



**CITY OF  
REVELSTOKE**

**DEVELOPMENT SERVICES  
DEPARTMENT**

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

Committee of the Whole  
August 15, 2019

# Agenda

- Update Council on the Neighbourhood Engagement
- Outline next steps in the engagement process
- Provide the revised Concept Plan
- Review proposed schedule for CD zoning
- 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 4 SECTION 23 TOWNSHIP 23 RANGE  
2 WEST OF THE 6TH MERIDIAN KOOTENAY DISTRICT  
PLAN NEP2186



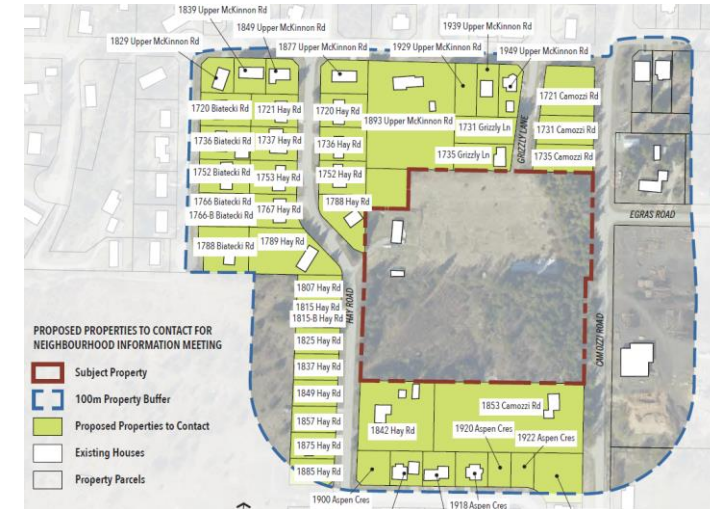
# OCP Arrow Heights Neighbourhood

- 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.



# Neighbourhood Meeting July 12, 2019

- Letters inviting neighbours to attend were hand delivered to 44 neighbours ( 100 m radius )
- 10 members of the public attended
- Open house format with presentation boards and City staff was available to answer questions
- Comment sheets were available and received
- These comments were used to refine the concept plan



# Concepts Presented to the Neighbourhood

## CONCEPT PLAN 01

### Legend

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

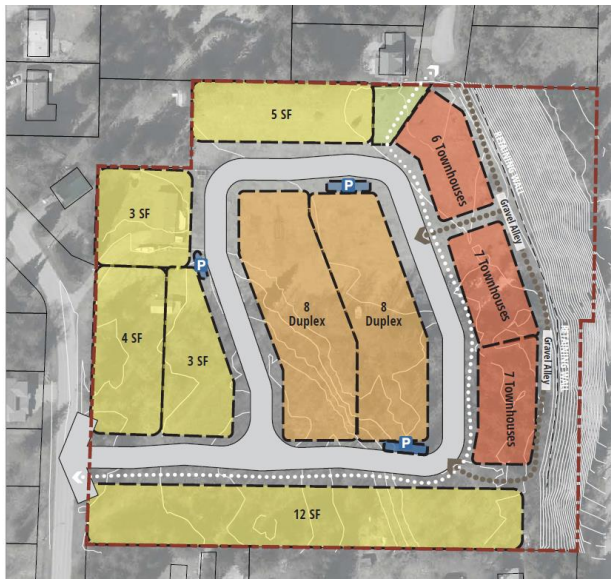
Total Area (site): 3.8 ha.  
 Single Family: 27 Units  
 Duplex: 16 Units  
 Townhouse: 20 Units  
 Rental: 10 Units  
 On-Street Visitor Parking: 8 spaces  
 Park Area: 370m<sup>2</sup>

### 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: 950m<sup>2</sup>

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: 950m<sup>2</sup>

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



# Summary of Comments

## Landscape buffer

- this has been incorporated into the site plan to screen views from adjacent properties

## Parks and Trails for Arrow Heights

- NH-Parks are identified in the plan for public use and this will need to be reviewed with the Director of Parks
- Trails are located to connect to a larger trail system and will be reviewed with the Trail Strategy internal working group

## Single family Housing around the edge-

- Provides for transition to duplex and townhouse

## Rental Housing For Revelstoke Families

- Ensured through a Housing Agreement which has been provide to Staff to review

## Passive House

- Provide environmental performance to reduce greenhouse gas emission supporting the City's commitment to sustainability meeting Council's strategic priorities
- Reduction of utility costs for the homeowner or renter by 80-90% addressing affordability for Revelstoke residents

## Landscape Preservation

- Tree spades can be used to move mature trees on site to preserve them and integrate them into the site landscaping

## Sewer Extension

- Sewer extension will be extended at the developers expense to the property
- Opportunity for adjacent properties to hook at their own expense
- City staff will work with the developer on the infrastructure servicing and develop a plan for Arrow Heights NH



# Key Points

- No vacation Rentals are planned for this development
- Developer is looking at carsharing programs and electrical charging stations
- Stormwater will be contained onsite
- Emergency Access through Grizzly lane
- Snow storage will be incorporated into the site plan
- Design guidelines developed for the Site
- Visitor parking will be planned for ( currently our Zoning Bylaw does not require this)
- Developer is working with the property owner on Grizzly lane to address their concerns for siting of homes on the proposed site plan
























# Revised Concept from Neighbourhood Meeting

## DESIGN CONCEPTS Revised Concept with Neighbourhood Meeting Input

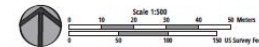
### Legend

-  Property Boundary
-  Legal Parcels
-  Proposed Single-Family Houses
-  Proposed Duplex Houses
-  Proposed Rowhouses
-  Proposed Park
-  Designed Landscape Buffer
-  Interior Road
-  Potential Supplemental Guest/Carshare Parking Spaces
-  Sidewalk
-  Pathway
-  Gravel Alley
-  Retaining Wall
-  Existing Water Main
-  Existing Sewer Line
-  Existing Stormwater Infrastructure
-  2.5m Contour
-  0.5m Contour
-  Existing Forested Slope (Retained)

### DEVELOPMENT CONCEPT INFORMATION

Total Area (Site):	3.8 ha.
Single Family:	27 Units
Duplex:	10 Units
Rowhouse:	27 Units
Rental:	14 Units
Total:	64 Units
Park Area:	930m <sup>2</sup>

PROJECTION: NAD 83 / UTM Zone 11N



**HAY ROAD NEIGHBOURHOOD CONCEPT**  
**NEIGHBOURHOOD MEETING**

CLIENT: 071713 (R.L.S.)  
 2017/05/15  
 REVISION: 2017/05/15

DRAWN BY: J.P. (J.P.)  
 2017/05/15  
 PROJECT CODE: 071713

**SEL KIRK**  
 CONSULTANTS  
 REVELSTOCK, BC

**07**



# Where we are in the engagement process

## Communication Strategy

Consultation & Communication Timeline	Proposed Date	Completed On
Concept Plans and Communication Plan for review by Committee of the Whole	July 11th, 2019	<b>July 11th, 2019</b>
Build a webpage - for communication	July, 2019	In Progress
Notify neighbours of Initial Neighbourhood Information Meeting (See Contact Map)	July 12, 2019	<b>July 12th, 2019</b>
Initial Neighbourhood Information Meeting	July 23-25, 2019	<b>July 25th, 2019</b>
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	



# Next Steps

- Staff will continue to meeting with the developer to refine the concept plan
- Staff will initiate drafts for the CD Zone
- Staff will review the Infrastructure plan in relationship to Arrow Heights Neighbourhood
- Staff will incorporate the neighbourhood feedback on the proposed concept plan in its continual review with the developer

