CITY OF REVELSTOKE LAND USE INVENTORY
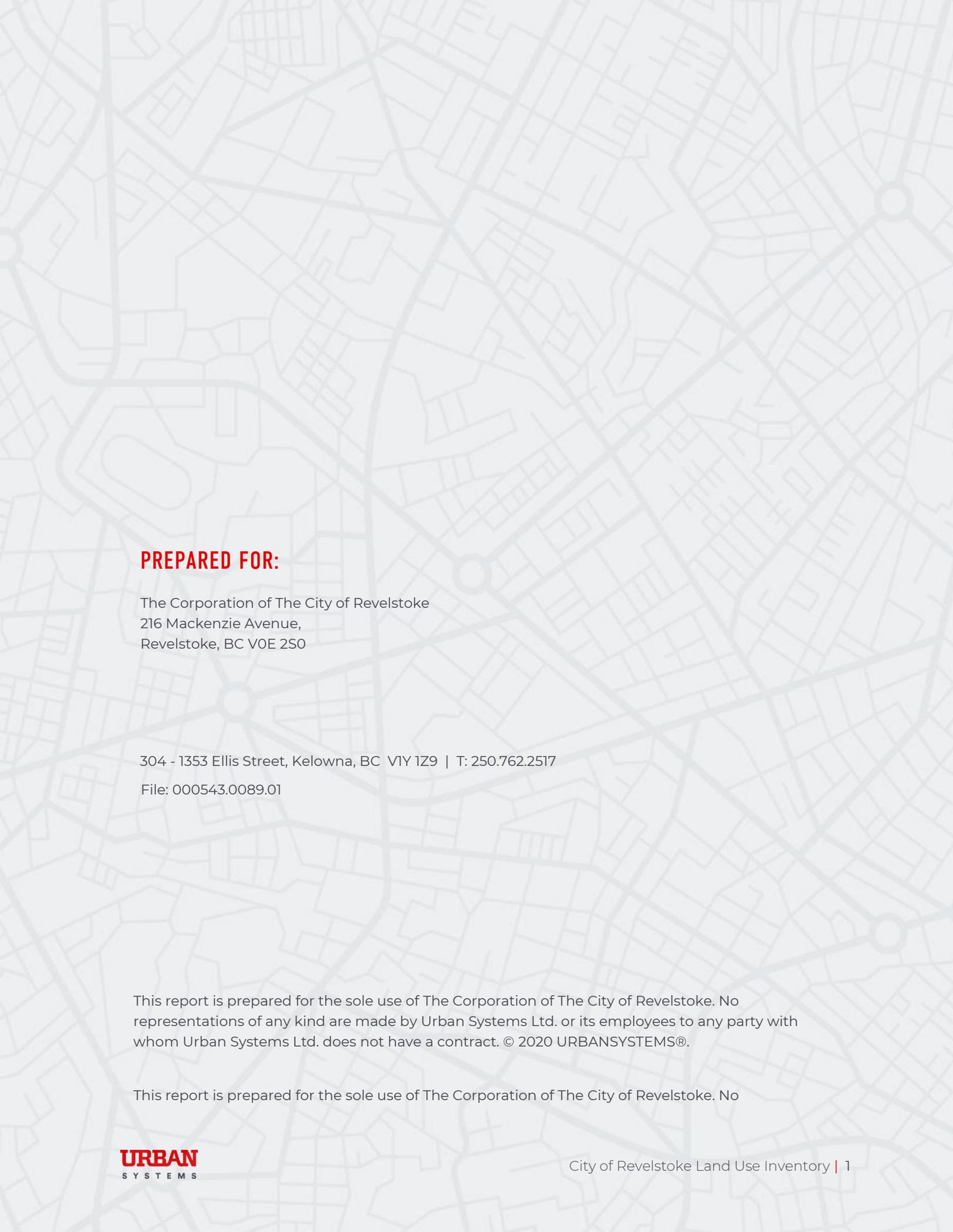
RESIDENTIAL SUPPLY AND DEMAND ANALYSIS

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URBAN SYSTEMS

304 - 1353 Ellis Street, Kelowna, BC V1Y 1Z9 | T: 250.762.2517

CONTACT: Nancy Henderson
E: nhenderson@urbansystems.ca

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1.0 EXECUTIVE SUMMARY

1.1 PURPOSE OF THE STUDY

The City of Revelstoke is expected to grow to a population of 9,932 by 2041. Planning to accommodate additional permanent residents will have impacts on urban form, infrastructure, environment, tourism, employment, economy, and culture. As such, a thorough analysis of current land uses and future land use demand is necessary to grow in a smart manner. Further, as the city prepares to undertake a review and update of their Official Community Plan, it is vital to understand how future population growth and housing demand will affect housing affordability, housing availability for seasonal workers, and infrastructure needs.

Urban Systems Ltd. was retained by the City of Revelstoke to conduct a Land Use Inventory and Future Demand and Supply Analysis that will help guide future land use designations and policy development for community growth. The purpose of this work is to build upon existing baseline inventories to provide three growth scenarios utilizing different housing mixes to determine the land requirements to accommodate future populations. This report will assist the community in evaluating the land requirements and associated impacts of growth associated with 3 different housing mix scenarios.

This inventory and land use needs analysis results in a calculation of demand for residential land uses, broken down by various development scenarios and population growth rates. Three growth scenarios have been developed by Rennie and Associates: low, baseline, and high growth. This report illustrates the three projections; however, focuses analysis on the high growth scenario to ensure that the community is prepared for future growth. The future projected demand is also compared to existing and upcoming housing supply to estimate additional land requirements and areas of potential growth within the city.

This work will build on growth projections previously conducted by the city (such as the Rennie Populations & Housing Projections Report) to provide long-range outlooks for population groups within the city. The analysis explores trends in three distinct population groups: the city's usual resident population (captured as part of traditional data counts such as the Census), the city's shadow population (residents who may not be captured in traditional Census counts due to seasonality but are living in the city's housing stock) and the city's visitor and tourist population. The three combined are referred to as the city's potential peak population. For the purpose of this review, the usual population group was used to project future housing demand.

Following an analysis of population growth projections, a Geographic Information Systems (GIS) webtool was designed using several GIS data layers including B.C. Assessment property data and City of Revelstoke development application statistics to map city-wide housing characteristics and opportunities and constraints of the existing land base. In combination with a neighbourhood evaluation matrix, the GIS tool was used to identify and map neighborhoods within the City of Revelstoke in order to understand how and where the community could accommodate future, smart, centralized growth.

Goals of the Land Use Inventory and Future Demand and Supply Analysis:

- Understand future housing needs based on population projections;
- Build knowledge about ways to accommodate new population growth;
- Develop an understanding of impacts of different types of housing forms; and,
- Discover preferred land use form to meet the needs of the city.

1.2 LIMITATIONS

It is important to recognize the potential limitations of this analysis. Individual choice and business decisions of land developers are factors that can not be controlled by analysis alone. These limitations and unanswered questions include, but are not limited to;

- Where in Revelstoke will the new population choose to live;
- What types of housing forms will be most preferred by the population;
- The efficiency of local government development approvals;
- When and where development will take place; and
- Whether development will be constructed to proposed densities.

2.0 INTRODUCTION

2.1 BACKGROUND

2.1.1 REVELSTOKE POPULATION

Revelstoke has a population of 7,535, with the median age being 39.1. The city has a greater population of people between the ages of 25 and 45 years of age (32.8%), in comparison to the greater Columbia-Shuswap Regional District (CSRD) and Province of BC (25.9%). Analysis of household characteristics shows that there has been an increase of families with children in Revelstoke. From 2006 to 2016, the percentage of families with children increased by 25%. In the last five years, lone parent families also saw an increase (23.3%).

Migration to the City is largely made up of those moving from elsewhere within British Columbia, averaging nearly 900 people over 5-year periods. Those moving to Revelstoke from out of province total just over 400 people, and those moving from international origins total approximately 100 people. This likely results from economic growth and diversification in recent years, linked to the expansion of the Revelstoke Mountain Resort. Over the past decade, the largest growth in employment sectors were the arts and cultural industries (+66%) and in professional and business services (+16%). The accommodation and food sector in Revelstoke makes up 17% of the job base, nearly doubling the 9% provincial average.

The City of Revelstoke is a resort municipality with seasonal populations having implications on infrastructure, engineering and planning initiatives. The Land Use Inventory Analysis report highlights land use trends and provides forecasting to 2041, accounting for the City's three distinct populations including the resident population, the City's shadow population (residents not captured within traditional Census counts due to seasonality but are living within the City's housing stock), and the City's visitor and tourist population.

The most recent 2016 Census shows the City's usual resident population as 7,547. The City's demographic composition shows people aged 26 to 40 making up 26% of the population, which is 6% higher than the provincial average. This is different from other age categories which are more comparable with provincial demographic trends.

2.1.2 HOUSING COMPOSITION AND TENURE

The City's housing composition comprises mostly of traditional single-family homes. As of 2016, single family/mobile dwellings made up 78% of all dwellings in the city (B.C Statistics). The majority of these homes are single detached houses, with attached forms of housing making up the minority, and row/duplex and apartment dwellings representing 10% and 12% respectively. In 2016, the Census reported 3,250 occupied dwellings and 230 unoccupied dwellings.

Housing tenure in Revelstoke over the past 10 years has seen a trend of people moving from home ownership towards renting. The City's current tracking system for short-term rental accommodations shows that 175 units are currently being offered for short term (accommodation for <30 days) and long-term periods (accommodate >30 days).

3.0 RESIDENTIAL LAND USE INVENTORY

3.1 ANALYSIS METHODOLOGY

3.1.1 DATA SOURCES

With the objective of forecasting land use and housing demand, a variety of traditional and non-traditional data sources and approaches were relied upon.

Traditional data sources:

- City of Revelstoke Development Application Statistics;
- Current and historical Census counts from Statistics Canada; and
- B.C. Stats Population Estimates.

Non-traditional data sources:

- B.C. Assessment Property Data;
- Urban Matters Baseline Housing Report 2021 (Draft);
- Tourism Revelstoke visitor data; and,
- Telus Insights.

Since the land use inventory analysis relies on data from multiple sources, the quality of the assumptions made in the background data places limitations on the study's findings. Urban Systems has made every effort to ensure that the data used in this land use inventory was based on reliable and up-to-date information.

Development of the land use inventory centered on three distinct activities:

- Population and Housing Target Projections
- GIS Inventory Analysis and Mapping
- Evaluating Centralized Residential Growth Potential

3.1.2 POPULATION AND HOUSING TARGET PROJECTIONS

Quantitative and qualitative analyses of population growth and housing targets were completed using a combination of data including growth projections previously conducted by the city and the Urban Matters Baseline Housing Needs Assessment. Assuming a high population growth scenario, it was possible to establish housing targets for the Revelstoke population through to the year 2041. Once future population and household counts were established, land requirements were determined based on three development scenarios with various housing ratios.

The required land base was translated into unit targets based on the general number of dwelling units per hectare that could be accommodated in each residential building type. These land requirements do not take into account the amount of land needed for residential amenities and servicing requirements (roads, parks dedication, stormwater management facilities etc.) Therefore, to account for additional land requirements, an additional 30% of land area was added to the net land requirements to reflect required infrastructure to support development.

The resulting gross land requirements provided an approximation of how much residential land would be needed in the City of Revelstoke to meet the demands of the growing population. Since this projection assumed that population growth would take place at a high rate, the amount of residential

land needed could be overestimated. However, this provides a conservative estimate and ensures that the community is prepared for future growth.

3.1.3 GIS INVENTORY ANALYSIS AND MAPPING

The next step of the land use inventory analysis involved the development of a GIS mapping tool. This tool provided visual representation of the City of Revelstoke land base and each individual neighbourhood within the city. The GIS inventory analysis combined data from a variety of sources including B.C. Assessment property data and City of Revelstoke development application statistics to map the existing land base and highlight opportunities and constraints to residential development. The purpose of this tool was to build knowledge about ways to accommodate future population growth.

This analysis revealed the following characteristics about the existing land base:

- Zoning bylaw designations for each parcel of land
- Official Community Plan designations for each parcel of land (including areas of future growth)
- Quantity of vacant and underdeveloped land
- Quantity of usable and unusable land based on a review of environmental constraints (floodplains, steep slopes, environmentally sensitive areas)
- Location of existing infrastructure (storm, water, and sanitary mains)
- Location of Heritage Conservation Areas
- Dwelling ownership type (local ownership or out of city ownership)
- Number of current residential Official Community Plan and Zoning bylaw applications and proposed residential units
- Year of residential building construction including average residential building age
- Housing type split (single family, multi family, apartment)
- Average residential lot size

3.1.4 EVALUATING CENTRALIZED RESIDENTIAL GROWTH POTENTIAL

The last step of the land use inventory analysis involved an evaluation of centralized residential growth potential for each of the neighbourhoods in the City of Revelstoke. The evaluation matrix used four categories and subcategories to determine potential for residential growth in a smart and centralized manner. These categories included potential for smart growth, development potential, infill capacity, and development and housing choice. The smart growth category used walkability scores and neighbourhood location to evaluate the characteristics of each neighbourhood in relation to smart growth objectives. Neighbourhoods that had higher walk scores and that were in high proximity to services and amenities were weighted high on the smart growth scale. The development potential category was intended to assess development feasibility based on existing services available and potential environmental constraints. The weighting of neighbourhoods was established by assessment from City Engineering Staff based on City master plan analysis and past development applications. Additionally, weighted was determined based on high-level mapping assessment and neighbourhood vicinity to environmentally sensitive areas and steep slope data.

The infill capability classification evaluated the physical attributes of each neighbourhood including average lot size, number of vacant lands, and the number of underdeveloped lands. Assessment was conducted using GIS assessment and by utilizing B.C. Assessment vacant land data. Finally, development and housing choice measured the land use types and housing types available in each neighbourhood. This category was intended to identify neighbourhoods where existing housing and land use types made additional development viable. Weighting was conducted using visual assessment of Official Community Plan land use mix, vacant land lot size, and potential for increasing

housing choice. The four categories and subcategories were weighted out of a score of 100 and each neighbourhood was assigned a total score based on both objective and subjective measures.

The categories were organized and weighted as follows:

Smart Growth Objectives: 30/100
Walkability Score 10/30
Centralized Location 20/30

Development Potential 30/100
Serviceability 15/30
Environmental Constraints 15/30

Infill Capability 15/100
Average Lot Size 5/15
Vacant Lands (total) 5/15
Underdeveloped Lands (total) 5/15

Development and Housing Choice 25/100
Land Use Options 15/25
Number of Proposed Units 10/25

Using the GIS mapping tool, the neighbourhoods with the highest potential for centralized residential growth were identified and mapped (See **Appendix B and C**).

4.0 POPULATION PROJECTION

4.1 USUAL RESIDENT POPULATION

Understanding current conditions is integral for projecting long-range changes that could be expected for the City's usual population. **Table 1** below documents projected usual resident population estimates for the City of Revelstoke using three growth scenarios. The projections are extrapolated from BC Stats' historical annual population data. BC Stats is British Columbia's public statistics agency, and is charged with conducting and compiling demographic and economic data, research and analysis for BC and its communities.

The standard definition of usual resident population is, in essence, a person who lives at a usual place of residence in a community they call home, while a visitor is someone who lives in another community that they call home. Standard measurements of resident population are typically conducted through detailed census of residents. In Canada, this census of our population is conducted by Statistics Canada and occurs every 5-years. The 2016 Census count of population for the City of Revelstoke was 7,547 people as of May 10, 2016. Statistics Canada acknowledges that it likely misses a portion of the population in its counting, and provides an estimate of how many individuals were missed (the Census undercount).

Building upon the Census count, BC Statistics calculates on a yearly basis the estimated total resident population in communities adjusted for the under count, with its estimate of 7,954 on July 1, 2016, or 5.4% higher than the Census count. It is important to note here that the overall national undercount for 2016 was 2.3%, with the City of Revelstoke's higher rate in part being a result of the City's demography and a significant share of its economic base being focused on the seasonal travel and tourism sector.

Table 184: Projected Usual Resident Population, City of Revelstoke, 2016 to 2041

Population Projections	Low Growth		Baseline Growth		High Growth	
	Population	Households	Population	Households	Population	Households
2016	7,954	3,485	7,954	3,485	7,954	3,485
2019	8,259	3,646	8,259	3,646	8,259	3,646
2031	8,809	4,012	9,359	4,200	9,924	4,392
2041	8,919	4,168	9,932	4,513	10,968	4,865
Percent Change	8%	14.3%	20.3%	23.8%	32.8%	33.4%
Numerical Change	660	522	1,673	867	2,709	1,219
Average Change Per Year	30	24	76	39	123	55

Low: The low growth scenario is based on BC Stats' projections which represents a relatively conservative estimate for the City, and showed a decline in the general working age population over the projection period. In this growth scenario, the usual resident population of Revelstoke increases from 8,259 in 2019 to 8,919 in 2041.

Baseline: A second projection scenario (baseline) was developed which allowed the younger labour force in the City to grow alongside expectations for economic and employment growth in the City. The baseline projection would see the City of Revelstoke's usual residents increase to 9,932 by 2041.

High: A final scenario that considered the most recent period of higher growth the City (the past 5 years) was termed the high scenario. The high scenario for the City would result in a total population of 10,968 usual residents by 2041.

Table 185: Baseline Population Projection, City of Revelstoke, 2016 to 2041

City of Revelstoke Baseline Population Projection 2019-2041 (BC Stats Population Estimates Data)		
Year	Population (Usual Residents)	Households
2016	7,954	3,485
2019	8,259 (3.83% change)	3,646 (4.62% change)
2031	9,359 (13.31% change)	4,200 (15.19% change)
2041	9,932 (6.12% change)	4,513 (7.45% change)
Total Percent Change (2019 to 2041)	20.3%	23.8%
Numerical Change	1,673	867
Average Change Per Year	76 (0.81%)	39 (0.95%)

Table 2 shows detailed rate of change information about the baseline population projection. An in-depth review of the baseline population projection shows that through the post 2016 period, the City of Revelstoke is estimated to grown to 9,932 usual residents by 2041 (**Table 2**). This represented a growth

of 305 residents (or approximately 3.8%) since the Census was conducted in 2016 and compares to the 4.4% growth seen province-wide over the same period. The City of Revelstoke will expect to see population growth averaging 0.8% per year over the next 25 years (**Table 2**).

Table 186: High Population Projection, City of Revelstoke, 2016 to 2041

City of Revelstoke High Population Projection 2016-2041 (BC Stats Population Estimates Data)		
Year	Population (Usual Residents)	Households
2016	7,954	3,485
2019	8,259 (3.83% change)	3,646 (4.62% change)
2031	9,924 (20.16% change)	4,392 (20.46% change)
2041	10,968 (10.52% change)	4,865 (10.78% change)
Percent Change	32.8%	33.4%
Numerical Change	2,709	**1,219**
Average Change Per Year	123 (1.31%)	55 (1.34%)

Table 3 shows detailed rate of change information about the high population projection. The high population projection scenario provides that 1219 dwelling units will be required to meet the demands of population growth from the years 2019 to 2041. It is clear that the high scenario would be representative of the more robust period of migration and population growth experienced in the City over the most recent five years. As such, the City of Revelstoke will utilize the high growth scenario to project future housing demand to ensure that the community is prepared to accommodate future growth for the usual population and recognizing that there is an shadow population that also absorbs residential and resort oriented dwelling units.

4.2 PEAK POPULATION

As a significant portion of the City's economy is focused on the travel and tourism sector, it experiences seasonal fluctuations in certain population groups that may not be experienced by other cities, nor captured in traditional population counts. These two populations include the City's shadow population (residents who may not be captured in traditional counts), and its tourism and visitor-related populations.

The peak population can be defined as the total population count including usual residents counted in traditional census counts, as well as the visitor and tourist populations. Using a variety of data sources including BC Assessment data, the Canadian Census, Tourism Revelstoke Hotel data, and a variety of consumption-and finance-related data, Revelstoke's population could be benchmarked against other non-resort communities within the province.

Once adjusted for a net census undercount (as is done for the BC Stats estimates and projections), estimates of the City's usual resident population should be in the range of 8,200 residents. Estimates above or below this level pushed many of the benchmark measures beyond a reasonable scope of variance when compared to non-resort communities within the province. From this, it was possible to quantify the scale of the shadow and visitor and tourist population groups within the city. A shown in **Table 4**, the combination of current and projected populations of the usual residents, shadow population as well as tourists brings us to an assessment of total potential peak population for the city.

Table 187: Total Peak Population Projection, City of Revelstoke, 2016 to 2041

Revelstoke Total Peak Population 2019 to 4041							
Resident Type	2019	Low	Difference	Baseline	Difference	**High**	**Difference**
Usual Residents	8,259	8,919	660	9,932	1,673	**10,968**	**2,709**
Shadow Population	556	651	95	703	148	**757**	**201**
Peak Tourists	8,728	10,041	1,313	10,041	1,313	**10,041**	**1,313**
Total Peak Population	17,542	19,610	2,068	20,676	3,134	**21,765**	**4,223**

The total peak population for the City of Revelstoke is projected to grow from 17,542 residents 2019 to 21,765 residents in 2041. The majority of this growth comes from usual resident and peak tourist population growth. For the purposes of this review, housing targets were established based on the usual resident population exclusively.

5.0 HOUSING TARGETS

5.1 PROJECTION ASSUMPTIONS

In order to project future housing targets, measures were first established to calculate land requirements. **Table 5** below shows the number of dwelling units per hectare that can be accommodated in each residential building type. This housing density scale was used to calculating the land requirements to meet the high population growth scenario.

Table 188: Residential Units per Hectare by Building Type

RESIDENTIAL BUILDING TYPE	UNITS PER HECTARES	AVERAGE UNITS PER HECTARE
SINGLE FAMILY DETACHED WITH SURFACE PARKING	10-50	30
DUPLEX ATTACHED	30-70	50
ROWHOUSE ATTACHED	50-100	75
MULTIPLEX ATTACHED	70-100	85
APARTMENT - 4 STOREY	100-130	115
APARTMENT - 6 STOREY	130-160	145
MULTI-STOREY STACKED WALKUP (HIGHER UNIT COUNT REQUIRES UNDERGROUND PARKING)	70-280	175

Source: *Neighbourhoods Lab: Design Centre for Sustainability, UBC*

It should be noted that the above land requirements do not take into account the amount of land needed for residential amenities and servicing requirements (roads, parks dedication, stormwater management facilities etc.). Therefore, to account for additional land requirements, an additional 30% of land area has been added to the net land requirements to reflect required infrastructure to support development (roads, right of ways, sidewalks, etc.).

5.2 FUTURE LAND REQUIREMENTS

Three possible development scenarios (historic land use, dispersed development, and centralized development) were established in order to inform land requirements based on the high population projection.

5.2.1 HISTORIC LAND USE SCENARIO

The historic land use scenario assumes that development patterns created over the past 100 plus years will continue. This scenario represents the most expensive and land intensive approach.

The following outcomes would come as a result of the historic land use scenario:

- The City would continue to grow in a somewhat casual, spontaneous way, with most new housing (78%) located in single-family-detached subdivisions on medium or large lots.

- City services and infrastructure would have to be extended farther into undeveloped areas.

Table 189: Land Requirements based on Historic Land Use Pattern Scenario (2019-2041)

Development Scenario	Housing Ratios	Number of Units Required per Typology	Net Land Required to Meet Growth to 2041 (Rounded to nearest acre)	Gross Land Required to Meet Growth to 2041 (30% increase)
Historic Land Use	**78% Single Family** **10% Row/Duplex** **12% Apartment**	Low Population Projection: 407 Single Family 52 Row/Duplex 63 Apartment	34 acres 2 acres 1 acres 37 acres total	48.1 acres total (19.5 ha total)
		Baseline Population Projection: 676 Single Family 87 Row/Duplex 104 Apartment	56 acres 3 acres 1 acres 60 acres total	78 acres total (31.6 ha total)
		High Population Projection: **950 Single Family** **121 Row/Duplex** **146 Apartment**	**79 acres** **5 acres** **2 acres** **86 acres total**	**111.8 acres total** **(45.2 ha total)**

5.2.2 DISPERSED DEVELOPMENT SCENARIO

The dispersed development scenario is influenced by past development patterns, but it assumes that 75% of the new development is single family and low-density multiple family.

The following outcomes would come as a result of the dispersed development scenario:

- Shaped by expected housing needs based on changing demographics (more ground-oriented multi-family housing, and housing for smaller household sizes such as retirees and young couples).

- 25% apartment may not improve housing affordability as desired.

Table 190: Land Requirements based on Dispersed Development Scenario (2019-2041)

Development Scenario	Housing Ratios	Number of Units Required per Typology	Net Land Required to Meet Growth to 2041 (Rounded to nearest acre)	Gross Land Required to Meet Growth to 2041 (30% increase)
Dispersed Development	**50% Single Family** **10% Duplex** **10% Row** **5% Multiplex** **25% Apartment**	Low Population Projection: 261 Single Family 52.2 Row 52.2 Duplex 26 Multiplex 131 Apartment	22 ac 3 ac 2 ac 1 ac 2 ac 30 acres total	39 acres total (15.8 ha total)
		Baseline Population Projection: 434 Single Family 87 Row 87 Duplex 43 Multiplex 217 Apartment	36 acres 3 acres 4 acres 1 acres 3 acres 47 acres total	61.1 acres total (24.7 ha total)
		High Population Projection: **610 Single Family** **122 Row** **122 Duplex** **61 Multiplex** **305 Apartment**	**51 acres** **4 acres** **6 acres** **2 acres** **4 acres** **67 acres total**	**87.1 acres total (35.2 ha total)**

5.2.3 CENTRALIZED DEVELOPMENT SCENARIO

The centralized growth scenario illustrates a less land intensive and more cost-efficient approach for servicing growth. This scenario reflects more recent development trends, with a greater focus on the "missing middle". It does not reflect historic land development trends but instead optimizes the density of new development to reduce housing and infrastructure cost and negative impacts of growth.

The following outcomes would come as a result of the centralized growth scenario:

- More new development would be concentrated into and around mixed-use nodes and corridors. Workplaces, homes, parks, and stores would be closer to each other, and streets and sidewalks would be more connected, allowing for even shorter commutes and more walkable neighborhoods.

- Infill redevelopment would be expected to occur in existing neighborhoods.

- Reflects increasing the housing mix resulting in improved housing choice.

Table 191: Land Requirements based on Centralized Development Scenario (2019-2041)

Development Scenario	Housing Ratios	Number of Units Required per Typology	Net Land Required to Meet Growth to 2041 (Rounded to nearest acre)	Gross Land Required to Meet Growth to 2041 (30% increase)
Centralized Development	25% Single Family 15% Duplex 20% Row 15% Multiplex 25% Apartment	Low Population Projection: 131 Single Family 78 Duplex 104 Row 78 Multiplex 131 Apartment	11 acres 4 acres 3 acres 2 acres 2 acres 22 acres total	28.6 acres total (11.6 ha total)
		Baseline Population Projection: 217 Single Family 130 Duplex 173 Row 130 Multiplex 217 Apartment	18 acres 7 acres 6 acres 4 acres 3 acres 38 acres total	49.4 acres total (20 ha total)
		High Population Projection: **305 Single Family** **183 Duplex** **244 Row** **183 Multiplex** **305 Apartment**	**25 acres** **9 acres** **8 acres** **7 acres** **4 acres** **53 acres total**	**68.9 acres total (27.9 ha total)**

5.3 LAND DEVELOPMENT IMPLICATIONS

Table 6 above shows the breakdown of unit and land requirements for the historic land use. The historic land use scenario assumes a housing ratio of 78% single family, 10% row/duplex and 12% apartment. This scenario is representative of the current housing split within the City of Revelstoke. Under this development scenario, a range of 19.5 to 45.2 hectares could be required to meet growth through to 2041. The number of hectares required will greatly depend on the population growth rate. A high single family housing ratio will ultimately increase land requirements. Assuming a high population projection, the average number of acres necessary to support one single family dwelling is about 0.08 acres. This is in drastic comparison to an apartment dwelling type which only requires on average 0.01 acres to support one household.

Another important factor to consider when forecasting the land required to meet housing needs is the need for roads, parks dedication, stormwater management facilities, and other amenities required to accommodate residential development. The densities that have been established from **Table 5** above represents net land requirements and not gross land requirements. To account for further land requirements, an additional 30% of land area has been added to the net land requirements to create a gross land requirement for each population projection and development scenario.

Table 7 above shows the breakdown of unit and land requirements for the dispersed development scenario. The dispersed development scenario assumes a housing ratio of 50% single family, 10% duplex, 10% row, 5% multiplex and 25% apartment. While this scenario recognizes more diverse housing typologies, it assumes that dispersed development will take place with only a slight decrease to the ratio of single-family dwellings being constructed. In this scenario, the number of apartment housing typologies and multiplex typologies has increased. Compared to the results of the historic land use

scenario which forecasted 45.2 hectares of land required to meet a high level of population growth, the dispersed development scenario will require 35.2 acres of land to house the same population. While the dispersed development scenario is influenced by past development patterns, it assumes that 50% of new development is low-density single-family development in comparison to 78% in the historic land use scenario. This explains why the dispersed development scenario calls for less gross land area in contrast to the historic land use scenario.

Table 8 above shows the breakdown of unit and land requirements for the centralized development scenario. The centralized development scenario assumes a housing ratio of 25% single family, 15% duplex, 20% row, 15% multiplex, and 25% apartment. The housing ratios imagine a centralized form of development with greatly reduced numbers of single-family dwelling construction. Higher density forms of dwelling typologies are given priority over single family development. This development scenario results in a need for 27.9 hectares of land to meet a high level of population growth through to 2041. At a low level of population growth, only 11.6 hectares are required to keep up with future population growth and housing demand. It is evident that a centralized form of development is crucial for preserving Revelstoke's developable land base.

Figure 4: Development Scenarios Housing Ratios
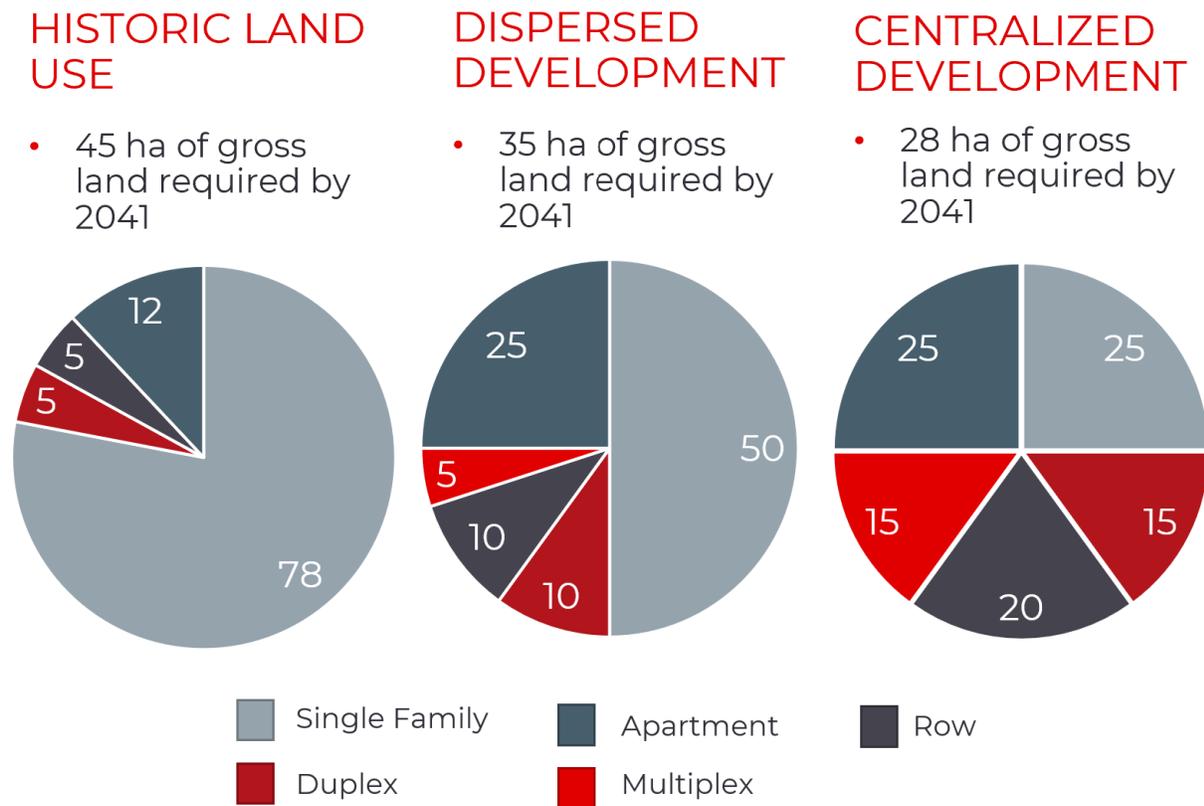
HISTORIC LAND USE

- 45 ha of gross land required by 2041

DISPERSED DEVELOPMENT

- 35 ha of gross land required by 2041

CENTRALIZED DEVELOPMENT

- 28 ha of gross land required by 2041

Legend: Single Family, Apartment, Row, Duplex, Multiplex

- Low-density, less integrated development is costly for private developers. The City is not the only entity that will bear the costs of inefficient land use patterns. Private developers have a huge financial stake in how the city grows. Although the City maintains almost all the streets, sewer pipes, and water mains in the city, private developers pay to build most of these facilities themselves.

6.0 LAND USE INVENTORY SUPPLY ANALYSIS

6.1 PROPOSED DEVELOPMENT APPROACH

Understanding existing housing and land use supply is important for planning where future housing targets will be accommodated. When conducting the land use inventory supply analysis, two approaches were used; the first approach has based on a review of proposed development while the second approach examined vacant and underdeveloped lands. **Appendix A** provides a map of all the neighbourhood locations and generalized land use types within the City of Revelstoke.

6.1.1 UPCOMING HOUSING SUPPLY

Prior to forecasting the gap between future demand and current supply, it is important to understand the upcoming supply expected to meet housing demand. **Table 9** estimates the amount of residential development that will take place in the City of Revelstoke to meet housing demand for the usual population.

Table 9: Estimated Proposed Residential Development for Usual Populations

Revelstoke Housing Supply - Usual Population Housing						
Proposed Development	Single	Ground Oriented	Apartment	Total DU	Application Reference	Notes
420 Downie (BC Housing)			167	167		Near Market and HIL 40-90k
297 Humbert (RCHS)			24	24	DP2019-11	
1219 Victoria Rd			18	18	ZON2021-007	
519 Second St			5	5	DP 2019-21	
1441 Illecillewaet	10			10	SUB2020-01	
Hay & Grizzly	60	33		93	SUB2021-001	
297 Humbert (RCHS)			24	24	DP2019-11	
Newlands Road	25	46		71	Zon2020-03	
714 Cedar St		5		5		
2103 Airport Way	8				Sub 2019-06	
2070-2090 Uplands	8			8		
JHNP Proposed Res (draft)						
MFA			100	100		558 proposed
MFB			153	153		
SFA	57			57		
SFC	191			191		On existing campground
Oscar Lands (City Owned)		75	125	200	Estimate -Lots of potential to Master Plan	Apartment 200 UPH- TH 60 UPH -SF
Sub total	359 (32%)	159 (14%)	616 (55%)	1126		

Table 10: Estimated Proposed Residential Development for Usual Populations

Revelstoke Housing Supply - Usual Population Housing					
Proposed Development	Single	Ground Oriented	Apartment	Total DU	Notes
Resort Lands Potential Residential for Usual Residents					
25% of RMR GC	55	30		85	Golf Course
50% of RMR LC	30	20		50	Learning Centre
Portion of Mackenzie Village Future Phases		225	254	479	1/3 of future phase
Sub total	85	275	254	614	
GRAND TOTAL (CITY + RESORT)	444 (25%)	434 (25%)	870 (50%)		

Table 10 estimates the amount of residential development that will take place in the City of Revelstoke (including a portion of the development that will take place at Revelstoke Mountain Resort) to meet housing demand for the usual population.

Based on **Tables 9 and 10**, there are an estimated 1126 residential units in the City (not including Revelstoke Mountain Resort lands) in various stages of development approval. There are an estimated 1742 residential units in the City and Revelstoke Mountain Resort combined in various stages of development. This upcoming housing supply will meet the high growth population projection and usual resident housing demand for 2041.

6.2 VACANT AND UNDERDEVELOPED LANDS APPROACH

6.2.1 VACANT RESIDENTIAL LANDS

An examination of vacant lands within the City of Revelstoke indicates that there is a total vacant residential land base of 97.62 hectares. It should be noted that this land base includes lands that are designated Environmentally Sensitive Areas (parcels that have a greater than 30% slope, or identified as Environmentally Sensitive Areas, flood plain, or hazard areas). Environmentally Sensitive Areas do not necessarily mean undevelopable, but rather identify constraints to development. The vacant residential land base in Revelstoke that excludes Environmentally Sensitive Areas totals to 35.196 hectares.

Figure 11: Vacant Residential Lands, City of Revelstoke, 2021

■ Residential Vacant Lands

There are a number of vacant lands within the City of Revelstoke that could accommodate future residential growth. Vacant lands would be the prioritized for residential growth due to ease of development and the timing for lands being developed. In some established areas such as in downtown Revelstoke and older neighbourhoods, infill opportunities should be considered.

6.2.2 UNDERDEVELOPED RESIDENTIAL LANDS

An examination of underdeveloped development lands within the City of Revelstoke indicates that there is a total vacant residential land base of 93.71 hectares. It should be noted that this land base includes lands that are designated Environmentally Sensitive Areas (parcels that have a greater than 30% slope, or identified as Environmentally Sensitive Areas, flood plain, or hazard areas) meaning that a portion of these lands may have development constraints. The vacant residential land base in Revelstoke that excludes Environmentally Sensitive Areas totals to 71.66 hectares.

Figure 20: Underdeveloped Residential Lands, City of Revelstoke, 2021
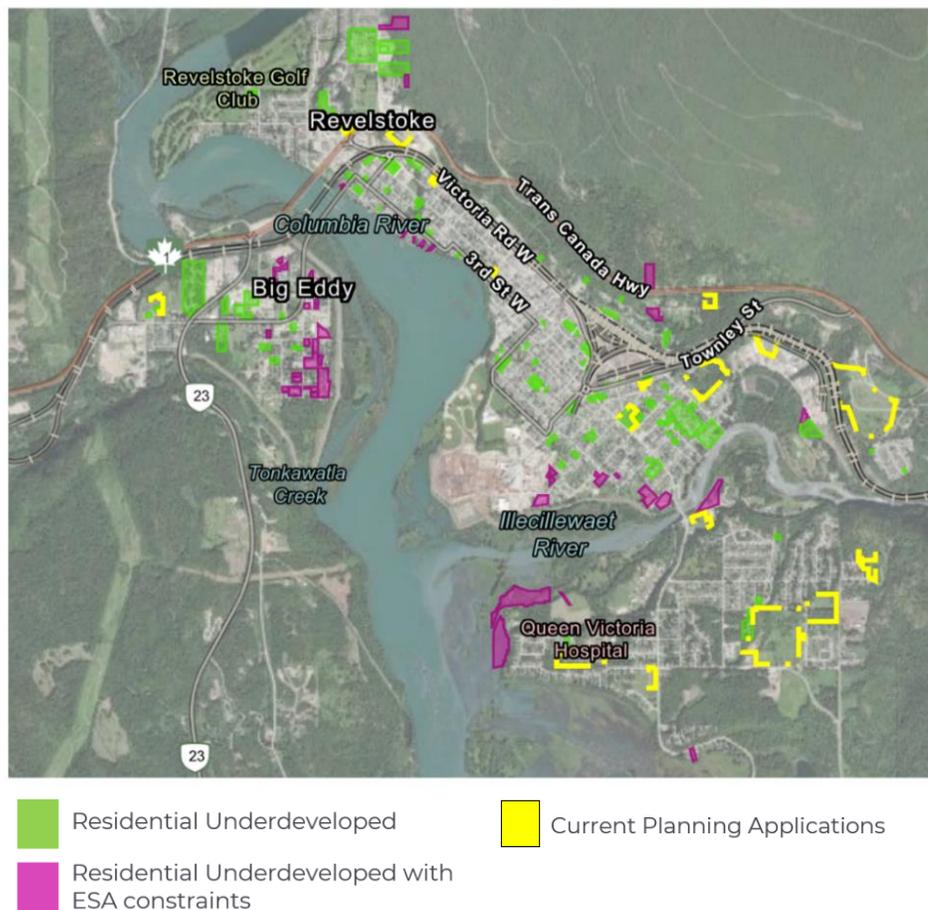
A number of underdeveloped lands are present within neighbourhoods in Revelstoke such as Central Revelstoke, South Revelstoke, Big Eddy, and Columbia Park. Underdeveloped lands were identified as lands where the building value on the property was equal to or less than 25% of the total value of the lands. Underdeveloped lands present an opportunity to construct infill housing developments. However, redevelopment of these lands would require a willing landowner or land acquisition. Many of these lands are also designated as Environmentally Sensitive Areas and could require additional planning approvals in order to make development feasible.

6.2.3 FUTURE GROWTH LANDS

Future growth areas mean those vacant or underdeveloped lands, generally on large lots, which hold potential for development within an area that is fairly consistent with the existing development pattern. The City wishes to reserve designation of the land until a secondary plan or a development proposal incorporates the full potential of the site. A comprehensive review of the land use, infrastructure requirements, and zoning regulations would be considered in detail during the development application process.

There are several future growth lands designated within the City of Revelstoke. **Figure 4** shows that the majority of these lands are located within the following neighbourhoods: Victoria Heights, Lower Arrow heights, Upper Arrow Heights, and Big Eddy. There is a total available future growth land area of 104 hectares.

Figure 4: Future Growth Lands, City of Revelstoke, 2021

■ Lands Designated Future Growth

Future growth lands were accounted for qualitatively when analyzing the neighbourhoods that would be of best potential for future residential development. **Figure 4** illustrates that future growth can be accommodated using existing planned development. **Table 11** below

Table 11: Future Growth Lands, City of Revelstoke, 2021

NEIGHBOURHOOD NAME	VACANT RESIDENTIAL LAND USE (HA)	VACANT FUTURE GROWTH LAND USE (HA)	TOTAL VACANT LAND USE (HA)
BIG EDDY	5.233	48.755	**53.988**
CENTRAL BUSINESS	0.374	0	**0.374**
CENTRAL REVELSTOKE	0.717	2.086	**2.803**
CLEARVIEW HEIGHTS	13.91	3.192	**17.102**
COLUMBIA PARK	18.203	0	**18.203**
DOWNIE MILL	0	0	**0**
FARWELL MOUNTAIN VIEW	0.922	0.083	**1.005**
HIGHWAY CORRIDOR	0	0	**0**
ILLECILLEWAET	1.833	0	**1.833**
JOHNSON HEIGHTS	14.713	21.427	**36.14**
KELLY FLATS / DALLES	0	45.284	**45.284**
LOWER ARROW HEIGHTS	9.77	5.486	**15.256**
MOUNT REVELSTOKE	0	0	**0**
RESORT LANDS	0	6.105	**6.105**
SOUTH REVELSTOKE	1.989	5.423	**7.412**
THOMAS BROOK	0	0	**0**
UPPER ARROW HEIGHTS	9.587	65.026	**74.613**
VICTORIA HEIGHTS	19.124	7.004	**26.128**
WESTSIDE ROAD	0	101.614	**101.614**
WILLIAMSON'S LAKE	0.597	0	**0.597**

7.0 EVALUATING CENTRALIZED RESIDENTIAL GROWTH POTENTIAL

7.1 WEIGHTED MATRIX

In order to evaluate potential for centralized residential growth, a weighted matrix was used to score each neighbourhood in the City of Revelstoke. Using the methodology described in section 3.1.4 of this report, each neighbourhood was assigned a weighted score out of a total of 100. Neighborhoods with higher weighted scores are known to have a higher centralized growth potential. As shown in **Table 12**,

neighbourhoods including South Revelstoke, Upper Arrow Heights, and Victoria Heights are ranked the highest and therefore, have the highest potential for centralized residential growth.

In order to promote smart, centralized, growth, the City of Revelstoke should prioritize residential development in neighbourhoods that rank high on the matrix. **Appendix B** provides detailed methodology for determining weighting of each of the four categories and subcategories to determine potential for residential growth. It also provides information on where each neighbourhood ranked in relation to each of the four categories.

Table 12: Evaluation of Neighbourhood Residential Growth Potential, City of Revelstoke

NEIGHBOURHOOD NAME	WEIGHTED SCORE / 100	RANKING
SOUTH REVELSTOKE	79	1
UPPER ARROW HEIGHTS	70	2
VICTORIA HEIGHTS	67	3
RESORT LANDS	66	4
CENTRAL REVELSTOKE	64	5
FARWELL MOUNTAIN VIEW	62	6
HIGHWAY CORRIDOR	62	7
CENTRAL BUSINESS	60	8
JOHNSON HEIGHTS	60	9
LOWER ARROW HEIGHTS	36	10
THOMAS BROOK	33	11
BIG EDDY	29	12
ILLECILLEWAET	27	13
COLUMBIA PARK	26	14
CLEARVIEW HEIGHTS	24	15
WILLIAMSON'S LAKE	11	16
WESTSIDE ROAD	10	17
KELLY FLATS / DALLES	9	18
MOUNT REVELSTOKE	5	19
DOWNIE MILL	0	20

7.2 GIS INVENTORY ANALYSIS AND MAPPING

GIS mapping was used to visually represent the neighbourhoods with the highest centralized residential growth potential (See **Appendix C**). Based on a review of the maps produced, it is evident that neighbourhoods located closer to downtown Revelstoke and near existing amenities and services are ranked higher for centralized residential growth potential.

Table 13 below provides an overview of the top five highest and lowest ranked neighbourhoods with centralized residential growth potential. Mount Revelstoke and Downie Mill consistently ranked the

lowest across all four matrix categories. South Revelstoke, Farwell Mountain View, Upper Arrow Heights, and Victoria Heights consistently ranked the highest across most of the matrix categories.

Table 13: Weighted Matrix Neighbourhood Ranking

MATRIX CATEGORY	FIVE HIGHEST RANKED NEIGHBOURHOODS	FIVE LOWEST RANKED NEIGHBORHOODS
SMART GROWTH	*Central Business* *Central Revelstoke* *Farwell Mountain View* *South Revelstoke* *Highway Corridor*	*Williamson's Lake* *Westside Road* *Kelly Flats / Dalles* *Mount Revelstoke* *Downie Mill*
DEVELOPMENT POTENTIAL	*Farwell Mountain View* *Highway Corridor* *South Revelstoke* *Central Revelstoke* *Central Business*	*Kelly Flats / Dalles* *Williamson's Lake* *Westside Road* *Mount Revelstoke* *Downie Mill*
INFILL CAPABILITY	*Upper Arrow Heights* *Victoria Heights* *Resort Lands* *Columbia Park* *Westside Road*	*Farwell Mountain View* *Highway Corridor* *Central Business* *Downie Mill* *Mount Revelstoke*
DEVELOPMENT AND HOUSING CHOICE	*Johnson Heights* *Resort Lands* *South Revelstoke* *Upper Arrow Heights* *Victoria Heights*	*Williamson's Lake* *Westside Road* *Kelly Flats / Dalles* *Mount Revelstoke* *Downie Mill*

Major Trends in Weighted Neighbourhood Ranking

- Neighbourhoods that are centrally located and are in proximity to amenities and services also have parcels that can be easily serviced. These neighbourhoods have co-benefits and should be targeted for residential development.
- While some neighbourhoods have great infill development capacity, they have less development potential because they are more challenging to service.
- Neighbourhoods located farther from Central Revelstoke also offer potential for increasing housing choice.

8.0 EXISTING HOUSING SUPPLY

8.1 HOUSING GROWTH BY TYPE

Figure 5 below provides an illustration of the growth of two housing types in the City of Revelstoke (single dwelling units and apartment dwelling units). The accompanying table below shows year-specific dwelling construction. Row housing construction is not included in the table below as it was missing from B.C Statistics data.

City of Revelstoke Housing Growth by Type from 2011-2020 (B.C. Statistics)
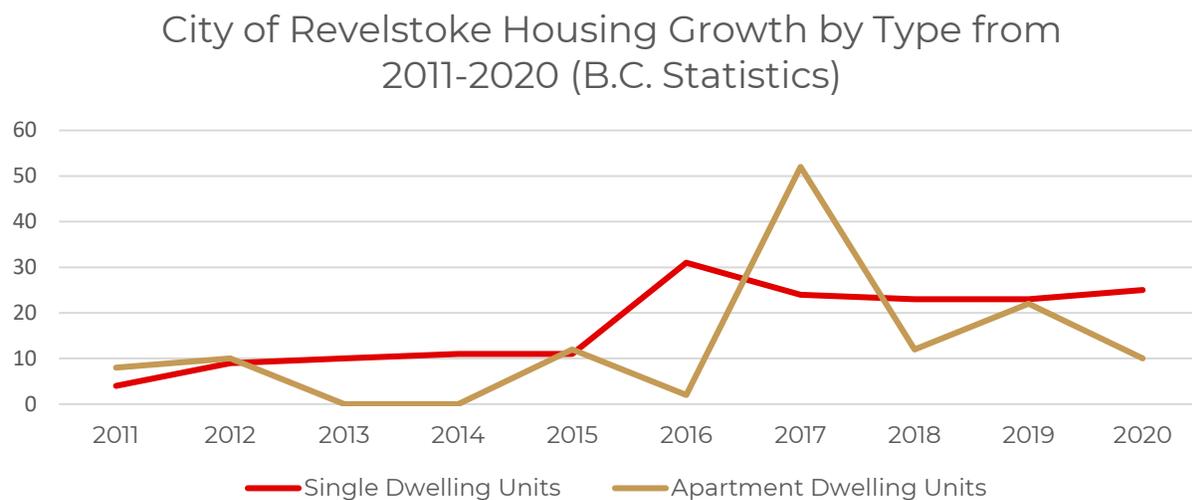
DWELLING TYPE	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	TOTAL
SINGLE HOUSEHOLD	4	9	10	11	11	31	24	23	23	25	171
ROW HOUSES	0	0	0	0	0	0	0	0	0	0	0
APARTMENTS	8	10	0	0	12	2	52	12	22	10	128
TOTAL	12	19	10	11	23	33	76	35	45	35	299

The following conclusions and can be drawn from the above information:

- A total of 80 dwelling units were constructed in 2019 to 2020 (excluding row housing).

- In 2017, Revelstoke experienced a large increase in the number of apartment dwelling units constructed. Additionally, Revelstoke experienced higher levels of apartment dwelling unit construction overall from 2011 to 2020. However, 78% of the existing housing stock is currently single household dwellings.

- The lack of apartment dwelling unit construction in comparison to single dwelling units points to the need for diverse housing type construction.

8.2 AGING HOUSING

As shown in **Figure 6** and **Figure 7**, the majority of Revelstoke's current housing supply was built in the 60's and 70's. Revelstoke's aging housing stock poses an opportunity to retrofit and reinvest in these forms of housing to address two policy goals: securing long-term affordable housing and significantly reducing greenhouse gas (GHG) emissions. The City of Revelstoke should look to its aging and deteriorating housing stock in order to provide increasing housing choice near its downtown core, support smart growth, and eliminate the need for new infrastructure.

Figure 6: Residential Building Construction Dates, City of Revelstoke

City of Revelstoke Residential Building Construction Year (B.C. Assessment Data)

	1895 to 1915	1916 to 1936	1937 to 1957	1958 to 1978	1979 to 1999	2000 to 2020
Count	390	148	345	1427	577	875
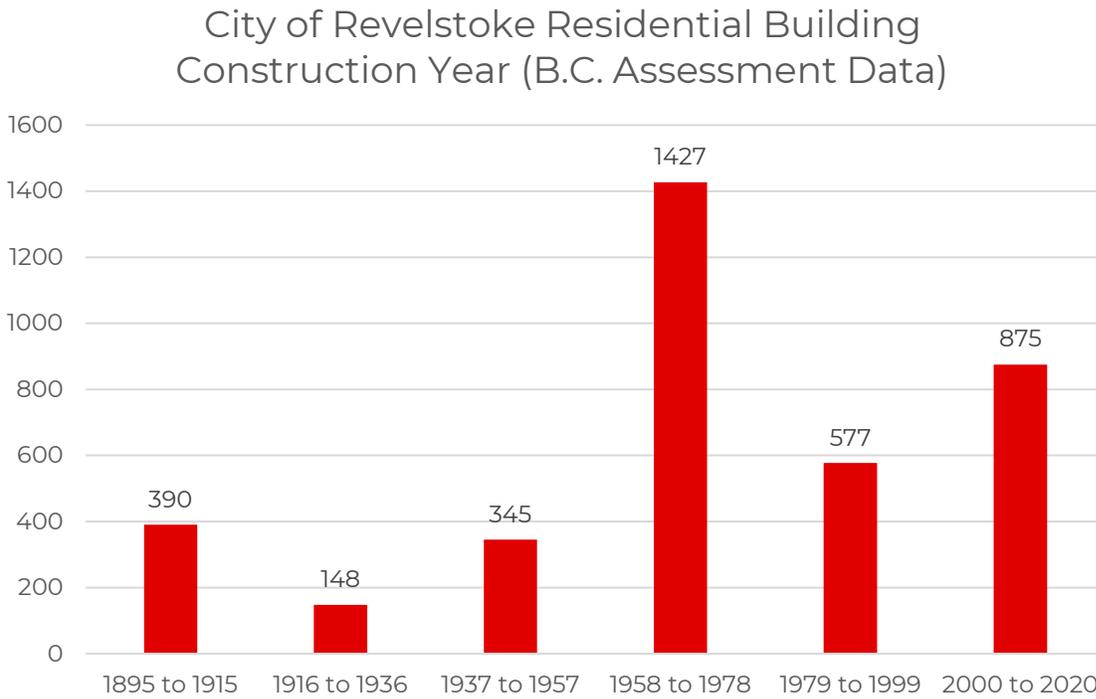
Figure 7: Percent of Residential Buildings Constructed per Twenty-Year Period (1895-2020)

- 1895 to 1915 — 390, 11%
- 1916 to 1936 — 148, 4%
- 1937 to 1957 — 345, 9%
- 1958 to 1978 — 1427, 38%
- 1979 to 1999 — 577, 15%
- 2000 to 2020 — 875, 23%
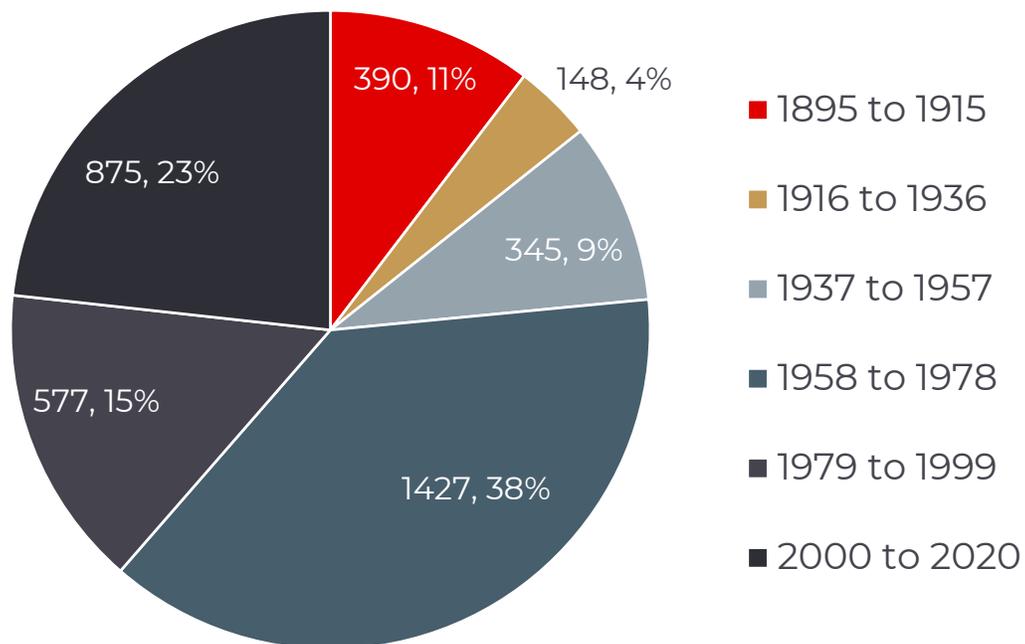
9.0 RECOMMENDATIONS FOR GROWTH AND LAND USE POLICY

9.1 RECOMMENDATIONS

Based on the results of the community visioning engagement associated with the development of the City's Official Community Plan review three main recommendations for future residential development in the City of Revelstoke are proposed.

1. Support centralized development (smart growth)
2. Identify and encourage infill development opportunities
3. Increase supply of the "missing middle"

Incorporating these recommendations into the Official Community Plan Review that is underway and future comprehensive zoning bylaw reviews will ensure the City will be able to accommodate growth within the existing City boundaries and service growth in a cost effective manner.

9.1.1 SUPPORT CENTRALIZED DEVELOPMENT (SMART GROWTH)

'Smart growth' covers a range of development and conservation strategies that help to protect the health of residents and the natural environment. Smart growth concentrates growth in compact walkable urban centers to avoid sprawl and subsequently creates communities that are more attractive, economically stronger, and more socially diverse. The City of Revelstoke should look to vacant and underdeveloped parcels within the downtown core with the intent of establishing infill development.

By placing residential, commercial and recreational uses in close proximity to one another, alternatives to driving, such as walking or biking, become viable. Further, growing in a smart manner would involve the development of a range of housing types in order to preserve land for future population growth. The City of Revelstoke should also aim to build a range of housing tenure options to accommodate a various ownership and rental choices and price points. New housing development should include apartments, mixed-use buildings, and ground-oriented housing such as townhomes and some single-family dwellings. Housing options attractive to a range of households, including families with children, should be encouraged.

9.1.2 ENCOURAGE INFILL DEVELOPMENT OPPORTUNITIES

Residential infill is the development of new housing in established neighbourhoods. Infill housing provides a solution to the mismatch between the available housing stock in Revelstoke and shifting demographics combined with rising housing costs and the growing demand for walkability. Infill development addresses demand for additional affordable housing options while preserving neighbourhood quality, character, and liveability. Additionally, infill housing is desirable because it makes efficient use of existing services. Established neighbourhoods such as South Revelstoke, Central Revelstoke, Central Business, and Farwell/Mountain View are well-served by transit, and are conducive to cycling and walking, meaning less congestion on arterial roadways. Infill is also an important tool for addressing the infrastructure deficit in the City of Revelstoke as these neighbourhoods only rely on existing infrastructure and services.

9.1.3 INCREASING SUPPLY OF THE "MISSING MIDDLE"

'Missing Middle' housing is a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood. 'Missing Middle' refers to multi-unit housing that falls between single detached homes and small apartment buildings. Housing types can include row housing, courtyard housing, stacked townhouses/walk-up apartments, low-rise (4-storey) apartments, mid-rise (6-storey) apartments, and triplexes/fourplexes. 'Missing Middle' housing can help meet a range of housing needs in the City of Revelstoke. Medium-scale housing welcomes new people into older communities and provides housing options for people at every stage of life and income level.

APPENDIX A:
CITY OF REVELSTOKE MAPS

NEIGHBOURHOOD LOCATIONS, LAND USE, AND RESIDENTIAL BUIDING CONSTRUCTION YEAR

APPENDIX A: CITY OF REVELSTOKE MAPS
NEIGHBOURHOOD LOCATIONS, LAND USE, AND RESIDENTIAL BUIDING CONSTRUCTION YEAR

Figure A-1: Neighbourhood Locations, City of Revelstoke

Figure A-2: Generalized Land Use Type, City of Revelstoke

Legend

Land Use Type

- Agricultural & Environmental Lands (green)
- Commercial (red)
- Industrial (purple)
- Institutional (teal)
- Mixed Use (pink)
- Other (grey)
- Residential (tan)

URBAN SYSTEMS

Project #: 0543.0089.01
Author: RP
Checked: XX
Status: **Status**
Revision: A
Date: 2021 / 11 / 1

Coordinate System:
NAD 1983 UTM Zone 11N

Scale: 1:46,846
(When plotted at 11"x17")

Data Sources:
- Data provided by BC assessment, City of Revelstoke, GeoBC

The accuracy & completeness of information shown on this drawing is
not guaranteed. It will be the responsibility of the user of the information
shown on this drawing to locate & establish the precise location of all
existing information whether shown or not.

The City of Revelstoke

Land Use Analysis

FIGURE 03

Generalized Land Use

Figure A-3: Residential Building Construction Year, City of Revelstoke
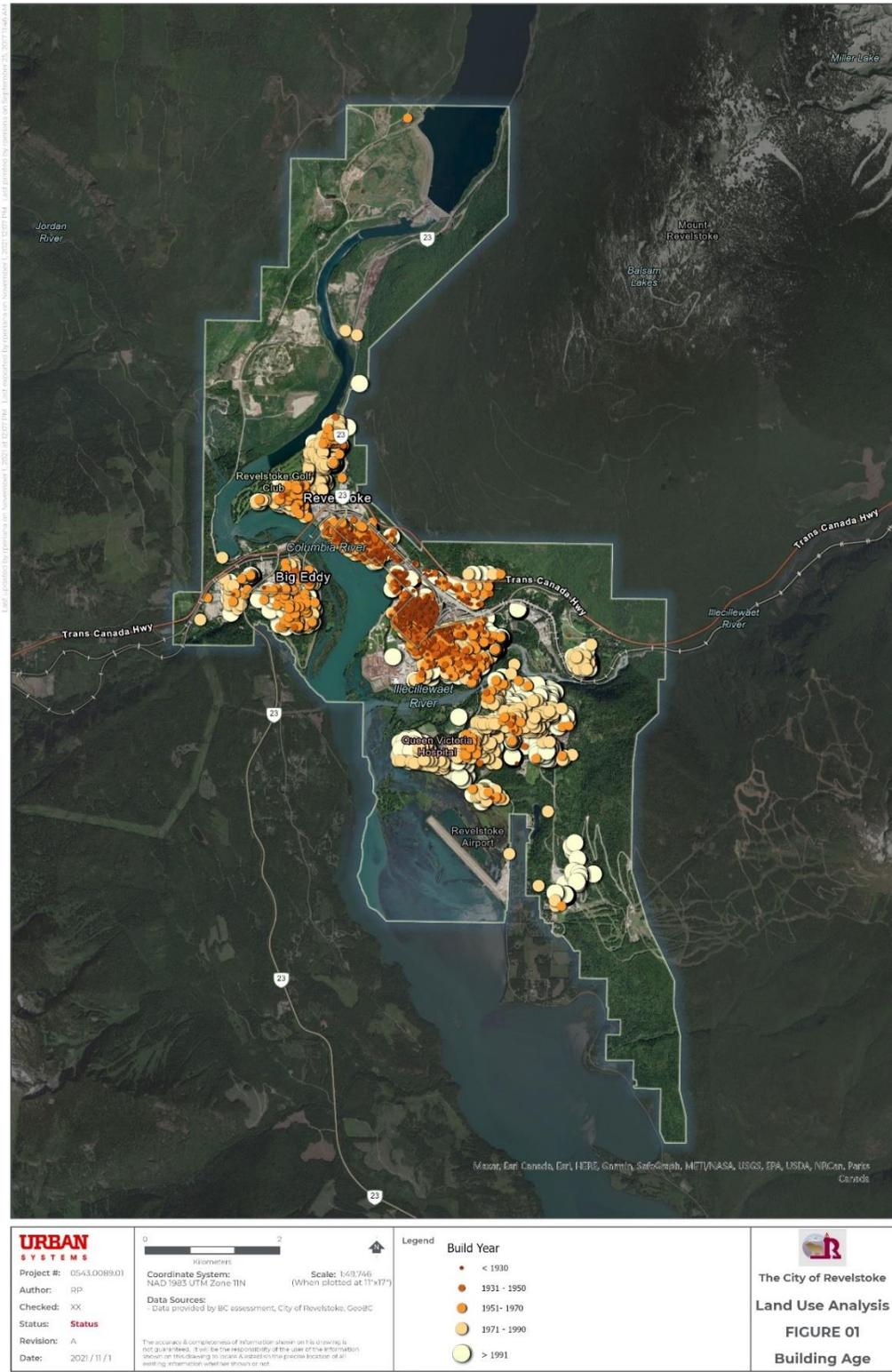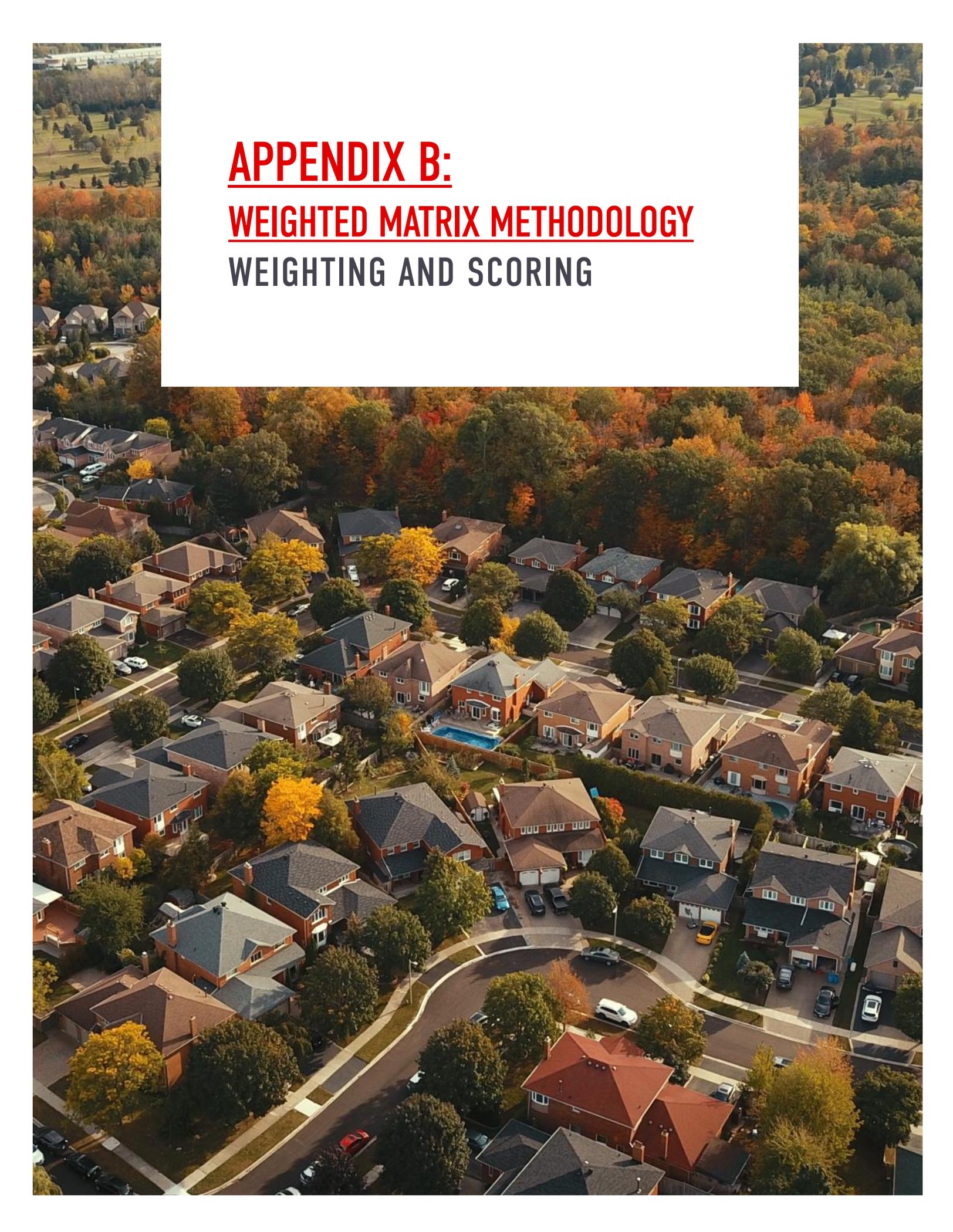
APPENDIX B:
WEIGHTED MATRIX METHODOLOGY
WEIGHTING AND SCORING

APPENDIX B: WEIGHTED MATRIX METHODOLOGY
WEIGHTING AND SCORING

Table B-1: Weighting Methodology

MATRIX CATEGORY	WEIGHT	METHODOLOGY
SMART GROWTH OBJECTIVES	**30**	
WALKABILITY SCORE	10	Walk Score 90–100 Daily errands do not require a car. = 10 Points Walk Score 70–89 Most errands can be accomplished on foot. = 8 Points Walk Score 50–69 Some errands can be accomplished on foot. = 6 Points Walk Score 25–49 Most errands require a car. = 4 Points Walk Score 1–24 Almost all errands require a car. = 2 Points
CENTRALIZED LOCATION	20	Based on proximity to services and amenities in comparison to other neighbourhoods.
DEVELOPMENT POTENTIAL	**30**	
SERVICEABILITY	15	Assessment by City Engineering Staff for residential growth based on City master plan analysis and past development applications.
ENVIRONMENTAL CONSTRAINTS	15	High level mapping assessment based on ESA and Steep Slope data
INFILL CAPABILITY	**15**	
AVERAGE LOT SIZE	5	Based on average lot size combined with servicing capacity being feasibility for infill development, subdivision, or intensification. 5 >=10,000m² 4 =4001-10,000m² 3 =2001-4000m² 2 =1001-2000m² 1 =0-1000m²
VACANT LANDS (TOTAL)	5	Amount of vacant land based on GIS assessment utilizing BCA vacant land data. 1 =0.1-5.9ha 2 =6-9.9ha 3 =10-14.9ha 4 =15-19.9ha 5 = Greater than 20ha
UNDERDEVELOPED LANDS (TOTAL)	5	Amount of underdeveloped land based on GIS assessment utilizing BCA assessment data building value/total value =<25% 1 =0.1-5.9ha 2 =6-9.9ha 3 =10-14.9ha 4 =15-19.9ha 5 = Greater than 20ha
DEVELOPMENT AND HOUSING CHOICE	**25**	
LAND USE OPTIONS	15	Visual assessment of OCP land use mix, vacant land lot size, and potential for increasing housing choice.
NUMBER OF PROPOSED UNITS	10	0 = None; 1 =1-5; 2 =6-20; 3 =21-30; 4 =31-50; 5 =51-80; 6 =81-110; 7 =111-200 8 =201-300; 9 =301-400; 10 =401 and Greater
TOTALS	**100**	

Table B-2: Smart Growth

NEIGHBOURHOOD NAME	SMART GROWTH	PERCENTAGE SMART GROWTH
SOUTH REVELSTOKE	17	56.7%
UPPER ARROW HEIGHTS	12	40.0%
VICTORIA HEIGHTS	13	43.3%
RESORT LANDS	6	20.0%
CENTRAL REVELSTOKE	24	80.0%
FARWELL MOUNTAIN VIEW	23	76.7%
HIGHWAY CORRIDOR	16	53.3%
CENTRAL BUSINESS	26	86.7%
JOHNSON HEIGHTS	12	40.0%
LOWER ARROW HEIGHTS	10	33.3%
THOMAS BROOK	7	23.3%
BIG EDDY	8	26.7%
ILLECILLEWAET	12	40.0%
COLUMBIA PARK	10	33.3%
CLEARVIEW HEIGHTS	12	40.0%
WILLIAMSON'S LAKE	2	6.7%
WESTSIDE ROAD	0	0.0%
KELLY FLATS / DALLES	0	0.0%
MOUNT REVELSTOKE	0	0.0%
DOWNIE MILL	0	0.0%

Table B-3: Development Potential

NEIGHBOURHOOD NAME	DEVELOPMENT POTENTIAL	PERCENTAGE DEVELOPMENT POTENTIAL
SOUTH REVELSTOKE	30	100.0%
UPPER ARROW HEIGHTS	25	83.3%
VICTORIA HEIGHTS	25	83.3%
RESORT LANDS	25	83.3%
CENTRAL REVELSTOKE	28	93.3%
FARWELL MOUNTAIN VIEW	30	100.0%
HIGHWAY CORRIDOR	30	100.0%
CENTRAL BUSINESS	27	90.0%
JOHNSON HEIGHTS	14	46.7%
LOWER ARROW HEIGHTS	15	50.0%
THOMAS BROOK	20	66.7%
BIG EDDY	10	33.3%
ILLECILLEWAET	6	20.0%
COLUMBIA PARK	6	20.0%
CLEARVIEW HEIGHTS	5	16.7%
WILLIAMSON'S LAKE	0	0.0%
WESTSIDE ROAD	0	0.0%
KELLY FLATS / DALLES	1	3.3%
MOUNT REVELSTOKE	0	0.0%
DOWNIE MILL	0	0.0%

Table B-4: Infill Capability

NEIGHBOURHOOD NAME	INFILL CAPABILITY	PERCENTAGE INFILL CAPABILITY
SOUTH REVELSTOKE	9	60.0%
UPPER ARROW HEIGHTS	11	73.3%
VICTORIA HEIGHTS	10	66.7%
RESORT LANDS	10	66.7%
CENTRAL REVELSTOKE	8	53.3%
FARWELL MOUNTAIN VIEW	3	20.0%
HIGHWAY CORRIDOR	4	26.7%
CENTRAL BUSINESS	3	20.0%
JOHNSON HEIGHTS	9	60.0%
LOWER ARROW HEIGHTS	6	40.0%
THOMAS BROOK	5	33.3%
BIG EDDY	9	60.0%
ILLECILLEWAET	6	40.0%
COLUMBIA PARK	10	66.7%
CLEARVIEW HEIGHTS	6	40.0%
WILLIAMSON'S LAKE	9	60.0%
WESTSIDE ROAD	10	66.7%
KELLY FLATS / DALLES	8	53.3%
MOUNT REVELSTOKE	5	33.3%
DOWNIE MILL	0	0.0%

Table B-5: Development and Housing Choice

NEIGHBOURHOOD NAME	DEVELOPMENT AND HOUSING CHOICE	PERCENTAGE DEVELOPMENT AND HOUSING CHOICE
SOUTH REVELSTOKE	23	92.0%
UPPER ARROW HEIGHTS	22	88.0%
VICTORIA HEIGHTS	19	76.0%
RESORT LANDS	25	100.0%
CENTRAL REVELSTOKE	4	16.0%
FARWELL MOUNTAIN VIEW	6	24.0%
HIGHWAY CORRIDOR	12	48.0%
CENTRAL BUSINESS	4	16.0%
JOHNSON HEIGHTS	25	100.0%
LOWER ARROW HEIGHTS	5	20.0%
THOMAS BROOK	1	4.0%
BIG EDDY	2	8.0%
ILLECILLEWAET	3	12.0%
COLUMBIA PARK	0	0.0%
CLEARVIEW HEIGHTS	1	4.0%
WILLIAMSON'S LAKE	0	0.0%
WESTSIDE ROAD	0	0.0%
KELLY FLATS / DALLES	0	0.0%
MOUNT REVELSTOKE	0	0.0%
DOWNIE MILL	0	0.0%
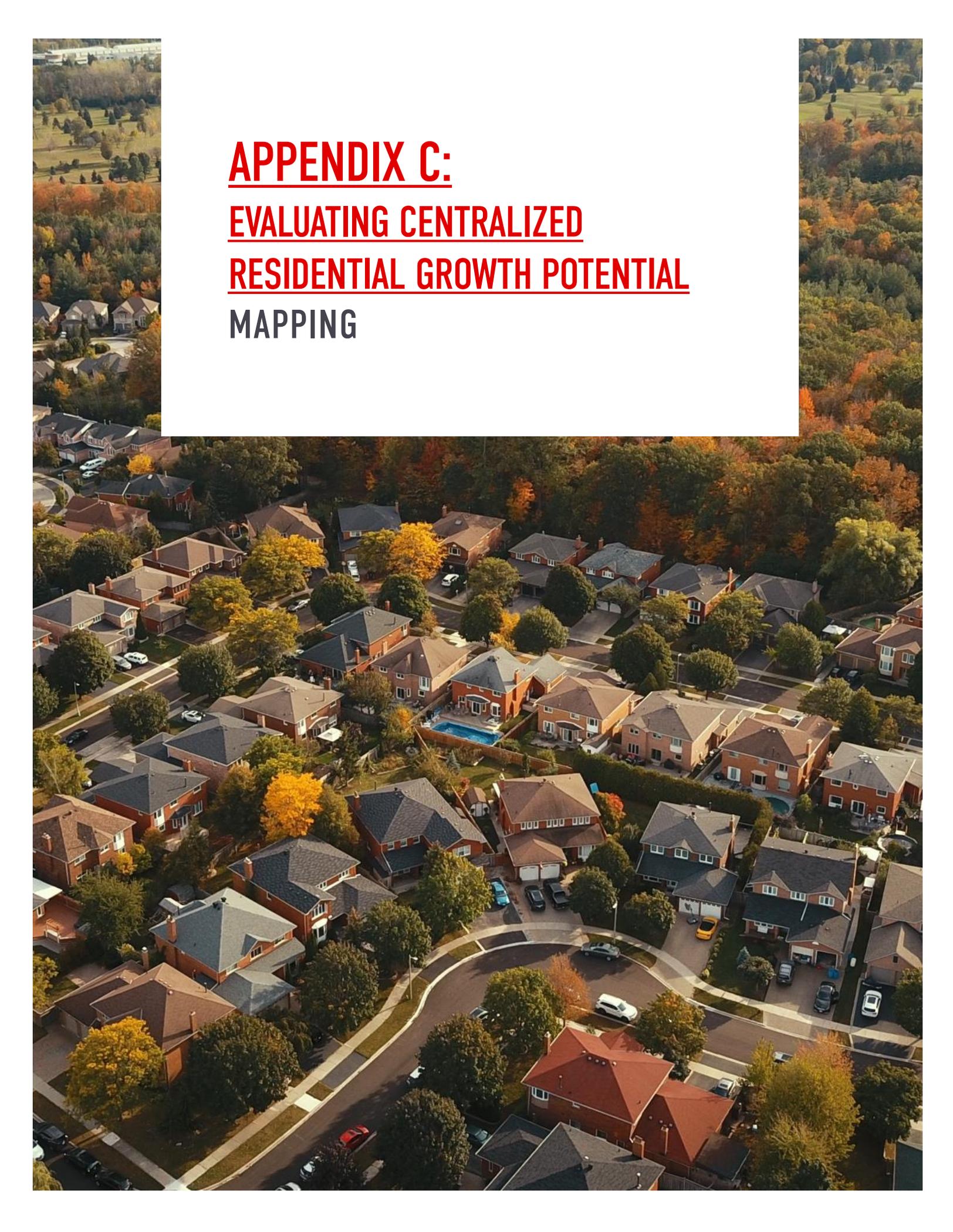
APPENDIX C:
EVALUATING CENTRALIZED RESIDENTIAL GROWTH POTENTIAL
MAPPING

APPENDIX C: EVALUATING CENTRALIZED RESIDENTIAL GROWTH POTENTIAL

MAPPING

Figure C-1: Weighted Score
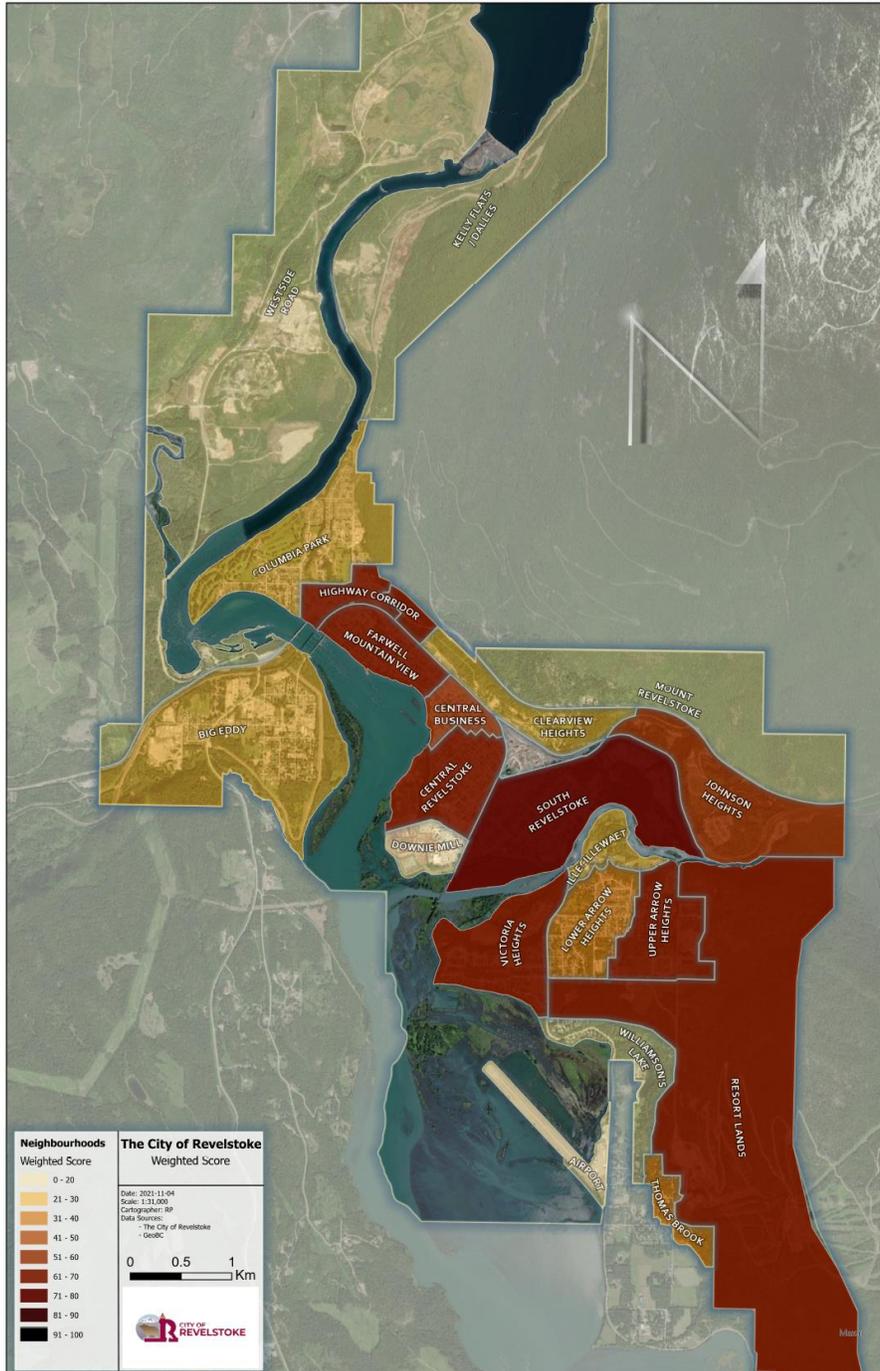
Figure C-2: Smart Growth
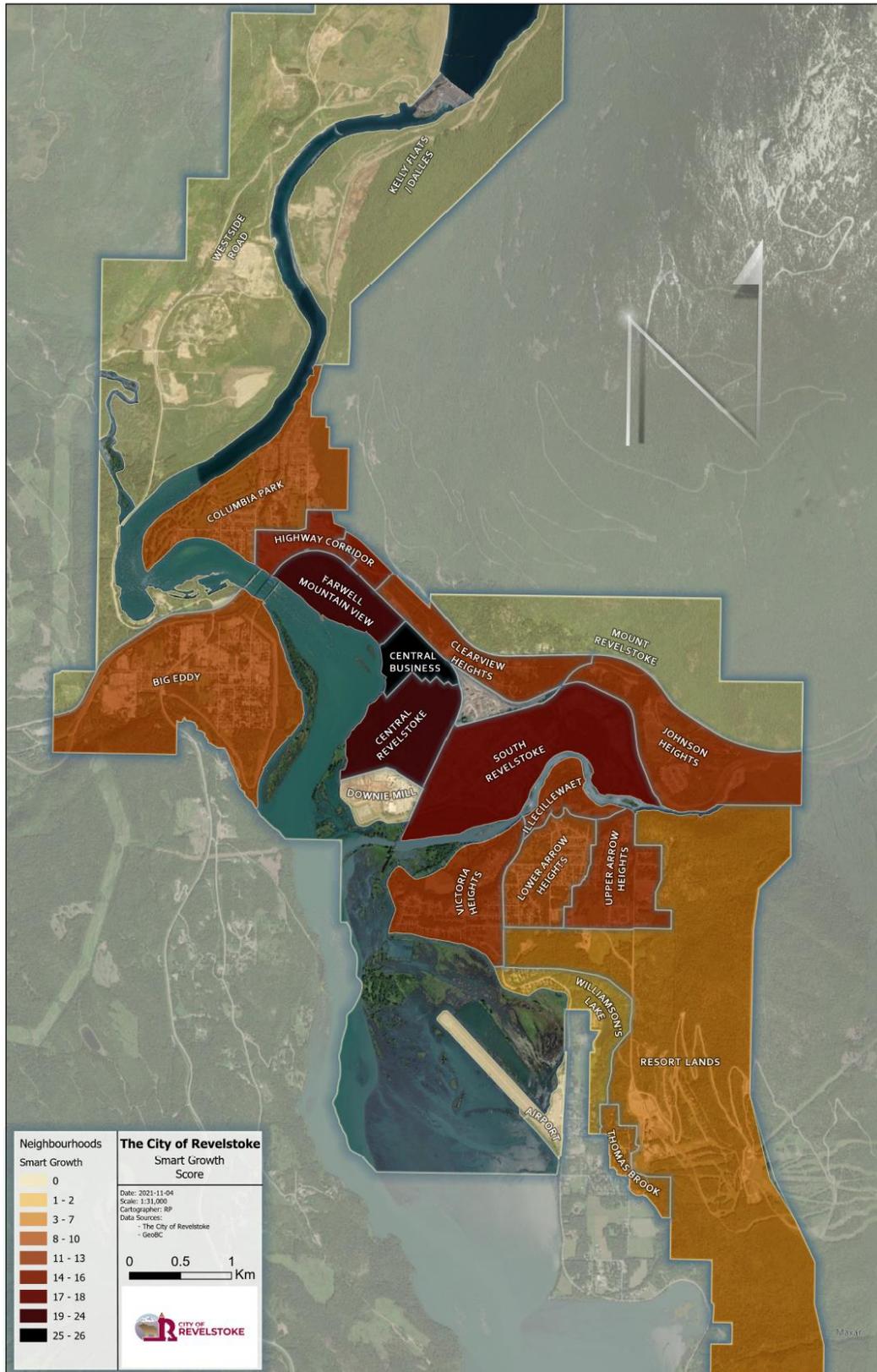
Figure C-3: Development Potential Score
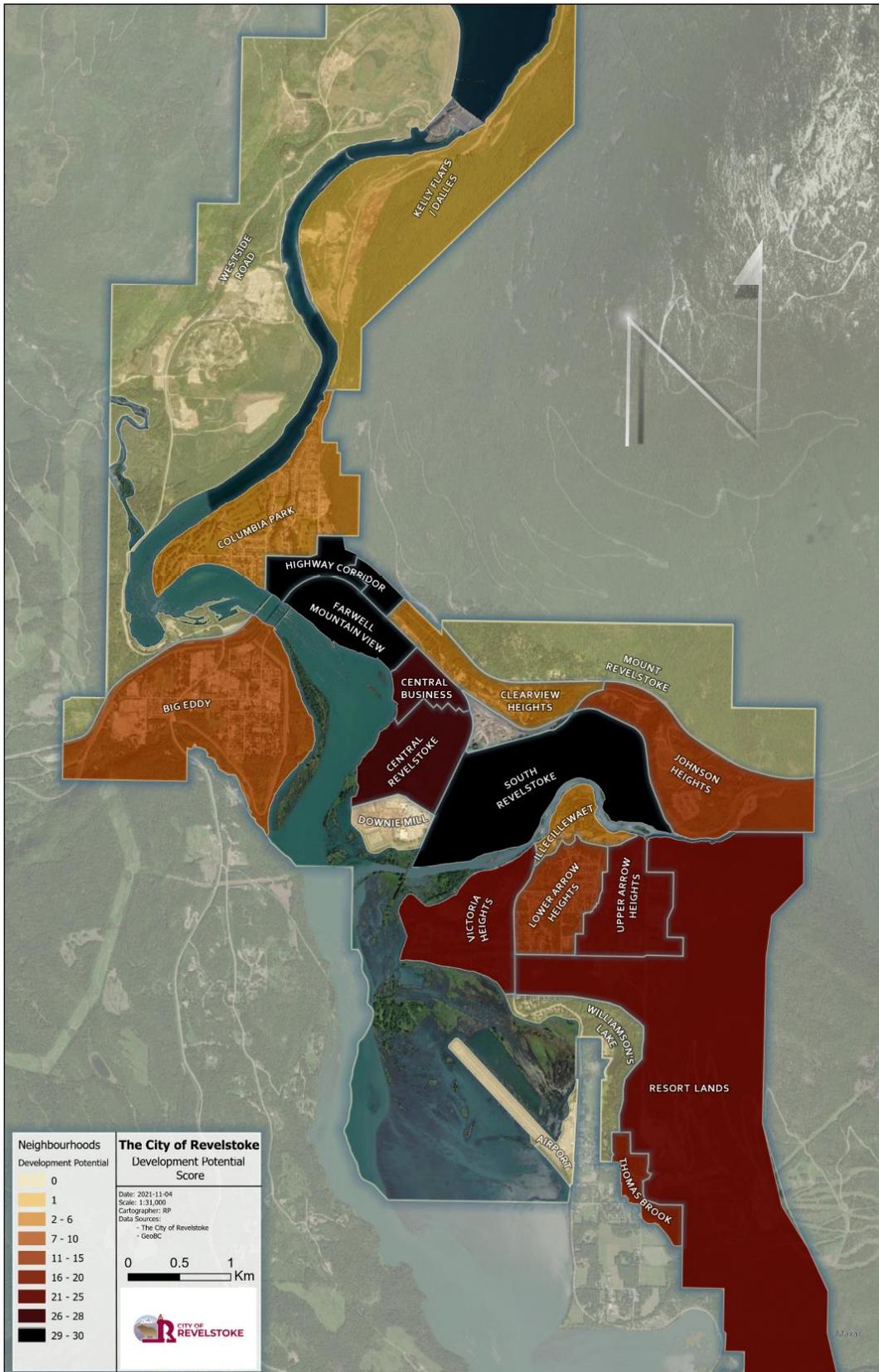
Figure C-4: Infill Capability

Neighbourhoods

Infill Capability
- 0
- 1 - 3
- 4
- 5
- 6
- 7 - 8
- 9
- 10
- 11

The City of Revelstoke
Infill Capacity

Date: 2021-11-04
Scale: 1:31,000
Cartographer: RP
Data Sources:
- The City of Revelstoke
- GeoBC

0   0.5   1
Km

CITY OF REVELSTOKE

Figure C-5: Development and Housing Choice
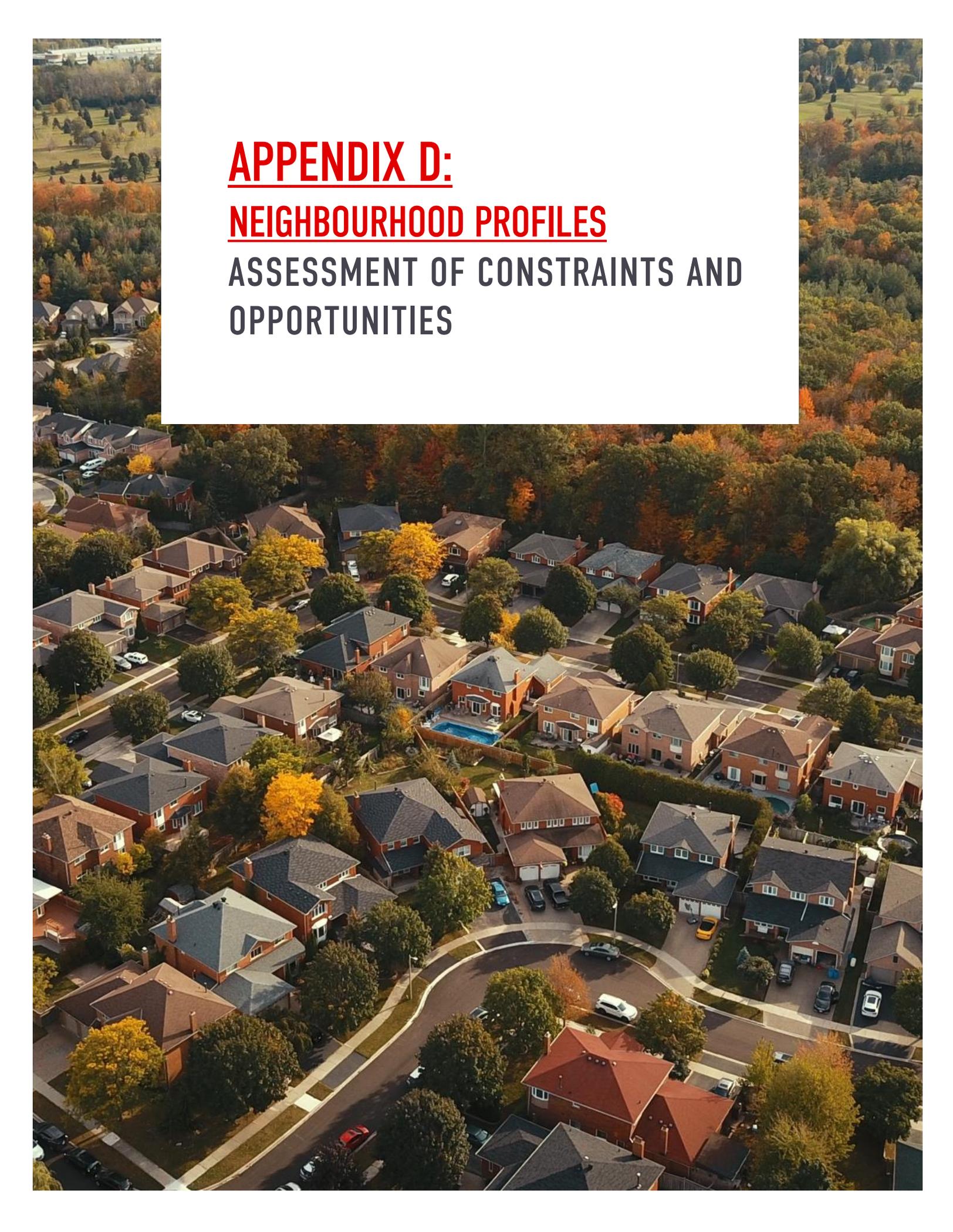
APPENDIX D:
NEIGHBOURHOOD PROFILES
ASSESSMENT OF CONSTRAINTS AND OPPORTUNITIES

APPENDIX D: NEIGHBOURHOOD PROFILES
ASSESSMENT OF CONSTRAINTS AND OPPORTUNITIES

Central Revelstoke
Neighbourhood Profile

Building Age

Heritage Conservation Area

>2004
-1973
<1942

>1991 13%
1971-1990 8%
1951-1970 13%
1931-1950 17%
<1930 49%

■ <1930
■ 1931-1950
■ 1951-1970
■ 1971-1990
■ >1991

Average Year Built
1939

Housing Type Split
2%
15%
83%

■ Single Family
■ Apartment
■ Multi Family

Existing OCP Land Use Designation Split
79%
10%
4%
1%
2%
3%
1%

■ Residential
■ Mixed-Use
■ Agricultural and Environmental Lands
■ Commercial
■ Industrial
■ Institutional
■ Other

Opportunities
- Pedestrian oriented, smart growth
- Larger residential lots
- Infill opportunities
- Redevelopment potential
- Existing infrastructure

Constraints
- Maintaining heritage character
- Very little vacant land
- Larger scale developments may require consolidation

Average Residential Lot Size
1,080.62 m²

OCP/Zoning Residential Applications
0

Vacant Lands
0.72 ha
(Residential and Future Growth)

Ownership Split
82%
of homes are locally owned

CITY-WIDE HOUSING CHOICE TARGETS 2021-2041

Centralized Scenario (New Development Only)
25 25
15 15
20

■ Single Family
■ Apartment
■ Duplex
■ Multiplex
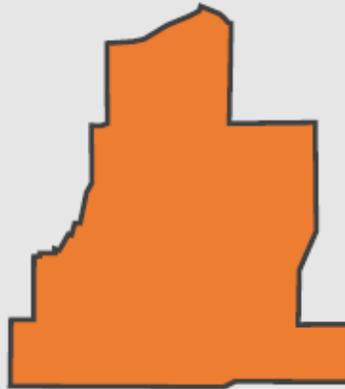■ Row

2041 Target Housing Split
21%
16%
63%

■ Single Family
■ Apartment
■ Multi-Family

Johnson Heights

Neighbourhood Profile

Building Age

>2004
-1973
<1942

<1930
1%

1971-1990
15%

>1991
84%

- <1930
- 1971-1990
- >1991

Average Year Built

2002

Housing Type Split

100%

- Single Family

Existing OCP Land Use Designation Split

1%

5%

94%

- Residential
- Agricultural and Environmental Lands
- Commercial

Opportunities
- Significant mixed-use development opportunity
- Ability to require affordable housing and a variety of housing types and tenures
- Connect community via local road and trails

Constraints
- Significant infrastructure upgrades required to facilitate development
- Access constraints from Highway
- Environmentally sensitive hillside

Average Residential Lot Size
3,512.84 m²

OCP/Zoning Residential Applications
1
(501 Proposed Units)

Vacant Lands
14.71 ha
(Residential and Future Growth)

Ownership Split
81%
of homes are locally owned

CITY-WIDE HOUSING CHOICE TARGETS 2021-2041

Centralized Scenario (New Development Only)

25   25
15   15
20

- Single Family
- Apartment
- Duplex
- Multiplex
- Row

2041 Target Housing Split

21%
16%   63%

Single Family
Apartment
Multi-Family
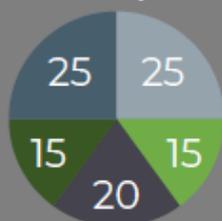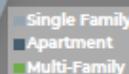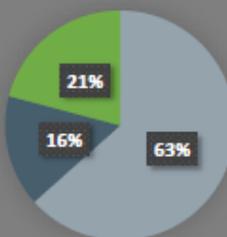
JHNP New Development Housing Targets
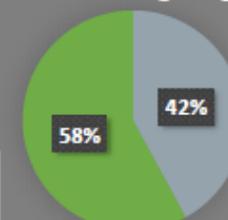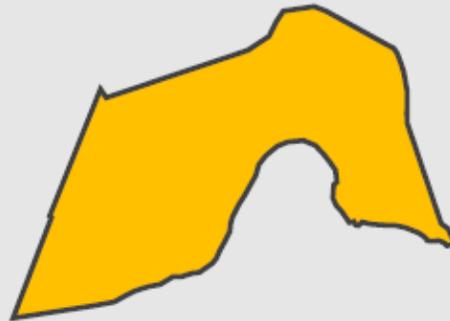
42%
58%

Single Family
Multi-Family

South Revelstoke

Neighbourhood Profile

Building Age

Legend:
- >2004
- -1973
- <1942

- 10% <1930
- 5% 1931-1950
- 24% 1951-1970
- 30% 1971-1990
- 31% >1991

Average Year Built

1974

Housing Type Split

- 9% Multi Family
- 91% Single Family
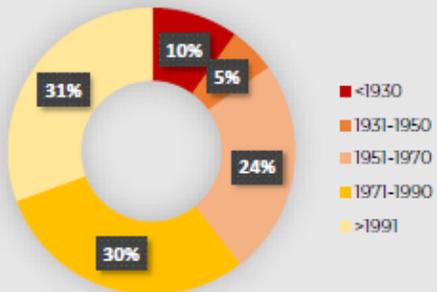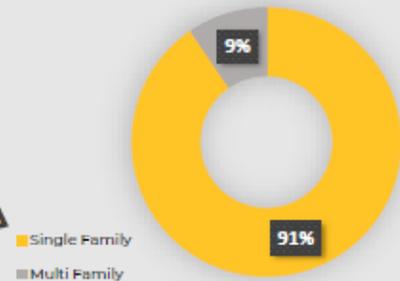
Existing OCP Land Use Designation Split

- Residential 89%
- Mixed-Use
- Agricultural and Environmental Lands
- Industrial
- Institutional
- Other

1%
2%
5%
2%
1%
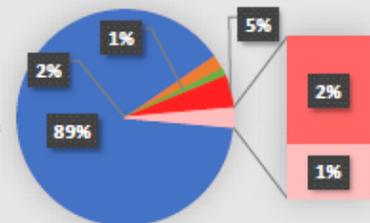
Opportunities

- Numerous smart growth and infill development opportunities
- Existing infrastructure and access to amenities
- Large residential lots

Constraints

- Some lot consolidation may be required to facilitate larger multiple unit developments.

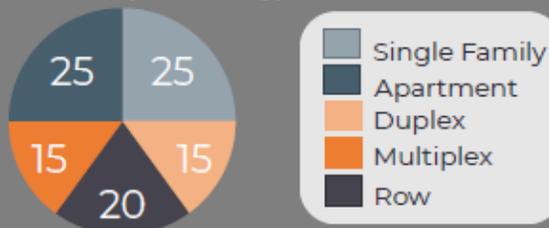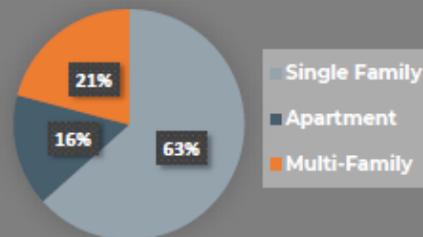| Average Residential Lot Size	OCP/Zoning Residential Applications	Vacant Lands	Ownership Split
1,736.74 m²	**4** (252 Proposed Units)	**2 ha** (Residential and Future Growth)	**84%** of homes are locally owned

CITY-WIDE HOUSING CHOICE TARGETS 2021-2041
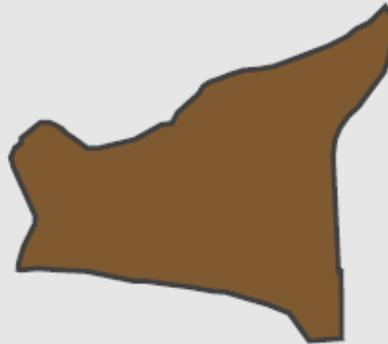
Centralized Scenario (New Development Only)

- 25
- 25
- 15
- 20
- 15

Legend:
- Single Family
- Apartment
- Duplex
- Multiplex
- Row

2041 Target Housing Split

- 21%
- 16%
- 63%

Legend:
- Single Family
- Apartment
- Multi-Family

URBAN SYSTEMS
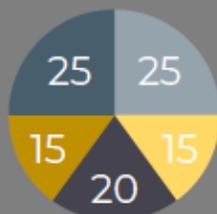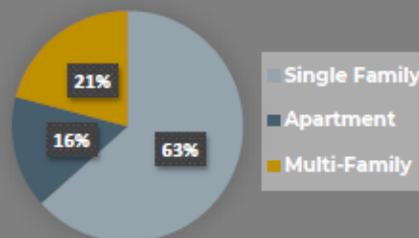
Farwell/Mountain View

Neighbourhood Profile

Building Age

Legend:
- >2004
- -1973
- <1942

Building Age donut chart:
- <1930 — 26%
- 1931-1950 — 15%
- 1951-1970 — 38%
- 1971-1990 — 12%
- >1991 — 9%
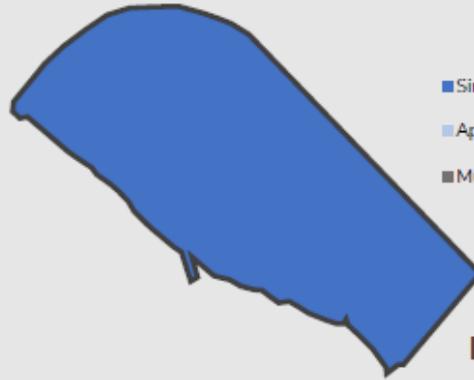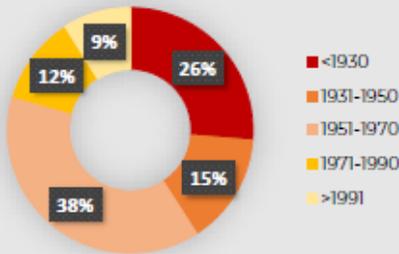
Average Year Built

1952

Housing Type Split
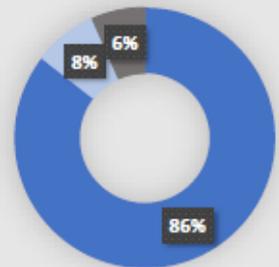
- Single Family — 86%
- Apartment — 8%
- Multi Family — 6%

Existing OCP Land Use Designation Split

- Residential — 72%
- Mixed-Use — 21%
- Institutional — 7%
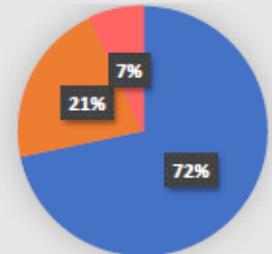
Opportunities

- Accessory dwelling unit infill
- Redevelopment of existing older homes with the provision of duplex or ground oriented multiple family housing.

Constraints

- Little vacant land
- Smaller existing lots

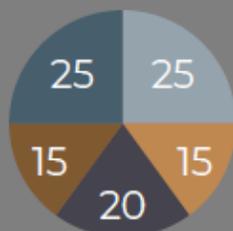| Average Residential Lot Size	OCP/Zoning Residential Applications	Vacant Lands	Ownership Split
723.47 m²	**1** (18 Proposed Units)	**0.92 ha** (Residential and Future Growth)	**81%** of homes are locally owned

CITY-WIDE HOUSING CHOICE TARGETS 2021-2041

Centralized Scenario (New Development Only)

Pie chart:
- 25
- 25
- 15
- 15
- 20

Legend:
- Single Family
- Apartment
- Duplex
- Multiplex
- Row

2041 Target Housing Split

- 63%
- 21%
- 16%
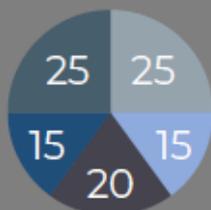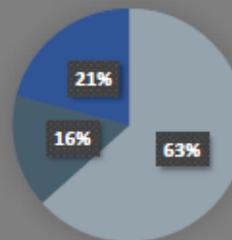
Legend:
- Single Family
- Apartment
- Multi-Family

Upper Arrow Heights

Neighbourhood Profile

Building Age

Legend:
- >2004
- -1973
- <1942

Building Age chart:
- 2%
- 34%
- 64%

- ■ 1931-1950
- ■ 1951-1970
- ■ 1971-1990
- ■ >1991

Average Year Built

2000

Housing Type Split

- 1%
- 20%
- 79%

- ■ Single Family
- ■ Apartment
- ■ Multi Family

Existing OCP Land Use Designation Split

- 1%
- 0.37%
- 99%

- ■ Residential
- ■ Agricultural and Environmental Lands
- ■ Institutional
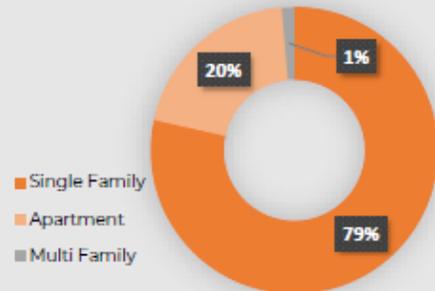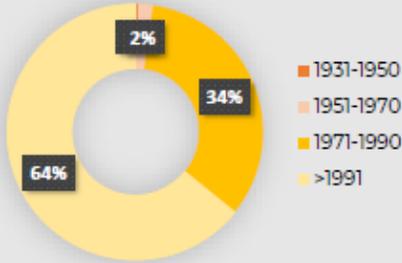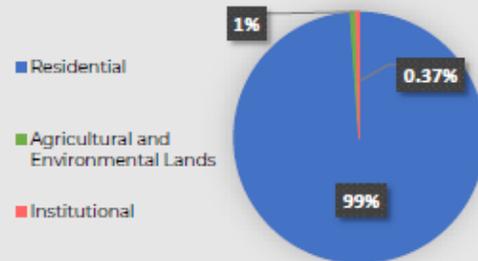
Opportunities

- A number of development applications already in progress
- Many designated growth areas and vacant lands identified for development in Master Plans
- Large residential parcels with subdivision and infill potential
- Infrastructure planned to accommodate growth

Constraints

- Significant portion of development expected to be absorbed by second homeowners and utilized for short-term rentals
- Reliance on auto-oriented transportation due to proximity to services

Average Residential Lot Size	OCP/Zoning Residential Applications	Vacant Lands	Ownership Split
4,190.86 m²	**9** (188 Proposed Units)	**9.59 ha** (Residential and Future Growth)	**58%** of homes are locally owned

CITY-WIDE HOUSING CHOICE TARGETS 2021-2041

Centralized Scenario (New Development Only)

- 25
- 25
- 15
- 15
- 20

Legend:
- Single Family
- Apartment
- Duplex
- Multiplex
- Row

2041 Target Housing Split

- 21%
- 16%
- 63%

- Single Family
- Apartment
- Multi-Family

Victoria Heights
Neighbourhood Profile

Building Age

>2004
-1973
<1942

- 5%
- 44%
- 51%

1951-1970
1971-1990
>1991

Average Year Built

1991

Housing Type Split

- 1%
- 99%

Single Family
Apartment

Existing OCP Land Use Designation Split

- 1%
- 4%
- 95%

Residential

Agricultural and Environmental Lands

Institutional
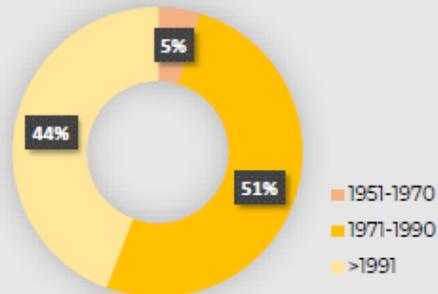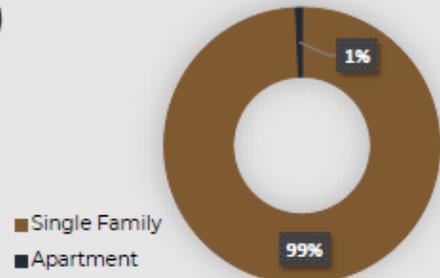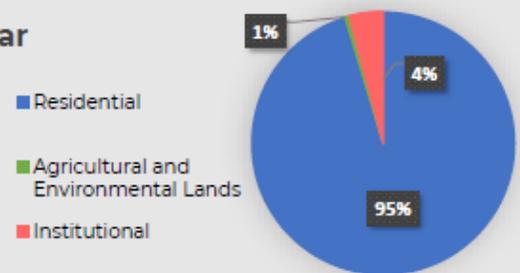
Opportunities

- Large residential parcels with subdivision and infill potential
- Good proximity to recreation and health care

Constraints

- Environmental constraints including flood plain present for vacant lands adjacent the Illecillewaet River
- Sewer extension to required to facilitate some development

Average Residential Lot Size

3614.07 m²

OCP/Zoning Residential Applications

2

(79 Proposed Units)

Vacant Lands

19.13 ha

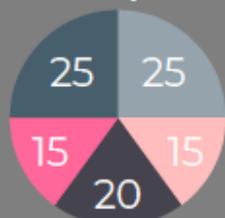(Residential and Future Growth)

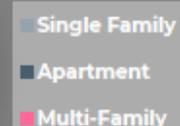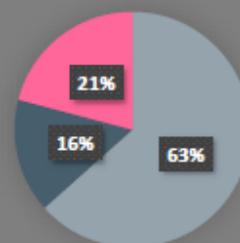## Ownership Split

60%

of homes are locally owned

CITY-WIDE HOUSING CHOICE TARGETS 2021-2041

Centralized Scenario (New Development Only)

- 25
- 25
- 15
- 15
- 20

Single Family
Apartment
Duplex
Multiplex
Row

2041 Target Housing Split

- 21%
- 16%
- 63%
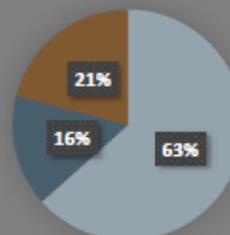
Single Family
Apartment
Multi-Family

Resort Lands
Neighbourhood Profile

Building Age

Legend:
>2004
-1973
<1942

Building Age donut chart:
- <1930: 0.42%
- 1931-1950: 0.42%
- 1951-1970: 0.42%
- 1971-1990: 1.25%
- >1991 — 98%
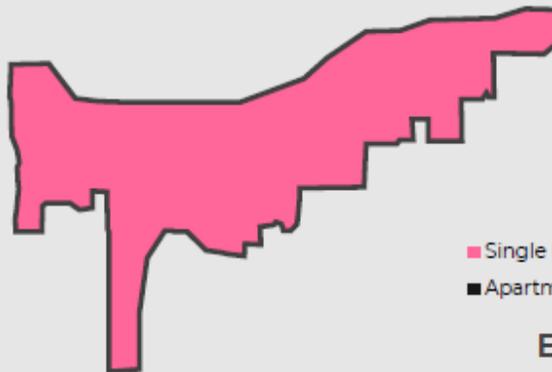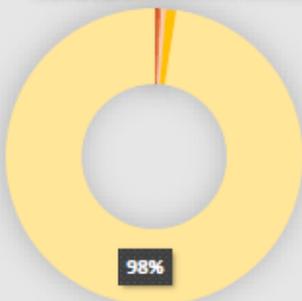
Average Year Built
2008

Housing Type Split
- Single Family — 99%
- Apartment — 1%

Existing OCP Land Use Designation Split
- Residential — 91%
- Agricultural and Environmental Lands — 0.30%
- Other — 9%
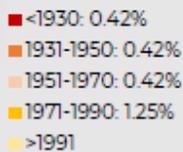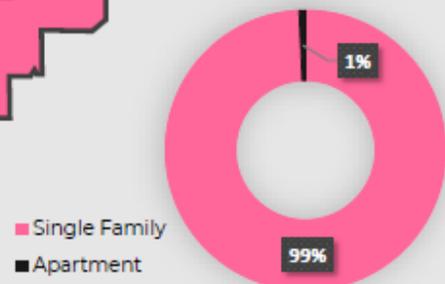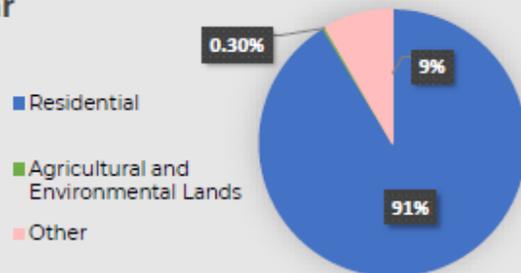
Opportunities
- Master planned mixed-use development
- Several opportunities to include development geared to resident population
- Anticipated to absorb much of the tourist accommodation and second homeowner growth

Constraints
- Farther away and grade separated from amenities and services
- Not easily accessible by transit and by other active transportation modes
- Resort amenities coupled with required infrastructure upgrades likely to lead to higher-end housing costs

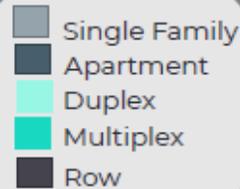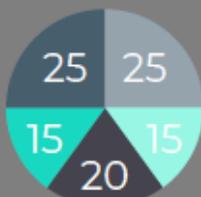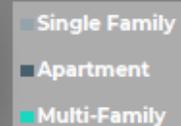| Average Residential Lot Size	OCP/Zoning Residential Applications	Vacant Lands	Ownership Split
13,813.89 m²	2 (434 Proposed Units)	0 ha (Residential and Future Growth)	52% of homes are locally owned

CITY-WIDE HOUSING CHOICE TARGETS 2021-2041

Centralized Scenario (New Development Only)
Pie chart values: 25, 25, 15, 15, 20
- Single Family
- Apartment
- Duplex
- Multiplex
- Row

2041 Target Housing Split
- Single Family — 63%
- Apartment — 16%
- Multi-Family — 21%

URBAN SYSTEMS

Central Business
Neighbourhood Profile

Building Age

>2004
-1973
<1942

- ■ <1930 — 49%
- ■ 1931-1950 — 13%
- ■ 1951-1970 — 10%
- ■ 1971-1990 — 1%
- ■ >1991 — 27%
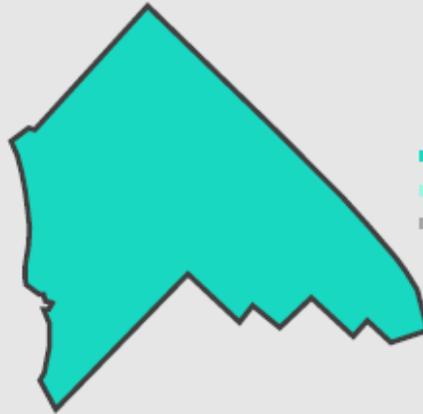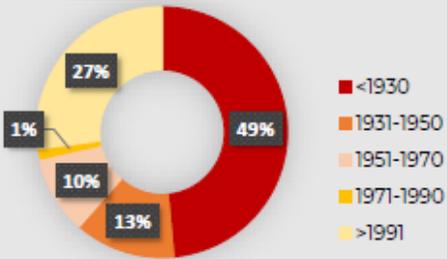
Average Year Built
1947

Housing Type Split

- ■ Single Family — 70%
- ■ Apartment — 23%
- ■ Multi Family — 7%

Existing OCP Land Use Designation Split

- ■ Mixed-Use — 96%
- ■ Institutional — 4%
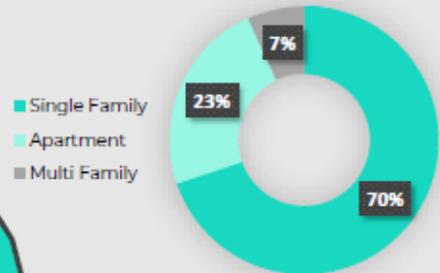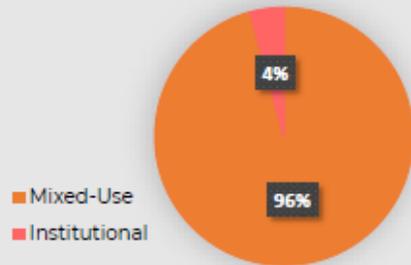
Opportunities

- Desirable walkable neighbourhood near many amenities
- Zoning in place for increased residential density and residential above ground floor commercial

Constraints

- Limited infill density without lot consolidations and redevelopment
- Zoning regulations quite restrictive and may be a barrier to redevelopment

Average Residential Lot Size
710.37 m²

OCP/Zoning Residential Applications
1
(5 Proposed Units)

Vacant Lands
0.37 ha
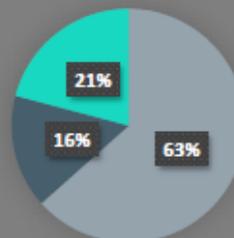(Residential and Future Growth)

Ownership Split
68%
of homes are locally owned

CITY-WIDE HOUSING CHOICE TARGETS 2021-2041
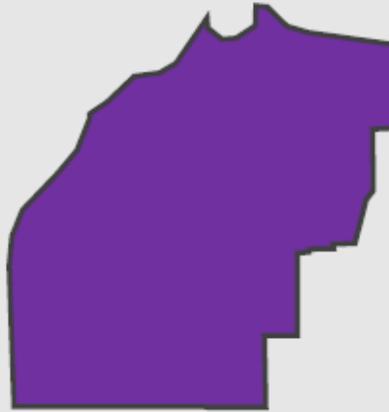
Centralized Scenario (New Development Only)

25 | 25
15 | 15
20

- Single Family
- Apartment
- Duplex
- Multiplex
- Row

2041 Target Housing Split

- 21%
- 16%
- 63%

- Single Family
- Apartment
- Multi-Family

Lower Arrow Heights

Neighbourhood Profile

Building Age

Building age map legend:
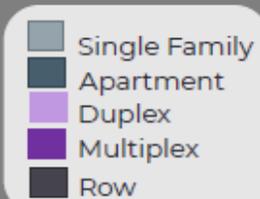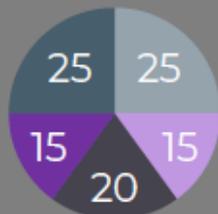- >2004
- -1973
- <1942

Building age donut chart:
- <1930: 0.79%
- 1931-1950: 0.40%
- 1951-1970
- 1971-1990
- >1991

0.79% | 0.40% | 11% | 24% | 64%
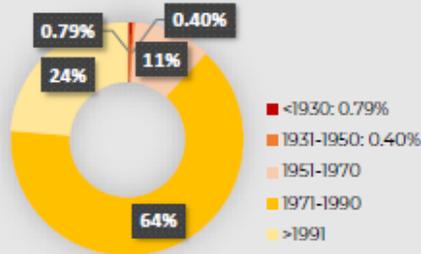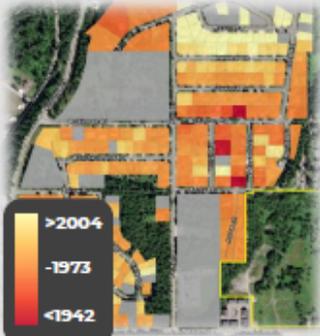
Average Year Built

1982

Housing Type Split

- Single Family — 99%
- Multi Family — 1%

Existing OCP Land Use Designation Split

- Residential — 99%
- Mixed-Use — 1%
- Institutional — 0.33%
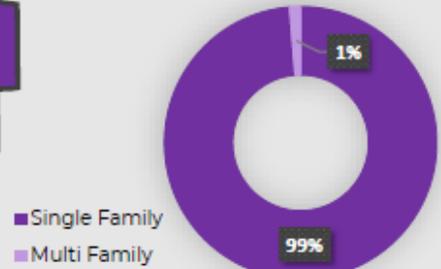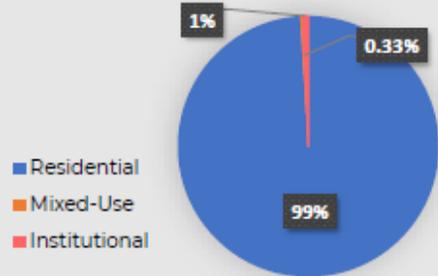
Opportunities

- Potential for redevelopment on the north-west side and near old drive-in lands
- Close to amenities and community services including Arrow Heights School

Constraints

- Environmental constraints present for some of the available vacant lands
- Much of the neighbourhood is not serviced by sewer

Average Residential Lot Size	OCP/Zoning Residential Applications	Vacant Lands	Ownership Split
1,688.63 m²	0	9.77 ha (Residential and Future Growth)	68% of homes are locally owned

CITY-WIDE HOUSING CHOICE TARGETS 2021-2041

Centralized Scenario (New Development Only)

- 25, 25, 15, 15, 20

- Single Family
- Apartment
- Duplex
- Multiplex
- Row

2041 Target Housing Split

- Single Family — 63%
- Apartment — 16%
- Multi-Family — 21%