



**CITY OF
REVELSTOKE**

**DEVELOPMENT SERVICES
DEPARTMENT**

Rezoning and OCP Amendment 1794 and 1836 Hay Road and 1738 Grizzly Lane

Committee of the Whole
July 11, 2019

Agenda

- Introduce the proposed development
- Outline engagement process
- Review proposed schedule
- Receive any comments from Committee of the whole



Context

- OCP Future Growth
- R1 Zone
- 3.8 ha
- Mix of residential type and tenure
- Single family homes 2000-2500 sq ft, duplexes 1800 sq ft and townhomes 1500 sq ft.
- Approx 65 units 17 units per hectare or 7 units per acre
- Rental housing
- Housing Agreement for 50% of rental housing for a period of time
- StepCode level 3 and 4 assists in reduced operational costs for households

NEIGHBOURHOOD CONTEXT MAP

Legend

- Property Boundary
- Parcels
- Buildings

CIVIC ADDRESS:
1794 Hay Road
1804 Hay Road
1738 Greely Lane

LEGAL DESCRIPTION:
LOT 1 SECTION 23 TOWNSHIP 23 RANGE 2 WEST OF
THE 6TH MERIDIAN KOOTENAY DISTRICT PLAN 9256
EXCEPT PART INCLUDED IN PLANS 12469 AND
1621788 & LOT 6 SECTION 23 TOWNSHIP 23 RANGE
2 WEST OF THE 6TH MERIDIAN KOOTENAY DISTRICT
PLAN NEP2186



OCP Arrow Heights Neighbourhood

- This site lies in the Arrow Heights Neighbourhood as identified in the OCP and has various policies to consider in the development of the concept plan and CD zone. Some of these policies are:
 - includes a diversity of adaptable mixed uses/ commercial, residential uses strategically located in the neighbourhood,
 - promote infill development that locates density in developed areas and enhances public amenities,
 - encourage preservation of mature trees,
 - improve pedestrian and vehicular access to existing roads.



Concepts

CONCEPT PLAN 01

Legend

- Property Boundary
- Single-Family
- Duplex
- Townhouse
- Park
- Parking Areas
- Road
- Sidewalk
- Alley
- Retaining Wall

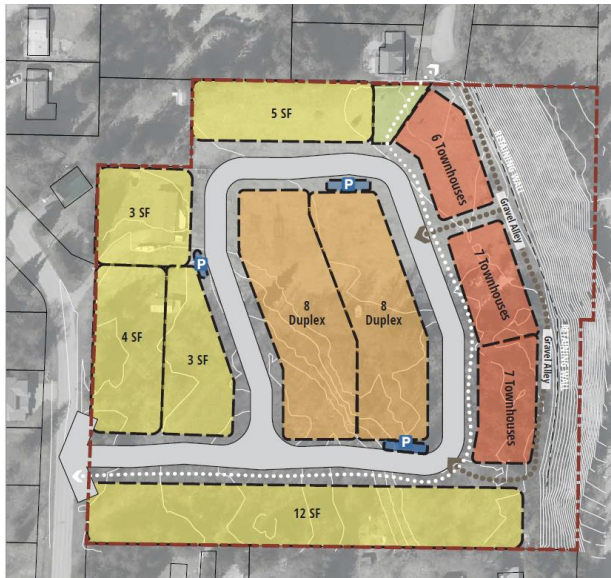
Total Area (site): 3.8 ha.
 Single Family: 27 Units
 Duplex: 16 Units
 Townhouse: 20 Units
 Rental: 10 Units
 On-Street Visitor Parking: 8 spaces
 Park Area: 370m²

CIVIC ADDRESS:

1794 Hay Road
 1838 Hay Road
 1738 Grizzly Lane

LEGAL DESCRIPTION:

LOT 1 SECTION 23 TOWNSHIP 23 RANGE 2 WEST OF THE 6TH MERIDIAN KOOTENAY DISTRICT PLAN 9206 EXCEPT PART INCLUDED IN PLANS 12689 AND NEP21406 & LOT A SECTION 23 TOWNSHIP 23 RANGE 2 WEST OF THE 6TH MERIDIAN KOOTENAY DISTRICT PLAN NEP21406



CONCEPT PLAN 02

Legend

- Property Boundary
- Single-Family
- Duplex
- Townhouse
- Park
- Parking Areas
- Road
- Sidewalk
- Alley
- Retaining Wall

Total Area (site): 3.8 ha.
 Single Family: 24 Units
 Duplex: 14 Units
 Townhouse: 25 Units
 Rental: 13 Units
 On-Street Visitor Parking: 8 spaces
 Park Area: 950m²

CIVIC ADDRESS:
 1794 Hay Road
 1838 Hay Road
 1738 Grizzly Lane

LEGAL DESCRIPTION:

LOT 1 SECTION 23 TOWNSHIP 23 RANGE 2 WEST OF THE 6TH MERIDIAN KOOTENAY DISTRICT PLAN 9206 EXCEPT PART INCLUDED IN PLANS 12689 AND NEP21406 & LOT A SECTION 23 TOWNSHIP 23 RANGE 2 WEST OF THE 6TH MERIDIAN KOOTENAY DISTRICT PLAN NEP21406



CONCEPT PLAN 03

Legend

- Property Boundary
- Single-Family
- Duplex
- Townhouse
- Park
- Parking Areas
- Road
- Sidewalk
- Alley
- Retaining Wall

Total Area (site): 3.8 ha.
 Single Family: 27 Units
 Duplex: 8 Units
 Townhouse: 30 Units
 Rental: 15 Units
 On-Street Visitor Parking: 8 spaces
 Park Area: 950m²

CIVIC ADDRESS:
 1794 Hay Road
 1838 Hay Road
 1738 Grizzly Lane

LEGAL DESCRIPTION:

LOT 1 SECTION 23 TOWNSHIP 23 RANGE 2 WEST OF THE 6TH MERIDIAN KOOTENAY DISTRICT PLAN 9206 EXCEPT PART INCLUDED IN PLANS 12689 AND NEP21406 & LOT A SECTION 23 TOWNSHIP 23 RANGE 2 WEST OF THE 6TH MERIDIAN KOOTENAY DISTRICT PLAN NEP21406



Proposed Phasing Plan

PROPOSED PHASING

Legend

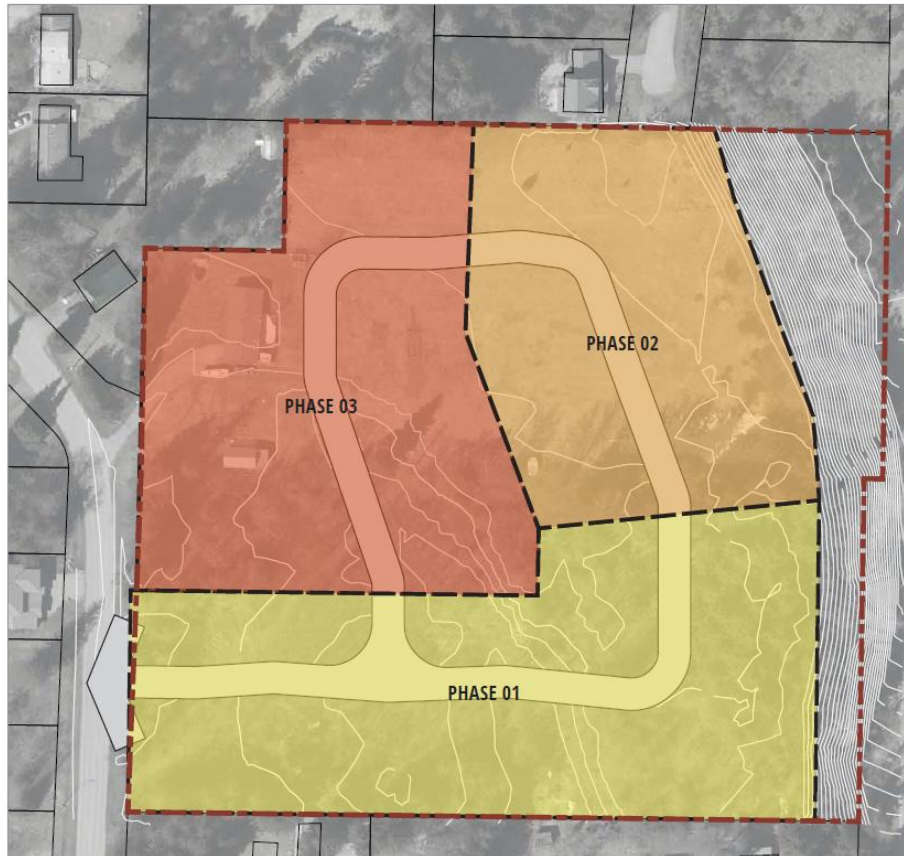
- Property Boundary
- Phase 01
- Phase 02
- Phase 03
- Road

CIVIC ADDRESS:

1794 Hay Road
1838 Hay Road
1738 Grizzly Lane

LEGAL DESCRIPTION:

LOT 1 SECTION 23 TOWNSHIP 23 RANGE 2 WEST OF THE 6TH MERIDIAN KOOTENAY DISTRICT PLAN 9206 EXCEPT PART INCLUDED IN PLANS 12689 AND NEP21406 & LOT A SECTION 23 TOWNSHIP 23 RANGE 2 WEST OF THE 6TH MERIDIAN KOOTENAY DISTRICT PLAN NEP21406

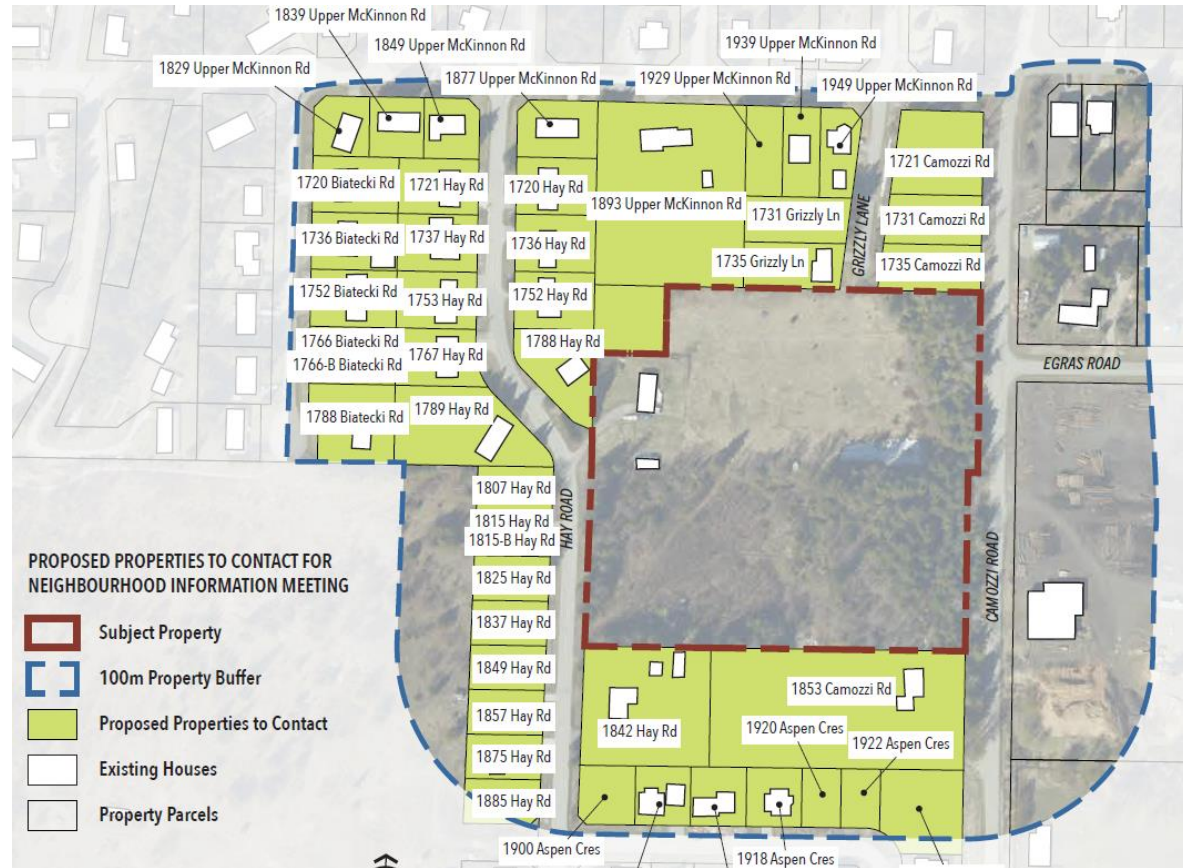


Applicants Proposed Draft Engagement Schedule

Concept Plans and Communication Plan for review by Committee of the Whole	July 11th, 2019
Build a webpage - for communication	July, 2019
Notify neighbours of Initial Neighbourhood Information Meeting (See Contact Map)	July 12, 2019
Initial Neighbourhood Information Meeting	July 23-25, 2019
Live webpage to communicate findings from meeting and next steps	Early August, 2019
Follow-Up Meeting with COR to review findings	Early August, 2019
Update for Committee of the Whole	August 15th, 2019
Second Neighbourhood Meeting - Revised Plan	Late Aug, 2019
Refine Plan & OCP Amendment application	September, 2019
First and Second Reading	Late September
Public hearing / Third Reading	October, 2019



Proposed Engagement Area



Council Strategic Goals:

Livability: to aspire to a high quality of life and a desirable and livable city for citizens and visitors.

2019-2020 Initiatives

- *Update the City of Revelstoke Official Community Plan (OCP) to articulate a current shared community vision, hear the voices of and engage the community, and align the OCP with other key policy documents.*
- *Address housing needs and affordable housing challenges to provide accessible housing and an adequate supply of the right types of housing and address vacation rental issues.*



The Opportunity

Under the Community Charter community engagement is required outside of the public hearing in the LGA

The applicant has approached the City to initiate engagement with the neighbours to develop the plan and the CD Zone

Staff will assist the applicant in this engagement to ensure City policies and requirements are met



Staff is seeking recommends

- **THAT** staff initiate the proposed neighbourhood consultation plan with the applicant.

