features include sidewalks, transit services, bike and walking paths, etc.

Share your thoughts in the comment box below.

Sidewalk network is pretty good. Some older sections need rehabilitation. New section along Haisla past Firehall is very nice and should be extended all the way to Nalabila.

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Types of secondary suites and accessory dwelling units

Q4: What types of housing choices would you like to see more of in Kitimat over the next 20 years?

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Q5: Can you share more about what guided your choices in the comment box below?

Next question continued on next page.

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☒ b. Along main roads (e.g. Haisla, Lahakas, Nalabila)



c. Along neighbourhood roads



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e. Close to public buildings and recreational facilities



f. At the edges of neighbourhoods



g. At the centre of neighbourhoods



☒ h. Along transit routes



☒ i. Where existing infrastructure can support more housing



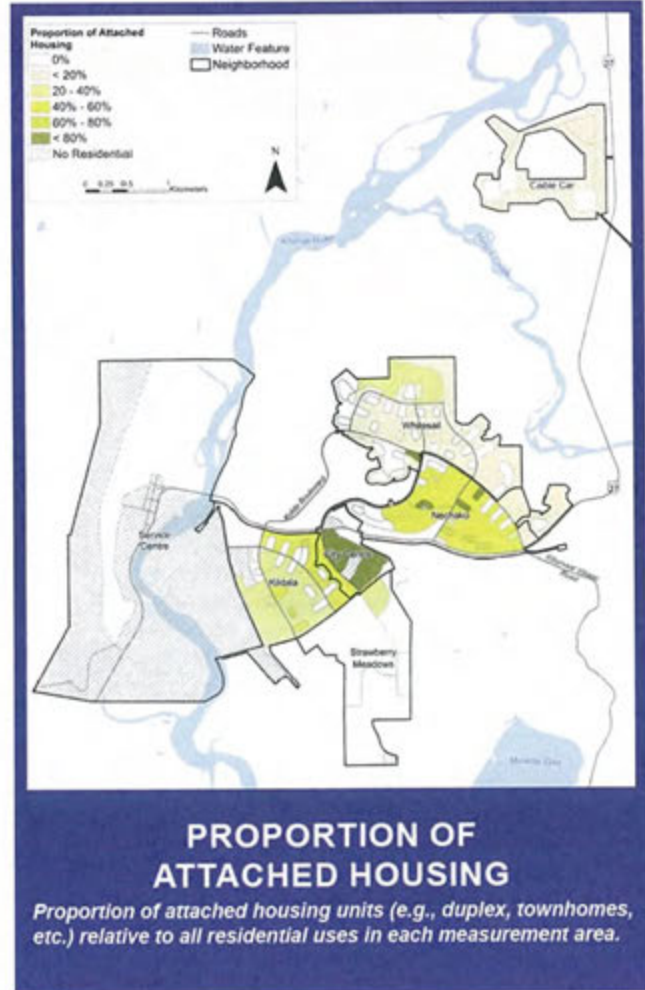
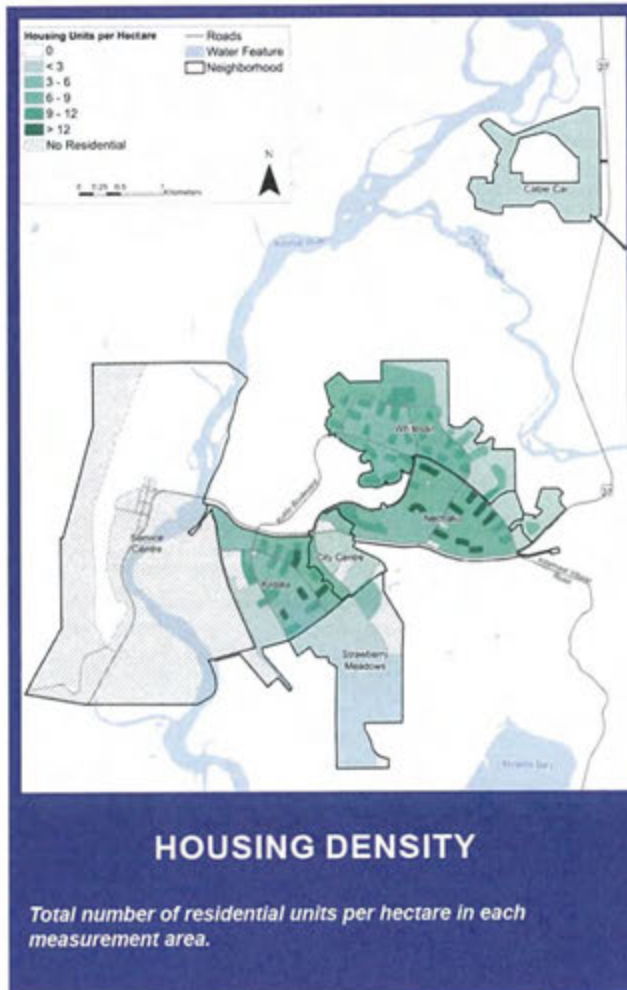
j. Other

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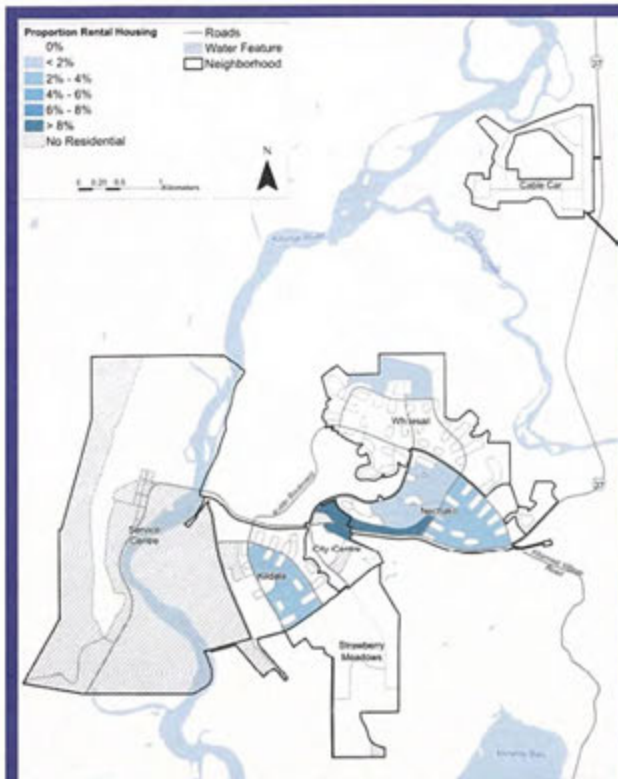
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Q7: Is there anything you would like to share based on the map findings for housing in Kitimat?



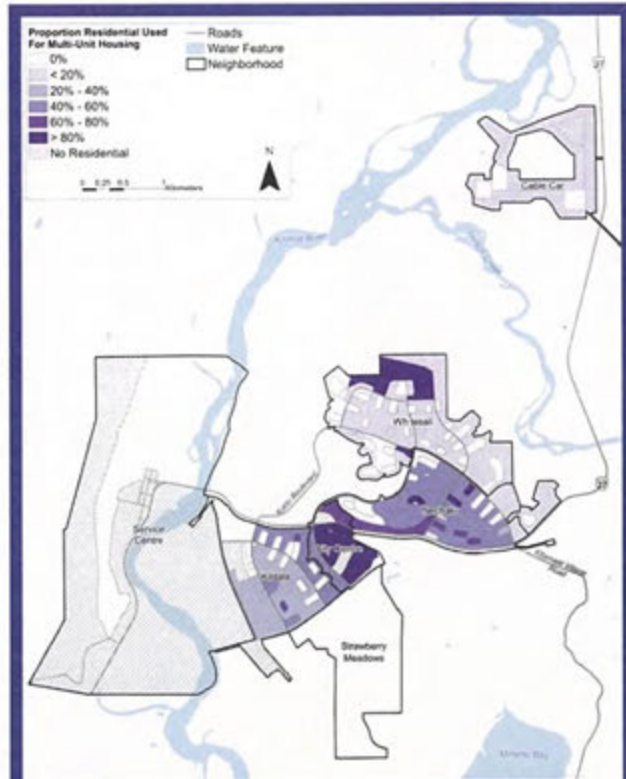
Share your thoughts in the comment box below.

Q8: Is there anything you would like to share based on the map findings for housing in Kitimat?



PROPORTION OF PURPOSE-BUILT RENTAL HOUSING

Building units designed as long-term rental housing, relative to all residential uses within each measurement area. Does not include rental suites on private properties.

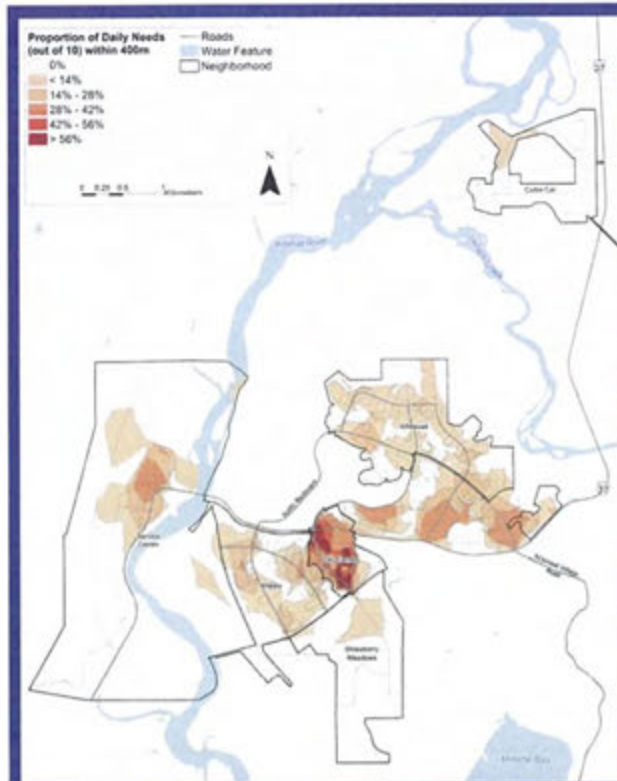


PROPORTION OF EXISTING MULTI-UNIT HOUSING

Percentage of multi-unit housing relative to all residential uses within each measurement area.

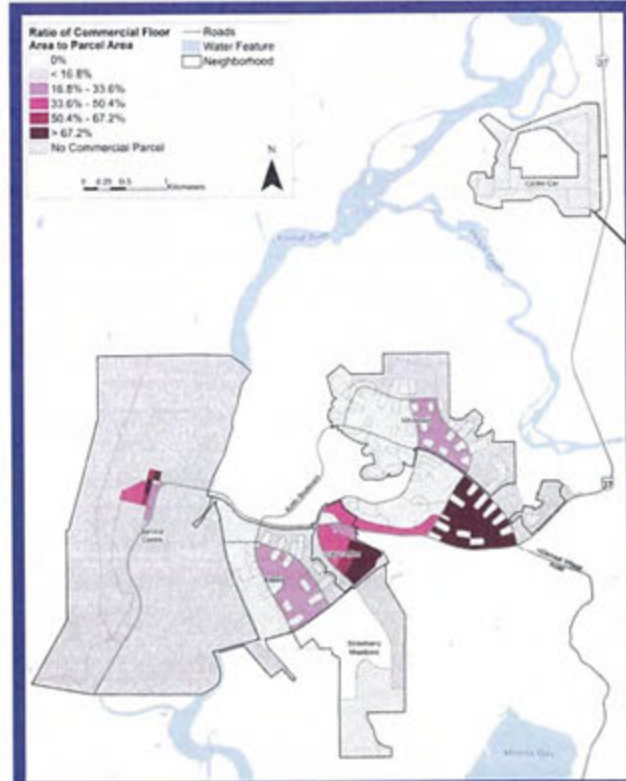
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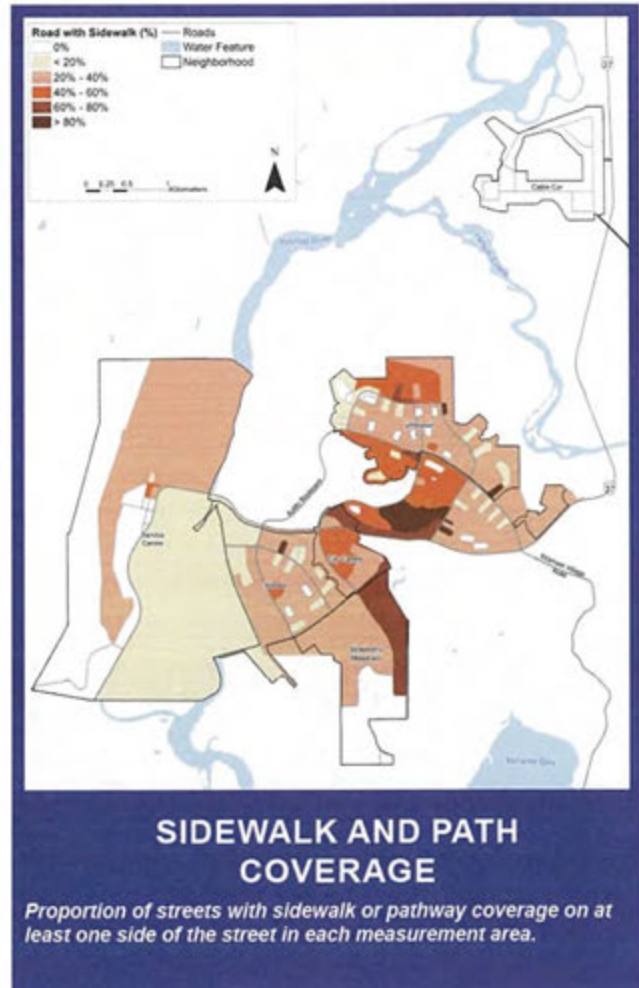
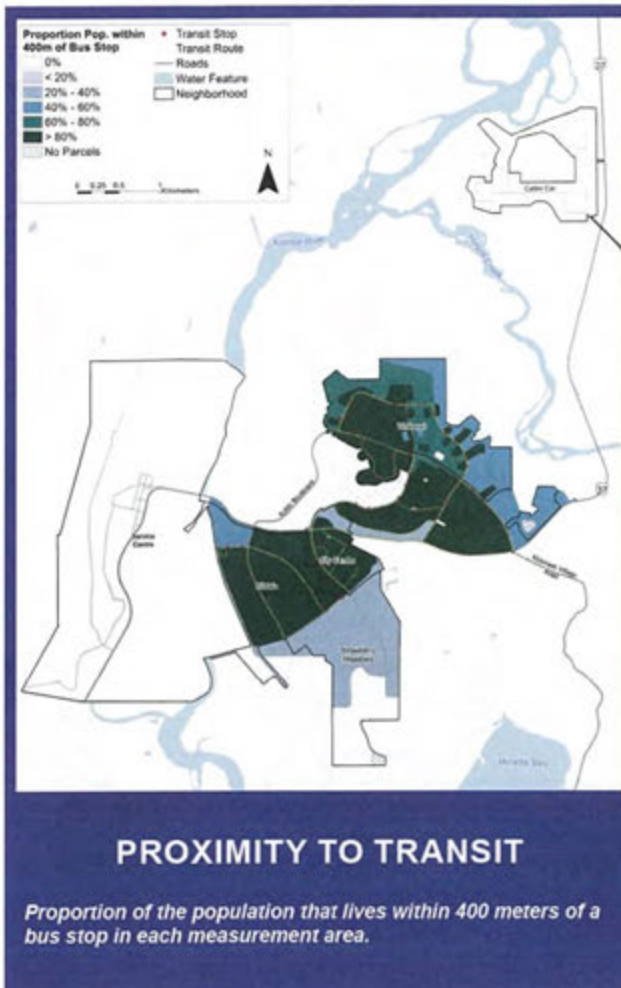


PROPORTION OF COMMERCIAL SPACE

Ratio of commercial floor area to land area. Higher values may indicate economic activity and a closer proximity to daily needs.

Share your thoughts in the comment box below.

Q10: Is there anything you would like to share based on the map findings for transportation in Kitimat?



Share your thoughts in the comment box below.

Mapping Questions



Q11: Thinking about transportation needs in Kitimat, where should walking or cycling improvements be made?

Walking or cycling improvements can include sidewalks, trails, or bike lanes.

Share your thoughts in the comment box below. Feel free to mark-up on the map if you need to illustrate any specific locations.

Continue rehabilitating older sidewalks in various areas of town.

Q12: Thinking about access to daily needs in Kitimat, where are resident-serving shops, retailers, and services needed?

Resident serving shops and retailers can include grocery stores and community centres. Services can include child care, senior care, etc.

Share your thoughts in the comment box below. Feel free to mark-up on the map if you need to illustrate any specific locations.

Redevelop Nechako Centre with a mix of small retail & restaurants, plus grocery store in foot print of former Shop Easy

Q13: Thinking about the short-term and long-term housing needs in Kitimat, where should new multiple unit housing be located?

Multiple-unit housing can include duplexes, townhomes, or apartments.

Share your thoughts in the comment box below. Feel free to mark-up on the map if you need to illustrate any specific locations.

Along main arterials & bus routes, and adjacent to city centre.

Final thoughts

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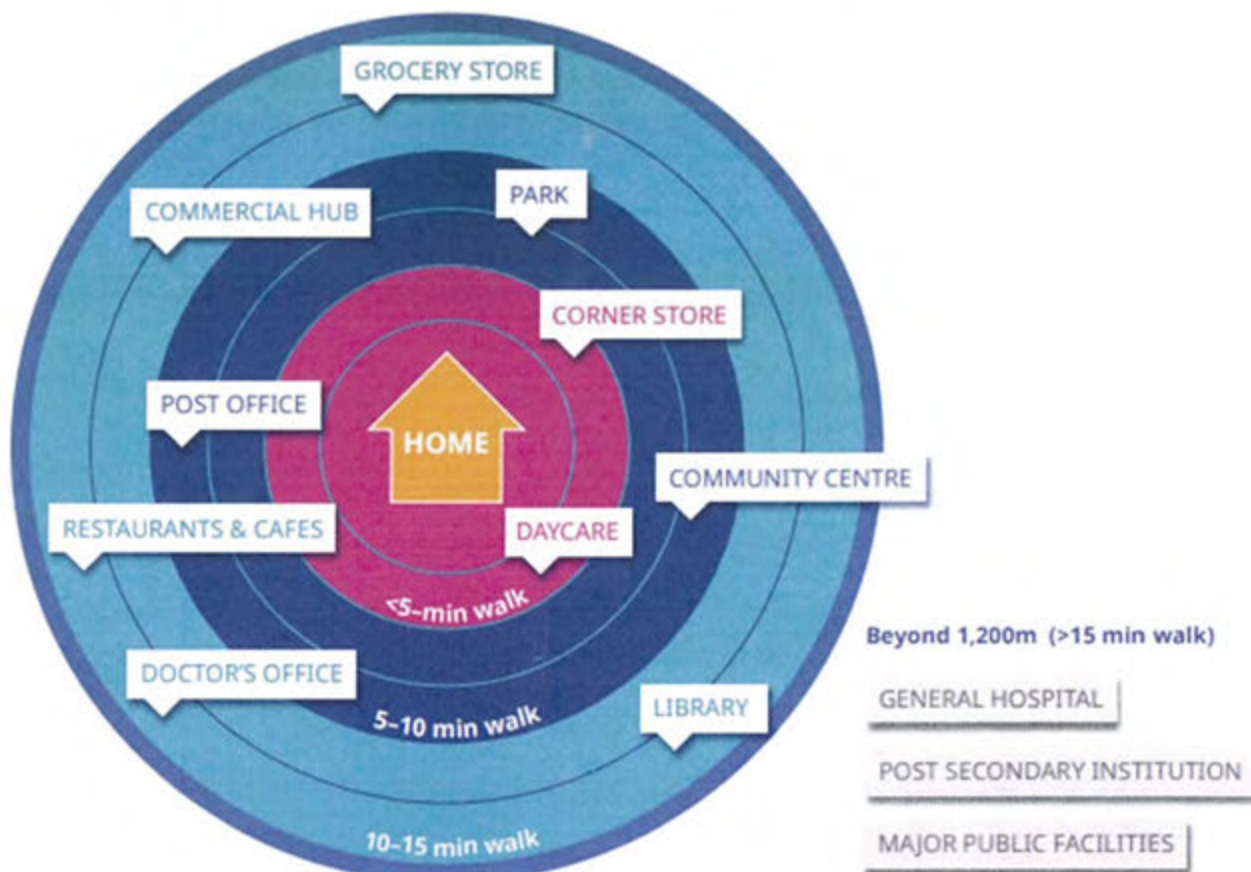
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Mix of housing includes single-detached or multi-unit housing, and opportunities to own or rent, to support residents with different needs and at different stages of life.

Share your thoughts in the comment box below.

Kitimat consist majority of Single-detached houses, there is only one bigging Condo, in my opinion The opportunities to rent are very limited from my observation.

Q2: What are your thoughts on access to daily needs in Kitimat today?

Daily needs include places of employment or education, grocery store, health care, child care, parks, community centres, seniors centres, etc.

Share your thoughts in the comment box below.

Access to most of daily needs in Kitimat are scarce, for example, we have just one high school

Q3: What are your thoughts on transportation and mobility features in Kitimat today?

Transportation and mobility features include sidewalks, transit services, bike and walking paths, etc.

Share your thoughts in the comment box below.

It seems okay to me for now, but as population increases, I think more needs to be done

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Types of secondary suites and accessory dwelling units

Q4: What types of housing choices would you like to see more of in Kitimat over the next 20 years?

Circle all that you think should apply from the list below.

a. Duplexes



d. Low-rise Apartments (3-6 storey, wood frame)



b. Rowhouse (multi-plex)



e. Single-Detached (single-family)



c. Strata Townhomes



f. Small-Scale, Multi-Unit Housing (SSMUH) (includes secondary suites and accessory dwellings, such as garden suites and coach houses)



Q5: Can you share more about what guided your choices in the comment box below?

Just personal preference

Next question continued on next page.

Q6: What values should influence where new multi-unit housing should be located in Kitimat?

Circle all that you think should apply from the list below.

a. Close to shops and services



g. At the centre of neighbourhoods



b. Along main roads (e.g. Haisla, Lahakas, Nalabila)



h. Along transit routes



c. Along neighbourhood roads



i. Where existing infrastructure can support more housing



d. Near schools



j. Other

Please tell us why:

e. Close to public buildings and recreational facilities



f. At the edges of neighbourhoods

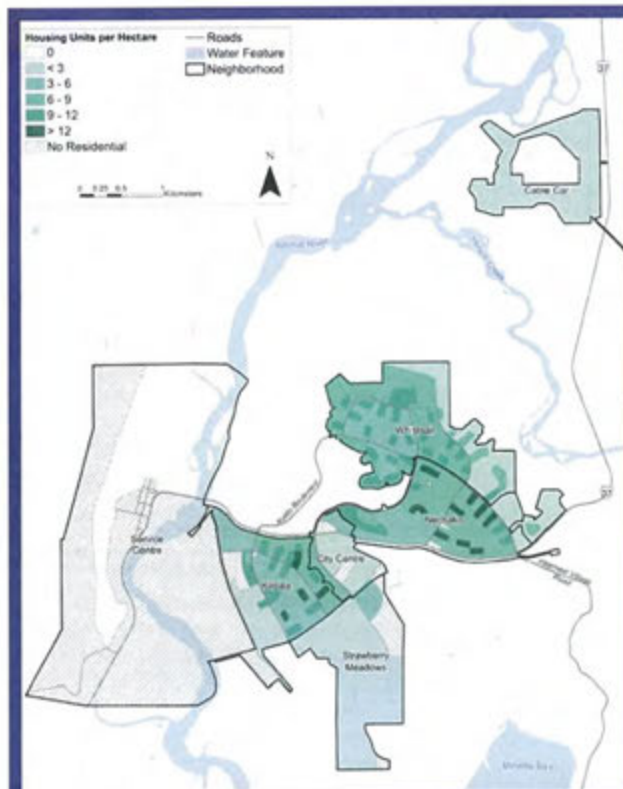


For family with children and dependents, I think this will be most beneficial to them.

How complete is Kitimat today?

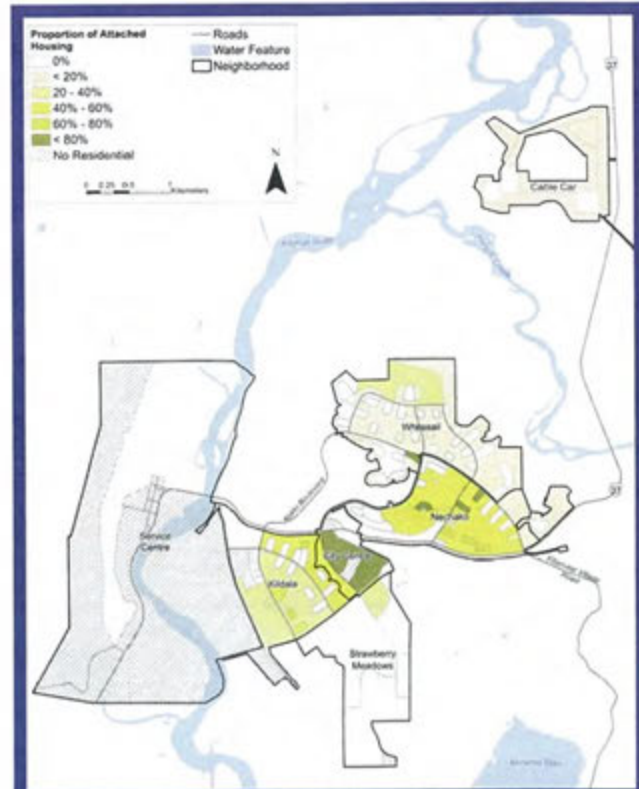
Take a look at the maps below and share your thoughts on Kitimat's completeness.

Q7: Is there anything you would like to share based on the map findings for housing in Kitimat?



HOUSING DENSITY

Total number of residential units per hectare in each measurement area.



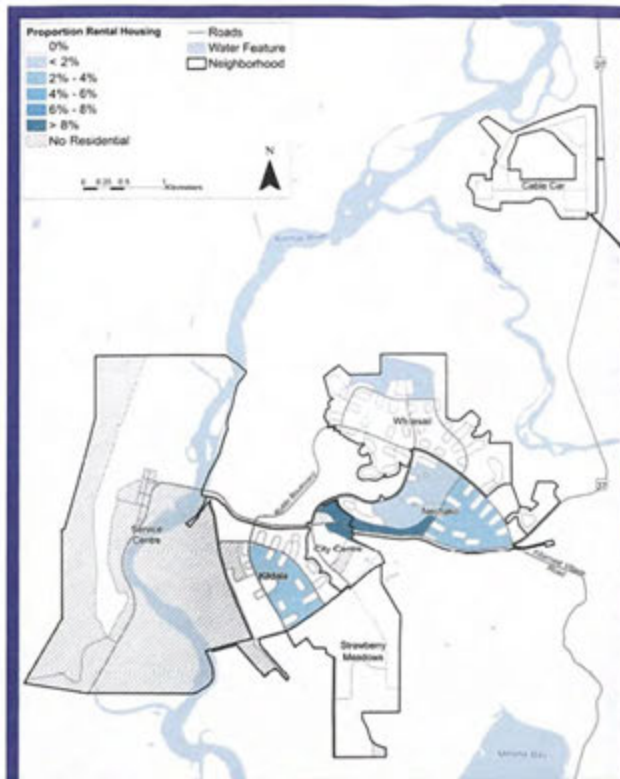
PROPORTION OF ATTACHED HOUSING

Proportion of attached housing units (e.g., duplex, townhomes, etc.) relative to all residential uses in each measurement area.

Share your thoughts in the comment box below.

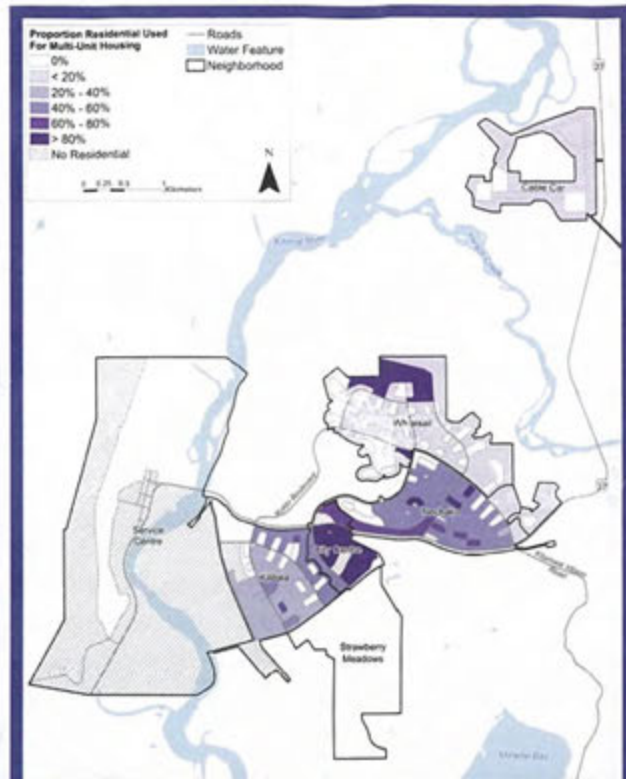
Kitimat is a growing town, with proper planning and execution it will become more developed.

Q8: Is there anything you would like to share based on the map findings for housing in Kitimat?



PROPORTION OF PURPOSE-BUILT RENTAL HOUSING

Building units designed as long-term rental housing, relative to all residential uses within each measurement area. Does not include rental suites on private properties.



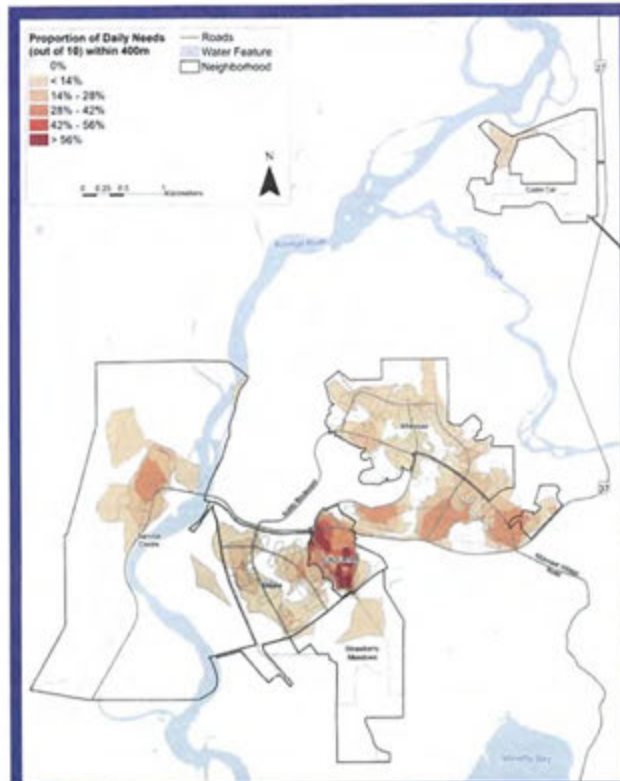
PROPORTION OF EXISTING MULTI-UNIT HOUSING

Percentage of multi-unit housing relative to all residential uses within each measurement area.

Share your thoughts in the comment box below.

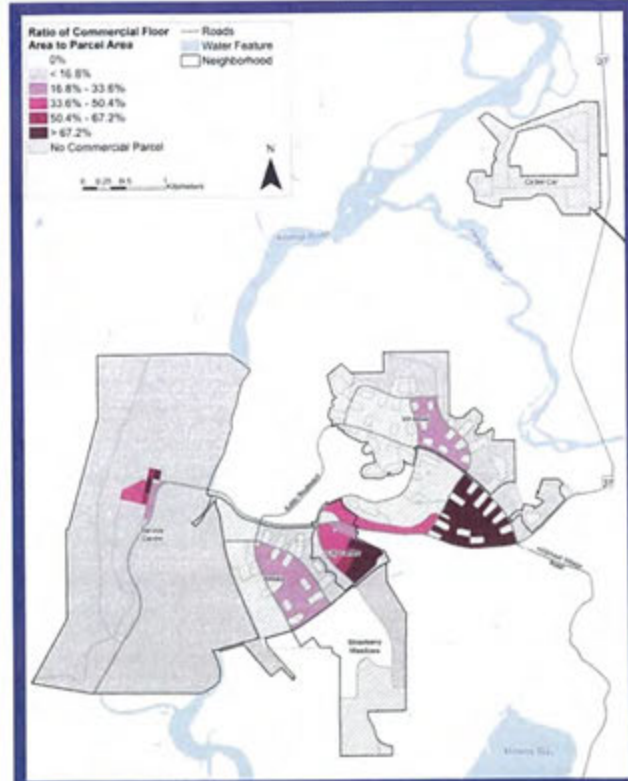
No thoughts on this

Q9: Is there anything you would like to share based on the map findings for daily needs in Kitimat?



PROXIMITY TO DAILY NEEDS

Shows the proportion of daily needs (e.g. grocery stores, daycares, etc.) that can be accessed within any geographic location within Kitimat.



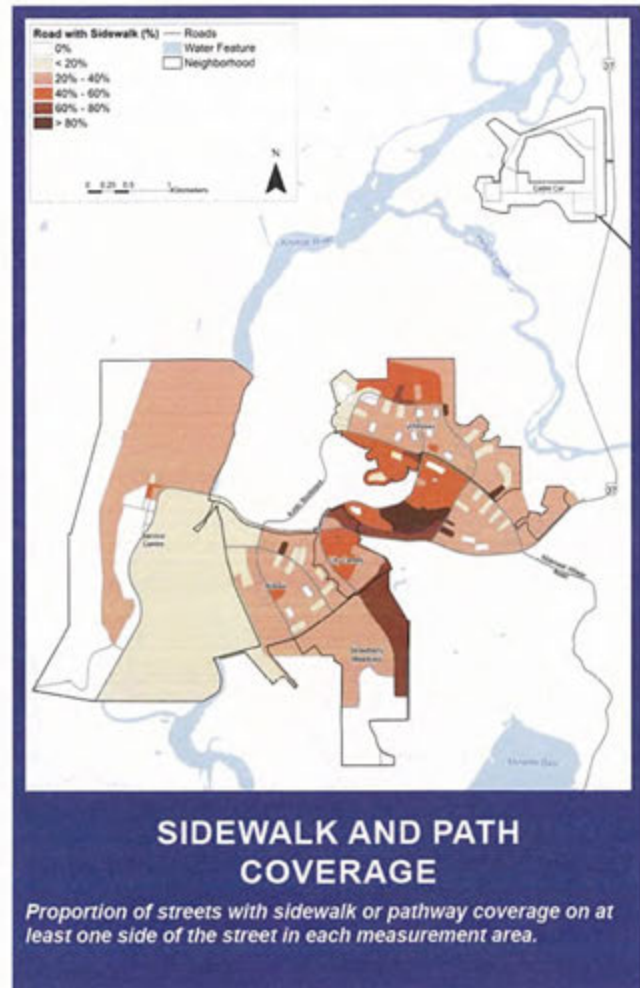
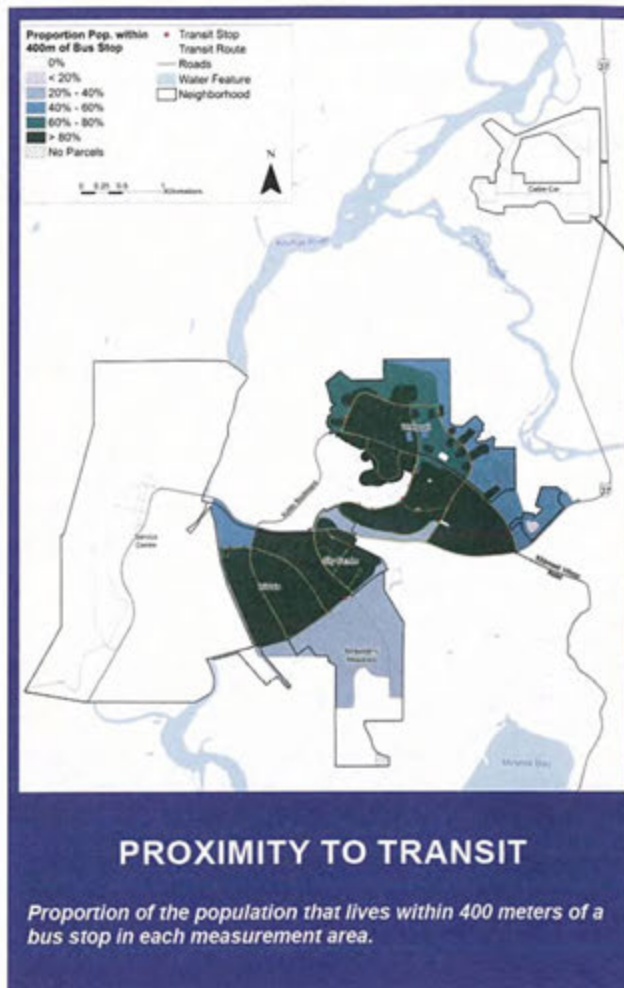
PROPORTION OF COMMERCIAL SPACE

Ratio of commercial floor area to land area. Higher values may indicate economic activity and a closer proximity to daily needs.

Share your thoughts in the comment box below.

There is a need to make transportation more frequent to save the time of residents in commuting, based on the population, business have to calculate the ROI, before expending on opening more branches in Kitimat.

Q10: Is there anything you would like to share based on the map findings for transportation in Kitimat?



Share your thoughts in the comment box below.

Like previously share, as the population grows, there will be need to make transportation more effective and frequent.

Mapping Questions



Q11: Thinking about transportation needs in Kitimat, where should walking or cycling improvements be made?

Walking or cycling improvements can include sidewalks, trails, or bike lanes.

Share your thoughts in the comment box below. Feel free to mark-up on the map if you need to illustrate any specific locations.

Not very good with geography

Q12: Thinking about access to daily needs in Kitimat, where are resident-serving shops, retailers, and services needed?

Resident serving shops and retailers can include grocery stores and community centres. Services can include child care, senior care, etc.

Share your thoughts in the comment box below. Feel free to mark-up on the map if you need to illustrate any specific locations.

Kitimat is a small town, any location will be likely easy to access.

Q13: Thinking about the short-term and long-term housing needs in Kitimat, where should new multiple unit housing be located?

Multiple-unit housing can include duplexes, townhomes, or apartments.

Share your thoughts in the comment box below. Feel free to mark-up on the map if you need to illustrate any specific locations.

Not good with urban or town planning

Final thoughts

Q14: As the District proceeds with this project, is there anything else that you would like to share?

Share your thoughts in the comment box below.

This is a good initiative, kindly endeavour to see this to the end.
And kindly find a way to attract more health care workers especially physicians, so the hospital does not shut down as frequently.

Thank you for sharing your thoughts with us!

For project updates:



visit getinvolved.kitimat.ca/CCS



scan the **QR code**



email planning@kitimat.com



call **250-632-8900**



Complete Community Study & Housing Focused Official Community Plan Update

WE WANT YOUR INPUT ON HOW KITIMAT CAN BECOME A MORE COMPLETE COMMUNITY AND CREATE MORE HOUSING OPPORTUNITIES FOR RESIDENTS.

Help us plan the future of Kitimat!

The District of Kitimat (the District) is looking to the future. To plan for changing needs of the years ahead, we are studying how Kitimat can become a more complete community, including where and how we can provide more housing in Kitimat. These results will be incorporated into the Complete Community Study to update our Official Community Plan (OCP).



WHY ARE WE LAUNCHING THIS PROJECT?

There are a few things that have brought us to launching this project:

- The District of Kitimat received a grant from the Union of BC Municipalities (UBCM) to undertake a Complete Communities Study. This project involves mapping and analyzing Kitimat's built form through the four lenses of housing, daily needs, transportation, and infrastructure. The project will identify Kitimat's strengths and challenges and prepare recommendations for Council's consideration.
- New provincial housing legislation requires municipalities to investigate housing needs in their communities and plan for new housing to meet those needs. This must be done through mandatory preparation of Housing Needs Reports, updates/amendments to Official Community Plans, and changes to zoning.
- As the District of Kitimat looks ahead to meeting the new legislative requirements, findings from the Complete Community Study will help identify what we need today and what we'll need down the line.

**Please complete and turn in paper copies of the survey to the front desk of the municipal office, or photocopy and email your survey to planning@kitimat.ca by 4:30 PM on Friday February 7th.*

This survey takes approximately 10 to 15 minutes to complete.

Disclaimer:

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What is a complete community?

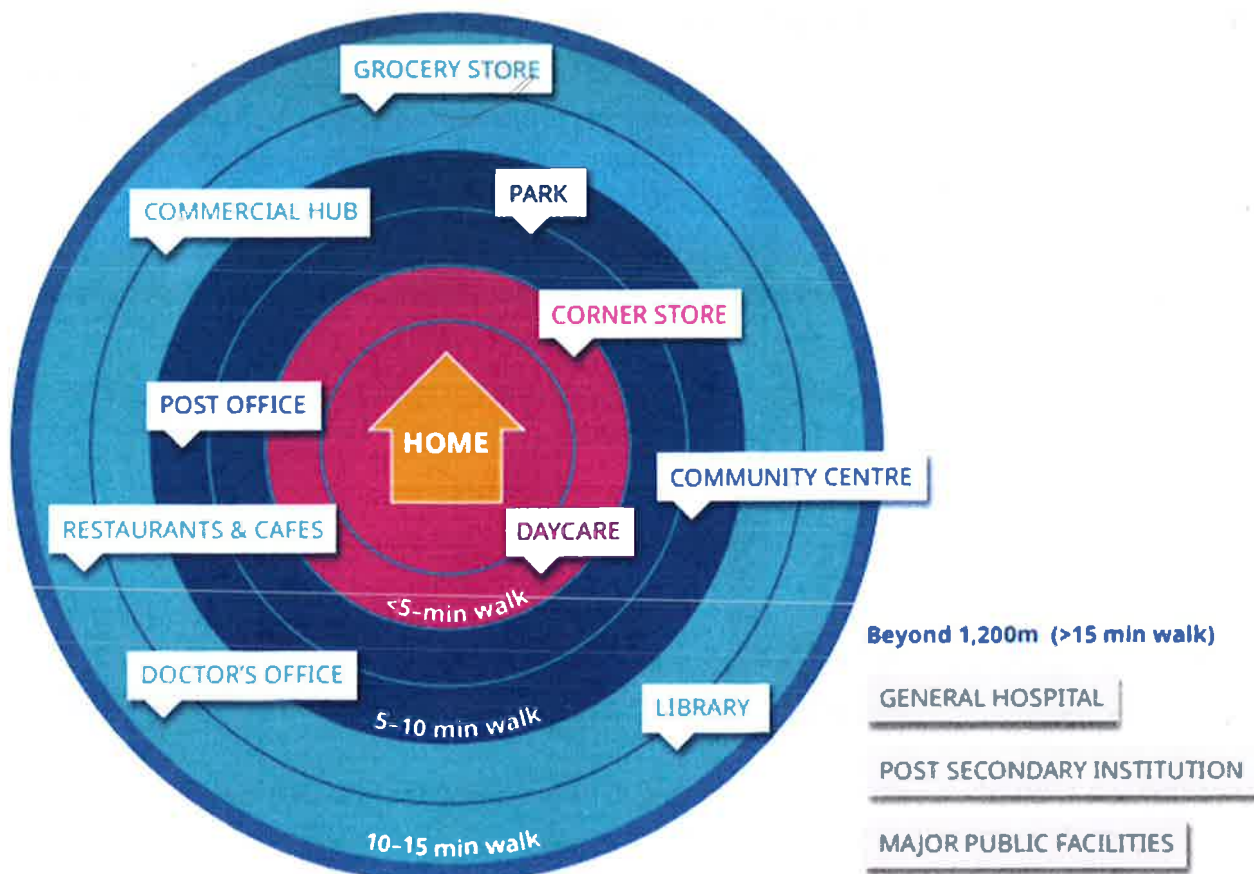
Complete communities provide a diversity of housing options to meet identified community needs and accommodate people of all incomes and at all stages of life. Complete communities also provide a wide range of employment opportunities, amenities, services, and transportation options within a short travel time from your home. The complete community concept is one way to assess our strengths, and to identify what more needs to be done to keep Kitimat a strong, attractive, self-reliant, and livable community.

This comprehensive study evaluates community “completeness” based on a set of criteria that looks at the community through the following four lenses:

- Housing Needs
- Access to Daily Needs
- Transportation Needs
- Infrastructure Needs

A complete community incorporates different housing options and sizes to meet your needs and puts more of the services and amenities you need on a daily basis, such as parks or public transportation, within a short distance from your home.

How do you think Kitimat can become a more complete community?



Q1: What are your thoughts on the mix of housing in Kitimat today?

Mix of housing includes single-detached or multi-unit housing, and opportunities to own or rent, to support residents with different needs and at different stages of life.

Share your thoughts in the comment box below.

KITIMAT NEEDS SENIOR HOUSING THAT ALLOWS
FOR TIERED HOUSING FROM LITTLE ASSISTANCE
TO MORE FOR ADVANCED AGING SENIORS

Q2: What are your thoughts on access to daily needs in Kitimat today?

Daily needs include places of employment or education, grocery store, health care, child care, parks, community centres, seniors centres, etc.

Share your thoughts in the comment box below.

ABOVE ALL PRETTY GOOD BUT DISTRESSED ABOUT
B.M.O. BANK LEAVING KITIMAT.

Q3: What are your thoughts on transportation and mobility features in Kitimat today?

Transportation and mobility features include sidewalks, transit services, bike and walking paths, etc.

Share your thoughts in the comment box below.

KITIMAT HAS EXCELLENT TRANSIT SERVICES, BIKE & WALK-
ING PATHS AND THEY ARE NOT FINISHED YET.

How should Kitimat create more housing?

The 2024 Interim Housing Needs Report found that Kitimat needs an additional 627 units of housing in the short term (5 years) and 1,304 units over the long term (20 years) to ensure the supply of housing meets demands related to growth.

The report also found that in Kitimat, the majority of housing is single-detached homes and older purpose-built rental units. Many of these rentals are not accessible or suitable for seniors or individuals with disabilities. Much of the rental stock in Kitimat is outdated, needs major repairs, and is often too expensive to renovate. Consequently, some residents, particularly seniors, have chosen to leave the community due to a lack of suitable housing options.

WHAT IS SMALL-SCALE, MULTI-UNIT HOUSING (SSMUH)?

SSMUH describes a range of buildings and housing types that can provide attainable housing for low and middle income people and families. Some examples of small-scale, multi-unit housing include multiplexes, townhouses, duplexes, and single-detached dwellings with secondary suites or accessory dwelling units, at heights up to 3 storeys (11m as recommended by the province).

WHY INTRODUCE SSMUH IN KITIMAT?

Small-scale, multi-unit housing already exists in neighbourhoods throughout Kitimat. We want to take this opportunity to engage the community on what density could look like in terms of housing types, building heights, and the best locations for more housing in Kitimat.



Types of secondary suites and accessory dwelling units

Q4: What types of housing choices would you like to see more of in Kitimat over the next 20 years?

Circle all that you think should apply from the list below.

a. Duplexes



d. Low-rise Apartments (3-6 storey, wood frame)



b. Rowhouse (multi-plex)



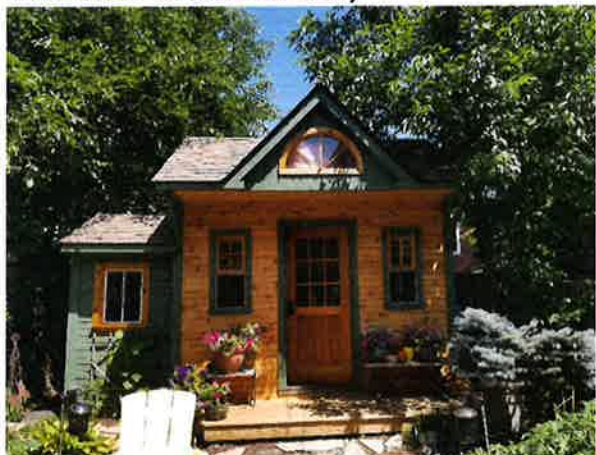
e. Single-Detached (single-family)



c. Strata Townhomes



f. Small-Scale, Multi-Unit Housing (SSMUH) (includes secondary suites and accessory dwellings, such as garden suites and coach houses)



Q5: Can you share more about what guided your choices in the comment box below?

SENIORS LIKE TO BE INDEPENDANT AS LONG
AS POSSIBLE

Next question continued on next page.

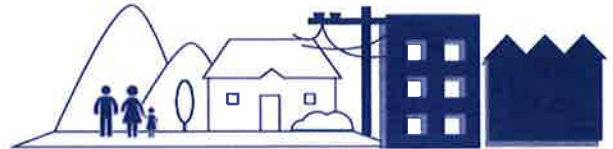
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g. At the centre of neighbourhoods



b. Along main roads (e.g. Haisla, Lahakas, Nalabila)



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i. Where existing infrastructure can support more housing



d. Near schools



j. Other

Please tell us why:

e. Close to public buildings and recreational facilities



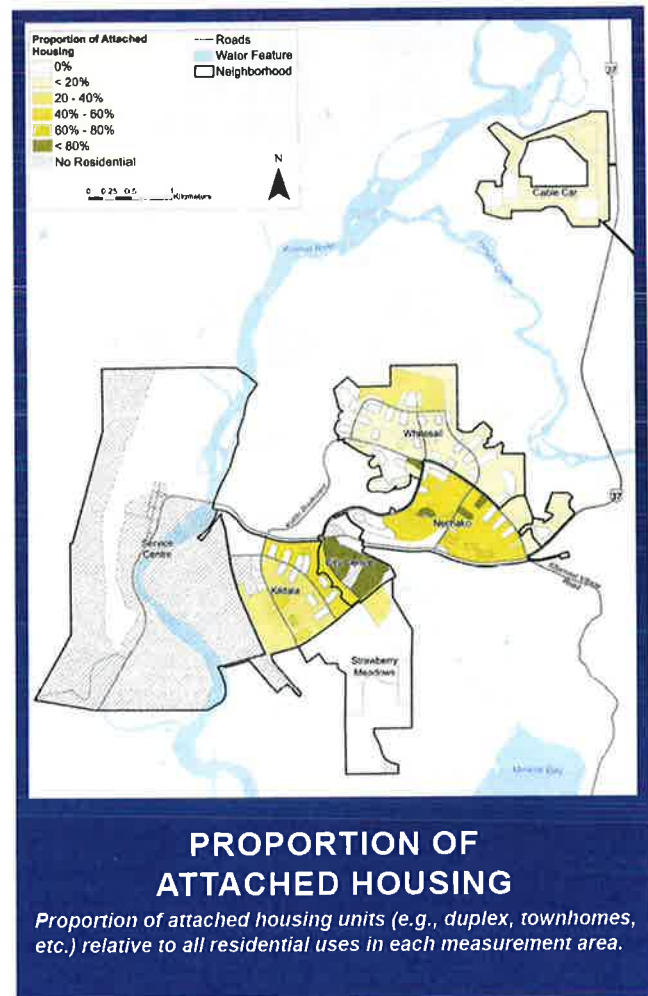
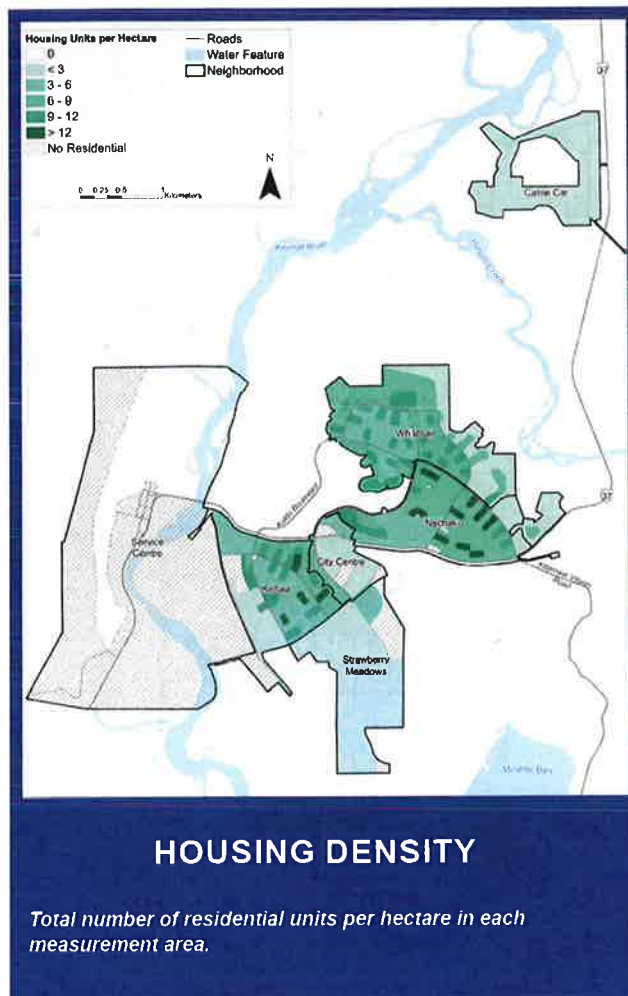
f. At the edges of neighbourhoods



How complete is Kitimat today?

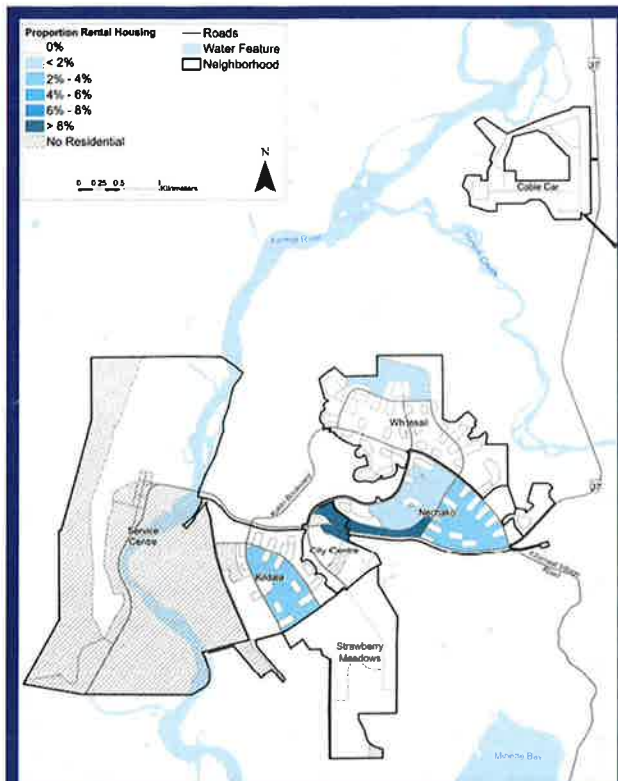
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Q7: Is there anything you would like to share based on the map findings for housing in Kitimat?



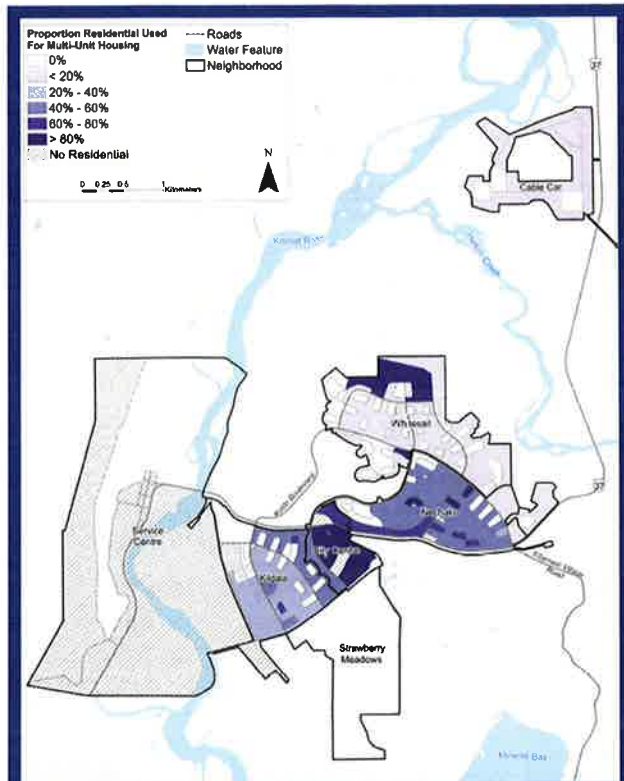
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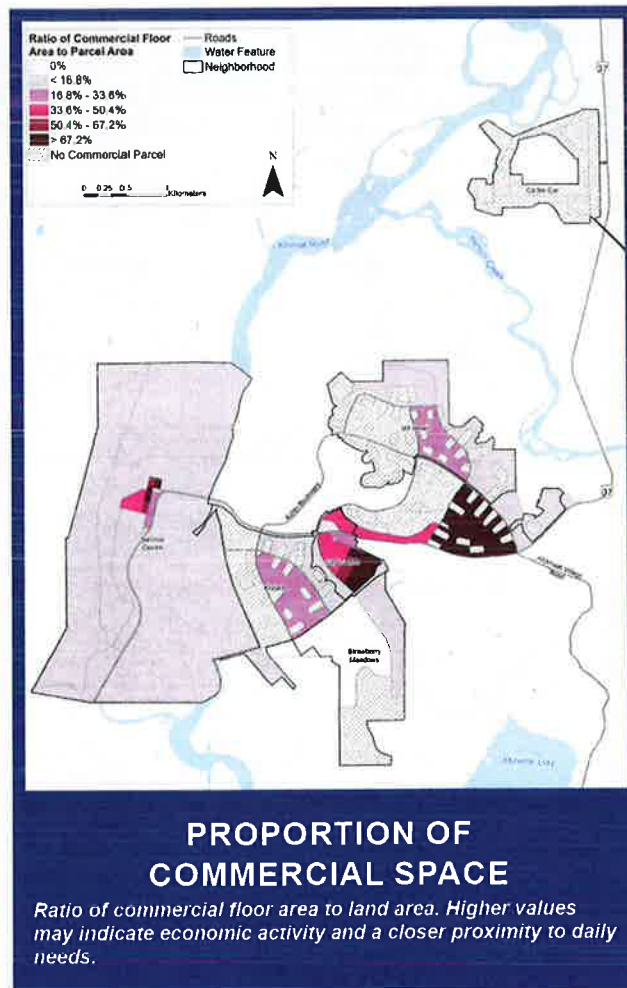
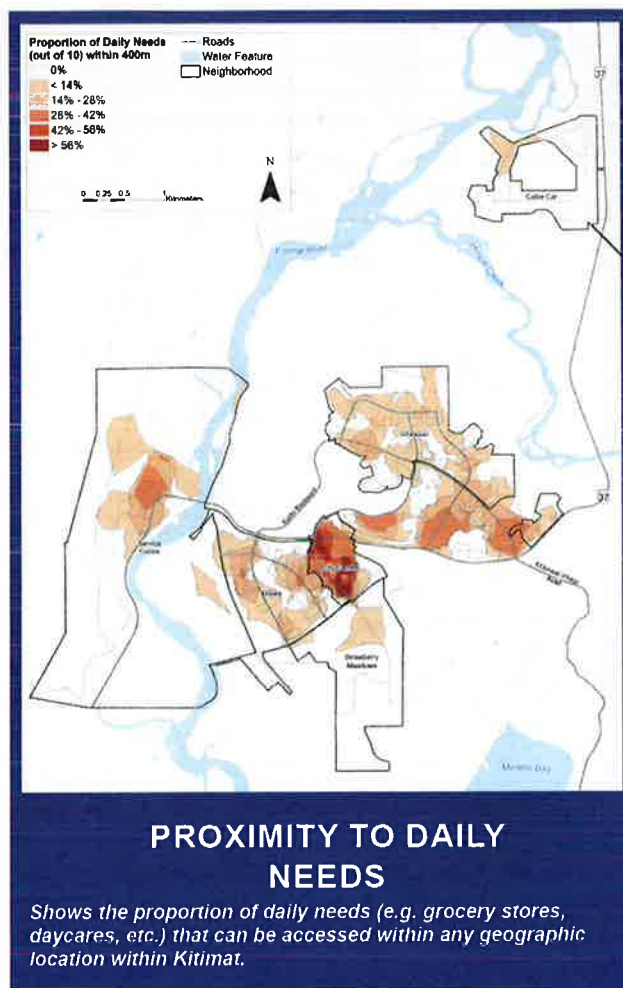


PROPORTION OF EXISTING MULTI-UNIT HOUSING

Percentage of multi-unit housing relative to all residential uses within each measurement area.

Share your thoughts in the comment box below.

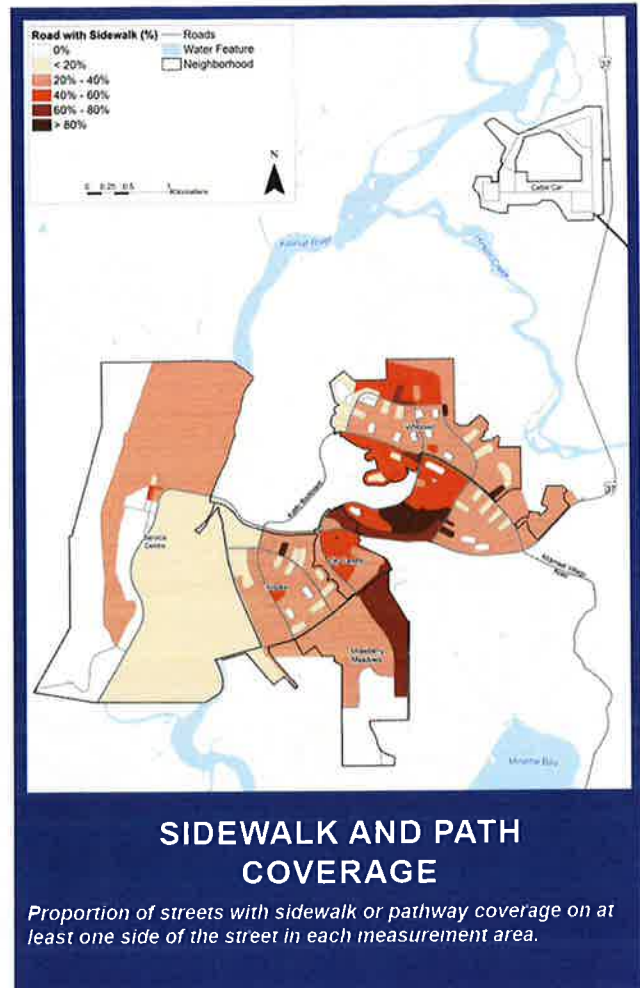
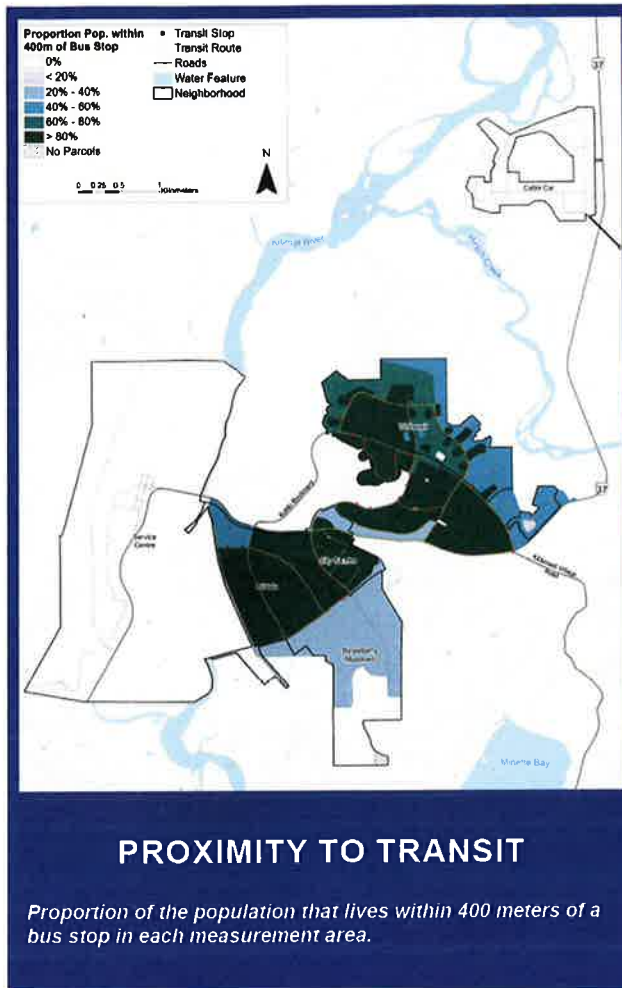
Q9: Is there anything you would like to share based on the map findings for daily needs in Kitimat?



Share your thoughts in the comment box below.

WORKS WELL FOR MY NEEDS.

Q10: Is there anything you would like to share based on the map findings for transportation in Kitimat?



Share your thoughts in the comment box below.

SIDEWALK & PATH
 LOOKING FORWARD TO SIDEWALK COMPLETION ALONG HAISLA
 FROM FIRE HALL TO NALIBILA / IN FUTURE AN OVERPASS WALKWAY
 TO GOGHUA PARK.
 HAPPY WITH PROXIMITY TO TRANSIT
 VIEW OF CHANNEL

Mapping Questions



Q11: Thinking about transportation needs in Kitimat, where should walking or cycling improvements be made?

Walking or cycling improvements can include sidewalks, trails, or bike lanes.

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Final thoughts

Q14: As the District proceeds with this project, is there anything else that you would like to share?

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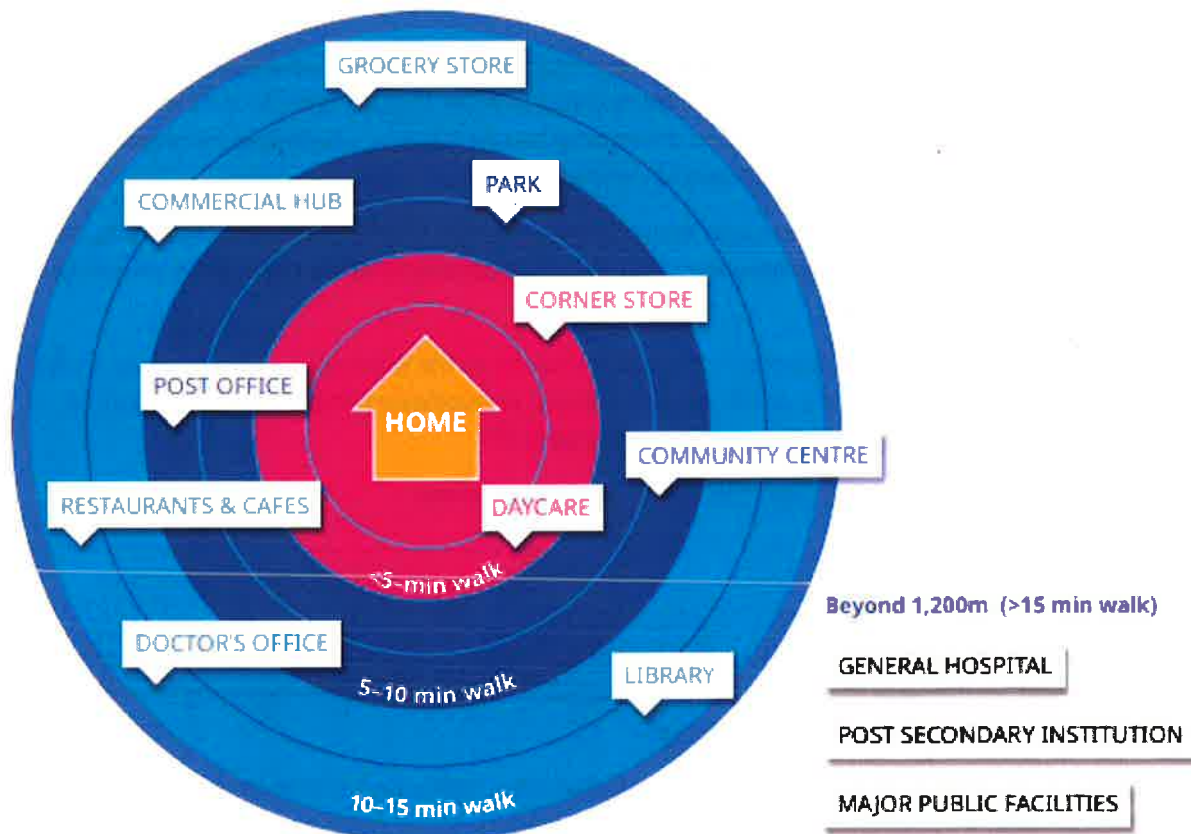
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How do you think Kitimat can become a more complete community?



Q1: What are your thoughts on the mix of housing in Kitimat today?

Mix of housing includes single-detached or multi-unit housing, and opportunities to own or rent, to support residents with different needs and at different stages of life.

Share your thoughts in the comment box below.

I feel it is important that we have different types of housing. We should not have neighborhoods that only have 1 type of housing (no gated community). When Kitimat was planned that was the Planner's vision. Any building that has more than 2 (Alcon's) 1 floor should have an elevator or lift.

Q2: What are your thoughts on access to daily needs in Kitimat today?

Daily needs include places of employment or education, grocery store, health care, child care, parks, community centres, seniors centres, etc.

Share your thoughts in the comment box below.

✓ We are not sure working on it (KHAG)

- We need more employment - minimum wage should be higher so that citizens (especially young people) can afford rent.
- It would be nice to have a grocery store in Nechako Centre (Secondary location N For SDF)
- We used to have a College (Students have to catch the bus to Terrace very early) What about a Campus.
- We can not ever have enough parks (I love our new park!)

Q3: What are your thoughts on transportation and mobility features in Kitimat today?

Transportation and mobility features include sidewalks, transit services, bike and walking paths, etc.

Share your thoughts in the comment box below.

- Every Bus Stop should have a Bus Shelter!
- Every path to the Bus Stop (in winter time) should be cleaned and salted. Please note I did observe them clearing the snow across the Catholic Church! 😊
- More Handi-Dart
- Sidewalks should be wider, curbs should be smooth for easier access.

- Electric Bikes, Dirt Bikes should not be allowed on sidewalks (I witness on more than 1 occasion a parent with a baby in a stroller and a young child that was almost hit by them (mother pulled her out of the way just in time!))

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Types of secondary suites and accessory dwelling units

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Circle all that you think should apply from the list below.

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d. Low-rise Apartments (3-6 storey, wood frame)



b. Rowhouse (multi-plex)



e. Single-Detached (single-family)



c. Strata Townhomes



f. Small-Scale, Multi-Unit Housing (SSMUH) (includes secondary suites and accessory dwellings, such as garden suites and coach houses)



Q5: Can you share more about what guided your choices in the comment box below?

I believe there should be different options.
There should also be 1 floor bungalows that
is accessible, wider doors, 2 bathrooms etc.

Next question continued on next page.

Q6: What values should influence where new multi-unit housing should be located in Kitimat?

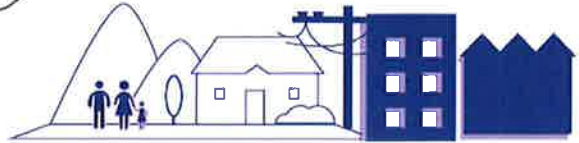
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a. Close to shops and services



g.

At the centre of neighbourhoods



b. Along main roads (e.g. Haisla, Lahakas, Nalabila)



h.

Along transit routes



c. Along neighbourhood roads



i.

Where existing infrastructure can support more housing



d. Near schools



j.

Other

Please tell us why:

e. Close to public buildings and recreational facilities



f. At the edges of neighbourhoods

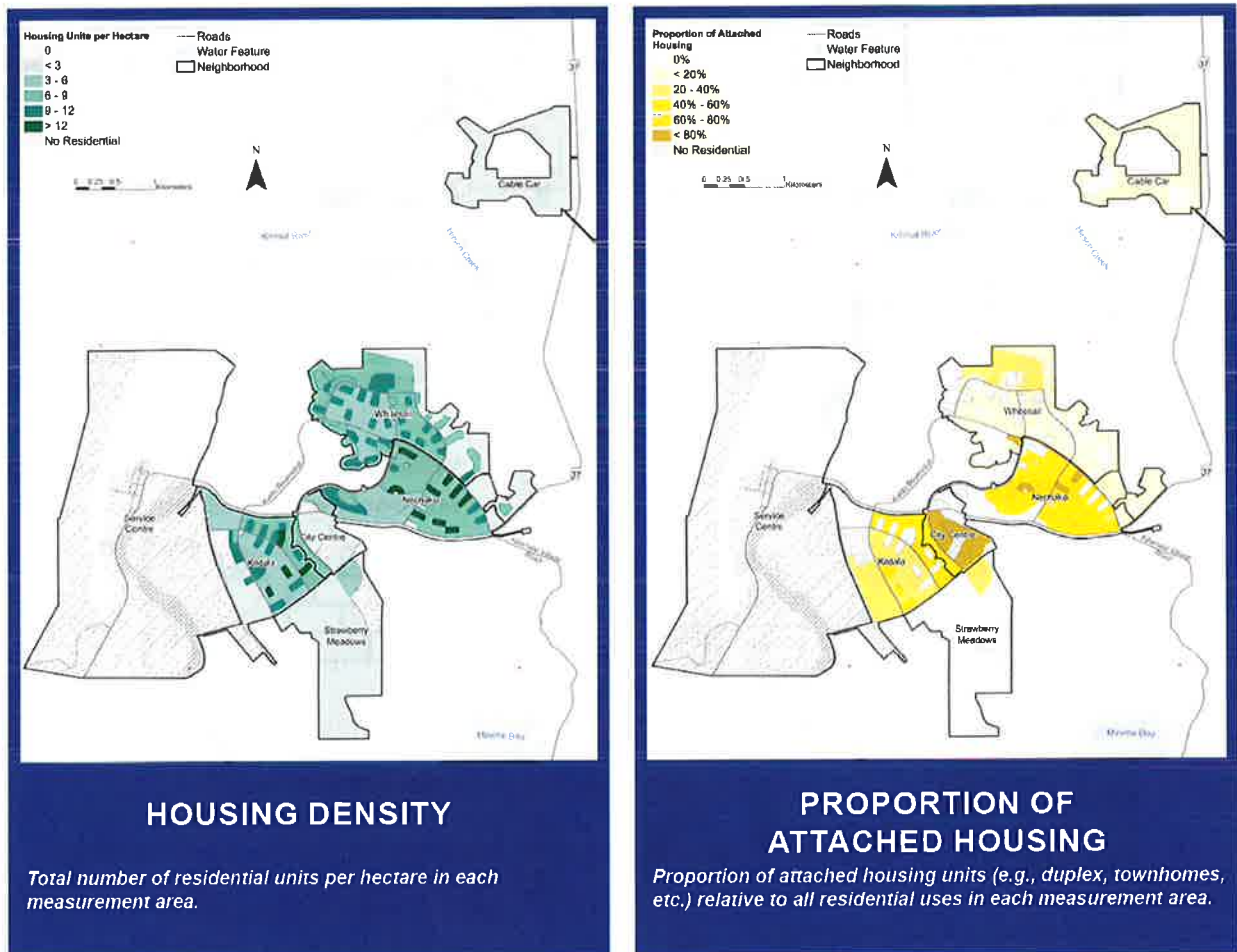


j. in regard to i, future infrastructure should be a consideration.

How complete is Kitimat today?

Take a look at the maps below and share your thoughts on Kitimat's completeness.

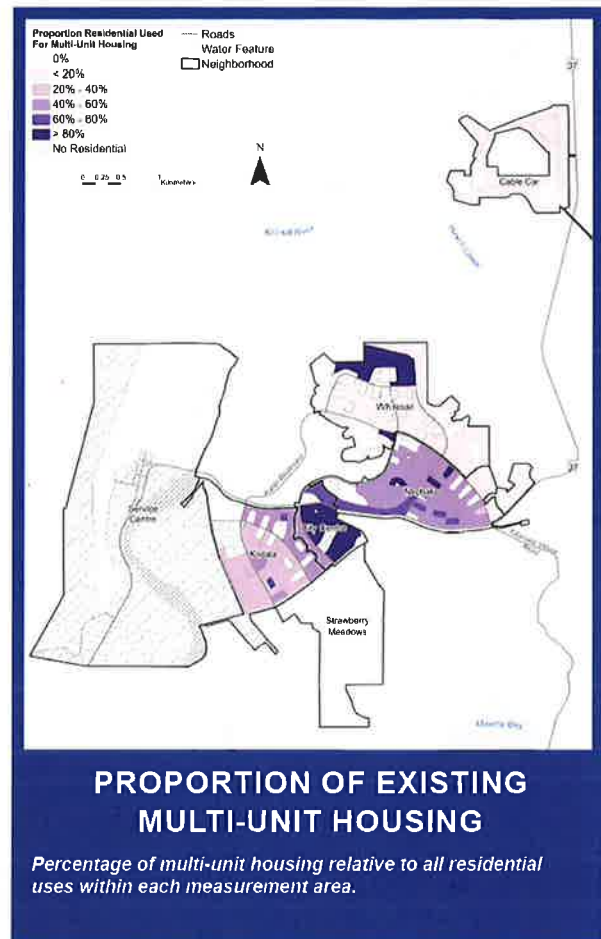
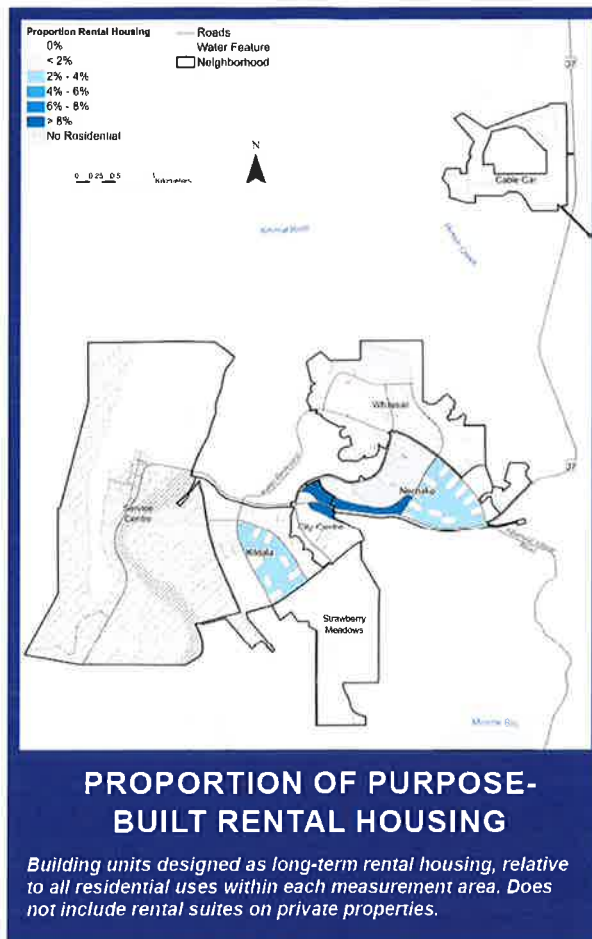
Q7: Is there anything you would like to share based on the map findings for housing in Kitimat?



Share your thoughts in the comment box below.

Strawberry Meadows and Cable Car have the least Housing Density. In future, we should not allow this so that there is more land for more affordable housing.
Again, we should have more attached Housing so people have a choice.

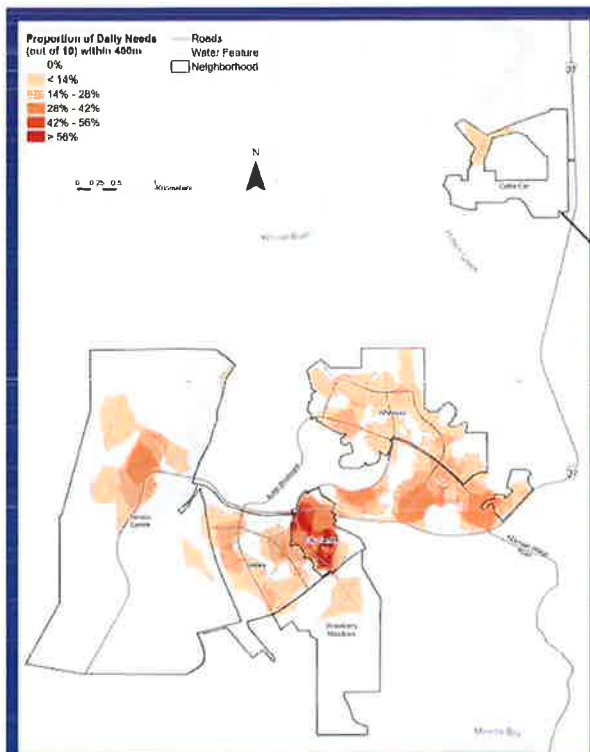
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Share your thoughts in the comment box below.

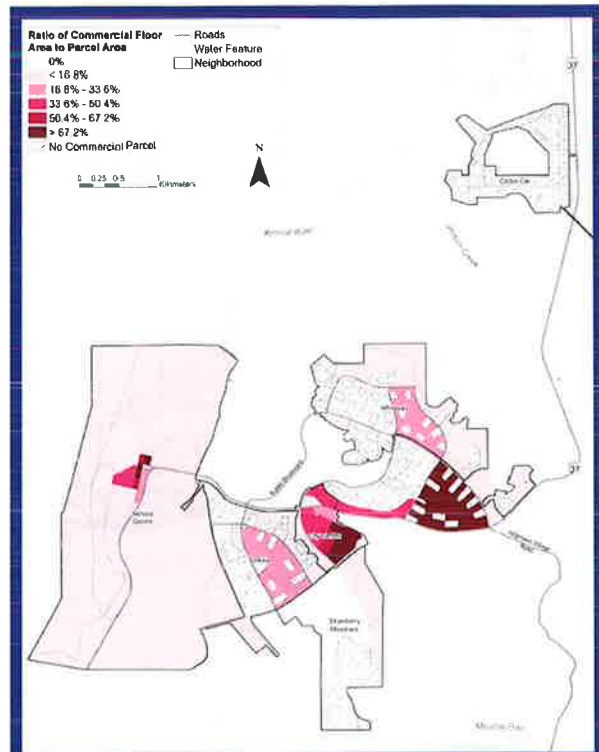
- The Rental Housing is not really accurate because so many of the Rental Housing has mold problems, windows allow heat to escape, etc. in other words not up to Health Code Standards.
- Again, there should be choices for different types of Housing.

Q9: Is there anything you would like to share based on the map findings for daily needs in Kitimat?



PROXIMITY TO DAILY NEEDS

Shows the proportion of daily needs (e.g. grocery stores, daycares, etc.) that can be accessed within any geographic location within Kitimat.



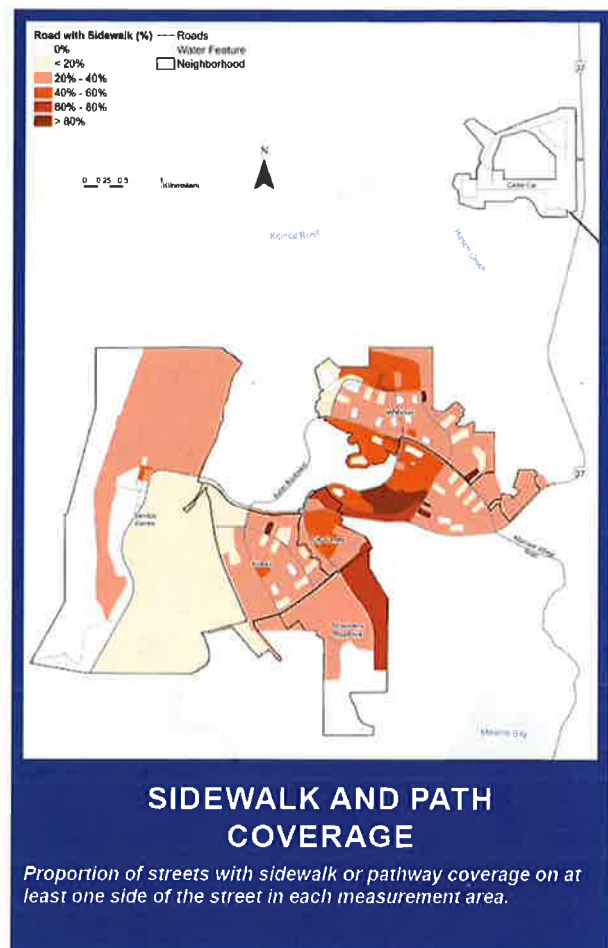
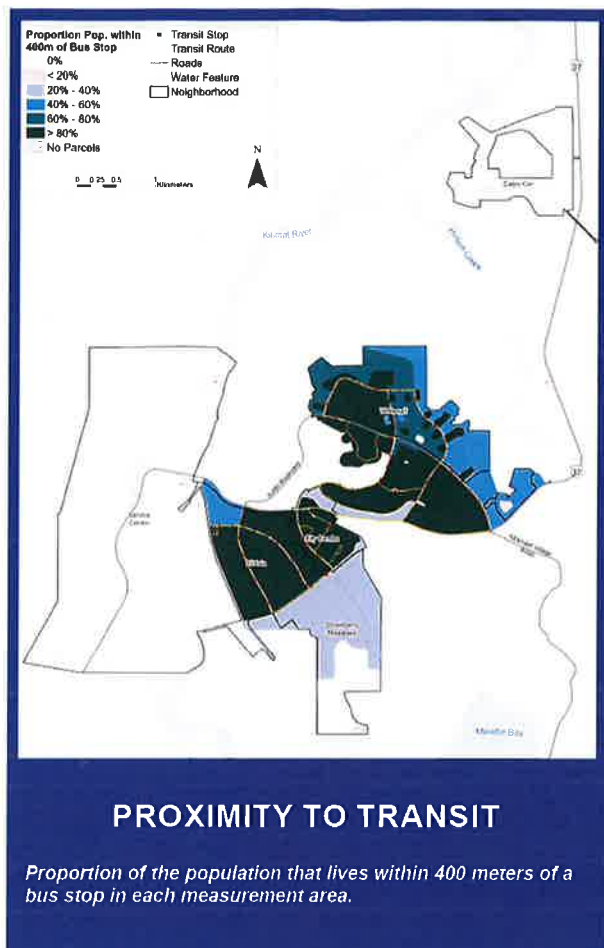
PROPORTION OF COMMERCIAL SPACE

Ratio of commercial floor area to land area. Higher values may indicate economic activity and a closer proximity to daily needs.

Share your thoughts in the comment box below.

- Downtown is where everything is located!
(more or less)
- There are Day Cares out of people's home up the hill and Cable Car, Schools, Grocery Stores
- We need to revitalize Nechako Centre.
- I don't know what to say about Commercial Space other than Nechako Centre would be a wonderful space to be ^{the} Nechako Centre like I remember all those years ago.

Q10: Is there anything you would like to share based on the map findings for transportation in Kitimat?



Share your thoughts in the comment box below.

- There should be more Bus Stops. (It can be a long walk for those people with physical difficulties).
- When is the sidewalk along the Douglas Bldg, Library, Pyramid, Mr. Mikes, Vet Hospital, Arena, Swimming Pool going to be built. (Wakashan Ave.)
- There should be more crosswalks. For example:
 - United Church across^{to} the Corner Store - I have seen numerous people crossing the road.
 - Across the Arena to Save On Food Parking Lot
 - I find that people cross the road that is closer to where they want to go and are willing to walk much further to use a crosswalk.

Mapping Questions



Q11: Thinking about transportation needs in Kitimat, where should walking or cycling improvements be made?

Walking or cycling improvements can include sidewalks, trails, or bike lanes.

Share your thoughts in the comment box below. Feel free to mark-up on the map if you need to illustrate any specific locations.

I feel there should be bike lanes. I was quite disappointed that when our roads were re surfaced that ^{when} they were paved that the roads weren't widened to accommodate bikes.

We need more sidewalks (for example from Strawberry Meadows along Lahakas Blvd. S on the same side of the Hospital, RCMP, Arena - I see people walking on the road.

Q12: Thinking about access to daily needs in Kitimat, where are resident-serving shops, retailers, and services needed?

Resident serving shops and retailers can include grocery stores and community centres. Services can include child care, senior care, etc.

Share your thoughts in the comment box below. Feel free to mark-up on the map if you need to illustrate any specific locations.

I realize that Kitimat Downtown Centre is the Hub of our community but I feel that Nechako Centre can be brought back to its former glory. I lived down the hill but on the occasion when we would shop at Shop Easy it was wonderful because we would see friends and chat (Most of the population lived up the hill.)

Q13: Thinking about the short-term and long-term housing needs in Kitimat, where should new multiple unit housing be located?

Multiple-unit housing can include duplexes, townhomes, or apartments.

Share your thoughts in the comment box below. Feel free to mark-up on the map if you need to illustrate any specific locations.

I don't know how to answer this question other than in Strawberry Meadows. (lots of available land and close to downtown).

Final thoughts

Q14: As the District proceeds with this project, is there anything else that you would like to share?

Share your thoughts in the comment box below.

- Sidewalks need to be repaired and curbs more accessible.
- Downtown should be more accessible (sidewalks), no tripping
- All housing should be accessible - the 1st floor hazards etc.
should be ground level. ^{Out and Indoor} Doors should be wide ^{enough} to accommodate
scooters, walkers, stroller etc.
- I would like to live in my own home until the end
but if the stairs, maintenance etc. gets too much, I would
^{have} like to a small bungalow that is accessible and close to
my needs (amenities) and easier to maintain.

Thank you for sharing your thoughts with us!

For project updates:



visit getinvolved.kitimat.ca/CCS



scan the **QR code**



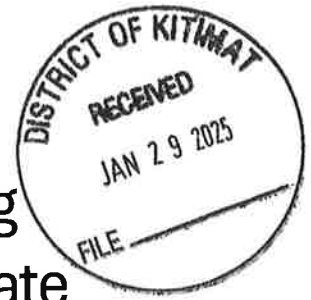
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Complete Community Study & Housing Focused Official Community Plan Update



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Help us plan the future of Kitimat!

The District of Kitimat (the District) is looking to the future. To plan for changing needs in the years ahead, we are studying how Kitimat can become a more complete community, including where and how we can provide more housing in Kitimat. These results will be incorporated into the Complete Community Study to update our Official Community Plan (OCP).

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There are a few things that have brought us to launching this project:

- The District of Kitimat received a grant from the Union of BC Municipalities (UBCM) to undertake a Complete Communities Study. This project involves mapping and analyzing Kitimat's built form through the four lenses of housing, daily needs, transportation, and infrastructure. The project will identify Kitimat's strengths and challenges and prepare recommendations for Council's consideration.
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- As the District of Kitimat looks ahead to meeting the new legislative requirements, findings from the Complete Community Study will help identify what we need today and what we'll need down the line.

**Please complete and turn in paper copies of the survey to the front desk of the municipal office, Riverlodge Recreation Centre, or the Aquatic Centre; or photocopy and email your survey to planning@kitimat.ca by 4:30 PM on Friday February 7th.*

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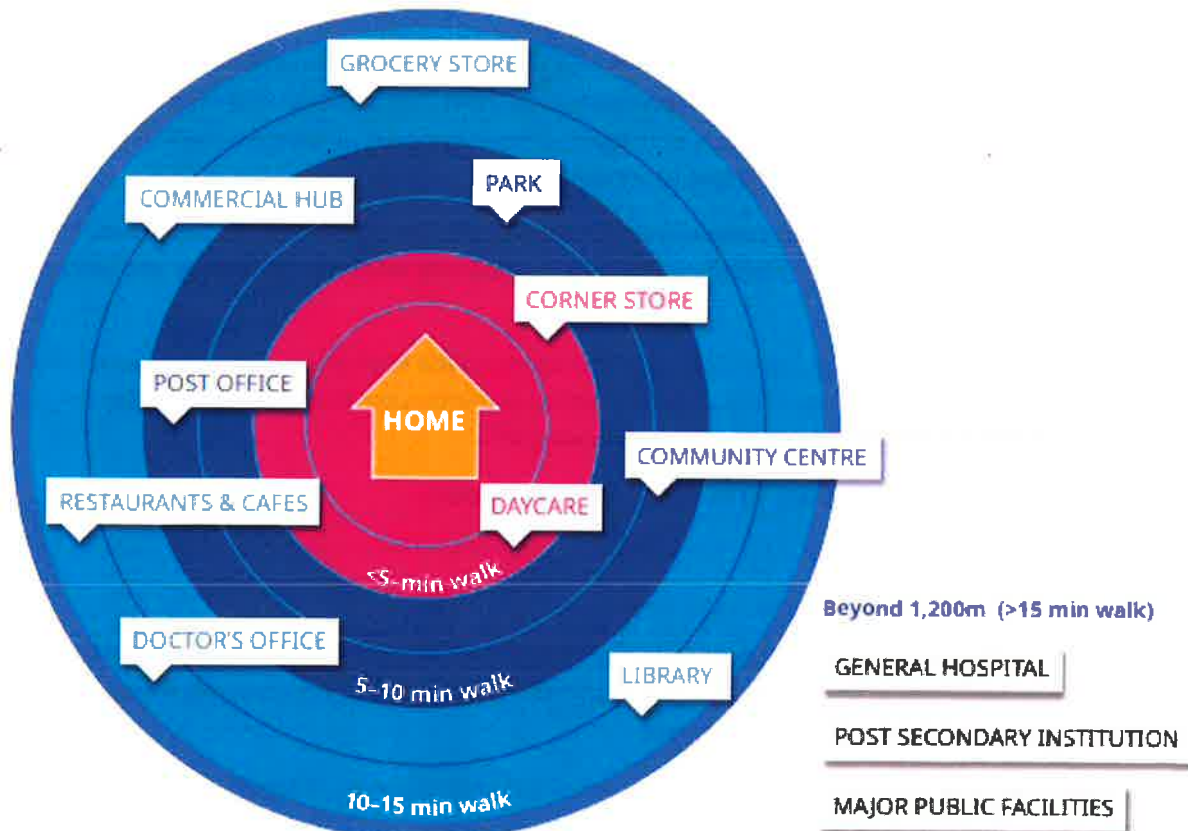
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This comprehensive study evaluates community “completeness” based on a set of criteria that looks at the community through the following four lenses:

- Housing Needs
- Access to Daily Needs
- Transportation Needs
- Infrastructure Needs

A complete community incorporates different housing options and sizes to meet your needs and puts more of the services and amenities you need on a daily basis, such as parks or public transportation, within a short distance from your home.

How do you think Kitimat can become a more complete community?



Q1: What are your thoughts on the mix of housing in Kitimat today?

Mix of housing includes single-detached or multi-unit housing, and opportunities to own or rent, to support residents with different needs and at different stages of life.

Share your thoughts in the comment box below.

THE PLACE UP TOWN WHERE THE MEYERDALE
NIMBILIA INTERSECTIONS, WHICH ARE CURRENTLY
VACANT SHOULD BE DEVELOPED OR INVITED TO
BE DEVELOPED AS A HOTEL OR A MIXTURE
OF HOTEL/RESTAURANT GREEN SPACE.

Q2: What are your thoughts on access to daily needs in Kitimat today?

Daily needs include places of employment or education, grocery store, health care, child care, parks, community centres, seniors centres, etc.

Share your thoughts in the comment box below.

I THINK THAT SOME COMMUNITY CENTRES SHOULD HAVE
GREEN SPACES SURROUNDING OR ADJACENT TO THEM. THERE
SHOULD BE ROOM FOR PEOPLE TO ENJOY GREEN SPACES WHERE
THEY CAN RELAX, A DRINK OR A MEAL. THE
UPPER MEYERDALE CENTRE SHOULD BE DEVELOPED TO
BE SUCH AN AREA FOR THE GREENERY & SUCH.

THERE SHOULD ALSO BE A RESTAURANT MEYERDALE OVER

Q3: What are your thoughts on transportation and mobility features in Kitimat today?

Transportation and mobility features include sidewalks, transit services, bike and walking paths, etc.

Share your thoughts in the comment box below.

TRANSPORTATION SHOULD CONNECT ALL PARTS OF
TOWN INCLUDING THE SERVICE CENTRE. THIS AREA
SHOULD BE MADE TO HAVE MANY GREEN AREAS
AND RESTAURANTS WITH PLACES AVAILABLE FOR
BIKE TRAILS LEADING & CONNECTING TO THE REST
OF THE TOWN.

MOBILITY FEATURES SHOULD BE MADE
ACCESSIBLE TO ALL RESIDENTS OF VARIOUS
ABILITY CAPABILITIES, THAT IS ALL WHEELCHAIR
ACCESSIBLE AS WELL AS SCOOTERS ETC.

How should Kitimat create more housing?

The 2024 Interim Housing Needs Report found that Kitimat needs an additional 627 units of housing in the short term (5 years) and 1,304 units over the long term (20 years) to ensure the supply of housing meets demands related to growth.

The report also found that in Kitimat, the majority of housing is single-detached homes and older purpose-built rental units. Many of these rentals are not accessible or suitable for seniors or individuals with disabilities. Much of the rental stock in Kitimat is outdated, needs major repairs, and is often too expensive to renovate. Consequently, some residents, particularly seniors, have chosen to leave the community due to a lack of suitable housing options.

WHAT IS SMALL-SCALE, MULTI-UNIT HOUSING (SSMUH)?

SSMUH describes a range of buildings and housing types that can provide attainable housing for low and middle income people and families. Some examples of small-scale, multi-unit housing include multiplexes, townhouses, duplexes, and single-detached dwellings with secondary suites or accessory dwelling units, at heights up to 3 storeys (11m as recommended by the province).

WHY INTRODUCE SSMUH IN KITIMAT?

Small-scale, multi-unit housing already exists in neighbourhoods throughout Kitimat. We want to take this opportunity to engage the community on what density could look like in terms of housing types, building heights, and the best locations for more housing in Kitimat.



Types of secondary suites and accessory dwelling units

Centre with a possible new grocer based
in the old Supermarket/warehouse/gas
market lot. There's ample space for a
tear down of the present building to be
rebuilt as another major grocer store.
There's good parking, the neighbourhood
could use another major grocer to compete
with the downtown grocers where it seems
generates goes,

Q4: What types of housing choices would you like to see more of in Kitimat over the next 20 years?

Circle all that you think should apply from the list below.

a. Duplexes



d. Low-rise Apartments (3-6 storey, wood frame) *single units - childless families*



b. Rowhouse (multi-plex)



e. Single-Detached (single-family)



c. Strata Townhomes



f. Small-Scale, Multi-Unit Housing (SSMUH) (includes secondary suites and accessory dwellings, such as garden suites and coach houses)



Q5: Can you share more about what guided your choices in the comment box below?

THE AREA WHERE THE VIBRANT 2023 BY
ALEXANDER IN ARIANA SHOULD BE DEVELOPED
OR INVITED TO BE DEVELOPED AS A HOTEL/
RESTAURANT (I SEEM TO GO THIS ROUTE
ALL THE TIME) WITH POSSIBLY APARTMENT

BUILDINGS AS NEEDED WITH ~~MULTI~~
MULTI STORIED HIGH RISES. THERE'S GREAT
BUS SERVICE THAT INCORPORATES THE
ROUTE NEARBY AND IT WOULD BE GREAT
FOR COUPLES WITH STIPULATIONS THAT IT
WOULD BE RENTED OUT TO SINGLE INDIVIDUALS
WITH NO CHILDREN (AS MULTI STORIED BUILDINGS
OF SUCH NATURE DO NOT LEAD THEMSELVES TO
CHILDREN AS THERE'S TOO MUCH BEQUE FOR
COUPLES WITH CHILDREN.).

Next question continued on next page.

Q6: What values should influence where new multi-unit housing should be located in Kitimat?

Circle all that you think should apply from the list below.

a. Close to shops and services



g. At the centre of neighbourhoods



b. Along main roads (e.g. Haisla, Lahakas, Nalabila)



h. Along transit routes



c. Along neighbourhood roads



i. Where existing infrastructure can support more housing



d. Near schools



j. Other

Please tell us why:

e. Close to public buildings and recreational facilities



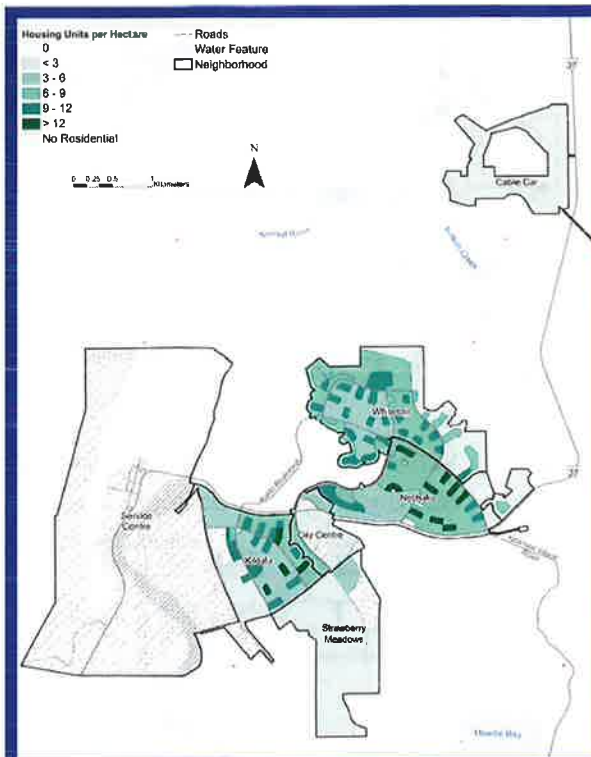
f. At the edges of neighbourhoods



How complete is Kitimat today?

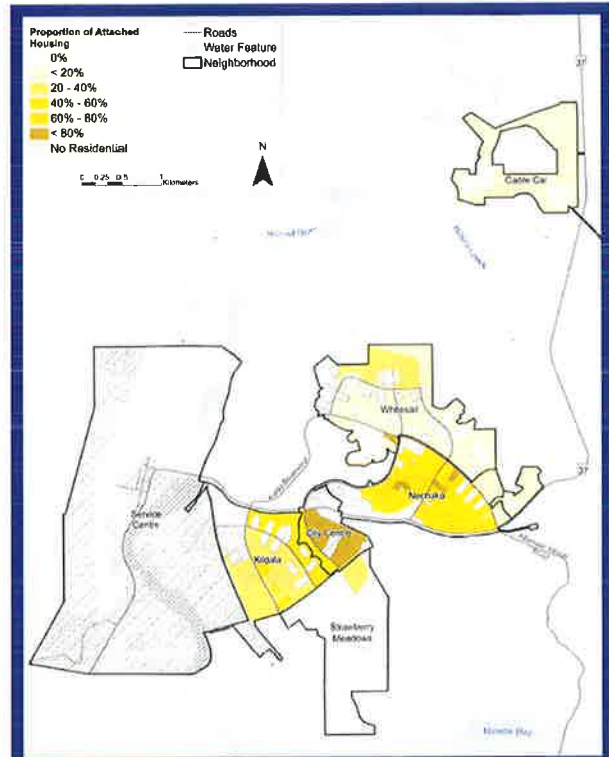
Take a look at the maps below and share your thoughts on Kitimat's completeness.

Q7: Is there anything you would like to share based on the map findings for housing in Kitimat?



HOUSING DENSITY

Total number of residential units per hectare in each measurement area.



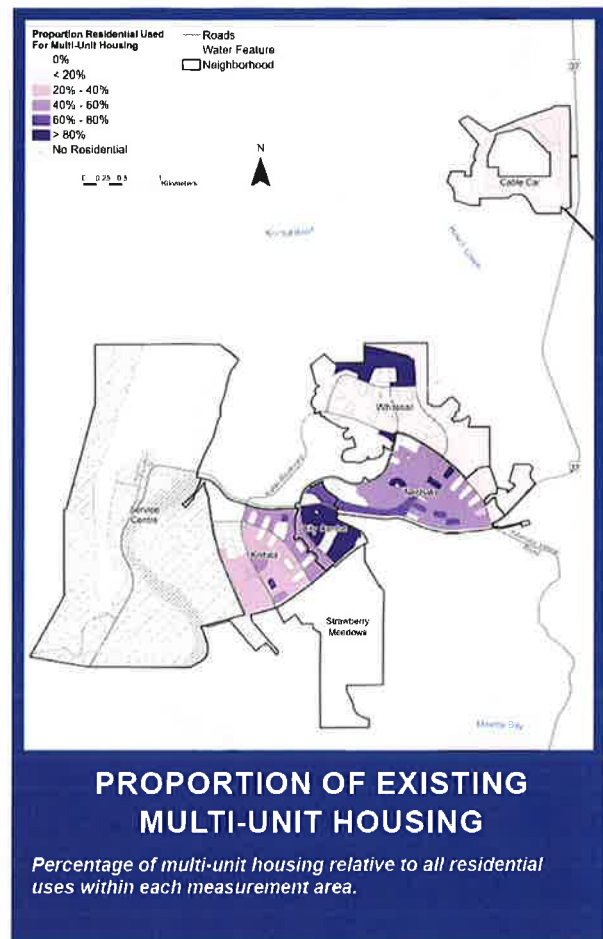
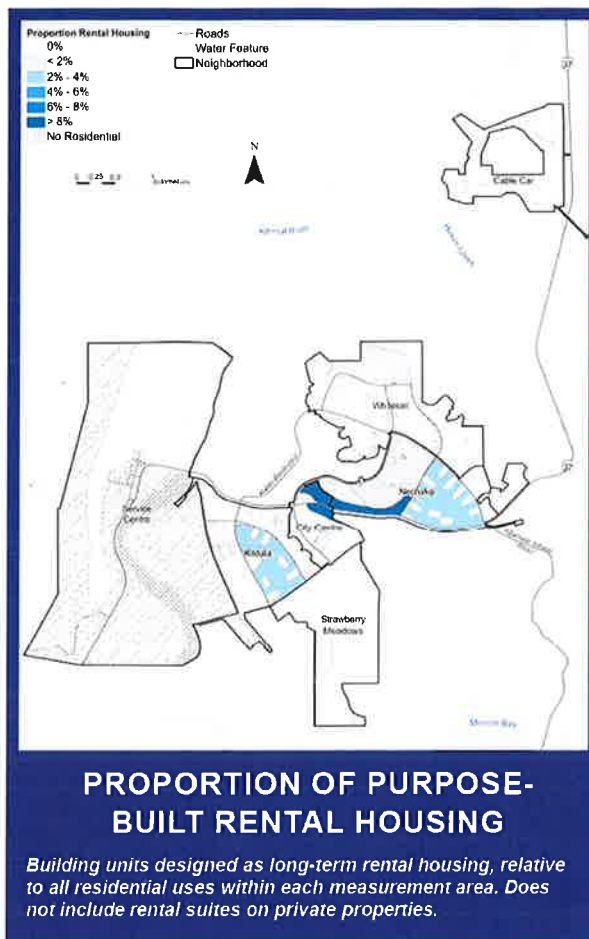
PROPORTION OF ATTACHED HOUSING

Proportion of attached housing units (e.g., duplex, townhomes, etc.) relative to all residential uses in each measurement area.

Share your thoughts in the comment box below.

THE SERVICE CENTRE SHOULD HAVE BE ACCESSIBLE
TO A SORT OF BUS SYSTEM. SOME BUS SERVICE
REMAINS IN THE MORNING (7AM) AND IN THE
LATE AFTERNOON AROUND 4:00 - 5:00 O'CLOCK

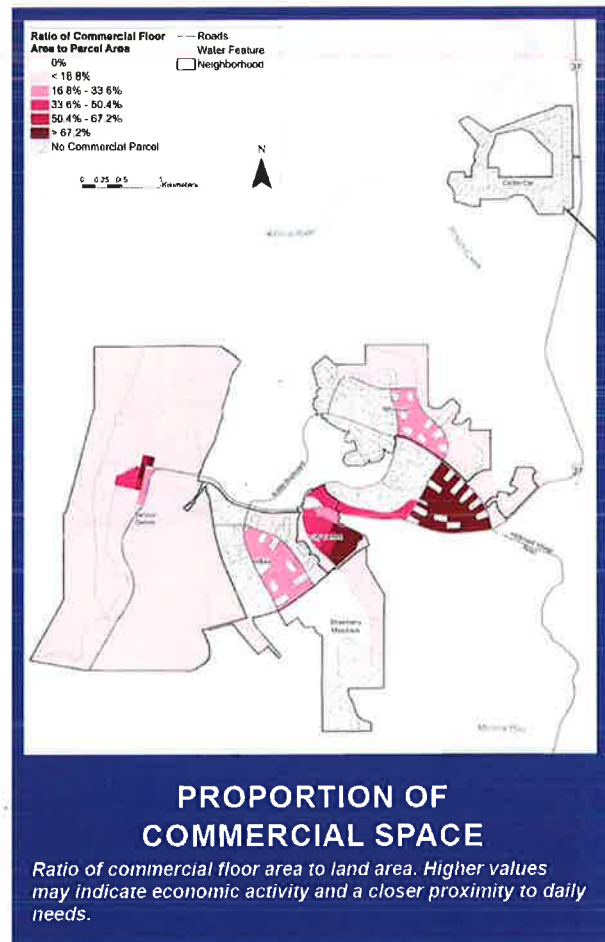
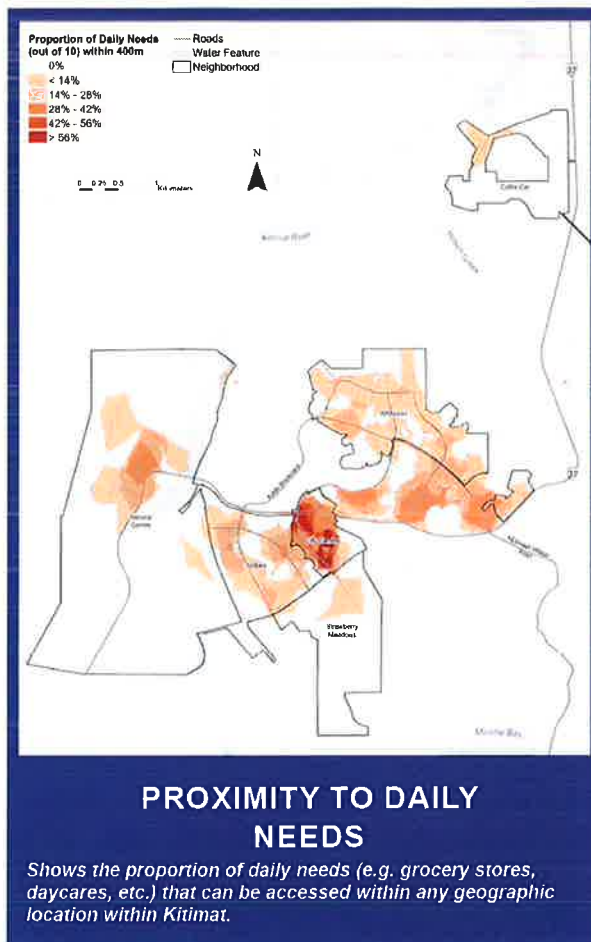
Q8: Is there anything you would like to share based on the map findings for housing in Kitimat?



Share your thoughts in the comment box below.

RENTAL UNIT SHOULD BE MADE AVAILABLE TO BE NEAR STORES & LARGE RETAIL & OR LARGE SHOPPING CENTRES. THERE SHOULD BE ADEQUATE LIGHTING ALONG THE WALKWAYS AND THE PARKING LOTS.

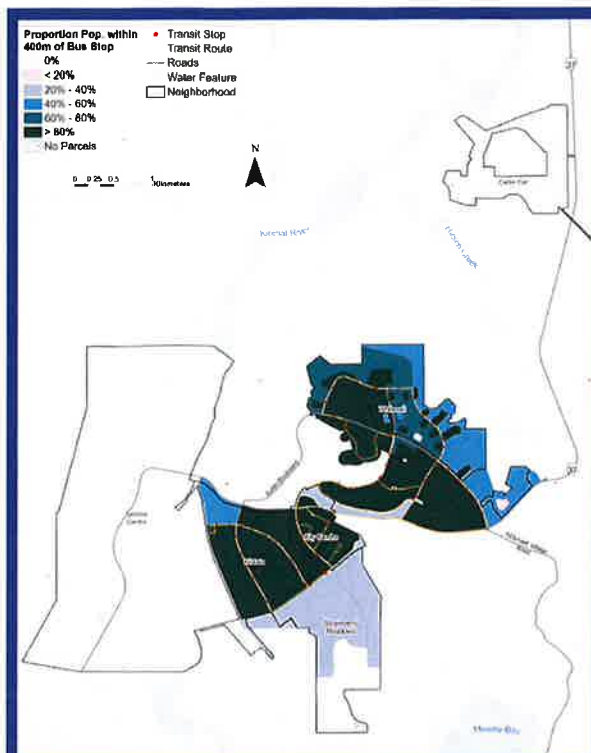
Q9: Is there anything you would like to share based on the map findings for daily needs in Kitimat?



Share your thoughts in the comment box below.

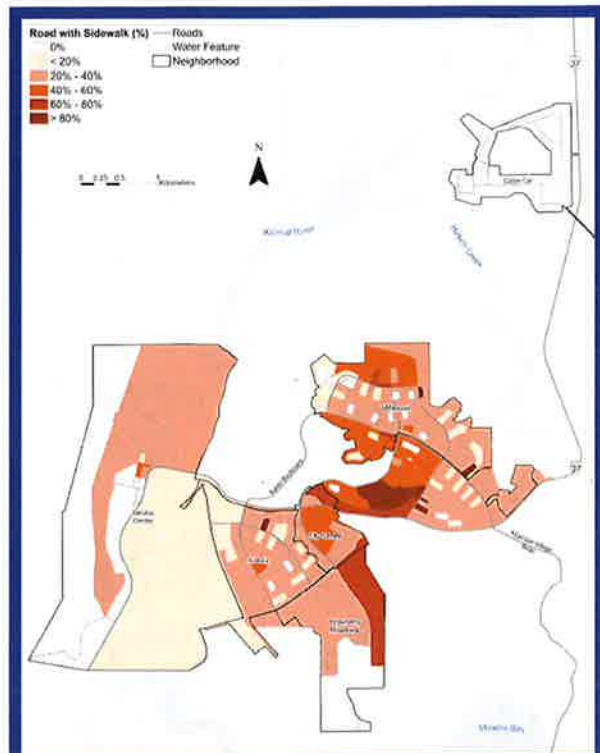
There should be more of attractive more storefronts or shops in the service centre and a bus system to it. The service centre should be revitalized but maybe demolishing some buildings or rebuilding others. Again a bus system should be available to the service centre - maybe with some limited hours but have one!

Q10: Is there anything you would like to share based on the map findings for transportation in Kitimat?



PROXIMITY TO TRANSIT

Proportion of the population that lives within 400 meters of a bus stop in each measurement area.



SIDEWALK AND PATH COVERAGE

Proportion of streets with sidewalk or pathway coverage on at least one side of the street in each measurement area.

Share your thoughts in the comment box below.

* BUS SERVICE SHOULD BE EXTENDED TO STRAWBERRY MEADOWS AND MORE SIDEWALKS & PATH WITH GREEN SPACES SHOULD BE EXTENDED TO STRAWBERRY MEADOWS.

Mapping Questions



Q11: Thinking about transportation needs in Kitimat, where should walking or cycling improvements be made?

Walking or cycling improvements can include sidewalks, trails, or bike lanes.

Share your thoughts in the comment box below. Feel free to mark-up on the map if you need to illustrate any specific locations.

SIDEWALKS SHOULD BE EXTENDED TO THE OUTSKIRTS OF THE TOWNSHIP & ON THE EDGES OF STRAWBERRY MEADOWS ALONG WITH BIKE LANES BESIDES THE MAIN HIGH ROADS AND THE LANES SHOULD BE MADE ACCESSIBLE TO WALKERS & BIKE RIDERS —

Q12: Thinking about access to daily needs in Kitimat, where are resident-serving shops, retailers, and services needed?

Resident serving shops and retailers can include grocery stores and community centres. Services can include child care, senior care, etc.

Share your thoughts in the comment box below. Feel free to mark-up on the map if you need to illustrate any specific locations.

SHOPS OF RETAIL, GROCERY STORES SHOULD BE AVAILABLE IN THE NECHAKO CENTRE, SPECIALTY SHOPS LIKE BARBERIES, DELIS, PHOTO STUDIOS, BARBERS THERE SORT OF BUSINESS SHOULD BE ENCOURAGED TO SITUATE AT THE NECHAKO CENTRE AREA WHERE THE NECHAKO CENTRE USED TO BE.

Q13: Thinking about the short-term and long-term housing needs in Kitimat, where should new multiple unit housing be located?

Multiple-unit housing can include duplexes, townhomes, or apartments.

Share your thoughts in the comment box below. Feel free to mark-up on the map if you need to illustrate any specific locations.

THERE SHOULD BE MORE LITTLE "HOUSE FARMS" OR SMALL LIVESTOCK PROPERTIES SITUATED ON THE OUTSKIRTS OF STRAWBERRY MEADOWS. THERE COULD BE, AS AN EXAMPLE - NOT PRODUCING FOR SMALL ENTERPRISES OR (AND) CHICKEN FARMS UTILIZING THE LEFTOVERS OF THE HOSPITAL WASTE FOOD FOR HOGS AND CHICKEN OPERATIONS - THE HOSPITAL WOULD GET

Final thoughts

Q14: As the District proceeds with this project, is there anything else that you would like to share?

Share your thoughts in the comment box below.

THERE SHOULD BE MORE RESTAURANTS
THAT ARE HIGHER CLASS (NOT FAST FOODS)
LIKE ~~CHINESE~~ CHINESE & MAKE MORE ATTRACTIVE
WITH BIG LIGHTED SIGNS TO GUIDE CUSTOMERS
TO THEM —

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FREE RANGE CHICKEN MEAT/EGGS - AND PORK THAT
WOULD BENEFIT FROM THE FOOD WASTE THAT WOULD
RESULT FROM THE EXCESS OF THE HOSPITAL PATIENT
MENUS THAT WEREN'T CONSUMED INSTEAD OF
GOING TO THE LANDFILL, ETC. ALL THIS WOULD
RESULT IN SAVING FOR ALL CONCERNED.

THE HOSPITAL WOULD GET EGGS / CHICKEN MEAT
AND PORK AND THERE WOULD BE LESS
TRANSPORT COSTS TO ALL CONCERNED. AFTER
ALL - COMMUNITY WOULD BENEFIT ETC.

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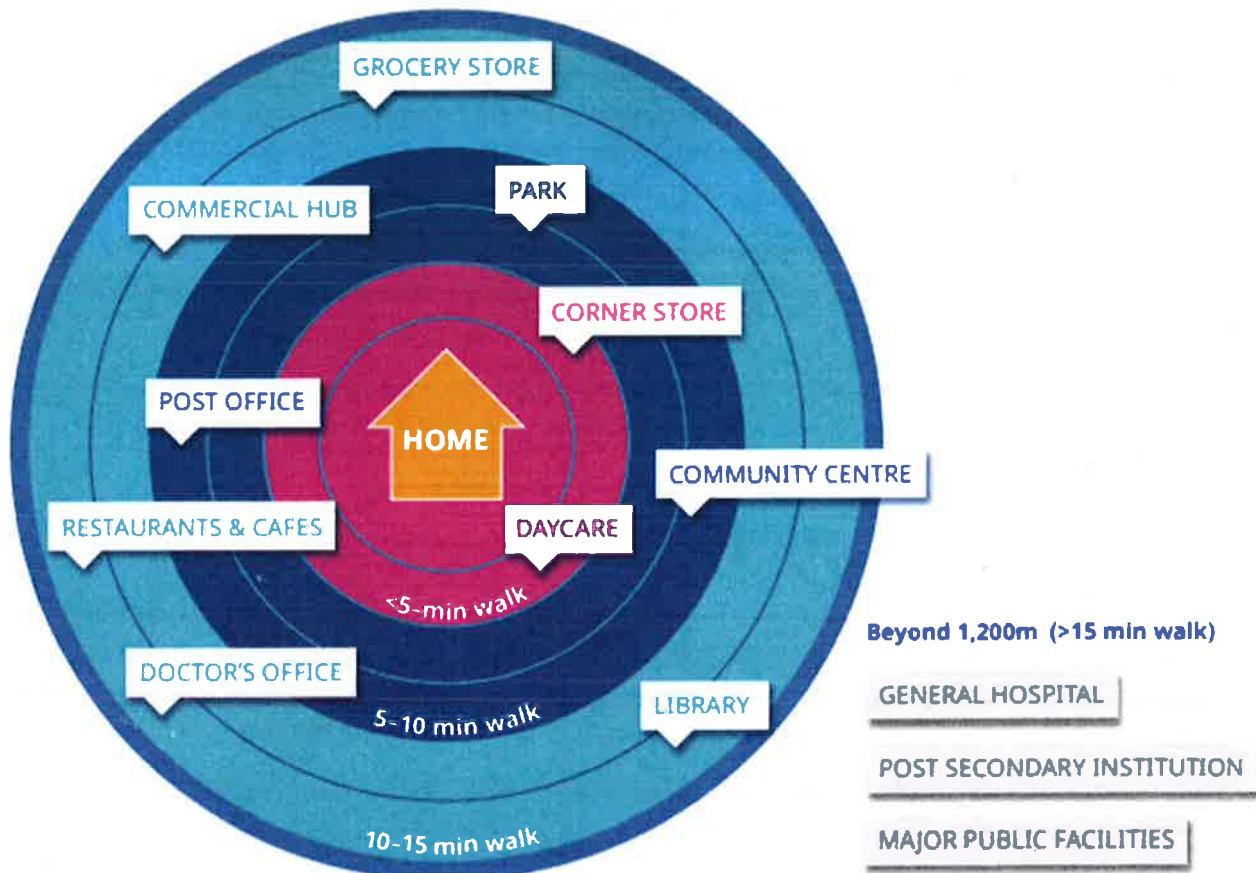
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Q1: What are your thoughts on the mix of housing in Kitimat today?

Mix of housing includes single-detached or multi-unit housing, and opportunities to own or rent, to support residents with different needs and at different stages of life.

Share your thoughts in the comment box below.

Older people need an assisted living with room enough for hobbies

Q2: What are your thoughts on access to daily needs in Kitimat today?

Daily needs include places of employment or education, grocery store, health care, child care, parks, community centres, seniors centres, etc.

Share your thoughts in the comment box below.

Q3: What are your thoughts on transportation and mobility features in Kitimat today?

Transportation and mobility features include sidewalks, transit services, bike and walking paths, etc.

Share your thoughts in the comment box below.

Busses should have lift entrances
some people can't handle stairs
Bus stops should have a place to sit.

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Types of secondary suites and accessory dwelling units

Q4: What types of housing choices would you like to see more of in Kitimat over the next 20 years?

Circle all that you think should apply from the list below.

a. Duplexes



d. Low-rise Apartments (3-6 storey, wood frame)



b. Rowhouse (multi-plex)



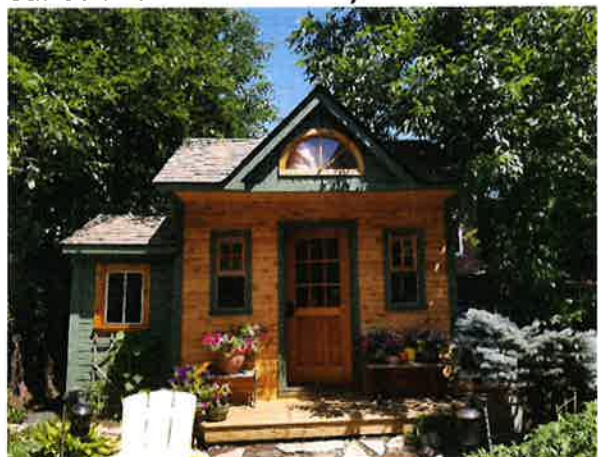
e. Single-Detached (single-family)



c. Strata Townhomes



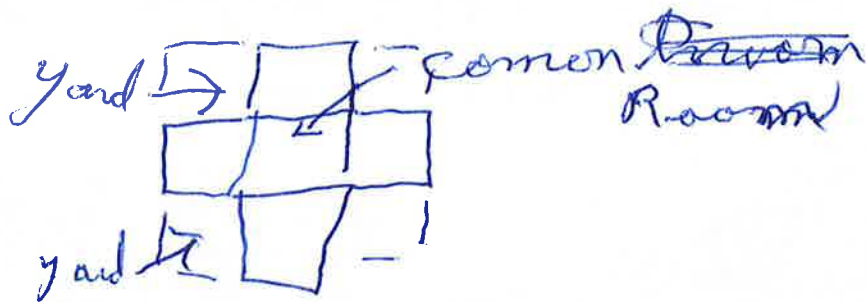
f. Small-Scale, Multi-Unit Housing (SSMUH) (includes secondary suites and accessory dwellings, such as garden suites and coach houses)



Q5: Can you share more about what guided your choices in the comment box below?

Homes without stairs at least 2 beds
on room for hobbies or a larger
common room with lockers of various
sizes. a little outside area.

2 or more than 1 floor, Elevator
Single floor 4 plex



Next question continued on next page.

Q6: What values should influence where new multi-unit housing should be located in Kitimat?

Circle all that you think should apply from the list below.

a. Close to shops and services



b. Along main roads (e.g. Haisla, Lahakas, Nalabila)



c. Along neighbourhood roads



d. Near schools



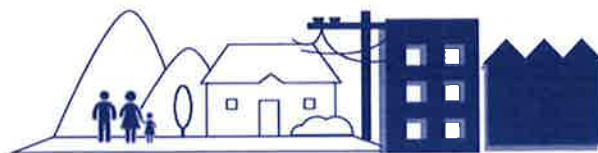
e. Close to public buildings and recreational facilities



f. At the edges of neighbourhoods



g. At the centre of neighbourhoods



h. Along transit routes



i. Where existing infrastructure can support more housing



j. Other

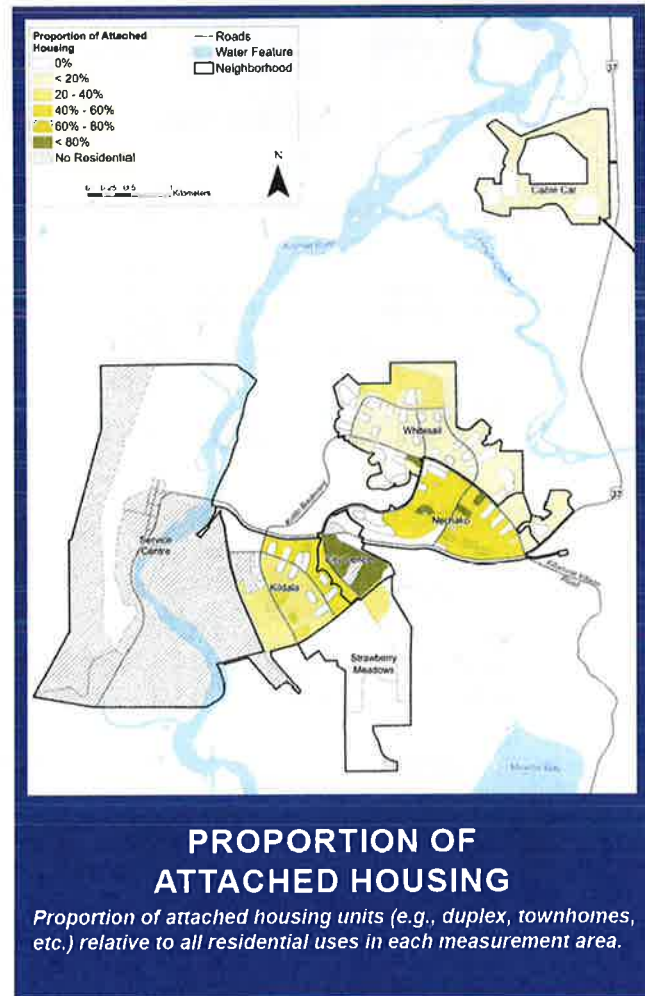
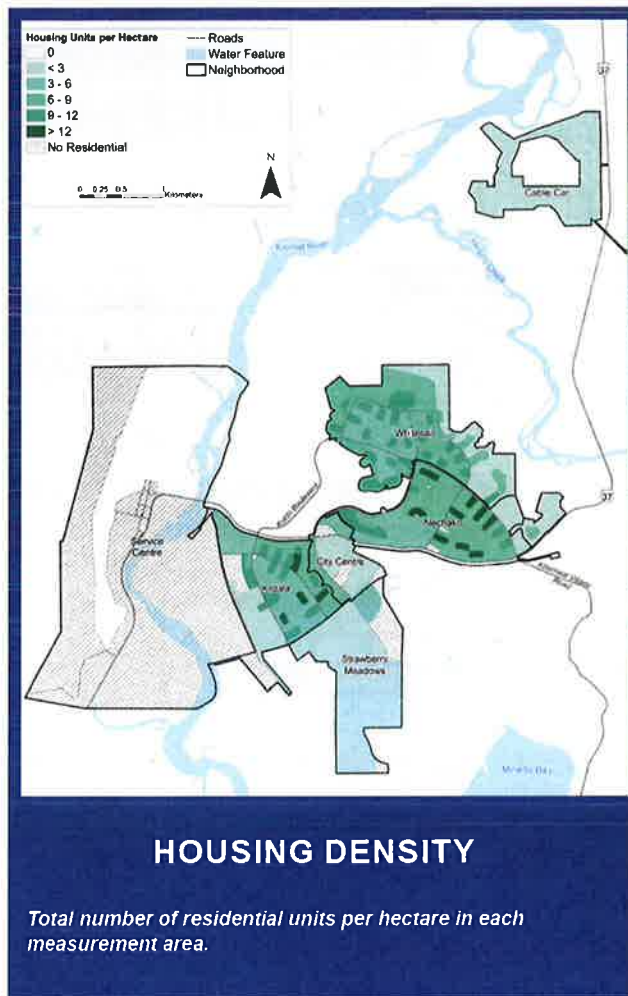
Please tell us why:

away from noise
Bus route to cover
all public buildings
including hospital,
Gated community

How complete is Kitimat today?

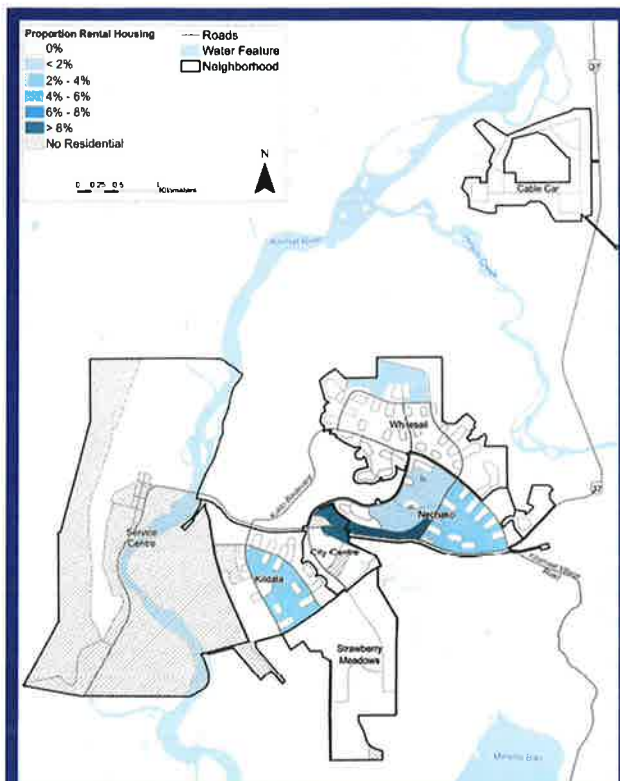
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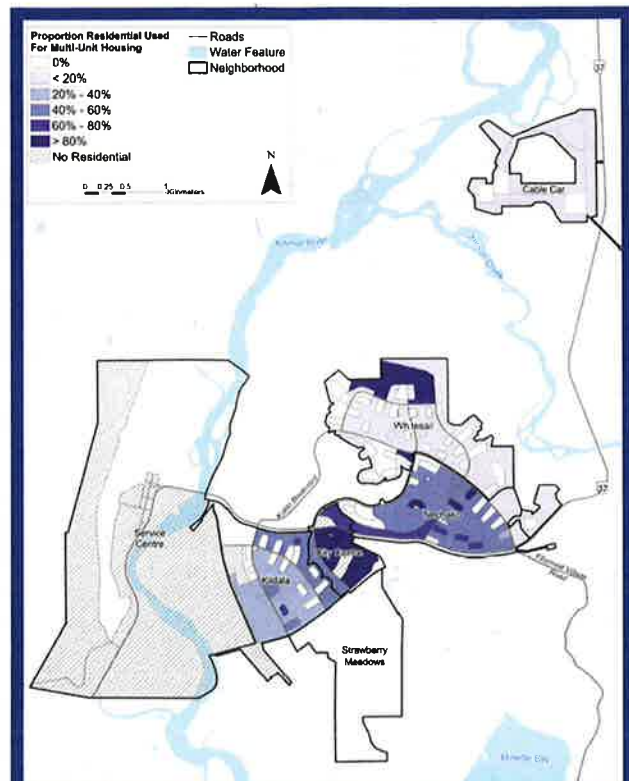
Share your thoughts in the comment box below.

Q8: Is there anything you would like to share based on the map findings for housing in Kitimat?



PROPORTION OF PURPOSE-BUILT RENTAL HOUSING

Building units designed as long-term rental housing, relative to all residential uses within each measurement area. Does not include rental suites on private properties.

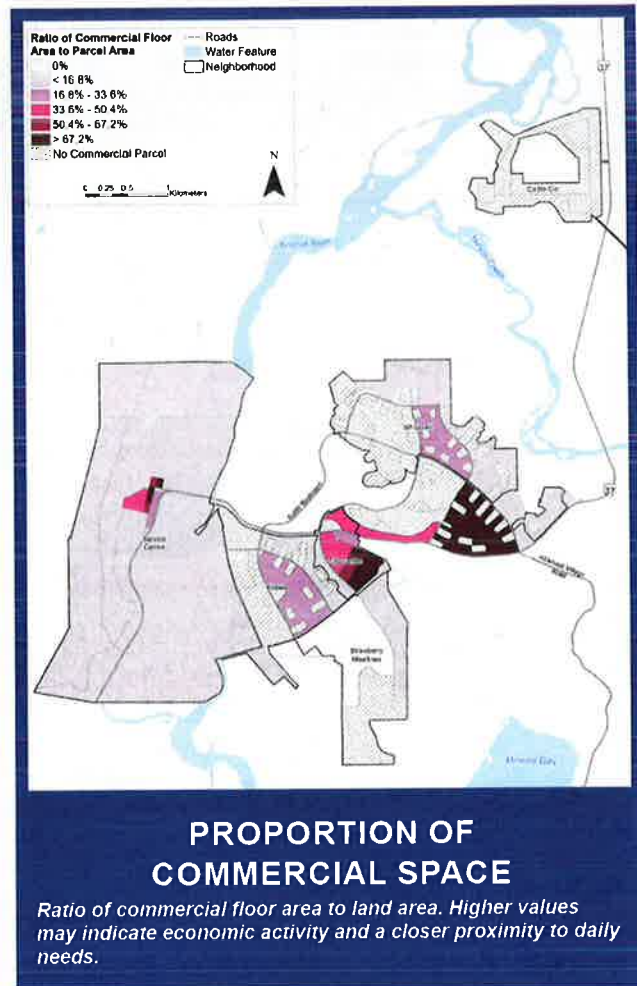
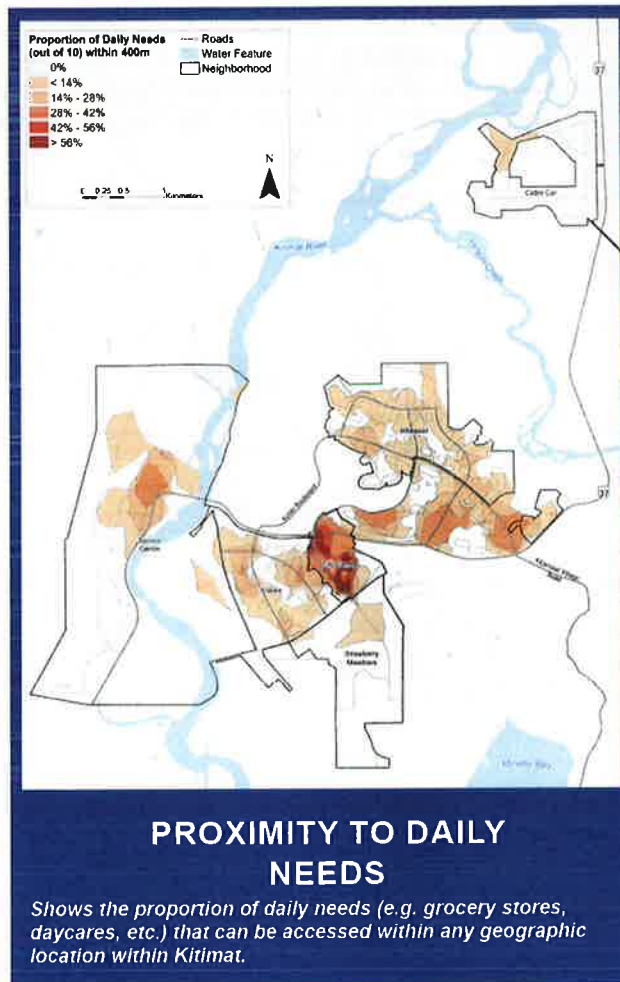


PROPORTION OF EXISTING MULTI-UNIT HOUSING

Percentage of multi-unit housing relative to all residential uses within each measurement area.

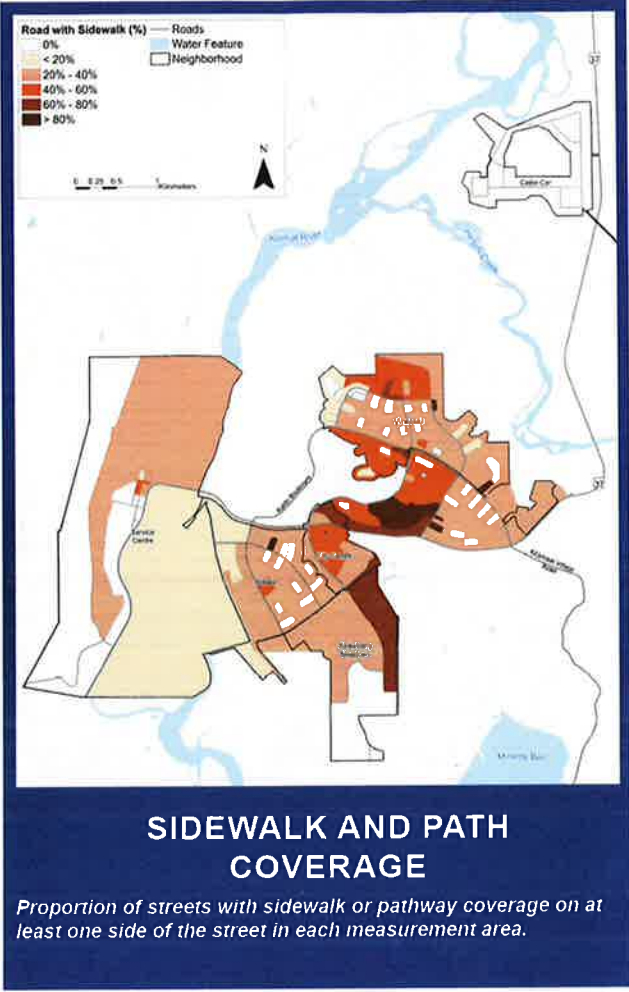
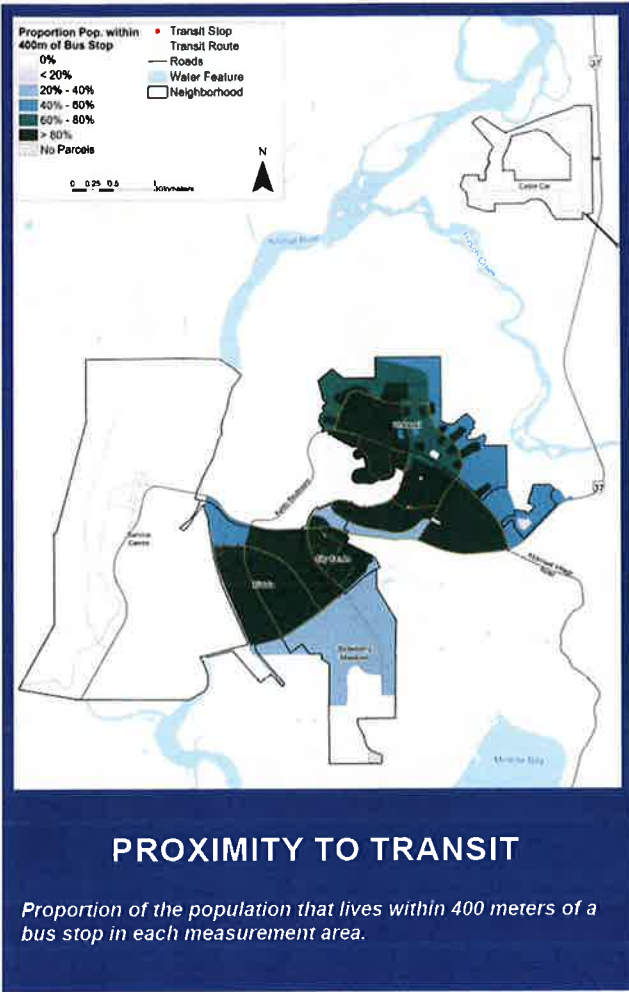
Share your thoughts in the comment box below.

Q9: Is there anything you would like to share based on the map findings for daily needs in Kitimat?



Share your thoughts in the comment box below.

Q10: Is there anything you would like to share based on the map findings for transportation in Kitimat?



Share your thoughts in the comment box below.

Mapping Questions



Q11: Thinking about transportation needs in Kitimat, where should walking or cycling improvements be made?

Walking or cycling improvements can include sidewalks, trails, or bike lanes.

Share your thoughts in the comment box below. Feel free to mark-up on the map if you need to illustrate any specific locations.

Q12: Thinking about access to daily needs in Kitimat, where are resident-serving shops, retailers, and services needed?

Resident serving shops and retailers can include grocery stores and community centres. Services can include child care, senior care, etc.

Share your thoughts in the comment box below. Feel free to mark-up on the map if you need to illustrate any specific locations.

Q13: Thinking about the short-term and long-term housing needs in Kitimat, where should new multiple unit housing be located?

Multiple-unit housing can include duplexes, townhomes, or apartments.

Share your thoughts in the comment box below. Feel free to mark-up on the map if you need to illustrate any specific locations.

Down river from the road + gun
about flood level. Flood store

Final thoughts

Q14: As the District proceeds with this project, is there anything else that you would like to share?

Share your thoughts in the comment box below.

Thank you for sharing your thoughts with us!

For project updates:



visit getinvolved.kitimat.ca/CCS



scan the **QR code**



email planning@kitimat.com



call **250-632-8900**





Platinum member