


Community Engagement Summary for New Housing at 420 Downie Street, Revelstoke

Community Engagement Summary	Tuesday, March 30, 2021
<p>February 2020 - April 2021</p> 	<p>The community engagement process was delivered by Faction Projects Inc. on behalf of BC Housing for the 420 Downie Street site in Revelstoke. The outcome is a land use concept developed with considerable public and stakeholder input. The concept will provide affordable housing for low to moderate income people that considers housing type mix, site capacity, transportation, utility services, and sustainability options.</p>

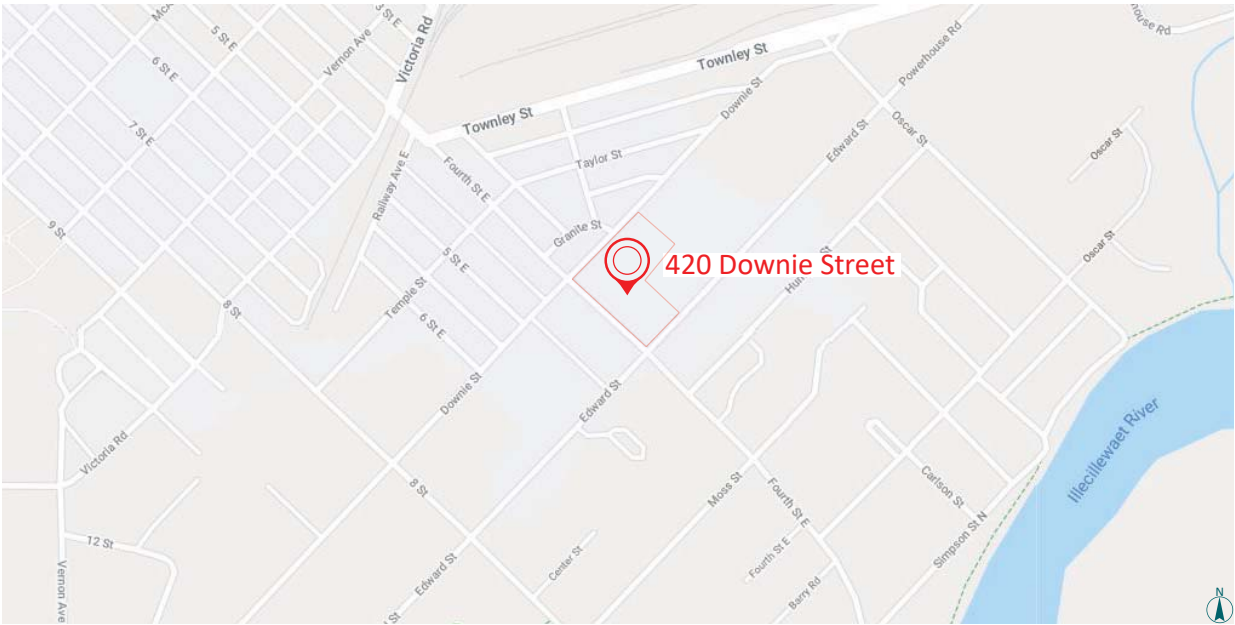
New Affordable Rental Housing for Revelstoke

Ensuring everyone has a place to call home.



Location:

420 Downie Street is in the Southside neighbourhood, close to downtown Revelstoke.

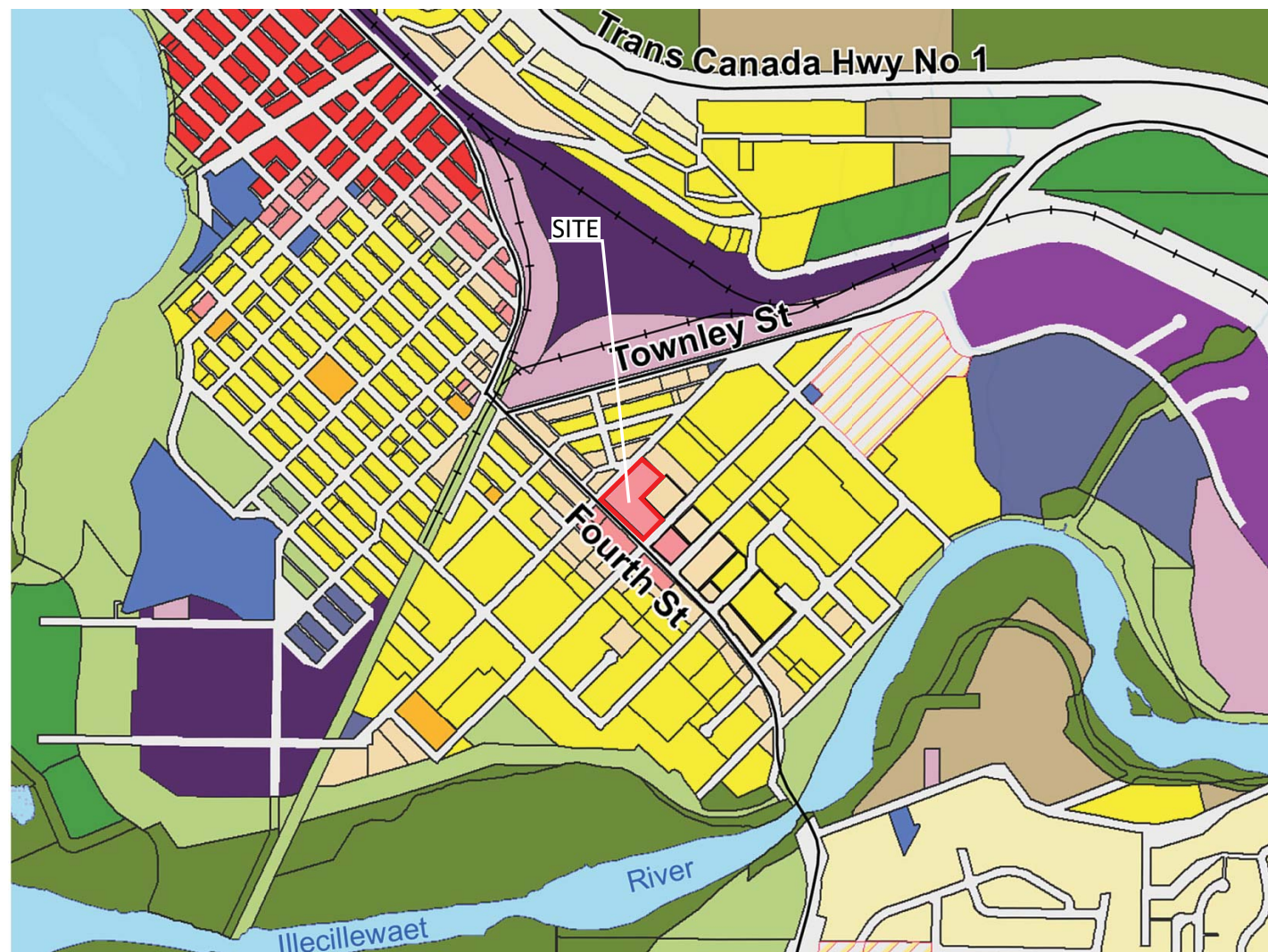


BC Housing owns the property and has explored options for building new affordable rental housing for families, seniors and young people working in the community.



Future Land Uses and Rezoning Considerations

Current OCP Land Use Designation



OCP Land Use Map

Source: City of Revelstoke Official Community Plan By Law NO. 1950

T4 Walk Up Residential T4L Duplex Residential T4O Neighbourhood Mixed Use T5L Urban Residential

The former school site is currently zoned P3-Institutional and is designated as T-40 Neighbourhood Mixed Use within the Revelstoke Official Community Plan (OCP).

In order to accommodate the proposed density of housing, rezoning and OCP amendment applications will be submitted to the City of Revelstoke in April 2021.

Input sought on key zoning considerations

- Building form
- Maximum height
- Density (dwelling units/ha)
- Parking requirements
- Streetscape/public realm

Community Engagement Process

In order to better understand the community’s needs, meet the City of Revelstoke’s public consultation requirements for OCP amendments, and build community support for the project, BCH, FPI and its project team undertook a robust community and key stakeholder engagement process. Residents interested in the redevelopment of the site were encouraged to learn more and participate in the three Community Consultation Sessions that took place between February and September 2020. The following outline provides a high level overview of the community engagement process.

Community Engagement Session #1

Date: February 27, 2020 – 5:00 to 7:00pm
Location: Revelstoke Community and Aquatic Centre
Objective: To gather information and allow the project team to better understand the community’s desires for the project. This session explored the site’s opportunities and constraints.



Survey Responses:

Rent their Home:	70
Own their Home	168
Full Time Resident:	232
Part Time Resident:	0
Don't live in Revelstoke	3
Live within 100 meters:	54
Total responses:	278

Top Comments:

In no way should these properties be allowed to become vacation rentals (ie. AirBNB).
Any and all sustainable and environmental design features should be used.
Design with snow storage and removal in mind.
Passive houses, alternate energy sources i.e. solar panels and the best insulation available should be considered.
Avoid the cheap box style hotel look. Design a place that people are proud to call home.
Offering a wide range of housing will create a mix community and a more enjoyable space.
I think higher density is appropriate for this site, we need affordable rentals units, so a mix of apartments and townhouses.

420 Downie Street - Community Engagement Summary

Community Engagement Session #2

Date: June 10, 2020 – 4:00 to 5:00pm
Location: GoTo Meeting Video Conference

Objective: The Project Team provided an overview of the three concept options that were created based on the feedback received during the first session. The project team wanted to confirm which concept is best suited for 420 Downie Street. This session allowed the team to better understand the community’s receptiveness to height, density and parking on the site.

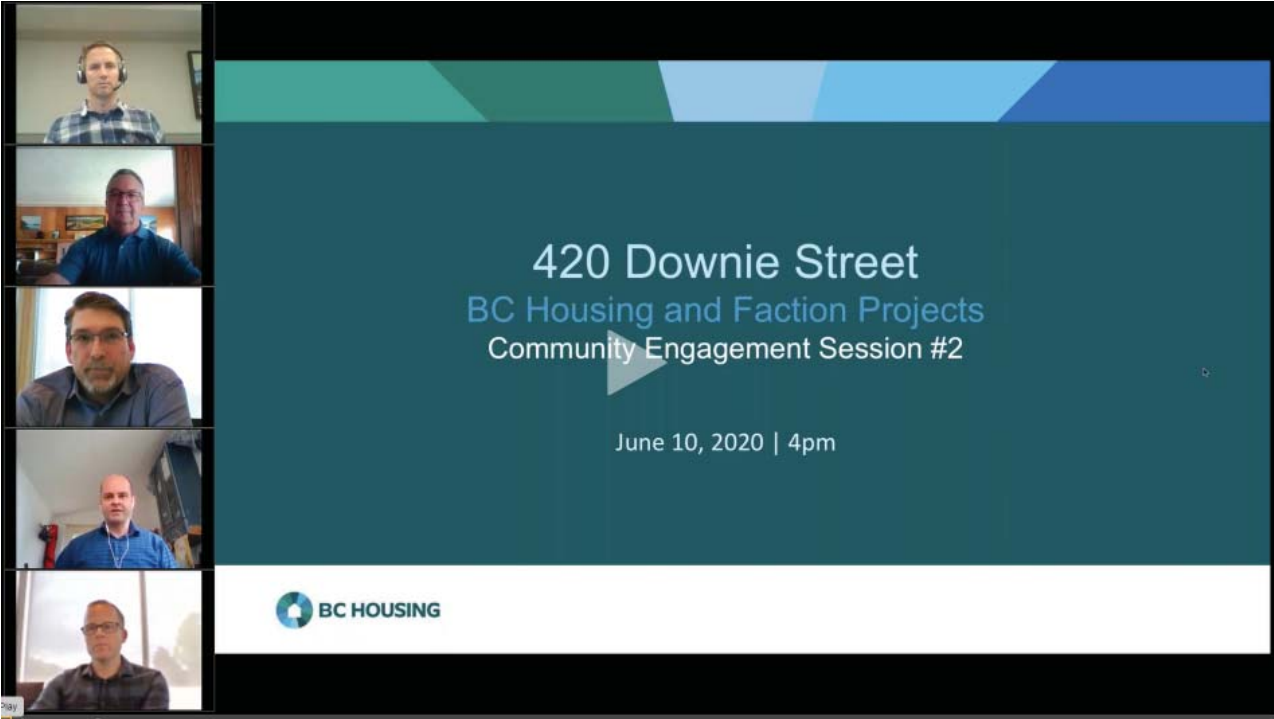
Details: Community Engagement Session #2 was limited to a virtual engagement session due to the Covid-19 pandemic. The project team overviewed these three development options.

Survey Responses:

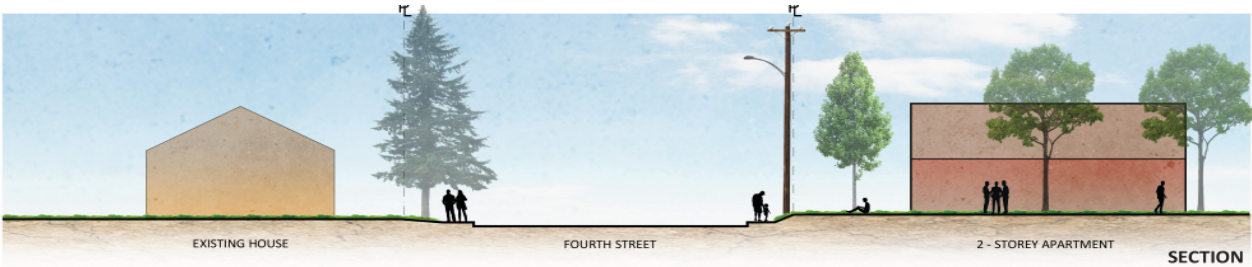
Rent their Home:	69
Own their Home:	166
Full Time Resident:	229
Part Time Resident:	3
Don't live in Revelstoke	2
Live within 100 meters:	52
Total Contributors:	247
Total Visitors:	450

Key Considerations

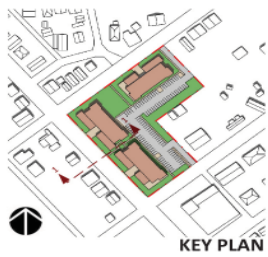
73.7 % of respondents preferred the higher density Concepts (Concept #2 & #3).
54% of respondents indicated that underground parking was important for the project.
40% preferred a 4 storey maximum height and 39% preferred a 3 storey maximum height.
85% noted that integrating open space into the project was important.
57% noted that allowing for some commercial space was appropriate.



OPTION 1



OPTION 2



OPTION 3



420 Downie Street - Community Engagement Summary

Community Engagement Session #3

Date: September 30, 2020 – 5:30 to 6:30pm
Location: GoTo Meeting Video Conference

Objective: The final engagement session presented the updated concept, which was developed based on feedback received at the two previous community engagement sessions and from the surveys received following those sessions. Feedback from this session was used to fine-tune and develop the Rezoning and OCP Amendment proposal that will be submitted to the City in April 2021.

Details: During the two previous community engagement sessions the community appeared to be supportive of height and density on the site to help address the current housing issues. At this final community engagement session, feedback on whether a 5-storey building (or more) would be acceptable was sought. A taller building could allow for additional housing to be accommodated overall (i.e. more than 174 units) or it could allow more height and density to be located adjacent to Fourth Street (i.e. distribute height and density in different areas of the site).

Survey Responses:

Rent their Home:	48
Own their Home:	133
Full Time Resident:	166
Part Time Resident:	12
Don't live in Revelstoke:	3
Live within 100 meters:	48
Total Contributors:	181



Key Considerations

60% of respondents preferred 174 units, or more.
54% of respondents indicated that they were happy with the amount of parking shown (1 stall per unit) or would prefer less parking on-site.
40% preferred a 3-storey height profile, 60% preferred a 4-storey or higher height profile (27% - 4 storey, 19% 5-storey, 14% 6-storey).
60% were happy with the amount of open space shown on the concept plan.
59% noted that allowing for some commercial space was important.



Community Engagement Summary

After completing a comprehensive public engagement process the project team regrouped and fine tuned the Rezoning and OCP Amendment Proposal that will be submitted to the City of Revelstoke this spring. The proposal reflects the community input gathered through the Community Engagement Process over the past year. The project team has had the opportunity to connect with hundreds of residents, through in-person and the virtual interface, on the proposed land use and key high-level design elements of the application. The feedback to date indicates that the community in general is feeling heard and the results reflect a strong, positive expression for the Rezoning and OCP Amendment Proposal and its continued evolution in direct response to community input. The project team is sensitive to the fact that some concerns have been expressed and will continue to try and address concerns that are raised. BC Housing is still accepting and responding to comments and questions on Let's Talk and through the communityrelations@bchousing.org email.



Proposed Development

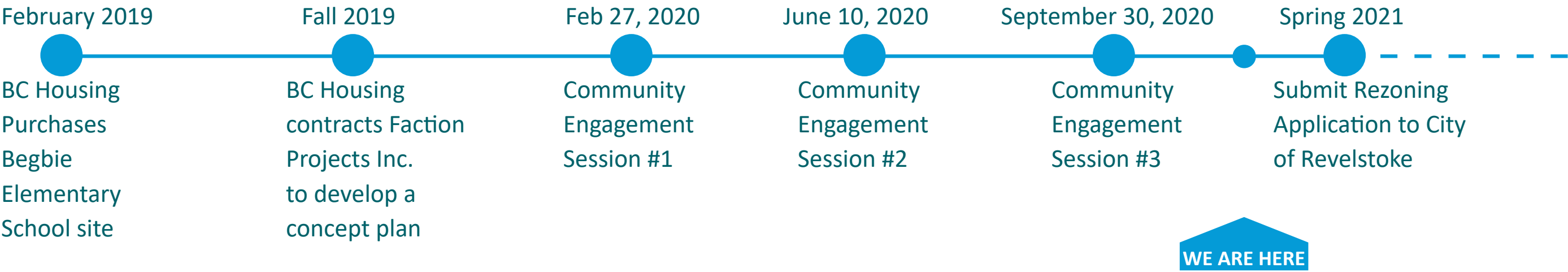
There are significant gaps in Revelstoke's existing housing stock and this rezoning proposal will allow for an impactful project that will include a mix of housing types and sizes. The future tenants will include low income earners, single parent households, families with children and seniors, all of whom are currently struggling to find adequate housing. The tenants and rent levels will be determined as each phase of the project nears construction but the development will include mixed market and affordable rents that allow the project to be managed and operated without the need for ongoing provincial rental subsidies.

The Rezoning and OCP Amendment Proposal will include height and density profiles that we believe are warranted on this site for the following reasons:

- The size of the site allows it to sensitively accommodate additional height (4-storey building height) and density without having a significant negative impact on adjacent residents.
- The proposed development achieves many of the CoR's goals and objectives around sustainability and the creation of affordable housing.
- +/- 70% of BCH's assumed existing rental demand for low-moderate income families, seniors and youth working in the community would be satisfied.



Timeline



How can I provide further input?



Visit: [Letstalkhousingbc.ca/420-Downie](https://letstalkhousingbc.ca/420-Downie)
Email: [communityrelations@ bchousing.org](mailto:communityrelations@bchousing.org)

or Scan Me

