

Council Meeting
August 24, 2021

**OCP Amendment Bylaw
No. 2298
Thomas Brook Resort Fringe
Land Use**



SHAPING
 **OUR**
FUTURE

Agenda



RECOMMENDATION



BACKGROUND



DISCUSSION



NEXT STEPS



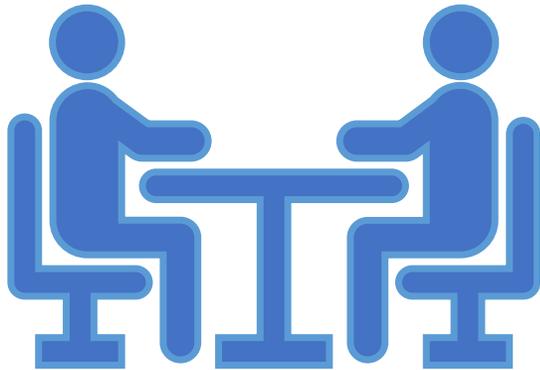


Staff Recommendation

THAT Official Community Plan Amendment Bylaw No. 2298 be read a First time.



Previous Council Consideration



- On August 10, 2021 staff presented OCP Amendment Bylaw No. 2297
- This amendment included multiple changes to the City's OCP, including assigning a "Resort Fringe" land use to the Thomas Brook community properties
- Council directed staff to separate out this amendment from the other changes
- Staff have completed this for consideration as OCP Amendment Bylaw No. 2298





Resident Engagement

There are 23 properties , with 22 separate owners and meeting invites were extended to these owners through a community representative:

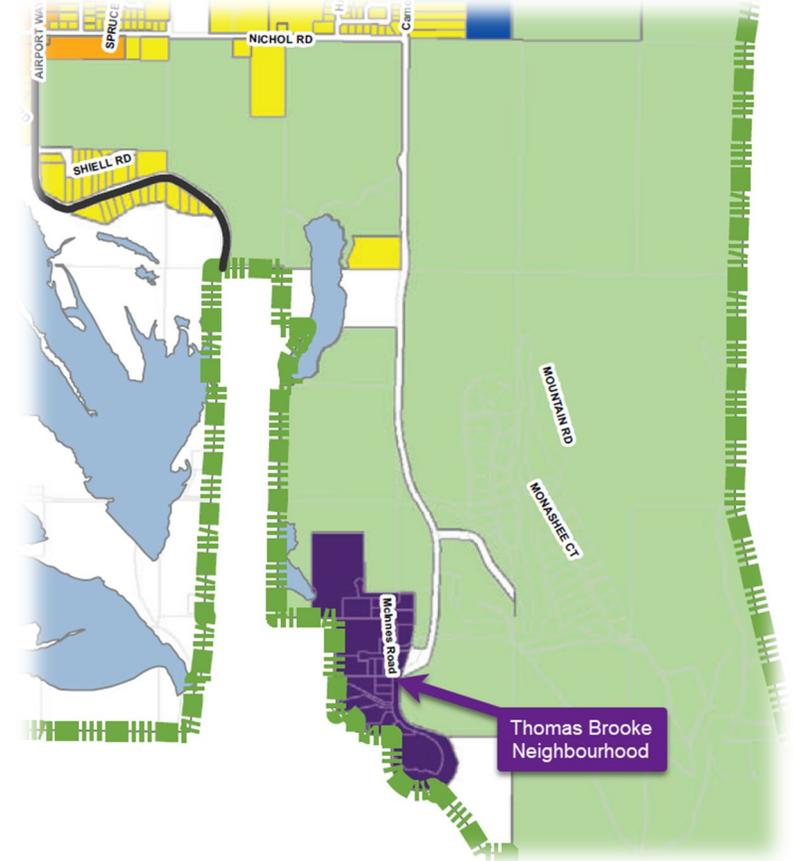
- August 4, 2021 - Residents meeting via zoom on 11 of 22 property owners –supportive
 - Staff did chat with one household who could not attend this meeting prior to the meeting
- August 18, 2021 residents meeting via zoom on with 7 of 22 property owners
 - Residents who were in support and not provided follow up emails for staff and Council
 - 7 support and 1 opposed
- August 19, 2021, staff met with one household who requested further information on this amendment and STR policies





Thomas Brook Neighbourhood

- Since Thomas Brook neighborhood was annexed into the City, it has contained CSRD OCP land use and CSRD zoning
- Amendments seek to change land use from CSRD (RR2) to a new Resort Fringe
- Resort fringe would allow property owners to rezone to allow for medium density residential or tourist accommodation style development in line with CSRD policies for future development
- Would initially apply to Thomas Brook and as part of future OCP work, it may be recommended to extend to other properties
- Amendment would also apply the Tourist Commercial DPA to these properties



Resort Fringe Land Use



Policies

- 14.23.1** This land use should predominately provide for medium density residential development in accordance with **Section 13.3.3**. Proposals to allow for primary use of the land as tourist accommodation to support adjacent resort operations may be considered when offsite impacts to existing residents can be mitigated.
- 14.23.2** Development proposals shall implement a conservation design approach that seeks to minimize land disturbance and maximize retention of natural assets including but not limited to mature trees, wetlands, wildlife corridors, and other sensitive environmental features that can be incorporated into the overall site design.



*Medium Density means development that predominately includes row houses, fourplex, and triplex development. Other housing forms including single / two family and apartments may be incorporated into a comprehensive design.



Resort Fringe Land Use



Policies

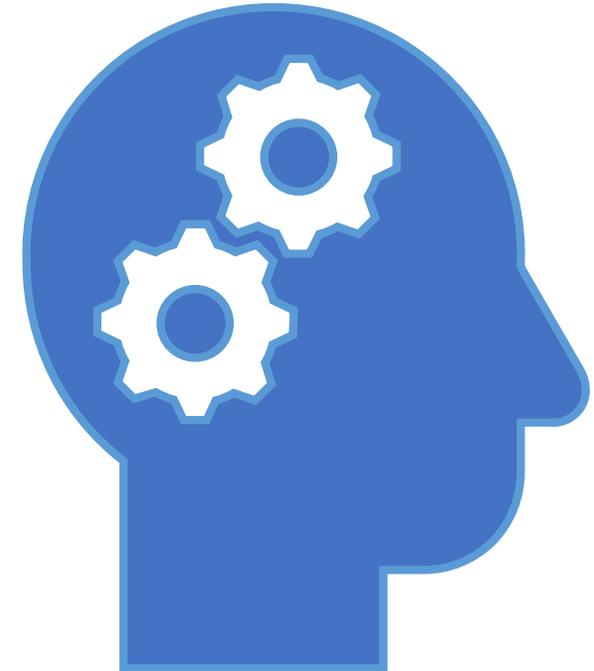
- 14.23.3** New development shall be fully serviced and connect to the municipal water and sanitary servicing system. With new development on a parcel, options to connect existing buildings to the municipal servicing system should be considered.
- 14.23.4** New development proposals shall include a public consultation summary that documents engagement efforts with adjacent property owners. Any concerns raised by adjacent property owners should be incorporated into the development proposal.
- 14.23.5** New development proposals shall incorporate design measures to mitigate impacts on adjacent properties while this area transitions from its existing rural residential character. The measures may include, but are not limited to, landscaping provisions, building setbacks and orientation, garbage disposal, lighting, and parking.



Comparison of Land Use



| CSRD OCP Bylaw No. 850 – Rural Residential 2 (RR2) Land Use | Proposed City of Revelstoke Bylaw Resort Fringe Land Use |
|--|--|
| <ul style="list-style-type: none">• Principle use shall be residential• One primary dwelling and one secondary dwelling unit is permitted• Minimum parcel size is 2 hectares | <ul style="list-style-type: none">• Principle use may be multi-family residential and / or tourist accommodation• New development shall connect to City utility servicing• Public consultation with neighbourhood required for new proposals• New proposals will utilize design measures (building siting, landscaping etc.) to minimize impact on existing single family dwellings |





Public Consultation

- The *Local Government Act* has specific requirements for OCP amendments
- Staff have engaged with Council and committees regarding the proposed amendments
- August 17 APC supported the Resort Fringe Land Use Designation and provided a resolution
- TalkRevelstoke will be updated with a summary of the changes and consultation undertaken in advance of a Public Hearing
- A formal Public Hearing will be required for the OCP amendments
- Should Council deem it necessary for additional engagement, direction to staff can be provided





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