

**NOTICE OF PROPOSAL TO AMEND THE OFFICIAL COMMUNITY PLAN AND ZONING
BYLAW**

Please be advised that the City is undertaking an amendment to the Official Community Plan and Zoning Bylaw to enable a density bonusing program.

APPLICANT: **City of Revelstoke**

ADDRESS: **ALL PROPERTIES WITHIN THE R3, R4, C1 AND C2 ZONES.**

PURPOSE: To enable a density bonusing program to increase density in appropriate areas and to incorporate affordable housing into multiple family developments.

1. Proposed OCP amendment to change the maximum densities for residential development to include additional density for density bonusing.
2. Proposed OCP amendment to include criteria for selecting properties on a site specific basis to receive additional density above the established base density for multiple family developments. Sites must meet the criteria for density bonusing and provide amenities.
3. Proposed OCP amendment to create a two tiered system for exchanging density for amenities. The first tier of density bonusing would require that 15% of all units are non market units as per the City's Inclusionary Zoning Policy to receive additional density above what is permitted in the zone. The second tier of density bonusing would allow additional density if 15% of all units are non market units and additional amenities are provided (such as underground parking, small units, rental units, LEED certification or dedication of community amenity space).
4. Proposed Zoning amendment to change the density requirements in the Medium Density Residential (R3), High Density Residential (R4), Central Business District (C1) and Downtown Fringe Commercial (C2) to set a base density consistent with the existing OCP maximum densities, to create the structure for future density bonusing in accordance with the OCP requirements and to allow density bonusing as an 'as of right' use for mixed use developments in the C1 and C2 zones.

We request that all interested parties consult with Planning Staff during regular office hours, Monday-Friday 8:30 a.m. to 4:30 p.m. except holidays. If you have questions or comments, please contact JoAnn Peachey, Assistant Planner at (250) 837-3637.