



**CITY OF  
REVELSTOKE**

**DEVELOPMENT SERVICES  
DEPARTMENT**

# **Official Community Plan Amendment and Rezoning Application**

**A proposal to allow for a 60 unit comprehensive residential development on Hay  
Road**

Advisory Planning Commission

July 2<sup>nd</sup>, 2020

# Overview

- Background
- Proposal Details
- Policy Discussion
- Summary



# Purpose

- To present to the Advisory Planning Commission an OCP amendment and Rezoning application for their consideration to provide comments to Council



# Background

- 1794 & 1836 Hay Road, 1738 Grizzly Lane
- Property is approximately 3.77 hectares (9.31 acres) in size
- The subject lands hold the OCP land use designation of Future Growth
- Multi-Family Development Permit Area (Area F)
- Currently Zoned Single Family Residential District (R1)
- Property is surrounded by predominately residential lands



# Proposal Details – Overview

- The Application seeks to amend the land use designation of the OCP from “Future Growth” to “Sub Urban”
- The Application seeks to rezone the properties from R1 to a Comprehensive Development (CD) Zone
  - The CD zone seeks to establish three sub zones to define housing forms that create a range of housing options for the community



# Proposal Details – Site Context

- The lands are bounded by Hay Road, Camozzi Road, and single family dwellings to the north and south
- The portion of the property adjacent to Camozzi contains steep slopes and a treed area
- In support of the development proposal, the following preliminary studies were completed:
  - Topographic survey;
  - Geotechnical assessment;
  - Engineering servicing preliminary analysis
  - Traffic Impact Assessment (TIA)
  - Tree Retention Survey
- The Applicant had also completed public engagement including kick-off open house, neighbour meetings, neighbourhood meeting/ Q & A



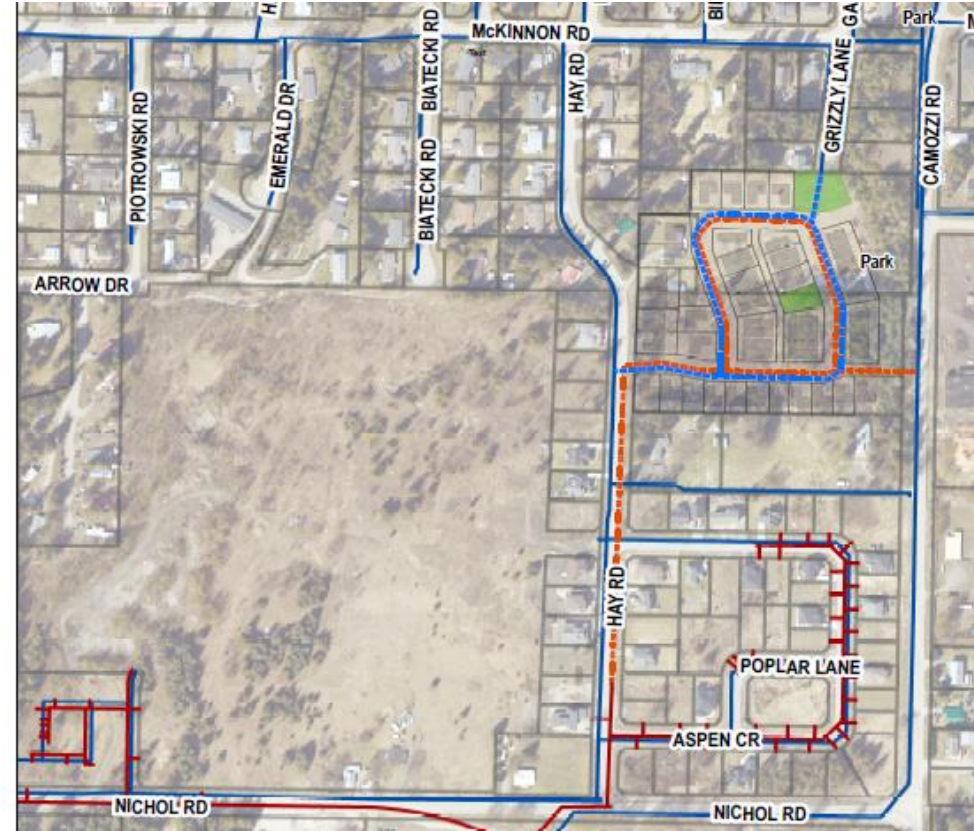
# Proposal Details – Housing

- Mix of single family, duplex, and rowhome units
  - 27 single-family dwellings (one single family dwelling on a larger lot adjacent to Camozzi)
  - 14 duplex units
  - 19 rowhome units (10 dedicated as rental)
- Vacation rentals will not be permitted



# Proposal Details – Utility Servicing

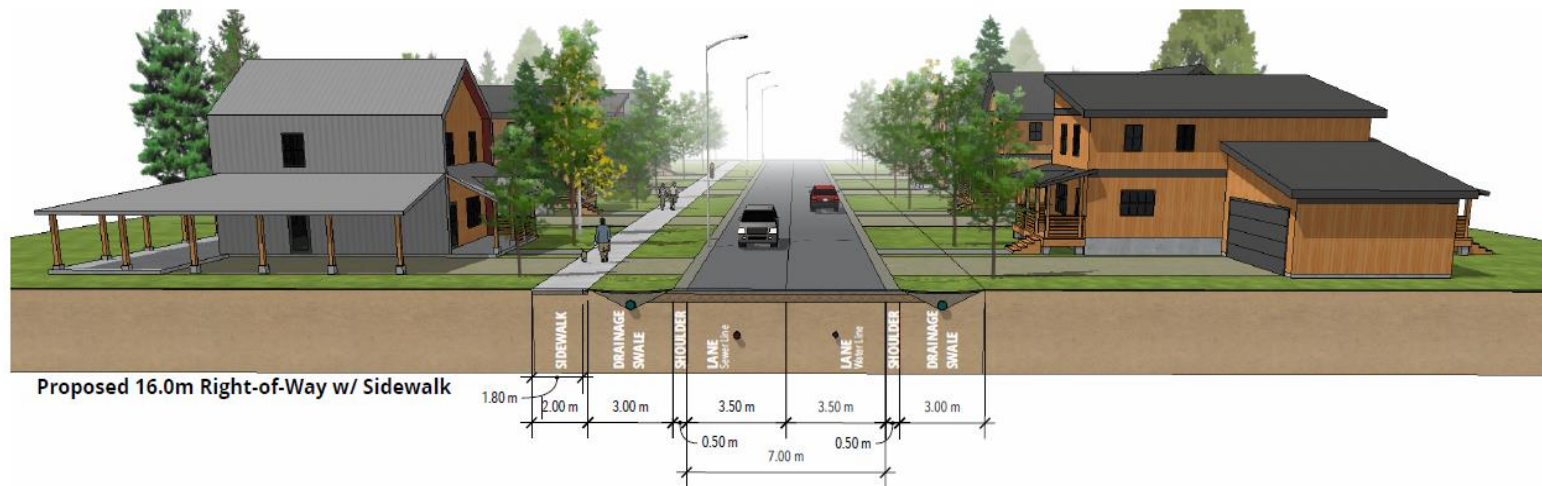
- Fully serviced development
- Water is existing at property line
- Sanitary will be extended along Hay Road
- Stormwater managed onsite through conveyance and infiltration





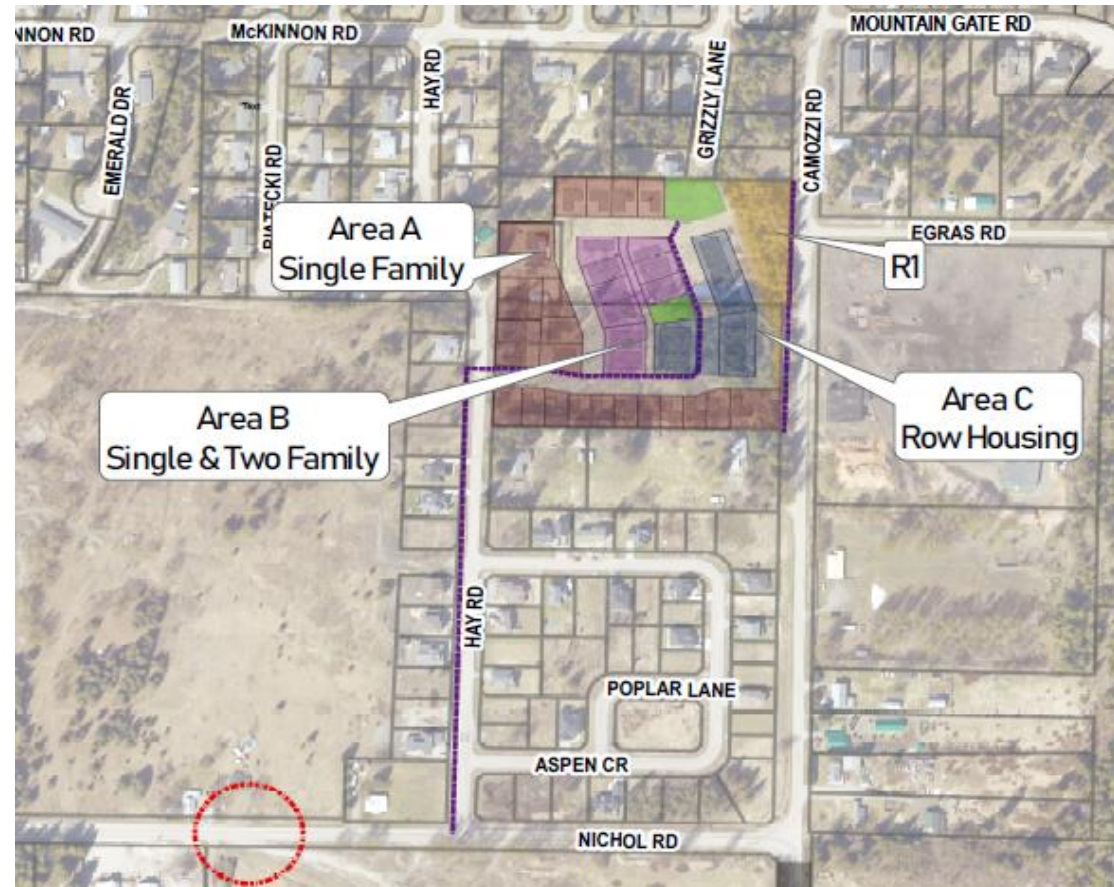
# Proposal Details – Roadways

- Access via local internal road network with 16 m cross section
- TIA was completed with proposal and concluded that the development is not anticipated to significantly impact traffic at Nichol Road/Hay Road
- Future works on Nichol Road/Hay Road as part of Mackenzie Village and RMR anticipated to improve functionality of intersection



# Proposal Details – Parks, Pathways, Connectivity

- Two parkways are proposed as part of this development (shown in green)
- Sidewalk connection along Hay Road (north/south)
- Sidewalk connection through development to connect with Grizzly Lane
- As part of the trails strategy the Hay Road sidewalk will connect to Mackenzie Village and Nichol Road



# Policy Direction

- Official Community Plan
  - This application was evaluated against Part 3 – Charting Our Future, and Part 4 – Implementation
- Section 3.2 – The Environment
  - Includes goals and policies with respect to environmental stewardship and air quality/emissions
    - Proposal seeks to retain trees
    - Utilize infiltration stormwater management to maintain water quality
    - Pursue passive design of residential dwellings to reduce emissions



# Policy Direction

- Section 3.3 – The Economy
  - Includes goals and policies such as encouraging local hiring, expanding the resident workforce, retaining/attracting workers
    - The proposal adds diverse housing options to the City, and proposed 50% of row homes to be for rental housing
- Section 3.4 – Land Use
  - Extensive section including policies related to integrated land use, land use designations, and neighbourhoods
    - Encourages good urban design and smart growth
    - Promotion of open community
    - Promotes the use of a variety of housing options that promote affordability including secondary suites



# Policy Direction

- Section 3.4 – Land Use
  - Lands are currently designated as future growth which promotes infill development with a range of housing options
  - Proposed to go to Sub Urban land use which is considered predominately low density, with building oriented around interior network of streets and parks
    - Some developments under this land use have transitioned to more compact form of development



# Policy Direction

- Section 3.4 – Land Use

- Lands fall within Arrow Heights neighbourhood which include policies to guide future development
  - Provide variety of adaptable mixed use/commercial/residential uses
  - Maintain and enhance all forms of transportation access to Arrow Heights school
  - Encourage the preservation of existing mature trees
  - Manage land use patterns to encourage permanent residency and minimize potential negative impact of vacation rentals
  - Increase and improve access, quality and quantity of parks and public spaces
  - Provide sewer services
  - Improve vehicular and pedestrian connectivity



# Policy Direction

- Part 4 – Implementation
  - OCP includes land use redesignation and rezoning criteria to evaluate applications against
    - Compatibility with surrounding land uses
    - No negative impact on environment and conformance with City's hazard mapping
    - Appropriate access to roadways and utility servicing
    - Parcel is large enough to accommodate the intended uses



# Summary

- This is one of two opportunities for the commission to provide comments – staff are planning to bring the application back to the Commission after initial Council consideration
- Staff are requesting comments from the commission regarding whether the development is compatible with the Arrow Heights neighbourhood, and comments regarding the suitability of the proposal as it relates to the Environmental, Economic, and Land Use policies of the OCP

