



**SHAPING
OUR
FUTURE**

OFFICIAL COMMUNITY PLAN UPDATE



Growth Scenarios (Housing)

COMMUNITY CONVERSATIONS
WHAT WE HEARD REPORT

DECEMBER 2021

BACKGROUND

The OCP Update project was initiated by the City of Revelstoke in late 2019. Since the start of the project, the community has been engaged on the vision, community priorities, what is important to address in the OCP, to identify constraints and opportunities they anticipate with the projected growth, to review and provide input on the OCP key sections and goals, and to learn about and provide feedback on the research, analysis, and recommendations for Growth Scenarios specific to housing.

This report summarizes what was heard during the Growth Scenarios (Housing) conversations with the community in December 2021 and in preparation for policy development in early 2022.

INVITING PARTICIPATION

Considerable efforts were made to raise awareness about the opportunities to participate in Growth Scenarios (Housing) events. In the lead up to the events, posters were placed at various locations in the community, direct emails were sent to key groups and individuals, a newspaper ad was issued, the mayor spoke of it on his radio spot and social media posts were shared to advertise both online and in-person engagement opportunities.

The project team also worked with the Focus Group to create toolkits, for them to use when hosting discussions with their networks. The Focus Group reviewed and provided feedback on the information before sharing it with the public.

[A pre-recorded presentation](#) was made available for viewing on talkrevelstoke.ca as well as the survey.



Posters were placed at the following locations:

- Save-on Foods
- Southside Market
- Revelstoke Museum and Archives
- Community Connections
- Library
- Community Centre

Social media posts:

- Three posts on City of Revelstoke FB/IG/Tw pages (Nov. 25, Dec. 7, Dec.15)
- Two shares to the Revelstoke Community FB page

Traditional media:

- Revelstoke Review Newspaper ad (Dec. 2)
- Mayor's Report (Nov. 26)
- City Online Community Events Calendar (Virtual session: Dec. 8; In-Person event: Dec. 9)

Additional Communication Tactics:

In addition to posters and social media, the project team gathered email addresses during previous engagement events, with names and contact information for those who would like to receive more information. A personal invitation message was sent to 52 individuals who had added their names to this list and expressed interest in engaging.

A message was also shared on the City’s Social Development mailing list, which goes out to non-profit, youth and other social organizations in the community, as well as a message to the Senior’s Association mailing list.

OPPORTUNITIES TO ENGAGE

The project team hosted conversations at Columbia Park Elementary with 20 students on November 29, a virtual session on December 8, and an in-person session on December 9. A session was scheduled at the high school but due to illness had to be cancelled.

The presentation and survey were posted on Talk Revelstoke from November 29 to December 16.

COMMUNITY CONVERSATIONS SUMMARY

Participants at the virtual and in-person events had the opportunity to ask questions about the research, analysis, and recommendation. They were also asked to outline potential opportunities and constraints for the City to consider for the centralized and missing middle scenario recommendation.

Registration and attendance for the virtual and in-person events:

	VIRTUAL SESSION	IN PERSON EVENT	TOTAL
Registrations	38	26	64
Attended	20	20	40

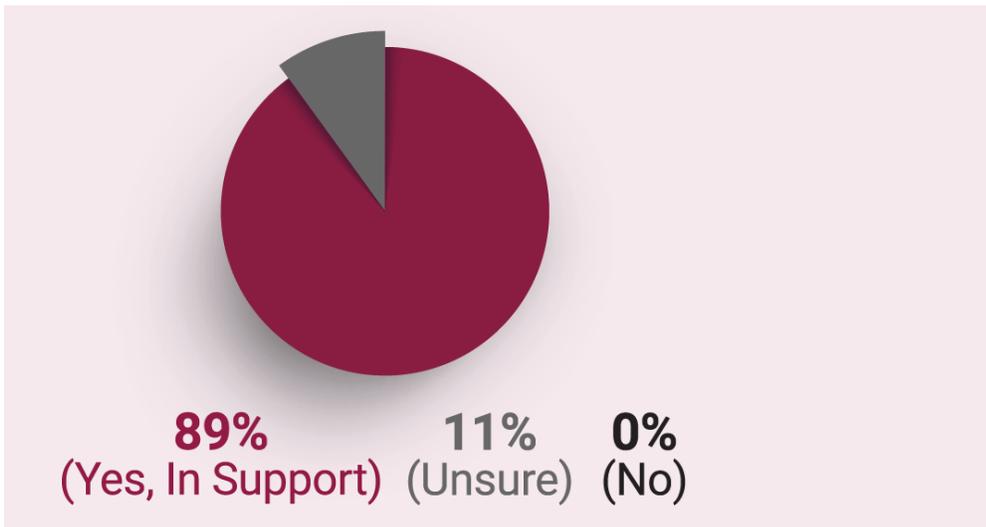
SURVEYS	NUMBER COMPLETED
Online	11
Manual Hard Copy	15

LEVEL OF SUPPORT FOR RECOMMENDED SCENARIO

The following section outlines survey results for the centralized growth scenario and missing middle housing from the virtual, in person and Talk Revelstoke opportunities. This is not a statistically valid sample of the Revelstoke population but was an opportunity for the project team to hear from participants on whether or not the recommendation for the centralized growth and focus on missing middle housing was supported by participants and where further clarity was needed. Further discussions will take place during policy development.

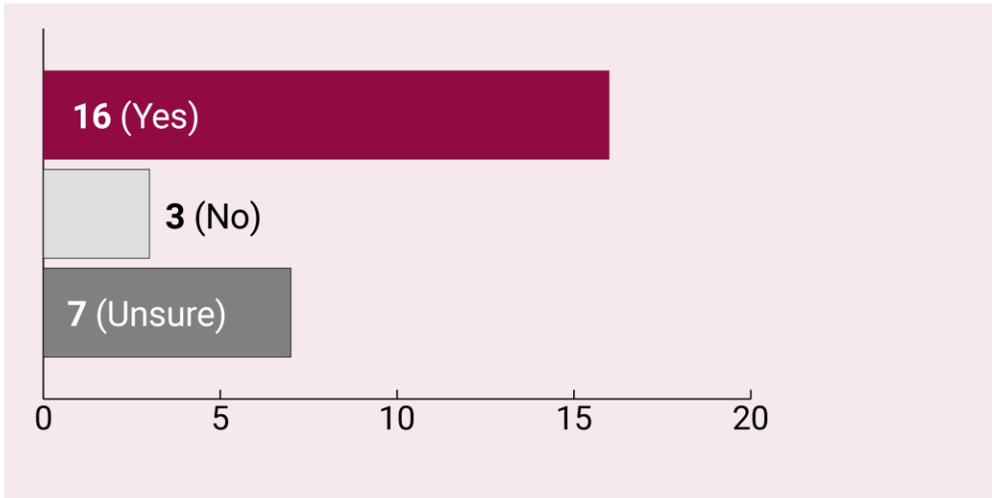
Virtual Session:

Given the information presented on the growth scenario and missing middle recommendation, in general, do you support the centralized growth scenario?

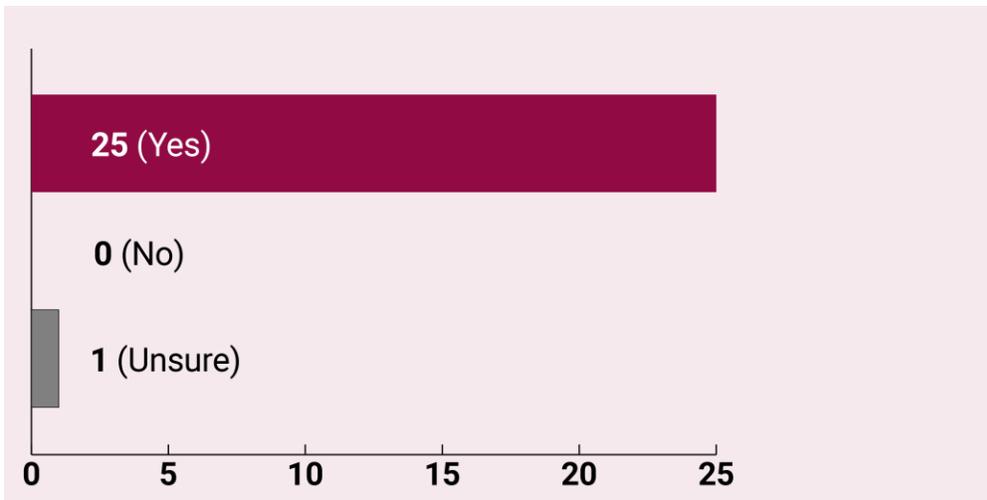


Surveys (Hard copies and Talk Revelstoke):

Do you support the centralized growth scenario recommendation?



Do you support the missing middle housing typology?



QUESTIONS & ANSWERS

The following section outlines the questions and answers from the virtual and in-person events. These will inform the next round of work for the OCP project and help refine the policy direction.

Is community green space factored into the calculations?

Yes, an additional 30% was added to the UBC school of planning standards/designations to factor in for green space, roads, and infrastructure.

With respect to the infill potential, how much would require merging of building lots?

Analysis did not look at requirements to consolidate, but rather the potential not to have to. In terms of accommodating growth, we were not projecting growth on lots that needed consolidation to develop. The analysis shows Revelstoke should be able to accommodate projected growth without having to consolidate.

Wartime housing getting torn down and replaced with four units. For example, The City of Kelowna has zoning in place to encourage infill development. These are action items that could come out of the OCP.

How are we to address our sewage treatment facilities to accommodate this projected growth?

Master plans have been factoring this in. Infrastructure capabilities have been included, and master plans in place, trying to keep compact footprint so we are not expanding to areas that don't have that infrastructure. As part of this analysis engineering was asked where growth could be that is supported by current infrastructure.

There is a significant portion of town on septic. Is it anticipated that there will be a transition of existing homes serviced by septic over to sewer?

They will be looking at this through the master planning processes. That is not something we can answer in the scope of this part of the research. We were working with the existing capacity of infrastructure to accommodate the projected population spatially.

Can you speak a little more on the carriage home impacts?

Carriage houses and other forms of intensification are important to factor in, as well as affordability. We're starting to see more multigenerational houses with parents in carriage house for example. Looking at many communities, they are still quite expensive to build, so for a town the size of Revelstoke you might see 10 a year, but for the community's size this is a significant addition to the housing stock so certainly important, but carriage houses won't solve the housing issue.

Are there plans for a second crossing of Illecillewaet?

Access will be evaluated and is underway for the update to land use from the planning side of things. It was suggested the second crossing will be addressed in the Master Transportation Plan.

Are the pressures of seasonal spikes in housing needs addressed in the growth numbers?

The analysis was really focused on full time residents in Revelstoke but when the high population projection was chosen as the baseline for analysis, it was done so to help with accommodating seasonal and second homeowner populations. Also, important to factor in, are places like Mackenzie village, which is geared towards the second homeowner/tourist population. But more work needs to be done there given that the focus for this work before you are full time residential.

How will missing middle be served for parking, snow, and active transport?

The City is looking at some new parking requirements, and active transportation is a key focus, and parks and rec master plan that fits in nature trails and off-street trails so it's part of the community's planning processes. Zoning bylaw requirements, will be used to evaluate applications when they come in.

Has Revelstoke been impacted by Covid migration to rural communities? Has this been accounted for in your projections? Were the impacts of COVID factored into the population projections?

No. The projections were completed in late 2019, early 2020 so COVID was not factored in and an update to the projections has not been commissioned by the City.

The COVID impacts on growth and population will be monitored for the OCP policy development and particularly for the OCP reviews in the coming years.

Baseline projection in the population report was seen as most likely. No exact numbers in terms of COVID migration, but with census info coming out soon it can be used to check where Revelstoke is at. OCP will have touch points every 5 years. Short answer is no, but we are aware of it and City will be keeping an eye on.

Higher and denser requires less land for the growth but wanted to stick with lower density to ensure we weren't under planning.

Does missing middle typology consider seniors housing needs?

Missing middle's rationale also considers this – so housing type is simply missing from marketplace and does help with senior's housing and the opportunity to transition into lower maintenance housing style.

Assisted living that is identified in non-market housing, baseline analysis was presented to council a few weeks ago, and looks at non-market need, such as senior and vulnerable senior housing. So yes, the needs for senior's housing are being considered.

What mechanism is there to give continuity to a long-term city plan when Council and City staff change?

The goal is to create a system with continuity in staff. When plans are created with an appropriate implementation system with monitoring and evaluation tactics, then regardless of staff change over there would be opportunity to report whether or not it is meeting the needs of the community. If you have a good plan that represents the community's vision, it will outlast staff changes, especially in growing communities because they guide how the community grows and represents goals of the community.

The OCP Focus Group is a group of community representatives – idea is to create a plan that is of the community so the will of community carries forward regardless of staff turnover.

Are there significant commercial development areas in consideration that would affect scoring for ideal residential development? And how are we updating this scoring throughout the years?

Commercial areas – this analysis presented tonight is not looking at growth in those commercial areas so if there was more commercial there it could impact walkability scores.

We have yet to look at commercial growth – has been focused on residential. There is interest to keep the downtown healthy and active, and to make that primary business area. Scoring could be kept as part of OCP monitoring.

What is the life span left in Big Eddy bridge, and will traffic be diverted through the already busy highway bridge?

Not as far as Development Services is aware and would ultimately become a capital project/routine engineering exercise.

OCP Process is collaborating with Master plans – each is informing the other, so they are in alignment and supporting each other.

What is the biggest challenge to implementing this plan? How successful have other communities been in accomplishing long term plans?

Communities that have clear vision have highest likelihood of accomplishing goals and policies. If there is a transition towards centralized development - for example, changes to a neighbourhood – if it is the vision of the community to have broader housing types, it's important that the community support those applications.

Big picture – housing type and choice in a community like Revelstoke that is experiencing very high housing costs is very important. Having conversations about that will be key to success.

Population projection report. How comfortable is the project team on the accuracy of the projections in the population report?

Key takeaways:

- Revelstoke will see a population increase over the next 20 years.
- There is confidence in the range projected by the population consultant.
- The high growth projection was vetted through the OCP Focus Group and it was supported to inform the OCP work going forward as a proactive approach versus a reactive, underprepared approach
- It is better to prepare for the growth than underestimate

It was suggested the shadow (seasonal population) outlined in the Population Projection Report is too low.

This has been noted and will be further reviewed as part of the technical analysis for the OCP. It is important to note this was one of the reasons the Focus Group recommended the high population project be used from the report instead of the more likely baseline population projection.

What about vacation rentals and staff accommodation?

The focus of this set of scenarios is housing for the permanent population of Revelstoke.

Addressing vacation rentals and staff accommodation will be elements considered during the OCP policy development.

Who owns the land? If it is private, how do you keep private owners from developing non-affordable units for residents?

Zoning that encourages higher density housing compared to more expensive single family in certain areas, inclusionary zoning, other policy tools.

Mackenzie Village is not affordable so how does more multi-family make housing affordable?

A higher supply of different housing may help with costs.

Do we know why there is a missing middle housing type in Revelstoke?

Historical development patterns and cost to develop in Revelstoke favoured single family type of housing.

What could change the single-family trend?

- Zoning powers of the municipality – shift to and encourage the missing middle through zoning
- The major cost of housing is land, so you reduce cost per unit if you put more than one unit on a parcel (increase density)
- A participant voice support for the missing middle housing type being encouraged through the OCP

What needs to be true for higher density to happen in your area? What do we prioritize?

- Most developable areas
- Need infrastructure
- Challenges to reconcile single family dwellings on giant lots

There are challenges with infill: parking, food production areas are reduced, etc.

Or consider the flipside that with density there is more land for parks, food production. However there needs to be an awareness of trade-offs and choices – affordability is impacted by parking space requirements, frustration of neighbours on parking; at grade food security land or other ways to produce food?

Is the centralized scenario referring to a number of nodes with amenities scattered throughout Revelstoke? And, if it is, what amenities need to be in the nodes for it to work?

The centralized growth model focuses on walkability as well as existing infrastructure and amenities with a greater emphasis on meeting *daily* needs such as: commercial uses especially grocery stores, schools, recreation facilities, etc. Certainly, areas adjacent to the CBD score high.

The centralized model also focuses on lands that have the development capacity to accommodate the desired “centralized growth model housing mix”. This considers underdeveloped and vacant lands, parcel size, infrastructure, etc.

OPPORTUNITIES AND CONSTRAINTS

Given the centralized development scenario and the encouragement of the missing middle housing typology is recommendation for the OCP. What opportunities and constraints do you associate with this approach?

Constraints

- NIMBYISM – people don't want the density in their area
- Long-time locals might not be participating so not hearing their voices
- Where would the density nodes logistically go?
 - Need to visualize this
 - Make sure the visualization is accurate and honest.
- Could be a risk to the central business district
- Density is a strain on infrastructure
- Childcare and the ability to work
- Cost of building materials may not result in affordability even with density
- Lots of competition for the units even if there is more
- People want outdoor living space, a backyard
- Parking
- Neighbourhood fit
- City's variance process
- 'Middle income' is not the same everywhere
- Has to be close to the core
- Infrastructure – roads, sewer, water
- Connectivity
- Changing neighbourhoods
- Light, noise, parking
- STRs coming in/enforcement
- How and where

Opportunities

- Reduces sprawl
- Better for the environment and wildlife
- Efficient for infrastructure
- There really is enough space in the boundaries of Revelstoke to accommodate the units needed to house the population projected
- It incentivizes infrastructure upgrades
- There is demand for the type of units and locations
- Financial disincentive is an opportunity – through taxation, occupancy requirements to discourage second homeowners and empty homes – but we need the political will.
- Attracts demographics and developers with similar values to the OCP
- Walkability
- Variety and options that suit lifestyle
- Diversified housing

CONCLUSION

Development Services hosted these conversations to understand the level of support in the community to pursue the recommended outcome from the growth scenario analysis – that of a focus on locating new housing development close to where amenities and services are so it is easier to access, and to increase the supply of the missing middle housing typology. The majority that participated in the discussions were in support of the recommended direction.

Development Services will utilize the questions and insights into what the community members view as opportunities and constraints to the recommendations during the policy development phase.