



# KIMBERLEY WEST COMPREHENSIVE DEVELOPMENT PLAN

JULY 1997

UNITED INC.



ARCHITECTS • ENGINEERS • PLANNERS



	<u>Page</u>		<u>Page</u>
1.0 INTRODUCTION .....	1	4.5.4 Archaeological/Historical Interpretive Sites .....	11
1.1 BACKGROUND .....	1	4.5.5 Neighbourhood Parks .....	11
1.2 ROLE OF COMPREHENSIVE DEVELOPMENT PLAN .....	1	4.6 ARCHAEOLOGICAL/HISTORICAL RESOURCES .....	12
1.3 REPORT FORMAT .....	1	4.6.1 Background .....	12
		4.6.2 Implementation .....	12
2.0 SITE DESCRIPTION .....	2	5.0 SERVICING AND INFRASTRUCTURE ...	14
2.1 GENERAL CONTEXT .....	2	5.1 WATER SUPPLY .....	14
2.2 TOPOGRAPHY .....	2	5.2 SANITARY SEWERS .....	14
2.3 VEGETATION AND WILDLIFE .....	4	5.3 STORM SEWERS .....	14
		5.4 SHALLOW UTILITIES .....	14
3.0 POLICY CONTEXT .....	5	6.0 TRANSPORTATION .....	15
3.1 KIMBERLEY COMMUNITY PLAN, 1994 .....	5	6.1 REGIONAL ROAD NETWORK .....	15
3.2 BEST USE STUDY FOR THE WESTERN PART OF THE CITY OF KIMBERLEY, 1990. ....	5	6.2 LOCAL ROAD NETWORK .....	15
4.0 DEVELOPMENT CONCEPT .....	6	7.0 DESIGN GUIDELINES .....	16
4.1 GENERAL .....	6	7.1 ARCHITECTURAL CONTROLS .....	16
4.2 RESIDENTIAL .....	6	7.2 DEVELOPMENT STANDARDS .....	16
4.2.1 Introduction .....	6		
4.2.2 Single-Family .....	7	8.0 PHASING .....	17
4.2.3 Semi-Detached .....	8		
4.2.4 Multi-Family .....	8		
4.2.5 Timeshare Condominiums .....	9		
4.3 COMMERCIAL/RECREATION CENTRE .....	9		
4.4 SCHOOL SITE .....	10		
4.5 OPEN SPACE .....	11		
4.5.1 Introduction .....	11		
4.5.2 Recreation/Conservation District .....	11		
4.5.3 Trail Network .....	11		

LIST OF EXHIBITS

Site Photo: One of Several Trails Within the Site	Exhibit 4.12: Land Use Statistics
Site Photo: Sunflower Hill Looking East	Site Photo: Existing Hydroelectric Lines Will be Removed in the Future
Exhibit 2.1 Regional Context	Exhibit 5.1: Shallow Utility Lines
Air Photo Kimberley West Site Looking North	Exhibit 6.1: Transportation Network
Exhibit 2.2: Local Context	Exhibit 6.2: Aesthetic Road Design
Site Photo: Vegetation	Project Theme
Exhibit 3.1: Land Use Plan	Exhibit 7.1 Project Theme
Exhibit 3.2: Best Use Study, 1991	Exhibit 7.1: Project Theme
Exhibit 4.1: Development Concept	Exhibit 8.1: Phasing Plan
Exhibit 4.2: Shared Driveways and Natural Buffer	Exhibit 8.2: Phase One Tentative Lotting
Conceptual Street Elevation	
Exhibit 4.3: Development Cells Separated by Natural Landscape Buffers	
Exhibit 4.4: Estate Lots	
Exhibit 4.5: Semi-Detached Development Cell	
Exhibit 4.6: Multi-Family Development Cell	
Exhibit 4.7: Timeshare Condominium	
Exhibit 4.8: Commercial/Recreation Centre	
Exhibit 4.9: School Site	
Exhibit 4.10: Local "Tot Lots"	
Exhibit 4.11: Archaeological Sites Incorporated into the Open Space Network	

## 1.0 INTRODUCTION

### 1.1 BACKGROUND

The Kimberley West property is an approximate 506 hectare (1,250 acre) site located within a benchland area in the south portion of the City of Kimberley. The area has been identified by the City, through the 1994 Official Community Plan, for future development. The City requires that a Comprehensive Development Plan be prepared for the site, in order to establish the framework for land use, servicing, and design of the new development.

### 1.2 ROLE OF THE COMPREHENSIVE DEVELOPMENT PLAN

Comprehensive Development Plans (CDPs) provide City Council with a framework for more detailed subdivision plans for new communities. The CDP is a concept plan which describes the type, location and form of development, together with development guidelines for land use within the study area. In addition, the manner in which the site is serviced and accessed is also detailed.



SITE PHOTO: ONE OF SEVERAL TRAILS WITHIN THE SITE

### 1.3 REPORT FORMAT

The document comprises eight sections, as follows:

- *Section 1.0 Introduction* - describes the background and role of the Comprehensive Development Plan.
- *Section 2.0 Site Description* - provides an overview of the site's physical characteristics, opportunities, and constraints.
- *Section 3.0 Policy Context* - summarizes existing planning policies which establish a framework for the CDP.
- *Section 4.0 Development Concept* - describes the various residential, commercial, recreational, and institutional land uses.
- *Section 5.0 Servicing and Infrastructure* - summarizes the nature of hard and soft services to be provided for the site.
- *Section 6.0 Transportation* - describes the proposed local road network and infrastructure, and the site's integration with the adjacent regional road network.
- *Section 7.0 Plan Design Guidelines* - summarizes detailed land use/design guidelines which will apply to future development of the site.
- *Section 8.0 Implementation* - describes the manner in which the plan will be carried out.

## 2.1 GENERAL CONTEXT

## 2.2 TOPOGRAPHY

A photograph of a grassy hillside with scattered evergreen trees under a blue sky with white clouds. The foreground is covered in green grass and some small shrubs. The middle ground shows a line of tall evergreen trees. The background features more distant hills and a clear blue sky with scattered white clouds.

SITE PHOTO: SUNFLOWER HILL LOOKING EAST

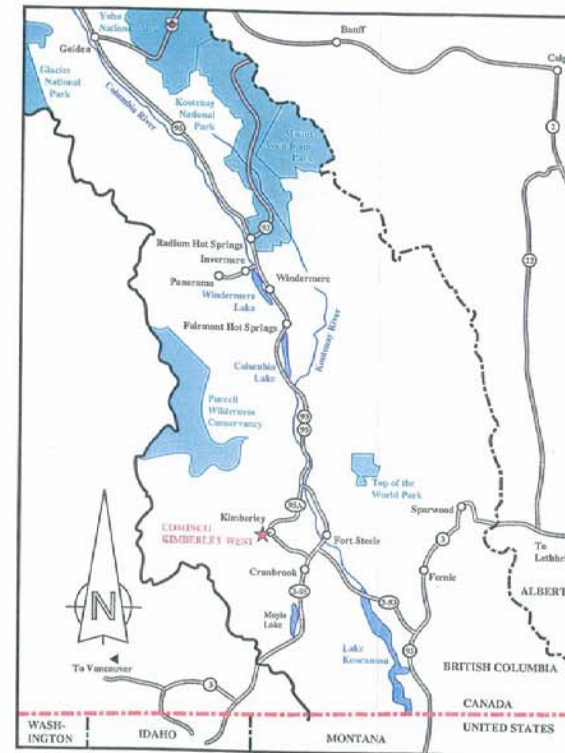


EXHIBIT 2.1 REGIONAL CONTEXT

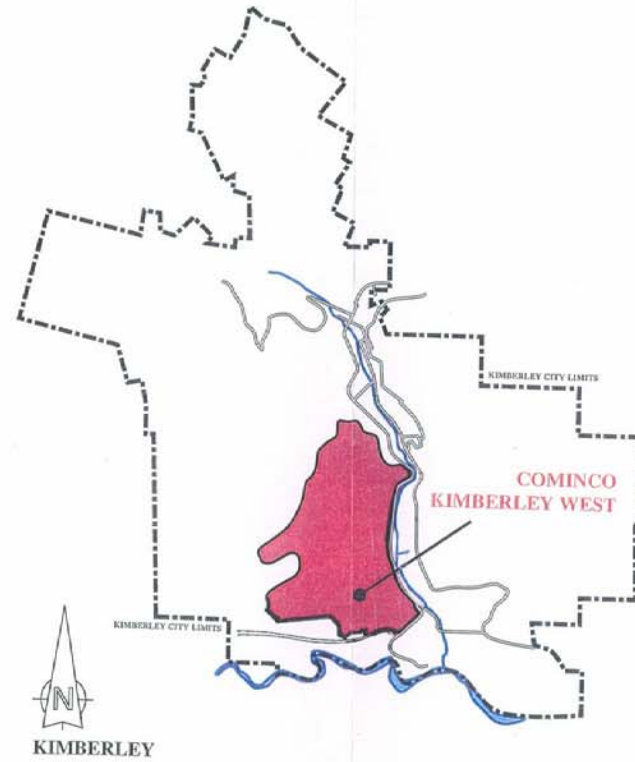


EXHIBIT 2.2: LOCAL CONTEXT





KIMBERLEY WEST SITE LOOKING NORTH

### 2.3 VEGETATION AND WILDLIFE

The predominant forest cover, over much of the site, is lodgepole pine forest with a few larch and fir. Occasional deciduous stands occur on some slopes and in moist areas. Mature Douglas fir, spruce and cedar may be found in topographic depressions.

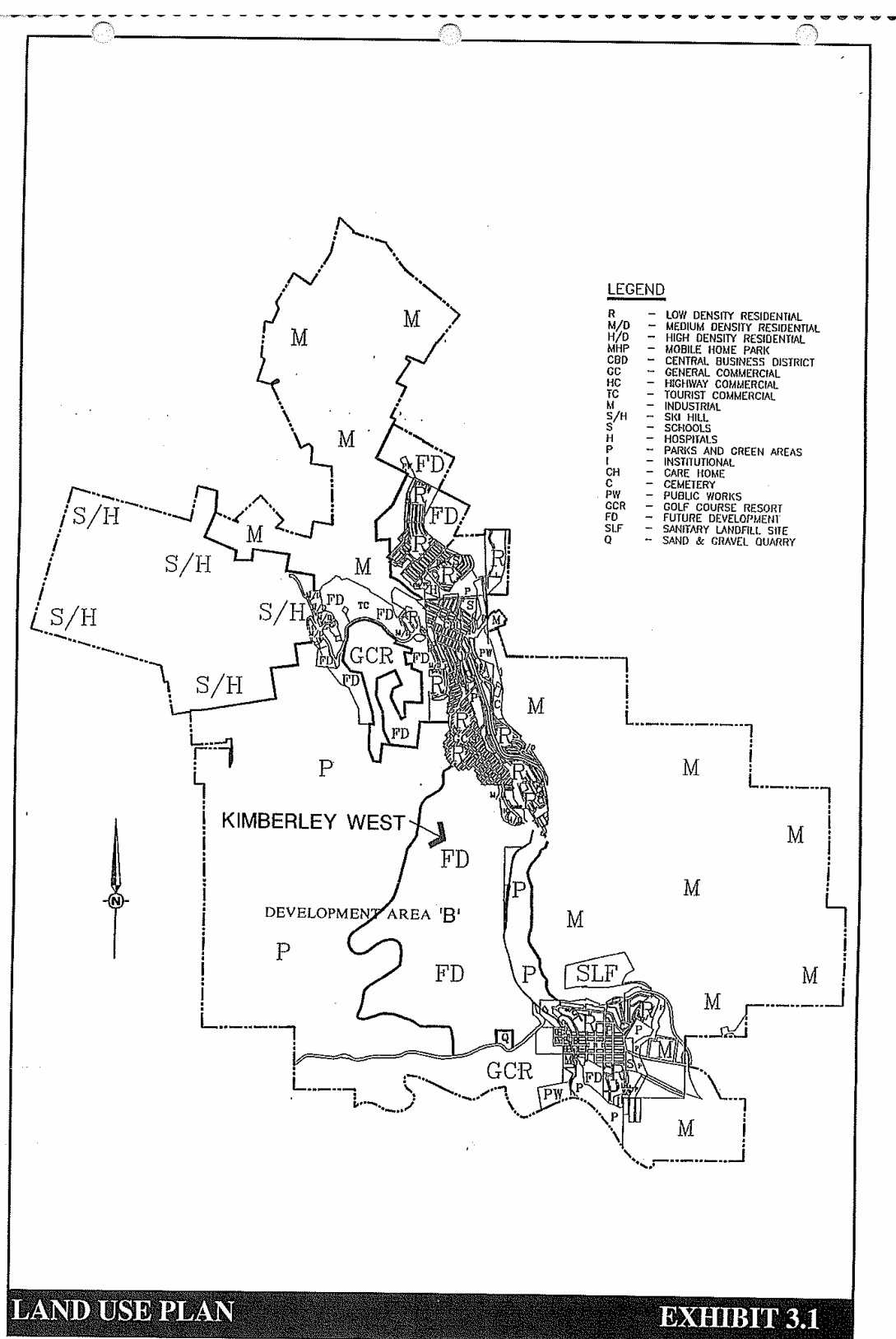
The south-facing slopes at the southern extremity of the area support an extensive growth of wild sunflowers or arrowleaf balsamroot.

The south-facing slopes in the southern part of the site (Sunflower Hill to be preserved) are also an important mule deer and elk wintering range, while the lower elevations are bear and ruffed grouse habitat. Moose and whitetail deer are other large mammals which frequent the area. The small sloughs and ponds are used seasonally by waterfowl, and support a variety of small animals and plants associated with riparian habitats.



SITE PHOTO: VEGETATION





### 3.0 POLICY CONTEXT

#### 3.1 KIMBERLEY COMMUNITY PLAN, 1994

The Community Plan is a general statement of the broad objectives and policies for land use and servicing within the City. The subject site has been identified as Development Area "B" and designated Future Development (Exhibit 3.1). The plan recommends that Area "B" should provide for a wide range of housing type, tenure and settings, together with limited neighbourhood commercial uses. The Plan further specifies that in Area "B" provision must be made for greenbelts, trails, natural areas, recreation facilities, and school facilities.

#### 3.2 BEST USE STUDY FOR THE WESTERN PART OF THE CITY OF KIMBERLEY, 1990

This study was undertaken by the Regional District of East Kootenay, on behalf of the City of Kimberley, to determine the best use for a large area of undeveloped land within the City's south and westerly boundaries. The need for the study was a result of the limited life of the Sullivan Mine and Cominco Operations and the City's desire to minimize the effect of the eventual closure. Therefore, "best use" of the site is taken within the context of what uses would best support the local economy as a resource for the municipality. The study area includes all of the subject site (Development Area "B" in the Community Plan) and the Kimberley Nature Park Area identified in the Community Plan.

For the subject site only, the Best Use Study (Exhibit 3.2) recommended three distinct land use units. The first is a Park/Recreation/ Interpretive Area which affects the more westerly and higher elevation portions of the study area. In general, the purpose of this land use unit is to provide for nature preservation and a variety of recreational uses (i.e., hiking, nordic skiing and snowmobiling). The central portion of the subject site has been designated a multiple use development area, recommended for residential use, nature, park and recreation facilities. The easterly portion of the subject site has been designated a general urban development area, recommended primarily for residential use.

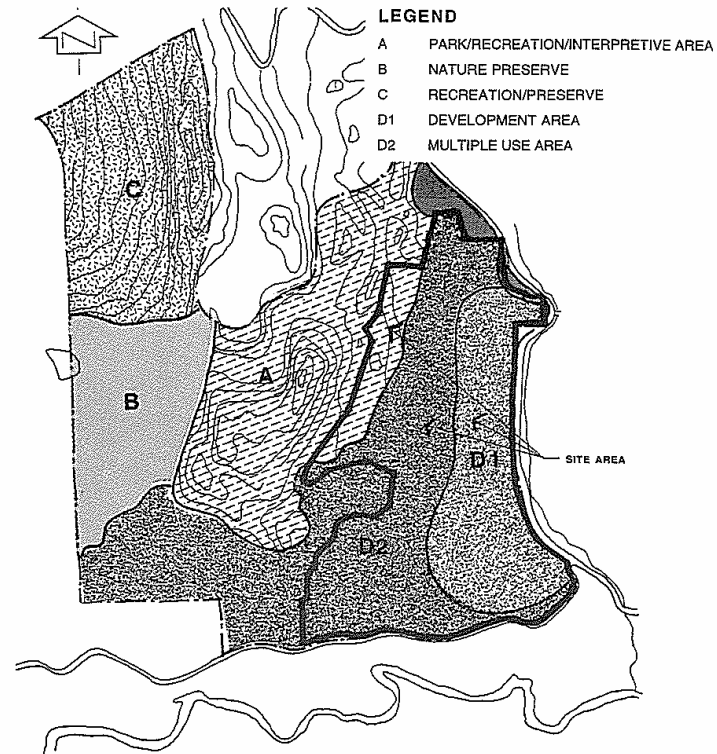


EXHIBIT 3.2: BEST USE STUDY, 1990

## 4.0 DEVELOPMENT CONCEPT

### 4.1 GENERAL

The development concept for Kimberley West is illustrated in Exhibit 4.1. The site is accessed via a major entry road which terminates at the southern end of a proposed village centre where it forms a T-intersection with a central ring-road. Individual development cells are accessed off the ring-road. These cells will be targeted to different market segments and product types. The development is anchored by a central open space system which includes a series of interconnected ponds and features a variety of active and passive recreational pursuits. An interconnected open space network will link each individual development cell through a forested buffer corridor, which will also provide the flatter benchland areas, leaving the steeper slopes, environmentally sensitive areas, and a large percentage of forested lands in a natural, undisturbed state.

### 4.2 RESIDENTIAL

#### 4.2.1 Introduction

The Kimberley West site will be developed for a variety of residential uses, however the predominant type will be single-family. Other housing types include semi-detached, multi-family (townhouses and apartments) and possibly a small number of timeshare condominiums. There are approximately 200 to 250 hectares (510 to 610 acres) of developable land, of which 134 hectares (331 acres) will be residential. This will accommodate a total of 1,500 to 2,100 units. The design layout of the residential areas is based on the development of small cells which are integrated into the surrounding landscape. As a result, all residential lots will back onto open space or other types of amenity space.

Several lots throughout the development share common driveways and are separated from the roadway by a 5 m to 10 m buffer strip. The material vegetation strip in the buffer area will remain undisturbed. This design feature will help to promote a private "living in the forest" experience for future residents (Exhibit 4.2).

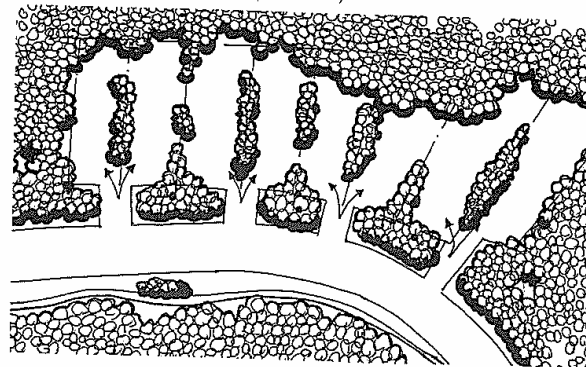
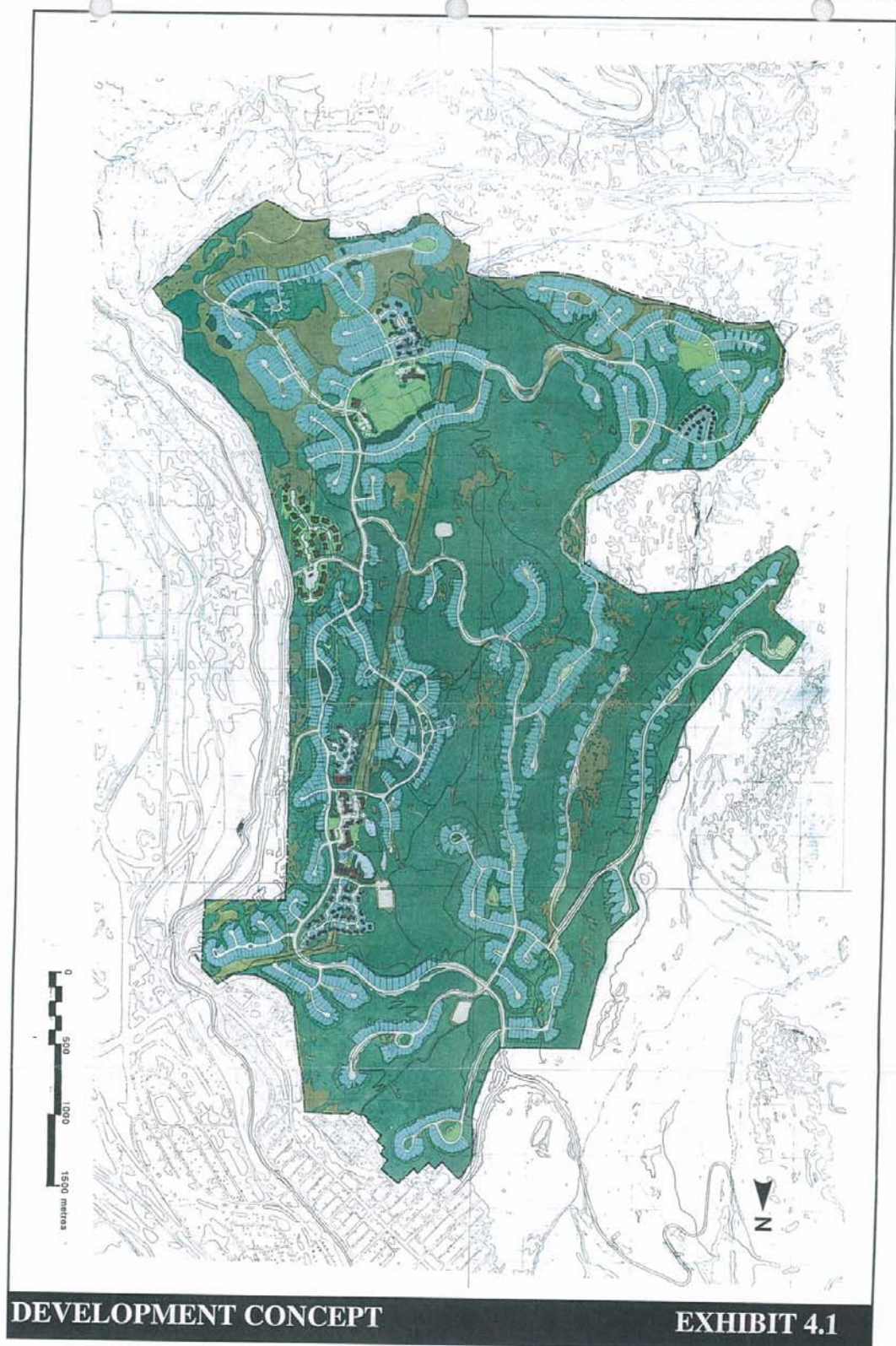


EXHIBIT 4.2: SHARED DRIVEWAYS AND NATURAL BUFFER



CONCEPTUAL STREET ELEVATION



#### 4.2.2 Single-Family

Approximately 120 to 145 hectares (300 to 350 acres) of the total residential area will be for single-family use. The single-family residential area will be comprised of roughly 1,100 to 1,500 units at between 7.5 and 12.5 units per hectares (3 to 5 units per acre). Generally, each small development cell will be comprised of about 20 to 25 units, allowing for the cell to be built within a natural setting. An approximate 25 m (82 ft.) buffer of natural vegetation will separate each cell (Exhibit 4.3).

There are three general categories of single-family lots, comprising a range of lot sizes. Small lot cells will average 14 m (46 ft.) of frontage. Semi-estate lot cells will average 18 m (59 ft.) of frontage and the full estate lots will be approximately 0.25 to 0.50 hectares (0.5 to 1.25 acres) in size. The large full estate lots will be located in either the upper bench areas (i.e., to take advantage of views) or adjacent to the Sunflower Hill area. The latter location of large lots will minimize visual impact and provide greater opportunity for wildlife movement (Exhibit 4.4).

The varying topography and extent of bedrock within Kimberley west will require housing that is designed for each individual lot. Walkout lots where topography allows, will be the predominant housing style. Bedrock close to the surface requires units without basements. Walkout lots along the escarpments with level interior lots account for two thirds of the lot types; the remainder will be non-typical sloping lots which may require special design features in the housing product (i.e., back to front design). Lot depths vary from 35 m to 60 m (115 ft. to 200 ft.). For most lots, 15% to 30% of each lot is to remain as undisturbed forest, minimizing manicured and high maintenance landscaping. This will be enforced with mandatory setbacks.

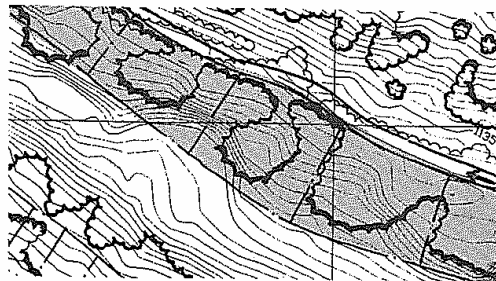


EXHIBIT 4.4: ESTATE LOTS



EXHIBIT 4.3: DEVELOPMENT CELLS SEPARATED BY NATURAL LANDSCAPE BUFFERS



#### 4.2.3 Semi-Detached

Between 4 to 9 hectares (9 to 20 acres) of the total residential area will be for semi-detached use. There will be approximately 80 to 130 units at between 15 and 22.5 units per hectare (6 to 9 units per acre). There will be 2 or 3 semi-detached cells of approximately 2.5 to 3.0 hectares (6 to 7.4 acres) in size (Exhibit 4.5).

The semi-detached development cells will consist of bareland condominium bungalow housing. In general these cells will be located close to commercial, recreational or institutional services.

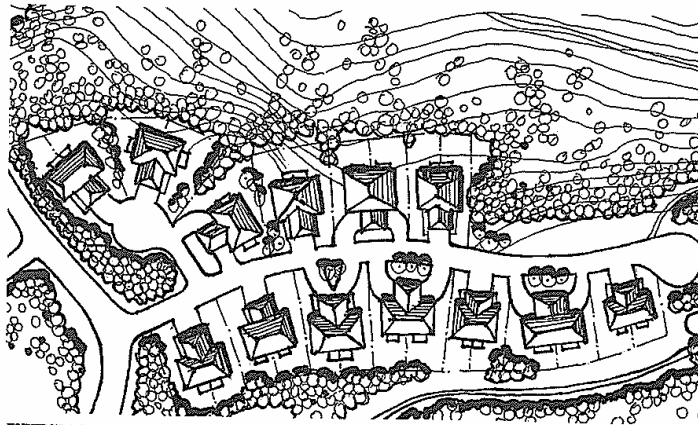


EXHIBIT 4.5: SEMI-DETACHED DEVELOPMENT CELL

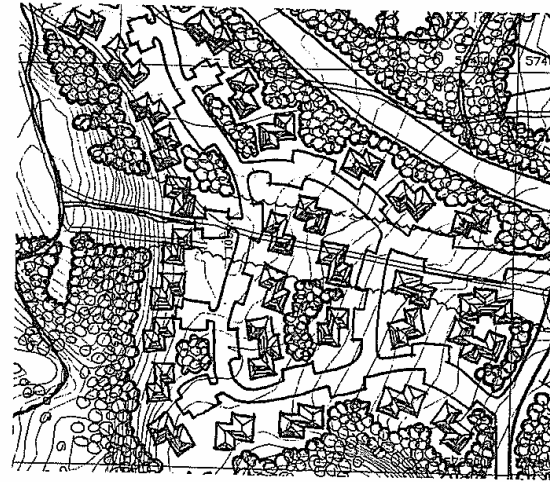


EXHIBIT 4.6: MULTI-FAMILY DEVELOPMENT CELL

#### 4.2.4 Multi-Family

Subject to market demand and site suitability, multi-family and timeshare condominium sites may be added to, or deleted from, the plan. Approximately 6 to 9 hectares (14 to 22 acres) of the total residential area will be for multi-family housing. There will be approximately 180 to 350 units at an approximate density of 30 to 45 units per hectare (15 to 20 units per acre). There will be 2 or 3 development cells of approximately 2 to 3 hectares (5 to 7.5 acres) in size (Exhibit 4.6).

The multi-family development cells will consist of either clustered townhouses (4 to 6 units per building), two or three storey apartment buildings or bungalow/two storey fourplexes. Each cell will generally feature one of these housing types. The tenure will typically be bareland condominium. The cells will generally be located within close proximity of the key commercial, recreational or institutional services.

#### 4.2.5 Timeshare Condominiums

Roughly 6 to 8 hectares (14 to 20 acres) of the total residential area will be for timeshare condominium housing. There will be a total of approximately 112 to 150 units at a density 18 to 20 units per hectare (8 to 12 units per acre). There will be 1 to 2 development cells of approximately 3 to 4 hectares (7 to 10 acres) in size (Exhibit 4.7).

The timeshare condominium development cells will consist of either two or three storey apartments (small clusters of 4 to 5 buildings) or small clusters of townhouses (i.e.,  $\pm 20$  units). These cells will feature their own on-site amenities such as a pool, hot tub and tennis courts. The condominium will be centrally located within the development, close to the commercial district.

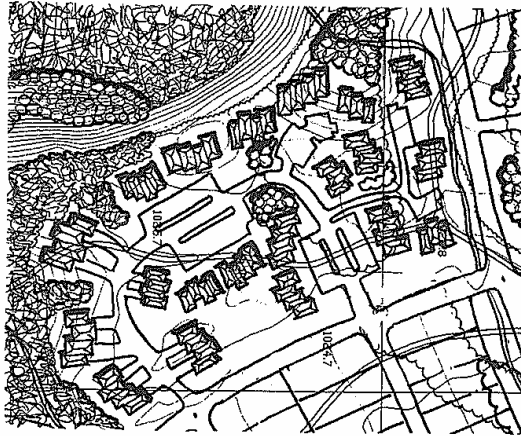


EXHIBIT 4.7: TIMESHARE CONDOMINIUM

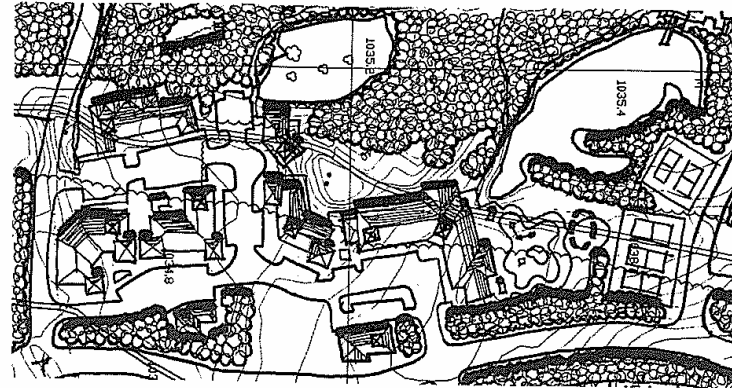


EXHIBIT 4.8: COMMERCIAL/RECREATION CENTRE

#### 4.3 COMMERCIAL/ RECREATION CENTRE

A village centre comprising approximately 4 to 6 hectares (10 to 14 acres) will be developed to provide combination of convenient commercial services and recreational facilities (Exhibit 4.8). Over time, it is envisioned to become a focal point for community functions and events. The village centre is linked to the proposed trail system to provide easy pedestrian, bicycle, or equestrian access to the individual residential cells.

Commercial uses envisioned include grocery, drugstore and other service retail (i.e., post office, service station, liquor store, florist shop, etc.), fast food and sit-down restaurants, personal services (i.e., laundry, beauty salon, daycare, video rental, etc.), and limited professional office space. The recreational components will include tennis courts, indoor recreational facilities, tot lot, and water-based recreation (wading or swimming pool). The village centre also provides an ideal setting for a small hotel or bed and breakfast.

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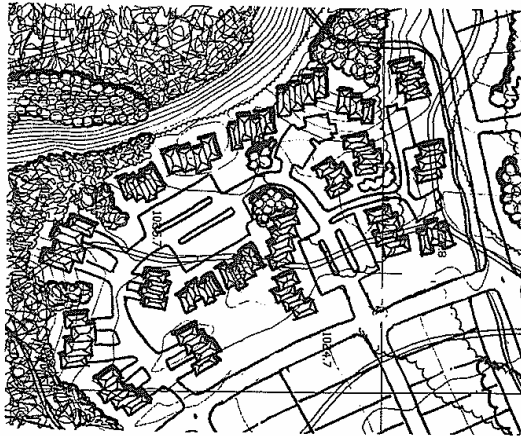


EXHIBIT 4.7: TIMESHARE CONDOMINIUM

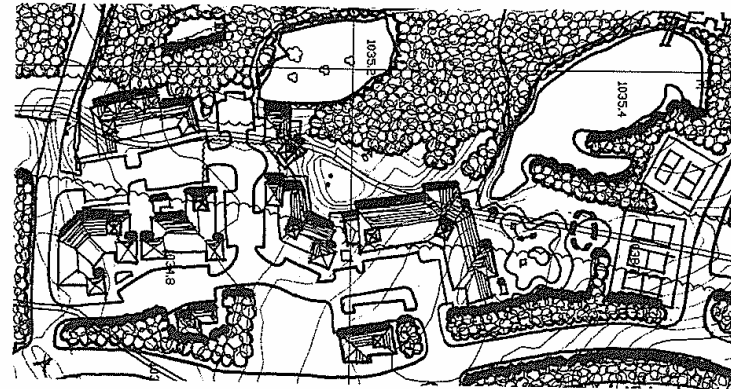


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#### 4.4 SCHOOL SITE

An approximate 5 to 7 hectares (12 to 16 acres) site has been allocated to meet future school board needs (Exhibit 4.9). The site will be centrally located in the western portion of the plan area. In order to meet the school board's locational criteria, it will be adjacent to a primary collector road. Further to this, the site will incorporate playing fields basketball and tennis courts, and tot lot.

It is expected that the site will be developed for an elementary school only. The school board has tentative plans to develop the school as part of their five year capital budget. In the interim, elementary students from Kimberley West may be bussed to the Marysville school. For the short and long-term, middle and high school students will be bussed to existing schools in Kimberley.

Renovations to existing schools in the City are expected to accommodate projected growth needs.

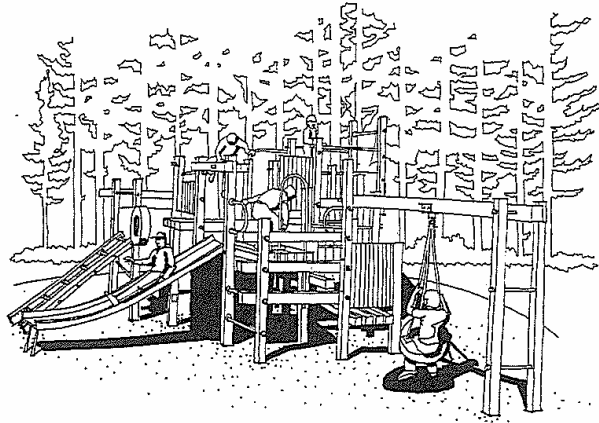


EXHIBIT 4.9: SCHOOL SITE

## 4.5 OPEN SPACE

### 4.5.1 Introduction

The open space system is a major component of the Kimberley West development. Over one half of the site will be designated as open space. The open space system will comprise large, natural Recreation/Conservation District areas, an extensive interconnected trail system, historical interpretive areas and neighbourhood parks.

### 4.5.2 Recreation/ Conservation District

The purpose of this designation is to maintain and protect important natural areas. Unique environmentally sensitive portions of the site including Sunflower Hill, steeply sloped areas, and a number of water features located in the central portion of the site will remain essentially undisturbed. The layout of the recreation/conservation districts is intended to allow free movement of wildlife throughout the site without major interference from development.

The steep forested slopes and large tracts of natural vegetation will be retained as open space corridors surrounding individual development cells and providing a distinctive natural setting for the community.

### 4.5.3 Trail Network

An interconnected trail system will be developed for the site and allow for pedestrian movement to and from each individual residential cell. The trail system will also provide a connection to the commercial centre and the existing nordic trails associated with the ski hill. The trail system will also serve to connect various historical points-of-interest and notable natural features (outcroppings, ponds, unique flora, etc.).

The more than 30 kilometres of trails are proposed to be multi-purpose, and will comprise a series of shale and packed earth surfaces for hiking and horseback riding, as well as paved surfaces for biking, rollerblading, and walking. All of the trails will be usable for cross-country skiing.

### 4.5.4 Archaeological/ Historical Interpretive Sites

Previous research has resulted in the identification of archaeological/historical sites within Kimberley West. It is envisioned that these will be integrated into the open space/trail network as interpretive sites (i.e., mining or native history). Interpretive signage will be developed and placed at identified sites of archaeological or historical significance.

### 4.5.5 Neighbourhood Parks

Small local parks or tot lots will be centrally located in the majority of residential cells throughout the development (Exhibit 4.7). As well, in larger agglomerations of cells, additional park space will be provided to include playing fields and other facilities (outdoor basketball courts, etc.). The parks will be connected to the trail system as described in section 4.5.3. The total area for the manicured parks will be approximately 37 to 39 acres.



EXHIBIT 4.10: LOCAL "TOT LOTS"



#### 4.6 ARCHAEOLOGICAL/HISTORICAL RESOURCES

##### 4.6.1 Background

A Heritage Resource Overview and a follow-up Heritage Impact Assessment for the proposed Kimberley West development were undertaken in 1995. The Heritage Resource Overview provided a detailed background on the archaeology and history of the study area. It concluded that there is the possibility that a relatively high proportion of the area was used during precontact time and may contain many archaeological features of some significance.

The Impact Assessment involved an archaeological assessment (i.e., field investigations) for the purpose of identifying heritage-related concerns which could then be addressed in planning for the development. Eighteen heritage sites (i.e., mostly precontact cultural deposits) were recorded during the assessment, ranging from isolated finds to spatially extensive accumulations of artifacts. The study concluded that once artifact samples have been collected from most of the smaller sites, the sites themselves are of little value and are not threatened by the proposed development. There are, however, at least five large sites identified in the study which were assessed to contain "significant resources" and were recommended for "avoidance" from development so that they could be preserved and studied in the future.

##### 4.6.2 Implementation

The design of Kimberley West has been respectful of the archaeological and historical resources. Development on all the sites identified as "significant resources" has been avoided, and the sites have been incorporated into the recreation/conservation districts and neighborhood parks. The sites have also been tied into the trail network where they will be used as interpretive points-of-interest and preserved for further investigation, if required (Exhibit 4.11).



EXHIBIT 4.11: ARCHAEOLOGICAL SITES INCORPORATED INTO THE OPEN SPACE NETWORK

	#UNITS	ACRES	HECTARES	%
• Total Site Area		1,250	506	
• Recreation/Conservation District		644 to 736	299 to 255	
• Net Developable	1,472 to 2,130	514 to 606	207 to 251	100%
• Single-Family	1,100 to 1,500	300 to 350	120 to 145	58%
• Semi-Detached	80 to 130	9 to 20	4 to 9	1.9% to 3.5%
• Multi-Family	180 to 350	14 to 22	6 to 9	2.9% to 3.6%
• Timeshare Condominiums	112 to 150	14 to 20	6 to 8	2.9% to 3.2%
• Commercial		10 to 14	4 to 6	1.9% to 2.4%
• Roads		120 to 125	48 to 51	23.2% to 20.3%
• Neighbourhood Parks		35 to 39	14 to 16	6.8% to 6.4%
• School Site		12 to 16	5 to 7	2.4% to 2.6%

EXHIBIT 4.12: LAND USE STATISTICS

## 5.0 SERVICING AND INFRASTRUCTURE

### 5.1 WATER SUPPLY

The plan is relatively close to water services provided by the City. The City has completed a major dam project on the Mark Creek system which will provide a reservoir capacity of 227.12 M litres (60 M gallons), a substantial increase from the former 30.28 M litres (8 M gallon) reservoir system on Mark Creek. The existing distribution system brings the water into the City via a 20-inch main (50.8 cm). The eastern end of this main is within a reasonable distance, capacity, and pressure to service the majority of the plan area. It should be noted that any development above 1,067 m (3,500 ft.) will need additional reservoir capacity and pressure requirements.

At present, Cominco has a series of pumping and distribution facilities on the south edge of the site, drawing water from the St. Mary River. This system provides water to Cominco's concentrator plant in a 36-inch (3 feet) pipe. This system may be available to the City and/or the development once the demand for this water ceases with the closure of the mine and concentrator plant.

In order to service the initial phases of Kimberley West, the City will extend and develop stubs to the plan area property boundary. This will allow for the development of, and connection to, an on-site distribution system.

### 5.2 SANITARY SEWERS

The existing City sewer plant is located just beyond the southeastern boundary of the site on the St. Mary River. Existing capacity suggests that the City plant can serve 12,000 residents which is sufficient to accommodate the proposed development. The main trunk sewer pipe is located on the eastern edge of the property. Connections from the property line will be made in appropriate locations to service the development.

### 5.3 STORM SEWERS

A detailed storm water management program will have to be prepared for the project. There are a number of natural water courses which can be preserved and integrated into the plan to handle storm water runoff. The stormwater management facilities would logically be incorporated into the open space network of the development (Exhibit 5.1).

### 5.4 SHALLOW UTILITIES

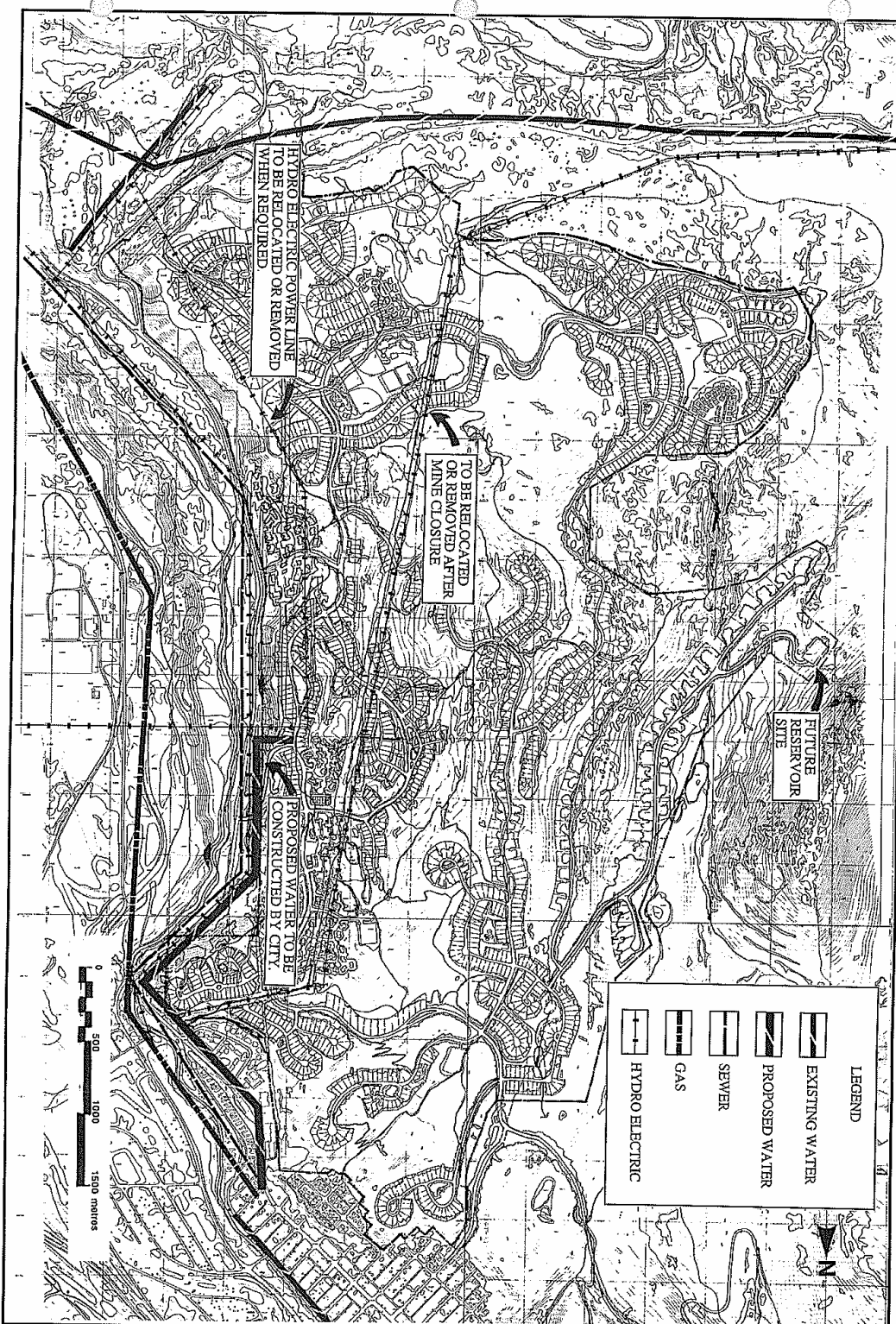
B.C. Hydro and B.C. Gas lines are located on the eastern edge of the property and can be routed into this project.

The existing hydro lines which cross the property will no longer be required once the mining operation is closed. Significant portions of the existing hydro lines lie within the path of potential residential areas as envisioned by this conceptual plan. There are several options to reroute these lines, if necessary.

In summary, there is adequate power and gas capacity available and connections will be made in the appropriate locations to service the development.



SITE PHOTO: EXISTING HYDROELECTRIC LINES WILL BE REMOVED IN THE FUTURE



SHALLOW UTILITY LINES

EXHIBIT 5.1

## 6.0 TRANSPORTATION

### 6.1 REGIONAL NETWORK

Kimberley West is bounded on the east, below the bench, by the two lane Provincial Arterial Highway 95A. On the southern boundary is Arterial Highway 557-R (St. Mary's Road). The northern boundary is adjacent to an older local grid road area of the City.

Two access points onto Highway 95A are proposed. It is expected that the majority of traffic will access the site from these two intersections.

A detailed traffic analysis will be undertaken prior to the initial phases of development. The outcome of this analysis will dictate design requirements. However, Ministry personnel anticipate that traffic lights, acceleration/deceleration lanes and left turn storage lanes will be required for each intersection. Both intersections are located and designed to ensure adequate site lines.

A single access point is proposed on the southern boundary, connecting to St. Mary's Road. However, expected traffic volumes will likely result in a lower level of intersection treatment. It should be noted that the Ministry of Transportation and Highways has proposed to turn over jurisdictional control of this road to the City.

A single access point is proposed on the northern boundary, which will involve a connection to an existing local grid road.

Access is also proposed from the north boundary of the site to the ski area. Three optional alignments are proposed for consideration.

### 6.2 LOCAL ROAD NETWORK

On site, Kimberley West will be serviced by a series of interconnected loop collector roads. All residential cells are accessed off the loop collector roads (Exhibit 6.1) through a series of cul-de-sacs, P-loops, and crescents. In some cases, residential units front directly onto the collector road network.

Loop collector roads are generally based on a free-flowing, curvilinear design concept. The curvilinear design allows the roads to follow natural contours, which is an important aesthetic and environmental consideration (Exhibit 6.2). It is anticipated that road design may vary between rural (i.e., crown and swale) and urban standards in order to balance costs, environmental, and aesthetic considerations.

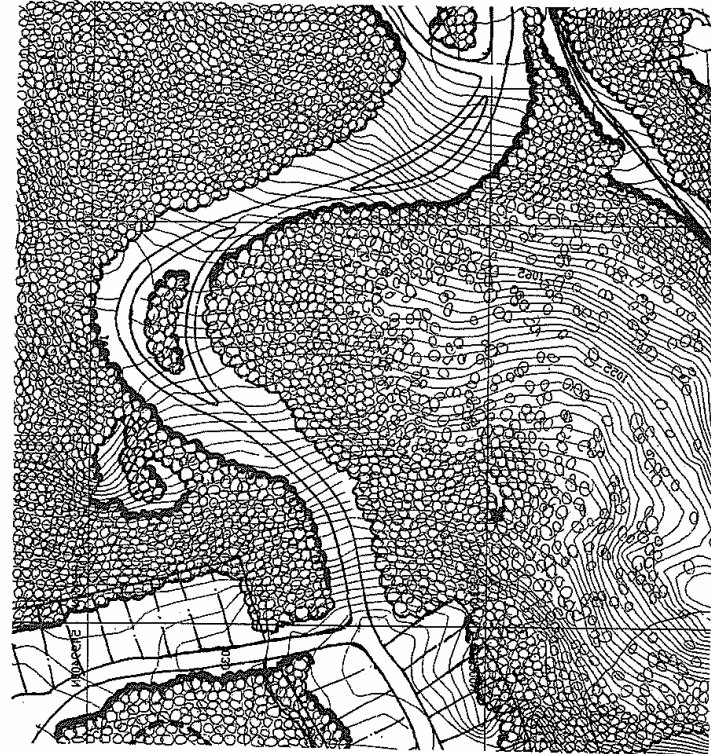
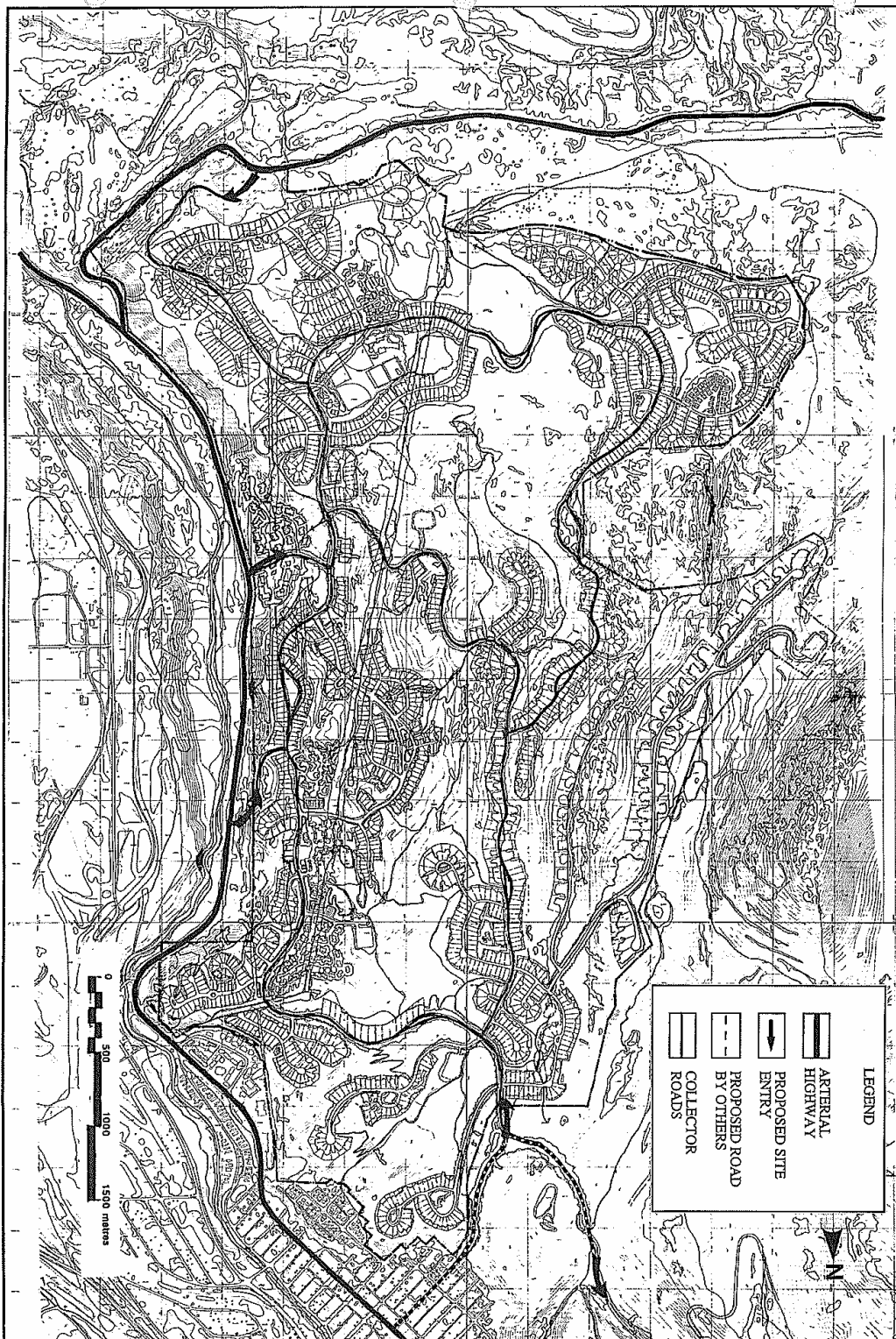


EXHIBIT 6.2: AESTHETIC ROAD DESIGN





TRANSPORTATION NETWORK

EXHIBIT 6.1

## 7.0 DESIGN GUIDELINES

### 7.1 ARCHITECTURAL CONTROLS

The general architectural theme proposed for the development is an alpine/cottage country motif, based on the national park architecture (cobblestone accents, rough hewn timber, steeply pitched roofs, etc.). Examples are provided in Exhibit 7.1.

Detailed architectural controls specifying unit sizes, housing styles, elevational treatments, and materials will be developed on a cell-by-cell basis and administered by the project developer.

### 7.2 DEVELOPMENT STANDARDS

It is envisioned that alternative development standards may be appropriate for certain subdivision elements in order to achieve the desired character of the new community. Other reasons to consider alternative development standards include cost efficiency, environmental impact, aesthetics, and livability.

Alternative standards may be considered for some of the following elements:

- reduced road right-of-ways and the elimination of curb and gutter on collector roads
- utilization of the existing wetlands and low areas for stormwater management purposes
- incorporation of rear lanes in certain development cells
- specialty light standards to achieve appropriate and acceptable light levels more compatible with the scale and nature of the development
- other typical engineering considerations including:
  - decreasing cul-de-sac turning radius
  - reduced watermain valve spacing
  - watermain locations to reduce right-of-way requirements, etc.

The aforementioned development standards and servicing considerations would be reviewed in considerable detail with the City of Kimberley to determine their respective merits prior to implementation.



PROJECT THEME



PROJECT THEME

EXHIBIT 7.1

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EXHIBIT 7.2

PROJECT THEME

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## 8.0 PHASING

A tentative phasing plan is provided in Exhibit 8.1. As illustrated, the first phase of the development is centrally located in the northern portion of the property (Exhibit 8.2) and proceed in a northerly and southerly direction along the internal ring collector road. Depending upon servicing considerations and specific market conditions, some limited development of the upper bench in the western portion of the property might be considered in advance of the completion of the eastern portion of the property. In the latter phases of development, it is anticipated that phases would be developed in the northwest and southwest sectors of the property simultaneously.

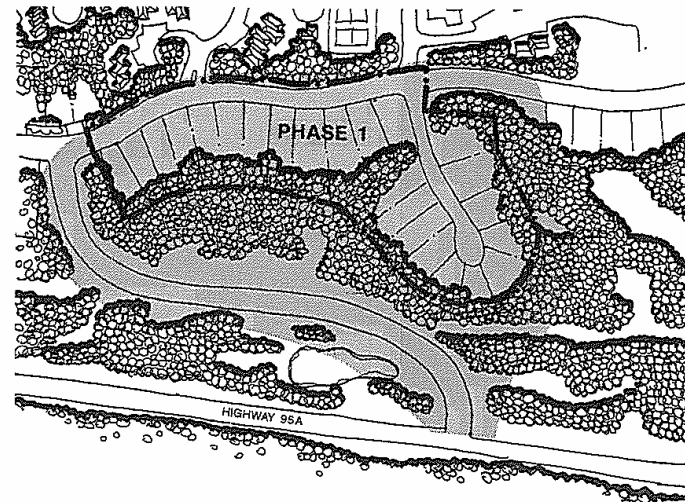
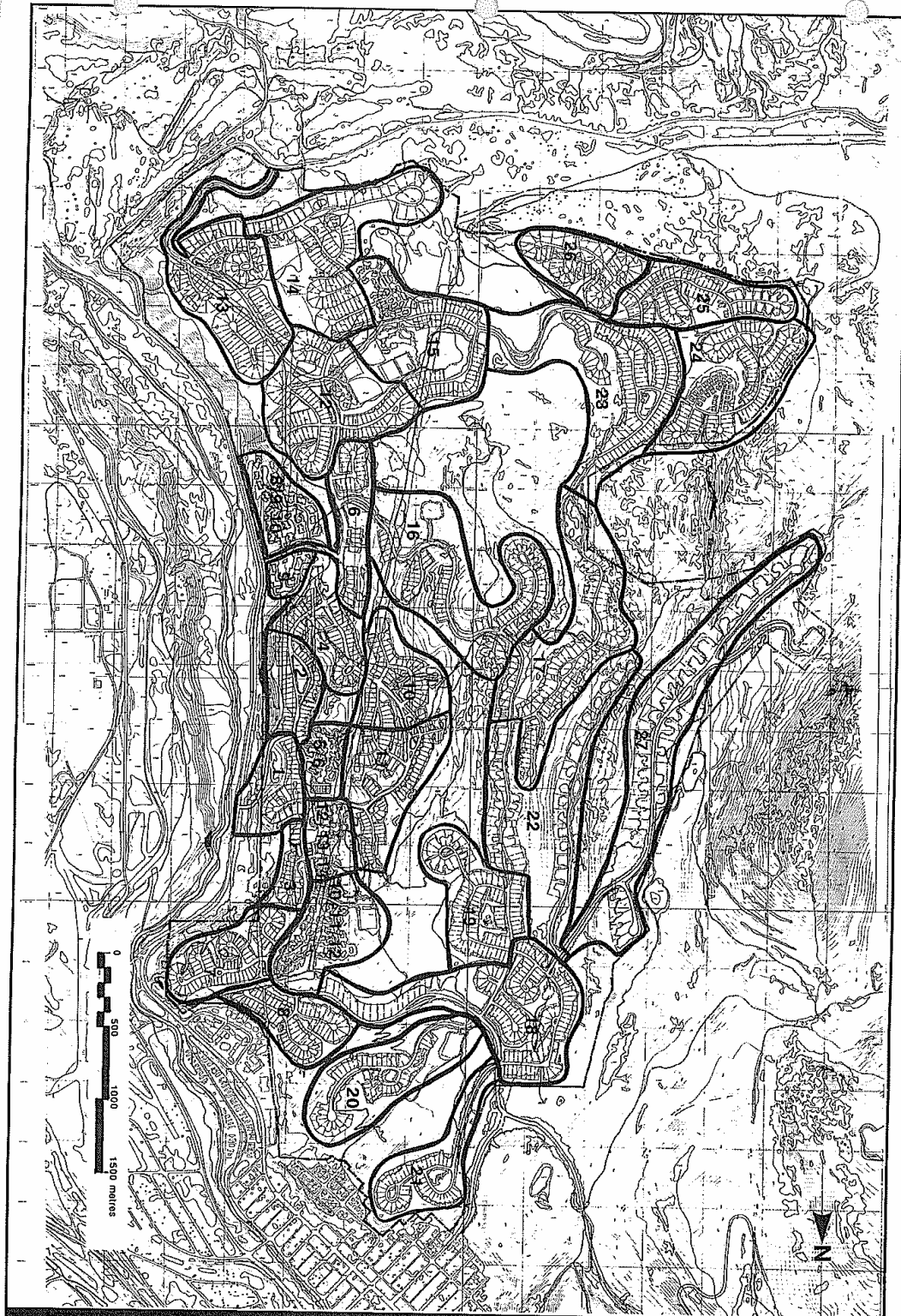


EXHIBIT 8.2: PHASE ONE TENTATIVE LOTTING





PHASING PLAN

EXHIBIT 8.1

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