

# PART 1 – PRIORITY LANDS FOR AFFORDABLE HOUSING

The following includes information on lands that have been selected for potential disposition at Council's discretion in accordance with applicable City Policy. Two (2) parcels of land have been selected that are suitable for disposition (typically under a 99-year lease agreement with the City) to non-profit organizations to provide affordable housing. These two (2) parcels will be revisited on an annual basis and updated as needed.



# BRIDGE CREEK (OSCAR) PROPERTY



Property Location within City of Revelstoke



Aerial Image (2019)

## Property Information

<b>Civic Address</b>	1004 Oscar Street
<b>PID</b>	028-349-407
<b>Legal Description</b>	Lot A, Plan NEP91421, Section 26, Township 23, Range 2, Meridian W6, Kootenay Land District, Except Plan EPP7027 EPP40833 EPP87855
<b>Folio</b>	22801390.015

## Land Attributes

<b>OCP Designation</b>	Mixed Use
<b>Zoning</b>	Comprehensive Development Zone 14
<b>Parcel Area</b>	47,556 sq. (11.75 ac)
<b>Existing Use</b>	Undeveloped.
<b>Site Constraints</b>	Some very minor areas of steeper slopes that flat within the Environmentally Hazardous Development Permit Area, adjacent to Powerhouse Industrial area and wastewater treatment plant.
<b>Site Opportunities</b>	Opportunities for comprehensive housing development on leased lands, mixed-use, and potential public use. Good access to transit, relatively walkable area (approximately 450 m to Southside Market, approximately 1,350 m walking distance to downtown), relatively flat site, access to servicing.

**Future Use  
Considerations**

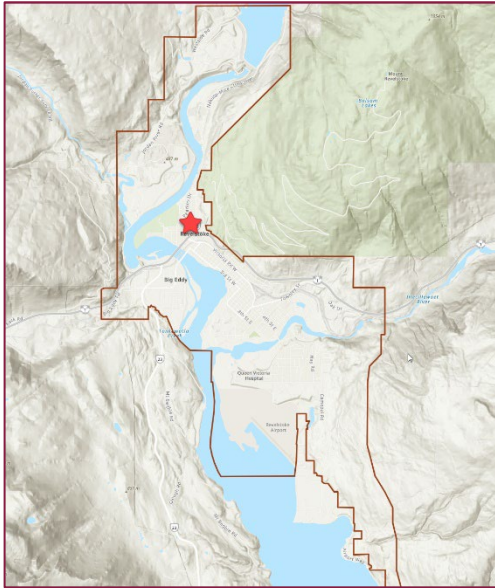
Master planning should be undertaken prior to or in conjunction with any further dispositions to ensure appropriate road and utility alignment. With any future disposition, surveying of applicable parcel lines, roadway dedication, and servicing installation will be required. Master planning for the site should consider a portion (approximately 3 to 5 acres) set aside for public use. Consideration with future master planning for alignment of Powerhouse Road.

**BC Assessment Information**

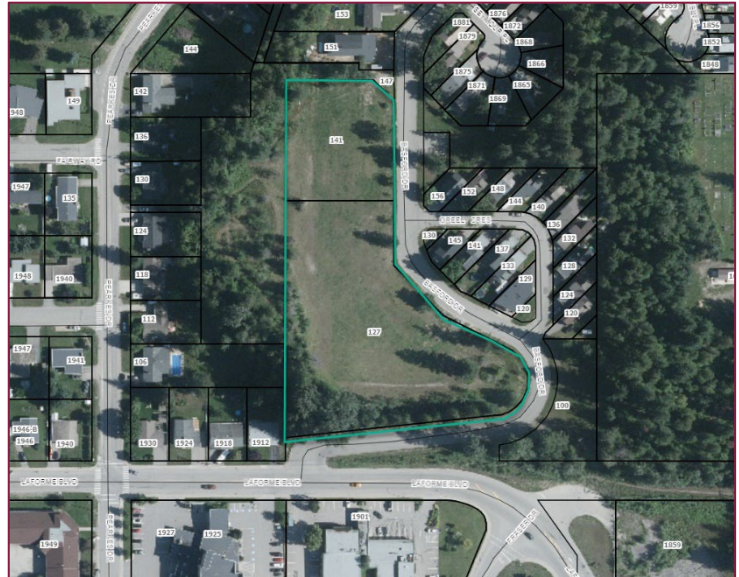
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<b>Use Code</b>	601
<b>Land Value</b>	\$1,350,000
<b>Improvement Value</b>	\$0
<b>Total Value</b>	\$1,350,000

# BASFORD DRIVE PROPERTY



Property Location within City of Revelstoke



Aerial Image (2019)

## Property Information

<b>Civic Address</b>	127 / 141 Basford Drive
<b>PID</b>	012-901-130 / PID 012-901-156
<b>Legal Description</b>	Lot 1, Plan NEP10792, Section 33, Township 23, Range 2, Meridian W6, Kootenay Land District / Lot 2, Plan NEP10792, Section 33, Township 23, Range 2, Meridian W6, Kootenay Land District
<b>Folio</b>	22801174.005 / 22801174.007

## Land Attributes

<b>OCP Designation</b>	Medium Density / Parks and Institutional
<b>Zoning</b>	R1 – Single Family Residential
<b>Parcel Area</b>	13,601 sq. (3.36 ac)
<b>Existing Use</b>	Undeveloped, currently used for snow storage.
<b>Site Constraints</b>	Some steep slopes towards southwestern edge of subject property that fall within the Environmentally Hazardous Development Permit Area. History of geotechnical constraints that would need to be examined further with additional development onsite.
<b>Site Opportunities</b>	Relatively flat, good access, access to utilities, relatively walkable (approximately 2 km from downtown), access to transit. With further exploration and technical

analysis this site could be suitable for comprehensive residential development in alignment with the OCP land use designation.

**Future Use  
Considerations**

Adjacent to some two-unit dwellings, public consultation to consider highest and best use would be recommended given that current zoning only permits single-detached residences.

Site is currently used for snow storage, review of cost of hauling snow from the area that is currently stored onsite would need to be considered with redevelopment.

The cost of anticipated geotechnical work onsite that is likely required may make this site suitable for a mix of market and non-market housing opportunities to ensure the development is financial sustainable in the long term.

## **BC Assessment Information**

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<b>Use Code</b>	601
<b>Land Value</b>	\$4,267,000
<b>Improvement Value</b>	\$0
<b>Total Value</b>	\$4,267,000