



CITY OF REVELSTOKE

MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING
HELD ELECTRONICALLY ON TUESDAY, MAY 18, 2021
COMMENCING AT 4:00 P.M.

PRESENT:

Councillors	Councillor Elliott
Staff	M. Wade, Director of Development Services P. Simon, Sr. Planner E. Hartling, Planner R. Mandel, Clerk
Members	C. Brothers (Chair) N. Worby (Vice-Chair) G. Lussier B. Mackenzie E. Revell M. Cherry

ABSENT:

	J. Linke
Guests	K. Learned, FRANK Planning Collaborative K. Brooks, McElhanney Planning

1 CALL TO ORDER

Chair Brothers called the meeting to order at 4:01pm.

2 ADOPTION OF AGENDA

Moved by M. Cherry

Seconded by N. Worby

THAT the Agenda dated May 18, 2021 be adopted as presented.

CARRIED

3 ADOPTION OF MINUTES

Moved by G. Lussier

Seconded by N. Worby

THAT the Minutes dated April 20, 2021 be adopted as presented.

CARRIED

4 OLD BUSINESS- Nil**5 NEW BUSINESS****a) Zoning Bylaw Comprehensive Review**

M. Wade and K. Brooks. provided an update on the Zoning Bylaw review, which included: A summary of the initial amendments to address inconsistent interpretations of the bylaw; Contradictions within the bylaw; Consolidation of regulations; and General formatting of the bylaw. New bylaw additions included: Diagrams to help provide clarity on regulations; New housing options such as, accessory dwelling units and secondary suites in multi-family buildings; Allowances for agriculture in all zones; More lenient regulations for greenhouses; Parking requirements based on land use and a sliding scale for parking in multifamily and mixed-use buildings.

Moved by M. Cherry

Seconded by E. Revell

THAT the Advisory Planning Commission provides the following comments on the proposed Zoning Bylaw Amendments for Council consideration:

- The Commission is supportive of ensuring that there are adequate requirements for greenhouses to be maintained and do not become unsightly when located in the front yard setback area.
- The Commission is supportive of regulations / processes to ensure that larger greenhouses are constructed up to applicable building standards.
- The Commission is supportive of advancing the accessory dwelling unit regulations and additional allowances for secondary suites to support alternative forms of residential development to address City housing demands.

CARRIED

Moved by G. Lussier

Seconded by N. Worby

THAT the additional clause be added to the above regulation:

- That the intent of the overall amendments are consistent with the general policies of the Official Community Plan and Council priorities to support livability and organizational resilience within the City.

CARRIED**b) Johnson Heights Neighborhood Plan**

M. Wade and K. Learned provided an update on the Johnson Heights Neighbourhood Plan. Project background, demographics and proposed land-use concepts were provided. Comprehensive planning has occurred in conjunction with landowners. Guiding principles for development include connectivity, compact community development and preservation of the natural landscape. Land use considerations include commercial, service and provisions for employment growth. Infrastructure improvements were discussed, including the relocation of a watermain, sanity and sewer upgrades and transportation improvements.

Moved by N. Worby

Seconded by M. Cherry

THAT the Advisory Planning Commission provides the following comments on the proposed Johnson Heights Neighborhood Plan Land Use Concept for Council consideration:

- That the Commission sees the land use concept is compatible with the existing Johnson Heights neighborhood and provides for an orderly transition to a comprehensive development
- That the Commission encourages the enabling of the connection to Townley for the second access point to provide resiliency to connectivity of this area independent of how the Ministry of Transportation and Infrastructure's traffic plans proceed.
- That the Commission encourages staff/Council to explore potential connections to the green space, for example along bridge creek
- Subject to the above comments, the Commission supports the proposed land use concept as presented.

CARRIED**6. TERMINATION OF MEETING**

Moved by G. Lussier

Seconded by M. Cherry

THAT the meeting end at 6:14 p.m.

CARRIED

Connie Brothers, Chair