

Housing Availability and Affordability

Community Engagement Update



Engagement Activities

- Staff Tabling in Community Spaces
- Engage Kimberley Public Engagement Portal
- Call for Comment to Development Community

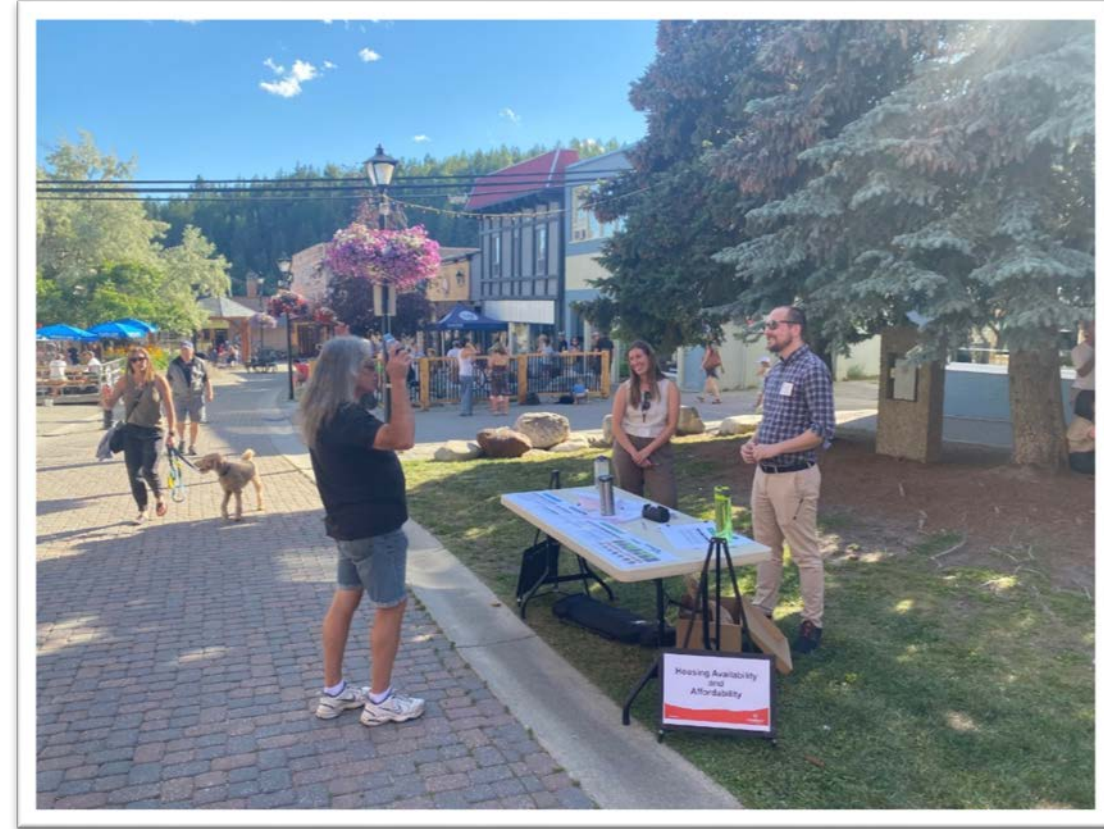
Staff Tabling in Community Spaces

Four Tabling Events

- Twice at Farmer's Market
- Save-On-Foods
- Timber Hitch Coffee Shop

What We Heard:

- 70+ Stakeholder Conversations
- Vast Majority Expressed Support
 - Housing Availability and Affordability a Major Community Concern
 - Homeowners Expressed Desire to Develop Properties
- Concerns Expressed Alongside Support
 - Massing and Parking



Direct Comment Submissions

5 Comment Submissions by Email

- 3 Comments from development community
 - Generally supportive
 - Amendments represent a means to bring more housing to market more quickly

Engage Kimberley Public Engagement Portal

542 Aware Visitors

- Individuals who visited the Zoning Amendment webpage

236 Informed Visitors

- Individuals who downloaded at least one file
 - 178 downloaded Bylaw, 64 downloaded Council Report

4 Engaged Visitors

- Individuals who left a comment
- All portal comments were supportive & most pushed for additional measures

Context of Amendments

- Official Plan Direction
- Housing Needs Assessment
- Council Direction – Building Height and Density Report
- Global Planning Policy Direction

Commercial Zoning Amendments

C-1 Commercial Zone:

	Current	Proposed
Height	Up to 12m	Up to 15m
Floor Space Ratio	Up to 3.0	Up to 3.0 Up to 5.0 with Affordable Housing Agreement



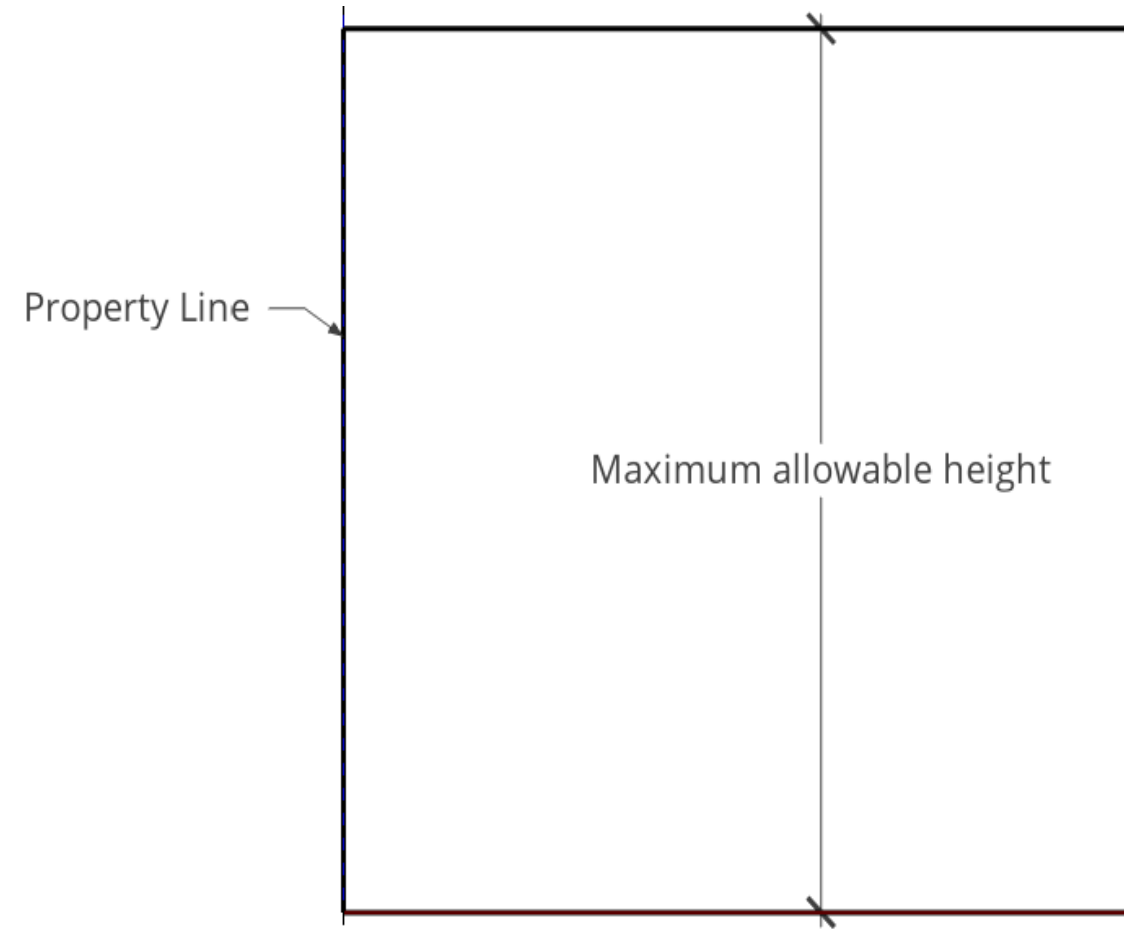
CP-1 Commercial Platzl Zone:

	Current	Proposed
Height	Up to 10m	Up to 15m
Floor Space Ratio	NA	Up to 3.0 Up to 5.0 with Affordable Housing Agreement

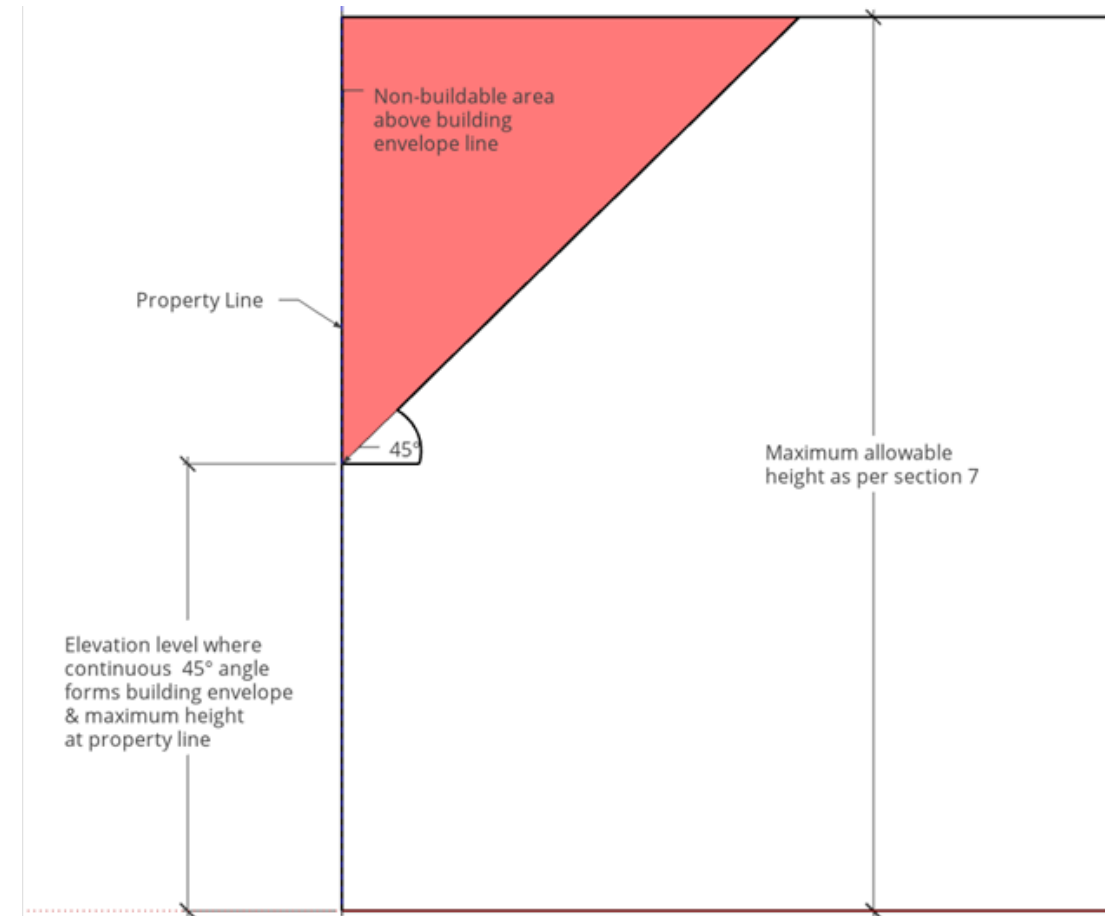


Commercial Stepbacks

Existing Setback & Height Requirements



Proposed Stepback, Setback & Height Requirements



Residential Zoning Amendments

R-3 Residential Zone:

	Current	Proposed
Number of Units	Based on Parcel Area and Usable Site Area	Remove Dwelling Unit Maximums
Height	Up to 12m	Up to 12m Up to 15m with Affordable Housing Agreement
Setbacks	7.6m Front 6m Rear 6m Sides	1.5m Front ~~4~~ 2m Rear 1.5m Sides
Site Coverage	0.5	0.8
Floor Space Ratio	0.65	~~1.5~~ 3.0 ~~4.0~~ 5.0 with Affordable Housing Agreement

Residential Zoning Amendments

R-1 Residential Zone:

	Current	Proposed
Number of Units	Single Primary	Single and Duplex Primary & 1 Accessory
Parcel Area	557m ²	400m ² 275m ² for Subdivided Duplex
Height	Up to 9.1m	9m Single, 12m Duplex
Setbacks	6m Front 6m Rear 1.5m Interior Side 3m Exterior Side	2m Front 3.5m Rear 1.5m Sides
Site Coverage	0.4	0.4 SC – 1 Dwelling 0.5 SC - 2 Dwellings 0.6 SC - 3 Dwellings

R-2 Residential Zone:

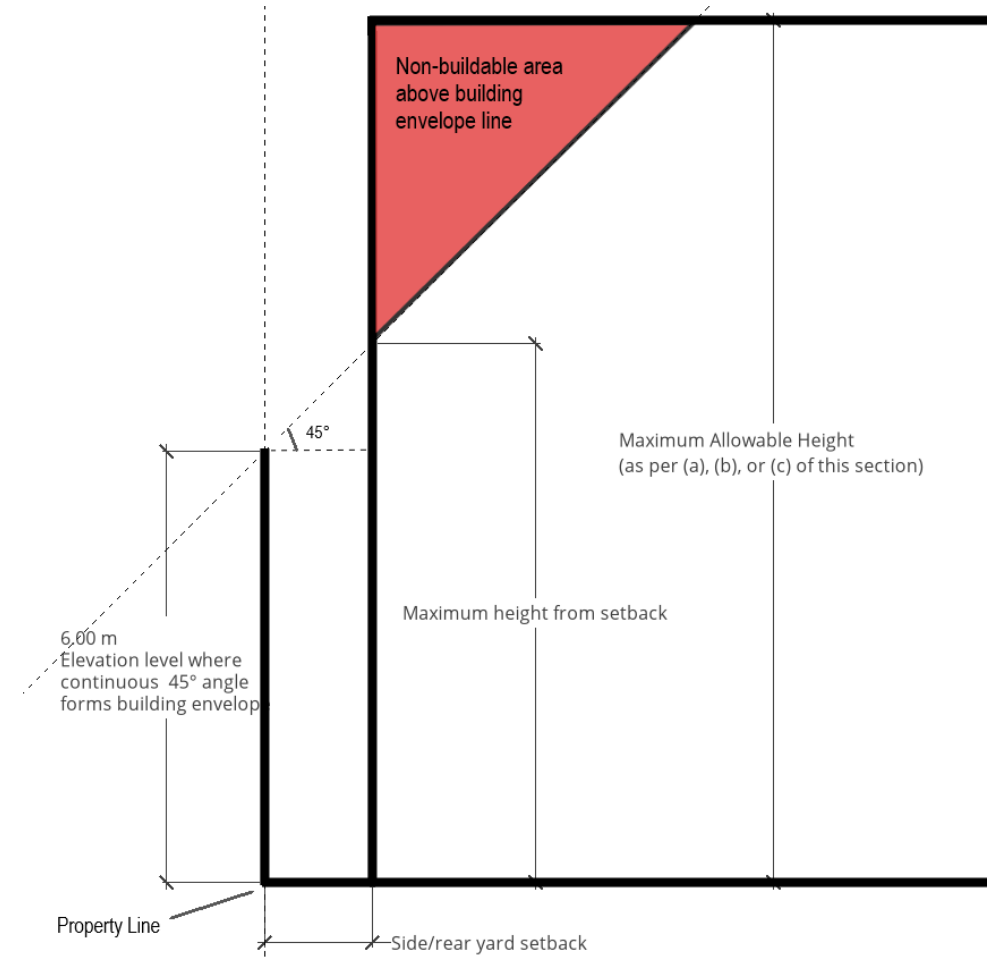
	Current	Proposed
Number of Units	Single and Duplex Primary & 1 Accessory to Single	1-6 Unit Dwelling Primary & 2 Accessory Up to 10 w/ Affordable Housing Agreement
Parcel Area	557m ² 325m ² for Subdivided Duplex	275m ² 150m ² for Subdivided Duplex & Townhomes
Height	Up to 9.1m	9m Single, 12m Duplex or Multiple
Setbacks	6m Front 6m Rear 1.5m Interior Side 3m Exterior Side	1.5m Front 3.5m Rear 1.5m Sides
Site Coverage	0.4	0.4 – 1 Dwelling 0.5 - 2 Dwellings 0.6 - 3 Dwellings 0.65 - 4+ Dwellings 0.75 - 4+ w/ Integrated Parking
Floor Space Ratio	NA	0.5 FSR – 1 Dwelling 0.6 FSR - 2 Dwellings 1.0 FSR - 3 Dwellings 2.0 FSR - 4+ Dwellings 2.0 FSR - 4+ w/ Integrated Parking

Residential Stepbacks

Existing Setback & Height Requirements



Proposed Stepback, Setback & Height Requirements

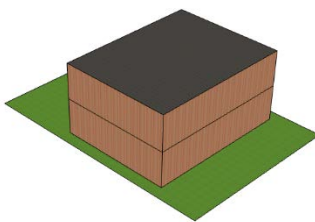
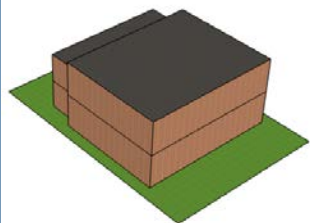
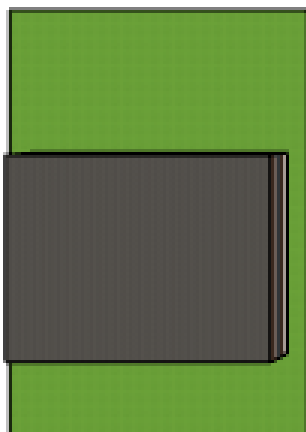


Possible Structure Massing

Current R-2 Zoning

Single + Detached
Accessory Unit
(Max Site Coverage)

Duplex
(Max Site Coverage)



Proposed R-2 Zoning

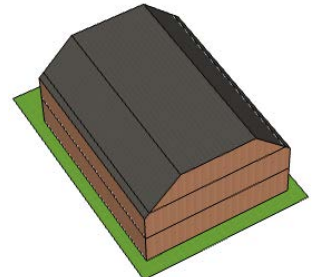
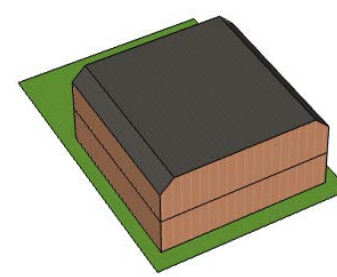
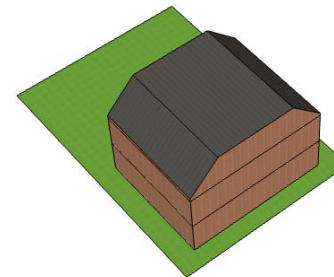
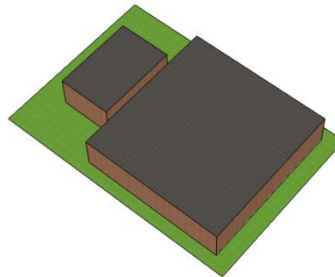
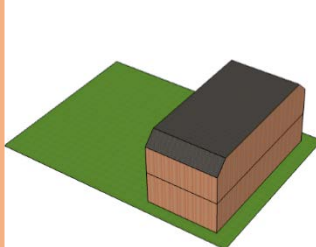
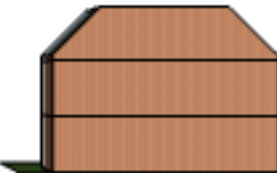
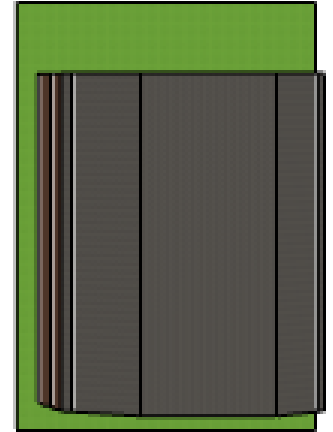
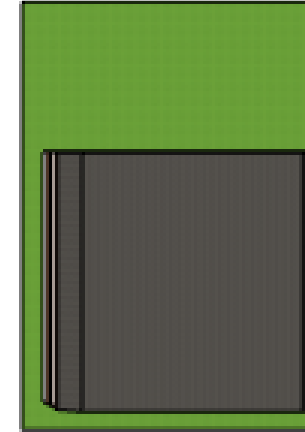
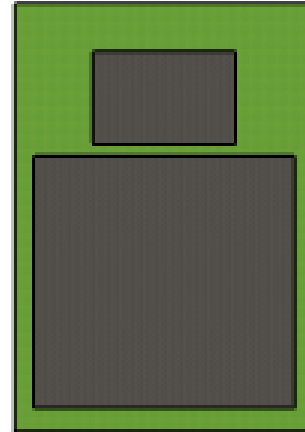
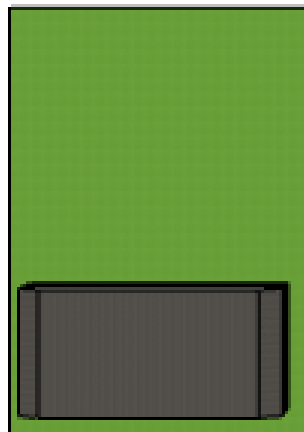
Single
(Max FSR)

Single + Detached
Accessory
(Max Site Coverage)

3 Units
3 Story
(Max FSR)

3 Units
2 Story
(Max FSR)

4+ Units
3 Story
(Max FSR)



(lots shown approximately 650m²/7,000 ft²)

General and Parking Amendments

General Regulations:

	Current	Proposed
Landscaping	NA	20% of all parcels 40% of undeveloped space of Residential parcels Vegetation and Permeable Surface requirements
Retaining Walls	NA	Reflects Alpine Zoning Area requirements
Amenity Space	NA	3m ² per dwelling for R-2 & R-3 multiple unit dwellings
Permitted in All Zones	NA	Parks & Public Utility (moved from zones) Home Based Business (Classification 3)
Lighting	NA	Lighting orientation directed into lot
Intersection Visibility	1.5m x 1.5m from intersection & 1.2m in height	3m x 3m distance intersection, 1m in height & allowance for non-visibility obstructing structures
Fencing	1.2m front, 2.15m all other	2.15m all yards
Clarification Provided	General Modernization of Language Density, Subdivision, Development Permit Language	

Parking Regulations:

	Current	Proposed
Required Parking Spaces	Based on unit type: 2 per Single & Duplex 1-2 per multiple 1 per Accessory 1 per B&B + 2 per principal	1 per dwelling unit 1 per B&B + 1 per principal
Parking Location	NA	6m from intersection 5m setback for enclosed parking abutting highway
Bicycle Parking	2 per unit in buildings with 3 or more units	2 per unit in buildings with 3 or more units Strengthened bicycle parking area requirements language