



**CITY OF
REVELSTOKE**

**DEVELOPMENT SERVICES
DEPARTMENT**

Official Community Plan Amendment and Rezoning Applications

To rezone the subject lands from Single Family Residential (R1) to Comprehensive Development Zone 20, and to amend the OCP land use from Future Growth, to T3 – Sub Urban

Date: August 11, 2020 Council Meeting

Subject Property: 1794 & 1836 Hay Road, and
1738 Grizzly Lane

Zoning: Single Family Residential Zoning (R1)

Land Use: Future Growth

Presentation Overview

- Recap
- Discussion
 - Housing
 - Parkland
 - Row house units
- Staff Recommendation and Next Steps



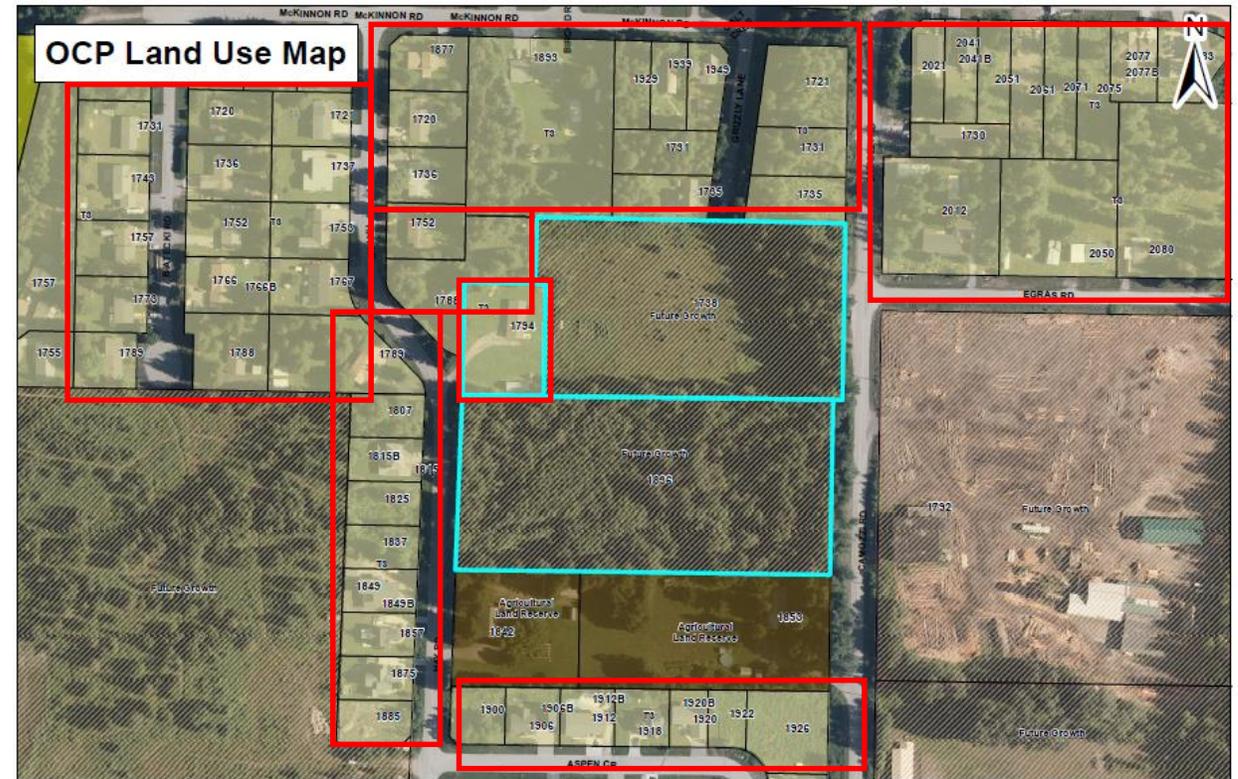
Recap

- The proposal entails a comprehensively planned residential neighbourhood of 60 dwelling units which include:
 - Row Housing
 - Two Family Dwellings
 - Single Family Dwellings
- OCP amendment to change land use from Future Growth to T3 Sub-Urban
- Rezoning to a Comprehensive Development zone
 - Council gave first reading to Bylaws No. 2265 (OCP Amendment) and No. 2266 (CD zone) on July 28, 2020



Recap

- The Future Growth Land Use in the OCP is applied to underdeveloped lots with infill development potential – the designation is to remain until a **Secondary Plan** *or* **Development Proposal** incorporates the full potential of the site
- The Applicant has submitted a proposal that incorporates the full potential of the site and proposes a consistent land use
- A portion of the lands already contains the T3 – Sub Urban Lane Use
- The majority of lands surrounding the properties are already designated T3 – Sub Urban
 - T3 is defined as low density residential in the OCP
 - Medium density is identified as 30 units/hectare in the OCP
 - Proposed density for this project is 15.9 units/hectare



Recap

- At the July 28, 2020 Council meeting, Council had requested Staff discuss the following items with the Applicant and bring the results of this discussion back to Council for their consideration:
 - Provisions of the housing agreement including market rent information and extending the agreement from 10-12 years
 - Possibility of increasing the dedicated parkland from approximately 3% to 5%
 - Potential in reducing the overall number of row house dwelling units by 2



Discussion – Housing Agreement

- Housing agreements must be adopted via bylaw
- The draft housing agreement will be included as part of the public information package prior to the public hearing for viewing by the public
- As part of the agreement, market rent will need to be defined
 - Staff have been working with the applicant to define this based on the City’s Housing Needs Assessment study (Dillion, 2016)
 - This includes household income of two working individuals out of reach of home ownership but in need of rental accommodation

Table 25. Stoked Living Ideal Housing Supply - Rental and Purchase Prices

Household Income Groups	Household Income Range	#	% Households	Average Household Income	Affordable Rent/ Month	Affordable Purchase
Little to no income	Under \$5,000	35	1.1%	\$5,000	\$125	n/a
	\$5,000 to \$9,999	25	0.8%	\$7,500	\$188	n/a
	\$10,000 to \$14,999	105	3.2%	\$12,500	\$313	n/a
Low income	\$15,000 to \$19,999	105	3.2%	\$17,500	\$438	n/a
	\$20,000 to \$24,999	145	4.5%	\$22,500	\$563	n/a
	\$25,000 to \$29,999	105	3.2%	\$27,500	\$688	n/a
	\$30,000 to \$34,999	120	3.7%	\$32,500	\$813	\$193,000
	\$35,000 to \$39,999	130	4.0%	\$37,500	\$938	\$223,000
Low to moderate income	\$40,000 to \$44,999	130	4.0%	\$42,500	\$1,063	\$252,000
	\$45,000 to \$49,999	115	3.5%	\$47,500	\$1,188	\$282,000
	\$50,000 to \$59,999	280	8.6%	\$55,000	\$1,375	\$326,000
Above moderate	\$60,000 to \$69,999	215	6.6%	\$65,000	\$1,625	\$385,000
TARGET MARKET FOR STOKED LIVING			7.9%	\$75,000	\$1,875	\$445,000
Moderate to above moderate	\$80,000 to \$89,999	230	7.1%	\$85,000	\$2,125	\$504,000
	\$90,000 to \$99,999	210	6.5%	\$95,000	\$2,375	\$563,000
Above moderate to high	\$100,000 to \$120,000	395	12.2%	\$110,000	\$2,750	\$652,000
High income	\$120,000 +	645	19.9%	\$120,000	\$3,000	\$711,000
Median Income		3,245	100%	\$74,559.00	\$1,866	\$443,000

Legend	
Subsidized	
Market Rental	
Market Owner	



Discussion – Housing Agreement

- The Applicant is agreeable to increasing the length of the agreement from a standard 10-year agreement to a 12-year agreement

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Legend	
Subsidized	Yellow
Market Rental	Light Green
Market Owner	Light Blue



Discussion – Parkland Dedication

- The *LGA* requires 5% parkland dedication, or a combination of dedication and cash-in-lieu
- The proposed development includes two open spaces:
 - One park to be dedicated to the City (3.12% of the 5%)
 - The City will be responsible for operation and maintenance costs
 - An open space area (1.41%), to be owned operated and managed by a strata corporation accessible to the public



Discussion – Parkland Dedication

- Between the two proposed open spaces, 4.53% of the gross area of the lands is set aside as open spaces
- Staff are working with the applicant to determine how the 5% dedication can be fulfilled, which is a requirement of subdivision:
 - Cash in lieu
 - Linear parks
 - Increase in size of parkland



Discussion – Reduction of Row Housing

- The proposal includes 19 row house dwelling units
- Based on the City's Housing Needs Assessment, Staff determine that purpose built rental row housing units provide a supply of housing identified in the housing continuum in the Dillon Report
- Target two family households who have been pushed out of the home purchase
- There is no technical merit in reducing the overall number of units
- During the consultation period, the Applicant has reduced the overall number of units from between 63-65 to 60 and reorganized the site plan to address concerns raised by residents



Staff Recommendation

- As detailed in the July 28 Council report, Staff have reviewed the application thoroughly and are supportive of the proposal as it aligns with applicable OCP policies and provides multiple community benefits

- Therefore, staff recommend:

THAT Official Community Plan Amendment Bylaw No. 2265 be read a Second time.

THAT Zoning Amendment Bylaw No. 2266 be read a Second time.

THAT a Public Hearing for Bylaw No. 2265 and Bylaw No. 2266 be scheduled in accordance with Section 465 of the Local Government Act for September 21, 2020.



Next Steps

- Should Council grant second reading to the Bylaws, Staff will:
 - Schedule a public hearing
 - Bring the application back to the Advisory Planning Commission
 - After a hearing, staff will work with the applicant to identify any outstanding requirements to be included as conditions to be met before bylaw adoption

