



**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: July 28th, 2020 Council Meeting

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

Zoning: Single Family Residential Zoning (R1)

Land Use: Future Growth

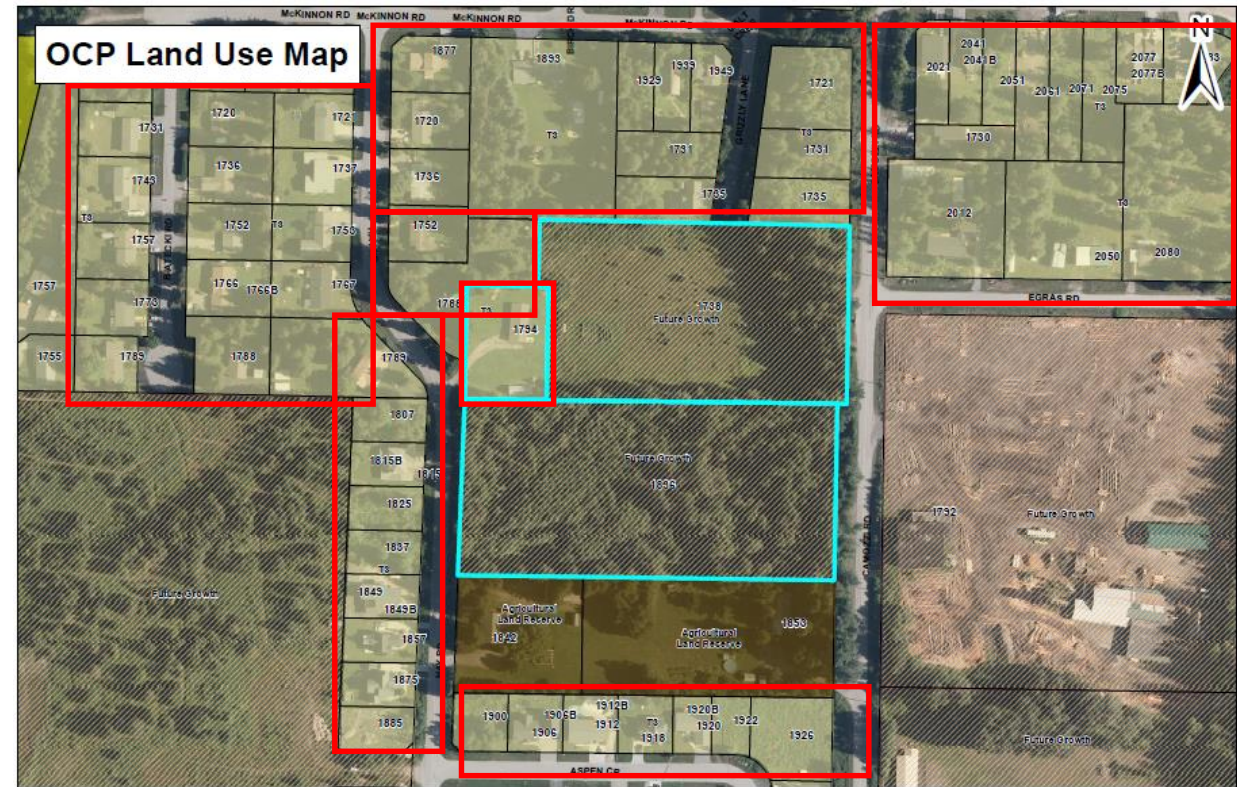
Presentation Overview

- Proposal Overview
- Technical Overview
- Policy Direction
- Staff Recommendation and Next Steps



Proposal Overview

- 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



Proposal Overview

- A comprehensively planned residential neighbourhood of 60 dwelling units that will provide a multitude of community benefits:
 - Variety of housing forms
 - Row Housing
 - Two Family Dwellings
 - Single Family Dwellings



Proposal Overview

- A comprehensively planned residential neighbourhood of 60 dwelling units that will provide a multitude of community benefits:
 - Smaller lot sizes for single family and two family dwellings to begin to diversify housing supply in Revelstoke, which promotes a more compact sustainable development
 - The CD 20 zone is proposing smaller lot frontages and area than existing residential zones



Proposal Overview

- A comprehensively planned residential neighbourhood of 60 dwelling units that will provide a multitude of community benefits:
 - Purpose Built Rental Housing (10 of 19 row house dwelling units) to be secured through a housing agreement



Proposal Overview

- A comprehensively planned residential neighbourhood of 60 dwelling units that will provide a multitude of community benefits:
 - Public Park and Open Space



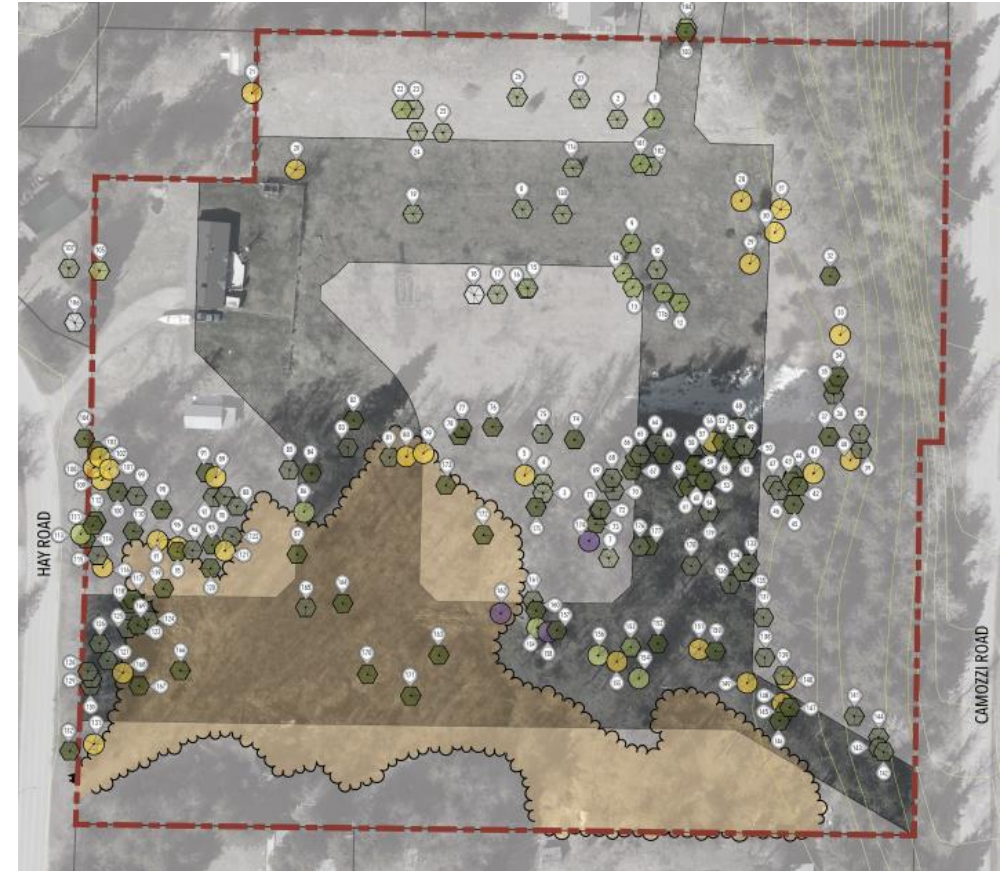
Proposal Overview

- A comprehensively planned residential neighbourhood of 60 dwelling units that will provide a multitude of community benefits:
 - Sensitive site design
 - Strategic Park Location
 - Single family lots around perimeter
 - Larger lots adjacent to Hay Road



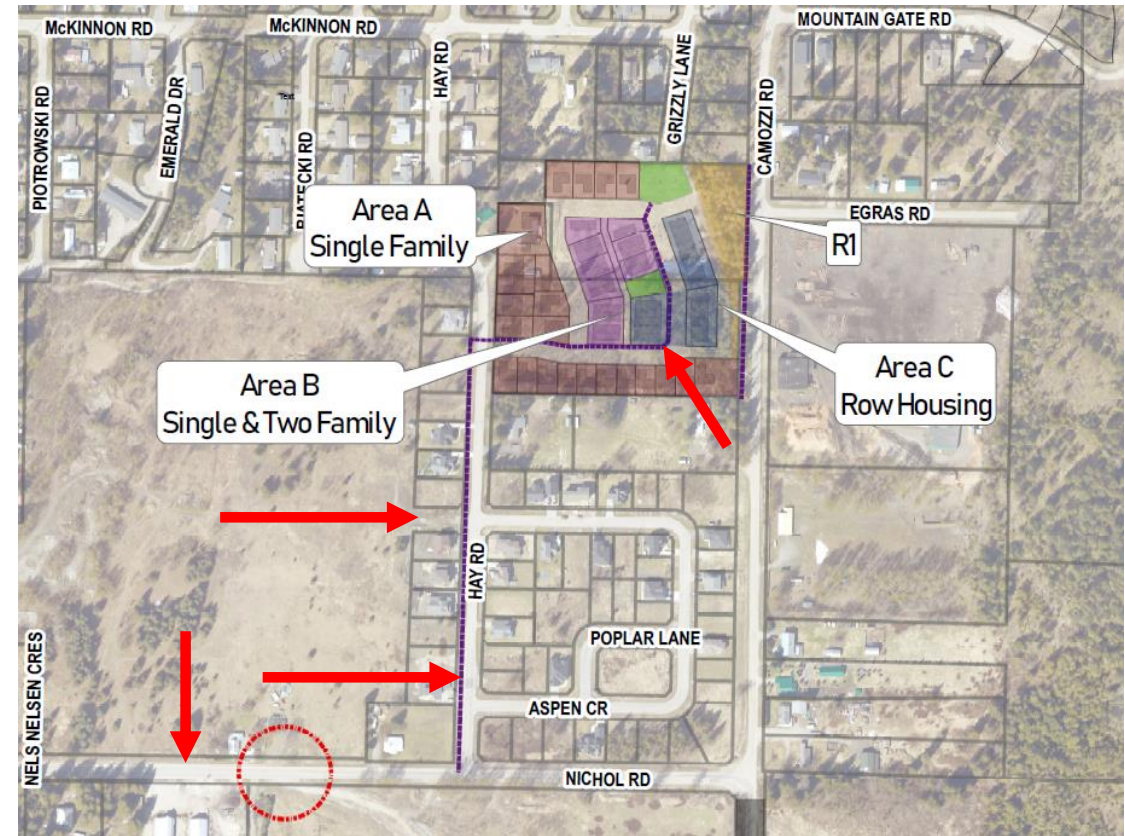
Proposal Overview

- A comprehensively planned residential neighbourhood of 60 dwelling units that will provide a multitude of community benefits:
 - Sustainable Design
 - Passive Housing to reduce energy consumption resulting in reduced utility costs for the resident
 - Tree survey completed to identify opportunities for retention to inform future placement of buildings and compact site plan



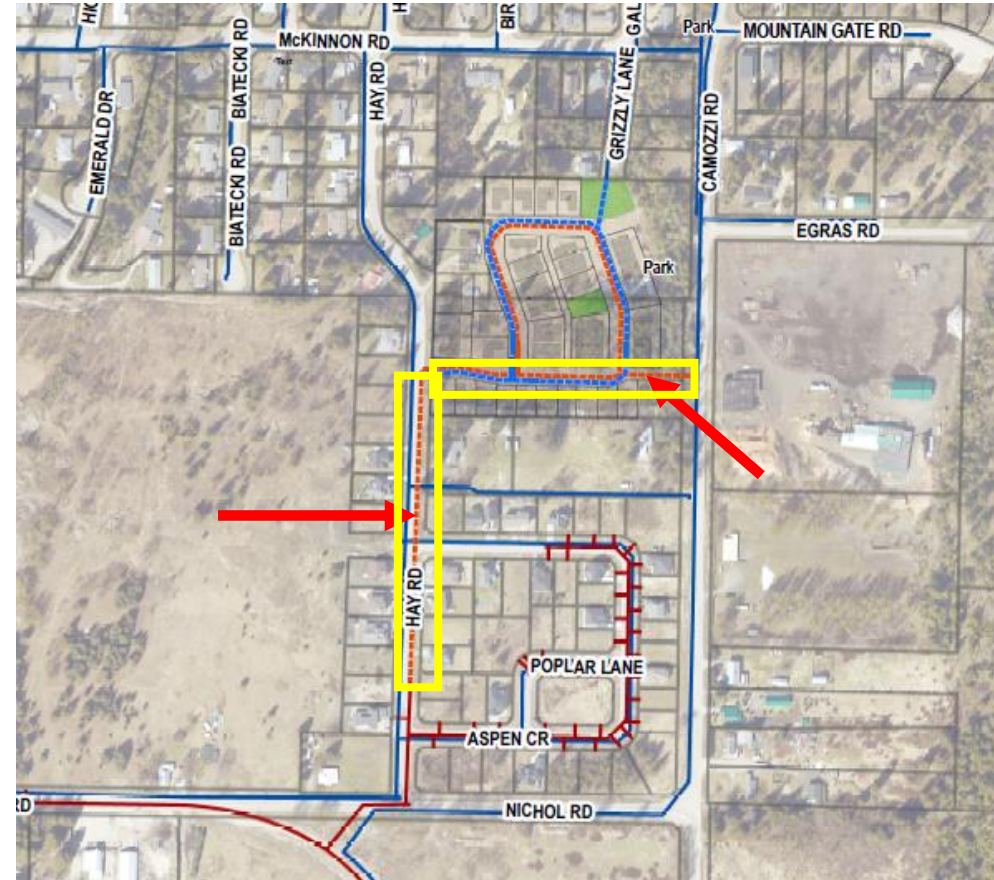
Proposal Overview

- A comprehensively planned residential neighbourhood of 60 dwelling units that will provide a multitude of community benefits:
 - Sidewalk extension along Hay Road to Nichol Road to be built by the development
 - Connectivity to Grizzly Lane built as part of the park
 - Future pedestrian connection through Mackenzie Village from Hay Road
 - Future pedestrian connection to Nichol Road



Proposal Overview

- A comprehensively planned residential neighbourhood of 60 dwelling units that will provide a multitude of community benefits:
 - Extension of sanitary services along Hay Road to be built by the development
 - This extension allows other residents the ability to connect to the sanitary line
 - This extension connects to Camozzi Road bringing sanitary to the lands in this area creating an opportunity for sanitary of other lands identified in the OCP as future growth



Proposal Overview

- In support of the application, the Applicant had the following prepared:
 - Topographic survey;
 - Geotechnical Assessment;
 - Engineering servicing assessment;
 - Snow storage memo;
 - Traffic Impact Review; and
 - Tree survey
- This information in conjunction with one year of engagement helped inform the development concept



Proposal Overview

As part of the one-year public engagement, the following key engagement events were undertaken by the Applicant:

- ***June – October, 2019*** – Individual neighbour meetings
- ***July 12, 2019*** – Notification letters sent to neighbours within a 100 m radius of the lands
- ***July 25, 2019*** – Community neighbourhood meeting #1
- ***September, 2019*** – Applicant website posted and sent letters requesting feedback
- ***December 18, 2019*** – Community neighbourhood meeting #2 with question and answer session



Proposal Overview

As part of the one year engagement process staff undertook:

- Introduced the proposal to Council at the Committee of the Whole (COTW) on **June 11, 2019**,
- Attended the **July 25, 2019** developer meeting
- Update Council at the COTW meeting on **August 15, 2019, and December 12, 2019**
- Council and staff were invited to attend the **December 18, 2019** developer meeting
- Council directed staff to prepare a public meeting in early 2020
 - COVID resulted in having to do this digitally
- The City prepared a Youtube presentation and survey in **June 2020** to provide further information about the project
- The survey results are summarized and linked to the staff report

Section 475 of the LGA includes provisions for consultation during an OCP amendment process. The requirements of 475 have been met and the next engagement process is a Public Hearing as per the LGA requirements.



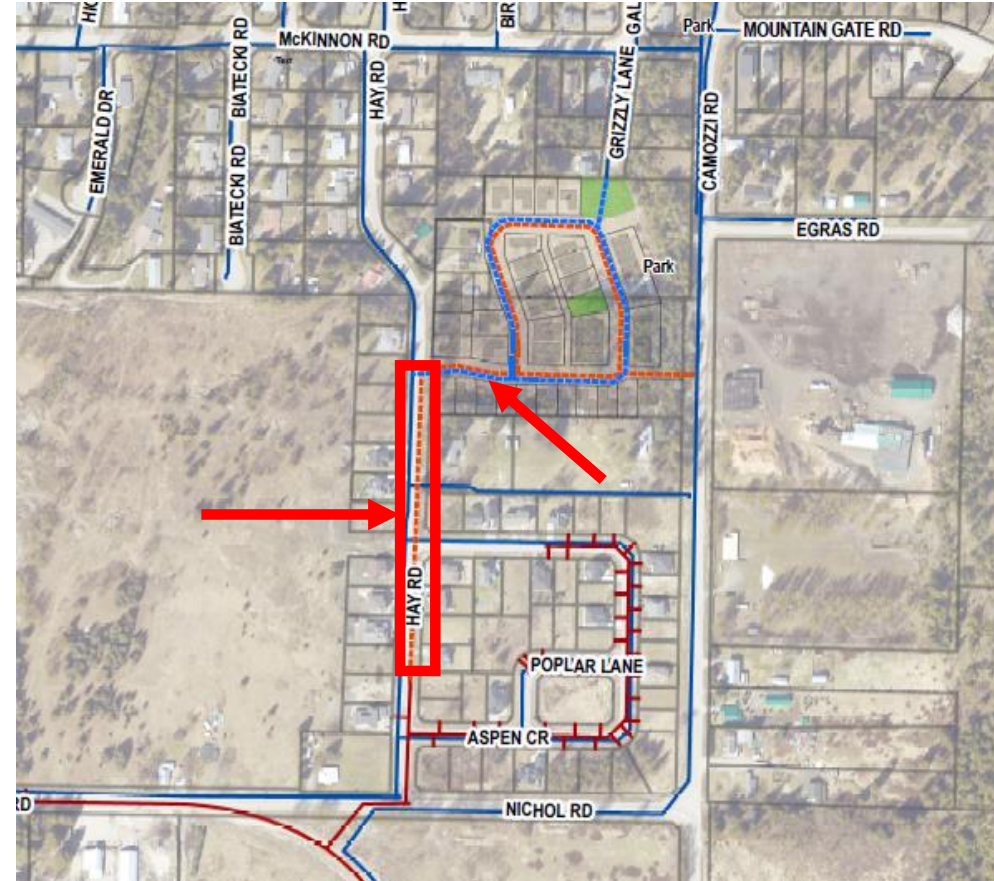
Proposal Overview

- As a result of the year long engagement prior to the formal legislative process the applicant made the following revisions to the proposal to address residents concerns:
 - Reduction of overall number of units from between 63 and 65 to 60
 - Increase in the size of the public park to provide more of a buffer to residents on Grizzly lane
 - Confirmation that the larger lots will be placed along Hay Road to mirror the adjacent neighbourhood



Technical Overview

- Utility Servicing
 - The development will be serviced by municipal water
 - At the cost of the developer, the sanitary service will be extended approximately 300 m along Hay Road
 - The Sanitary line will go through the proposed development and come out to Camozzi Road
 - This results in opportunities for a larger area of the neighbourhood to have sanitary service which is a priority in the OCP policies



Technical Overview

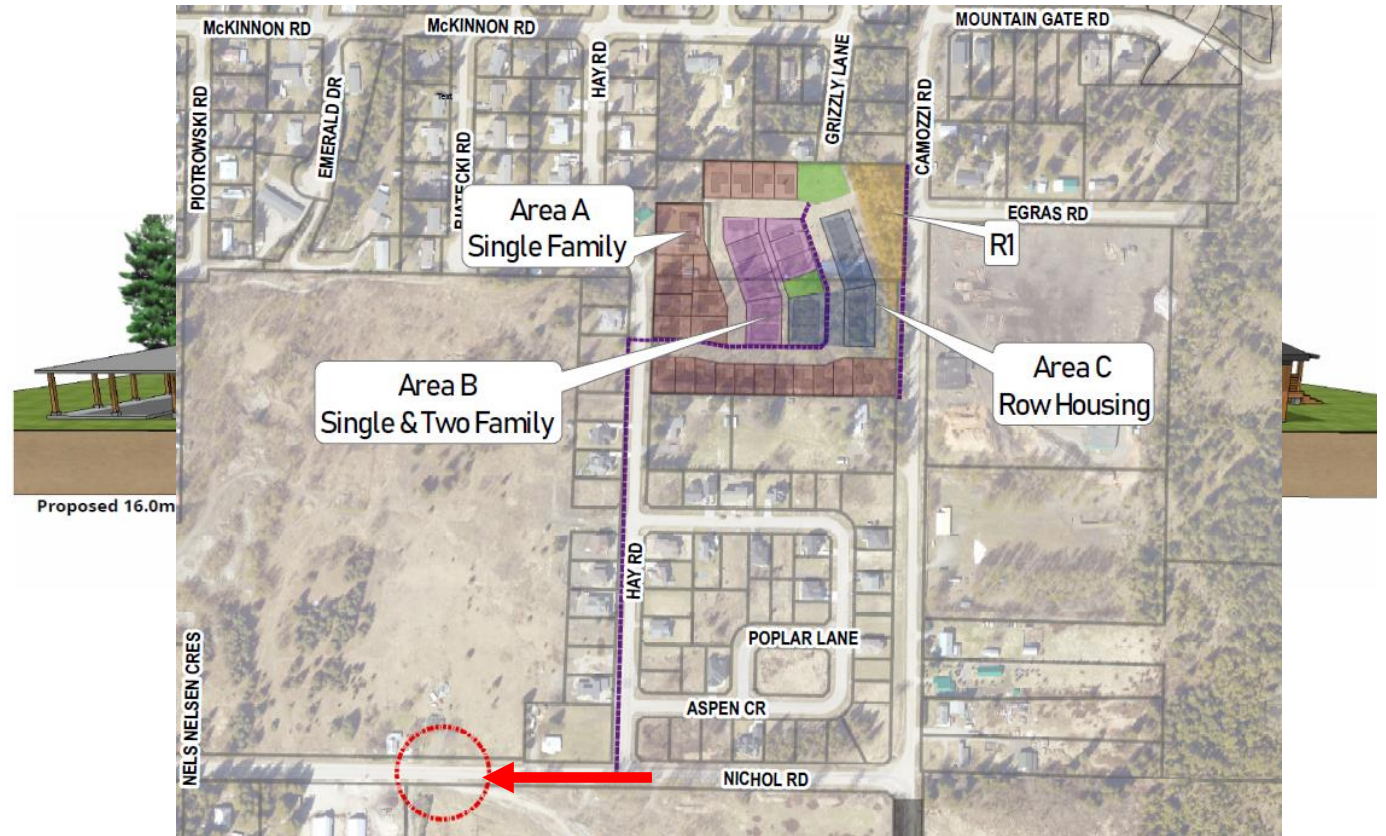
- Stormwater Management
 - The preliminary engineering and geotechnical evaluation propose a combination of conveyance and infiltration to manage stormwater onsite
 - Further detailed technical analysis will be required as part of future subdivision
 - This strategy is supported by staff



Technical Overview

- Roadways

- Traffic impact review evaluated trip generation under R1 development compared to CD development
 - 44 to 45 at morning peak times
 - 58 to 60 at evening peak
 - 590 to 625 total daily trips
 - Traffic moves in opposite direction from resort traffic
- As part of the RMR golf course development, Camozzi Road will be realigned and a new intersection will be constructed at Nichol and Camozzi, re-routing traffic before Hay Road intersection
- Proposed 16 m right of way (RW) internal roadway standard
- Snow management memo confirms 16 m RW sufficient



Policy Analysis

- The applications have been evaluated against the policies of the OCP
 - Addresses environmental policies:
 - Proposed stormwater infiltration to maintain water quality
 - Tree retention to preserve existing vegetation
 - Passive housing to reduce green house gas emissions
 - Addresses economic policies:
 - Providing approximately 50% of row house units as purpose built rental housing



Policy Analysis

- The applications have been evaluated against the policies of the OCP
 - Addresses land use policies:
 - The proposal is a *compact, mixed residential proposal utilizing good urban design and smart growth* principles
 - Provides *open community with access to public spaces and amenities*, linking Grizzly Lane and Hay road through a pedestrian network
 - Provides a *wide variety of housing options*



Policy Analysis

- The applications have been evaluated against the policies of the OCP
 - Addresses Arrow Heights OCP neighbourhood policies by:
 - Provide a *variety of adaptable mixed use/commercial/residential uses*
 - Maintain/enhance transportation *access to Arrow Heights School*
 - Encourage *preservation of existing mature trees*
 - Promote permanent residency and *minimize excess amounts of vacation rentals*
 - Increase and improve access, quality and quantity of parks and public spaces
 - Promote *infill development, locating density in developed areas*
 - *Provide sewer services*
 - *Improve vehicular and pedestrian connectivity* by using infill development to connect to existing roads



Policy Analysis

- The applications have been evaluated against the policies of the OCP
 - Addresses OCP Future Growth policies by:
 - Promote infill developments with a range of housing options in a scale compatible with the area
 - Incorporate smart growth principles in site development
 - Promote public engagement and assign other land use designations as development potential is confirmed
 - Provides Infrastructure



Policy Analysis

- The applications have been evaluated against the policies of the OCP
 - Addresses OCP Future Growth policies:
 - The Applicant has proposed to amend the OCP to the T3 – Sub Urban Land Use
 - This amendment brings these lands under the same land use as the immediately surrounding residential lands

The Sub Urban Land Use is a predominately low-density residential area, with buildings organized around an interior network of streets and parks. Some areas under this designation have transitioned to more compact development, especially near collector and arterial roads. The immediately surrounding lands that are developed for residential uses hold the Sub Urban Land Use and the proposed OCP amendment promotes a development form compatible with this surrounding area.



Policy Analysis

- The applications have been evaluated against the policies of the OCP
 - The implementation policies are required to be considered by Council for any OCP amendment and Rezoning Application. They are as follows:
 - Compatible with the surrounding land uses
 - No negative impact to the environment
 - Appropriate access to the City's roadways
 - Parcel is large enough to accommodate the proposed uses



Policy Analysis

- The proposed CD 20 zone (Bylaw No. 2266) has been developed to address some of the restrictions in the current residential zones that have been raised in discussions around housing supply and choices
 - It is important to understand how the proposed single and two family dwelling development differs from current residential development provisions in the Zoning Bylaw
 - The smaller lots allows for the conservation of existing trees and vegetation by enabling a more compact site plan
 - Staff have prepared an analysis of how the proposal differs from typical residential zoning in the bylaw, in particular reducing lot area and frontages to create smaller residential lots



Development Regulation	CD 20 Zone (Single Family Dwellings and Two-Family Dwellings)	Current R1 Zone (Single Family Dwellings) & R2 Zone Regulations (Two Family Dwellings)
Minimum Lot Size (single family dwelling)	Between 350 sq. m and 425 sq. m (single family dwelling lots are anticipated to range between 400sq. m and 800 sq. m in size)	550 sq. m (with servicing)
Minimum Lot Size (two family dwelling)	Between 225 sq. m and 470 sq. m (with and without party-wall subdivision)	Between 375 sq. m and 750 sq. m (with and without party-wall subdivision)
Minimum Lot Width	Between 7.5 m and 16.5 m (variety of lot widths for single family lots/two family lots/party-wall subdivision lots)	Between 9 m and 16.5 m (some variety of lot widths for single family lots/two family lots/party-wall subdivision lots)

Staff Recommendation

- Staff have reviewed the application thoroughly and are supportive of the proposal for the following reasons:
 - The proposal aligns with the applicable OCP policies
 - The lands hold the Future Growth land use designation as identified in the OCP to be amended upon completion of a Secondary Plan *or submission of a Development Proposal that incorporates the full development potential of the site*
 - A thorough public engagement process beyond standard legislative requirements has been undertaken by both the Applicant and the City



Staff Recommendation

- The proposal includes numerous community benefits that are being provided by the applicant and are not a DCC project which are:
 - The construction of a major sidewalk serving as a key pedestrian link in the Arrow Heights neighbourhood
 - Extension of 300 m of sanitary servicing along Hay Road
 - A sanitary line through the proposed development to Camozzi Road
 - Dedication of a public park
 - Open space for residents associated with propose built rental housing
 - 10 purpose built rental housing for ten years at market rent held by a housing agreement



Staff Recommendation

- The proposal includes numerous community benefits that are being provided by the applicant and are not a DCC project which are:
 - Sensitive site design to address residents concerns to provide effective transitions with adjacent homes through placement of large lots and park.
 - Site plan utilizes the site topography to place single family housing forms adjacent to Hay Road, and centrally locates two family and row house dwelling towards the steep slope at the east side of the property, to provide effective land use transitions and buffers
 - The proposal incorporates sustainable design elements including tree retention and passive housing designs



Staff Recommendation & Next Steps

- Staff recommend First reading for Bylaws No. 2265 and No. 2266
 - Should Council grant first reading to both bylaws, and then identifies any changes to Bylaw No. 2266 (Zoning Amendment), then staff recommends Council consider Second reading for the purpose of amending the CD20 Bylaw and bring it back for consideration at another Council meeting
 - At the subsequent meeting, Council could then direct Staff to set a Public Hearing date

