



City of Revelstoke

P.O. Box 170, Revelstoke, British Columbia V0E 2S0
www.cityofrevelstoke.com info@cityofrevelstoke.com

Lorraine Schmidt,
Project Manager,
Crown Lands Partnerships and Sales,
Cranbrook.

October 28, 2008.

Dear Lorraine,

RE: PROPOSED HIGH TECH PARK DEVELOPMENT IN REVELSTOKE

At the regular Council meeting of October 27, 2008, Revelstoke City Council passed the following resolution with respect to the proposed development:

That City Council sends a letter to BC Lands advising the Province that, in principle, Council strongly endorses the proposal by Citation Networks to develop a High Tech Park on the Crown land sites on Westside Road, with the following conditions:

That the proponent initiates development of the Tech Park project within a reasonable time (5 years) after completing the purchase of the land from the Province;

That the Province includes a clause in any land sale agreement with Citation Networks to purchase the land on Westside Road that states that, should the Tech Park not proceed as planned, the land will revert back to the Crown.

That, prior to the commencement of the development, the proponent signs a development agreement with the City of Revelstoke that addresses the following issues (servicing, housing, transportation, environmental impact of the project) to the mutual satisfaction of both parties.

That the City of Revelstoke's land use and development requirements be met pursuant to the Official Community Plan, Zoning Bylaw, Subdivision, Development and Servicing Bylaw, and other City bylaws as they may apply. In this regard, it should be noted that for this development proposal to proceed, amendments to the Official Community Plan and Zoning Bylaw will be required, involving a public consultation and public hearing process.

In addition, the Revelstoke Economic Development Commission passed the following recommendation at their meeting on October 7, 2008:

CITY HALL - 216 Mackenzie Avenue				COMMUNITY ECONOMIC DEVELOPMENT		PARKS & RECREATION/ AQUATIC CENTRE COMMUNITY CENTRE	
ADMINISTRATION	FINANCE/ PROPERTY TAX	PLANNING, BUILDING & BYLAW	ENGINEERING		FIRE		PUBLIC WORKS OPERATIONS
Tel: (250) 837-2911 Fax: (250) 837-4930	Tel: (250) 837-2161 Fax: (250) 837-3632	Tel: (250) 837-3637 Fax: (250) 837-3632	Tel: (250) 837-2922 Fax: (250) 837-4930	204 Campbell Ave. Tel: (250) 837-5345 Fax: (250) 837-4223	227 West Fourth St. Tel: (250) 837-2884 Fax: (250) 837-4171	600 Campbell Ave. Tel: (250) 837-9351 Fax: (250) 837-9355	1200 East Victoria Rd. Tel: (250) 837-2001 Fax: (250) 837-2059

"The City of Revelstoke indicates to the Province that, in principal, they are supportive of the proposal to develop a High Tech Park on Westside Road".

There is strong support for the proposed development from City Council, and the City of Revelstoke would like to see the project proceed expeditiously. Please do not hesitate to contact me should you require further information.

Sincerely,

A handwritten signature in black ink, appearing to be 'AM', with a large, stylized loop at the end.

Alan Mason, Director,
Community Economic Development,
City of Revelstoke.

Revelstoke

Westside Road Technology Park Proposal

Community Presentation

Wed Sept 24, 2008



**Westside Road
Technology Park**

V1.0

Strictly Confidential – Subject to NDA



Citation Networks

Section 1 – Citation Networks Ltd Introduction

Section 2 – Technology Park Introduction

Section 3 – Westside Road Technology Park Proposal

Section 4 – Revelstoke Community Benefits



Westside Road
Technology Park

V1.0

Slide 2

Copyright © 2008, Citation Networks Ltd.

Strictly Confidential – Subject to NDA

Citation Networks Ltd Introduction



- Citation is a Vancouver-based, Canadian company formed in early 2007 to identify and pursue sustainable economic opportunities in the rural locations outside the lower mainland that take advantage of BC's natural and man made attributes.
- The true economic activity will combine those attributes with new employment to yield a "value add" business that will target an increasing demand global market sector.
- The resulting service/product business can then reach out and tap into the global money flow. This new money to the province would flow into the community on a continuing basis.

V1.0

Copyright © 2008, Citation Networks Ltd.

Slide 3

Strictly Confidential – Subject to NDA

Citation Executive Bios

Robert Sharkey – CEO and President

- Successful Business Owner and entrepreneur with over 25 years of technical and business experience
- In 1992, he founded and was the CEO of Pegaplex Inc., an IT systems engineering company working with both high tech and enterprise corporations
- Designed and executed business plans that grew Pegaplex into a twelve million dollar a year venture
- Left Pegaplex in 2004 to become an independent venture capital consultant for high tech companies
- Then worked on general economic development initiatives for rural centers in BC. These efforts led directly to the cofounding of Citation Networks Ltd. In 2007 as CEO

Bruce Enegren – VP and CTO

- Successful Business Owner and entrepreneur with over 25 years of engineering and business experience in telecommunications and multimedia applications
- In 1992, he cofounded and was Director of Engineering of Datamax Telemanagement Inc, a Canadian-company based in Mexico City that provided value-added, telecommunications services throughout Mexico and Latin American
- In 1995, he cofounded and was the CEO of Magellan Resource Group, a software development company that designed and created multimedia entertainment applications; Magellan was acquired by its US partner, Rocket Gaming, in 2003
- In 2007, he cofounded Citation Networks as VP and CTO to research and develop high value-add, economic development initiatives for rural centers in BC

V1.0



Key Criteria for Economic Opportunity

- Must be a world-class, value-add opportunity that will attract global investment money
- Must be a business that services a rapidly increasing demand in the market sector
- Must be highly insulated from the boom-bust vulnerabilities that can often be caused by adverse changes in global market conditions
- Must be a sustainable opportunity that can foster secondary green initiatives
- Must support the creation of world class, well paying, sustainable, broad-based jobs in a high growth, stable market sector

V1.0

Copyright © 2008, Citation Networks Ltd.

Slide 5

Strictly Confidential – Subject to NDA

Section 1 – Citation Networks Ltd Introduction

Section 2 – Technology Park Introduction

Section 3 – Westside Road Technology Park Proposal

Section 4 – Revelstoke Community Benefits



**Westside Road
Technology Park**

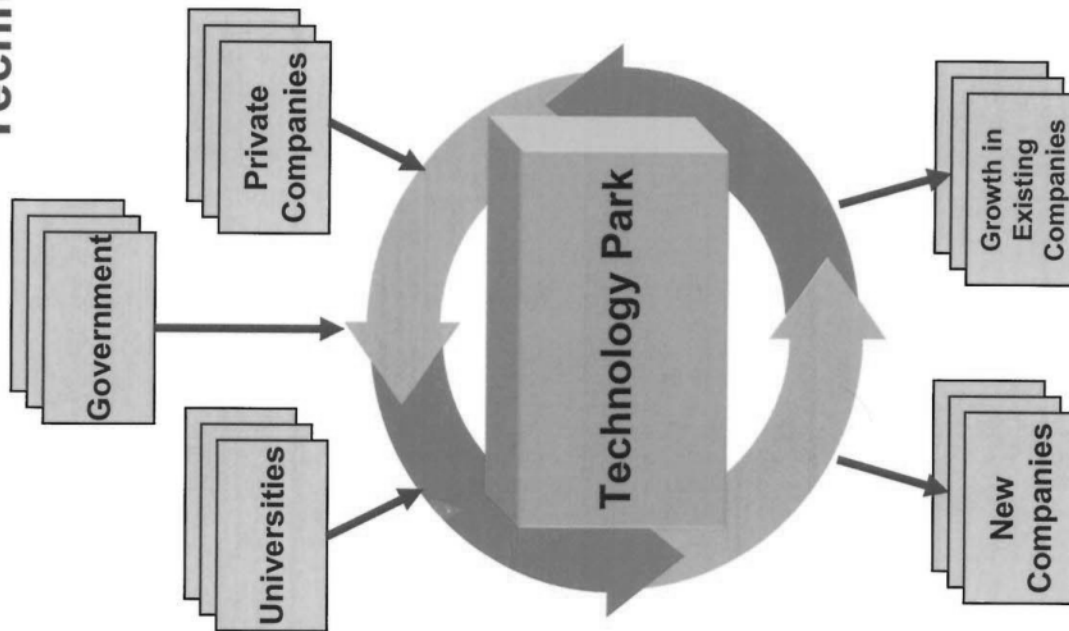
V1.0

Slide 6

Copyright © 2008, Citation Networks Ltd.

Strictly Confidential – Subject to NDA

Technology Park Description



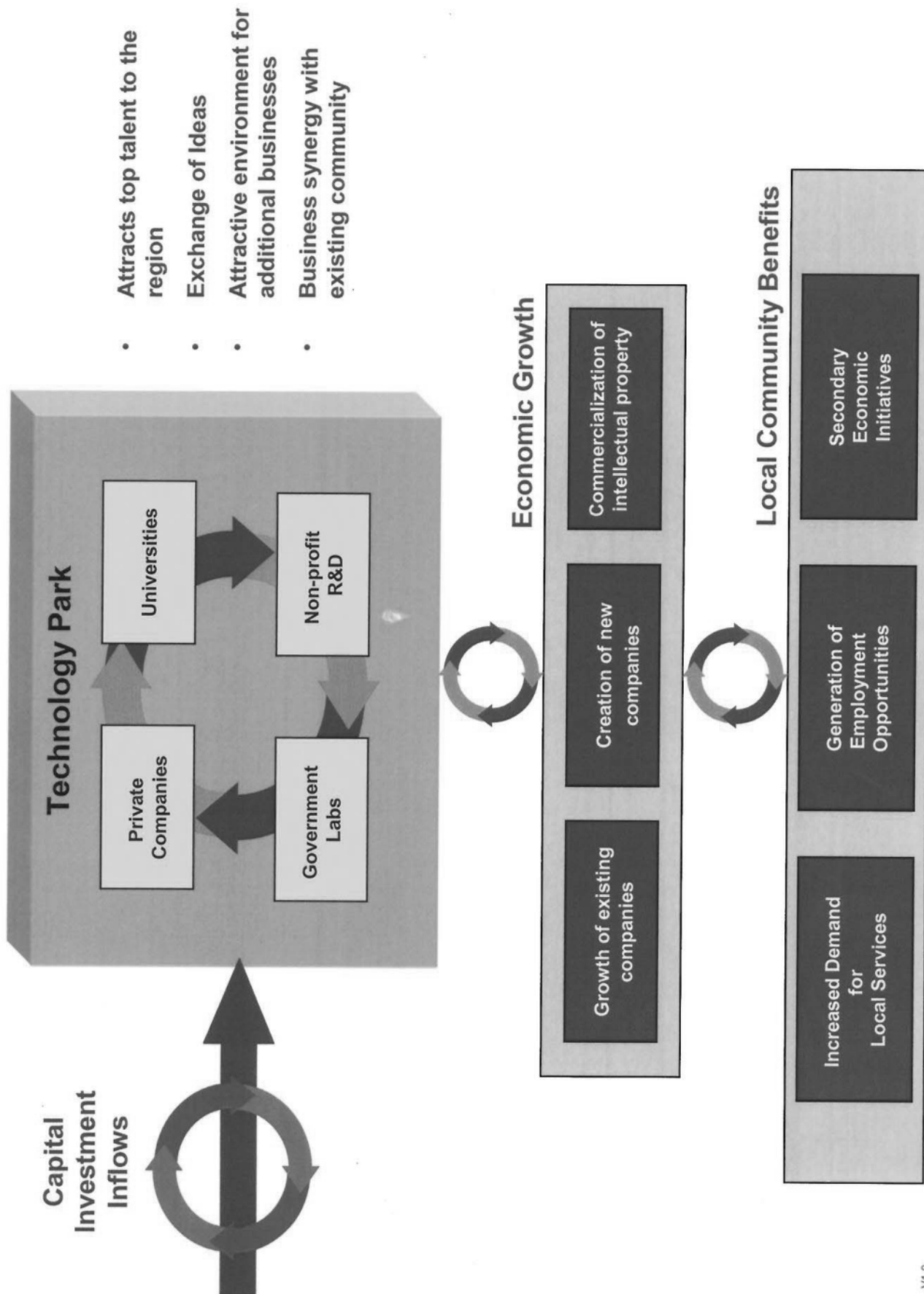
- A technology park is a property development designed for a **concentration** of global high tech, engineering, manufacturing and related businesses.
- Typically businesses in the park focus on product innovation and advancement.
- Technology parks can also serve as an incubator for new start-up businesses.
- Technology parks provide a broad spectrum of well paying jobs for the local economy.
- Technology parks are closely integrated to the local community and utilize existing business services in the community.

V1.0

Copyright © 2008, Citation Networks Ltd.

Slide 7

Strictly Confidential – Subject to NDA



- Attracts top talent to the region
- Exchange of Ideas
- Attractive environment for additional businesses
- Business synergy with existing community

V1.0

Slide 8

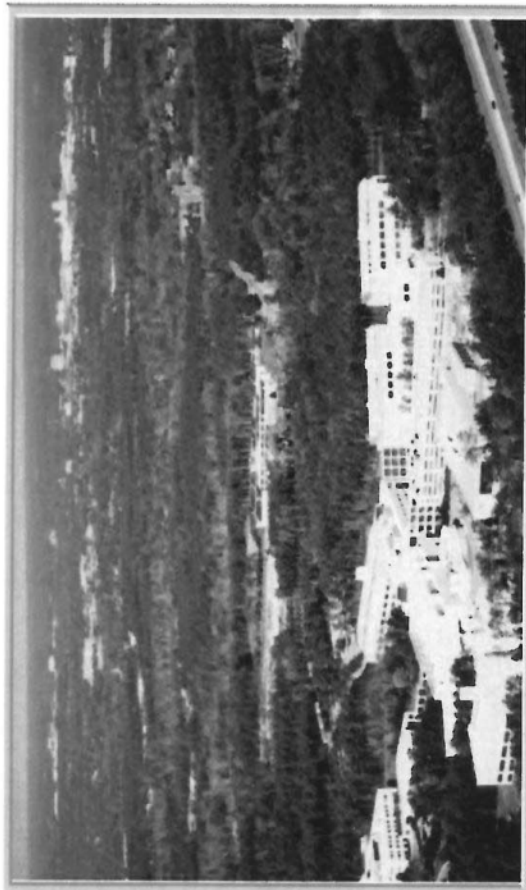
Copyright © 2008, Citation Networks Ltd.

Strictly Confidential – Subject to NDA



Citation Networks

Technology Park Examples



THE RESEARCH
TRIANGLE PARK

Location	Raleigh-Durham, North Carolina
Established	1959
Site Area	7000 acres
Space	25 million sq ft of developed space
Employees	40,000 full time
Avg Salary	\$67,000

Large



Small



VANCOUVER ISLAND
TECHNOLOGY PARK
A University of Victoria Enterprise

Location	5 km of Victoria, BC
Established	2001
Site Area	35 acres
Space	415K sq ft
Employees	210 full time
Avg Salary	\$61,000

V1.0

Slide 9

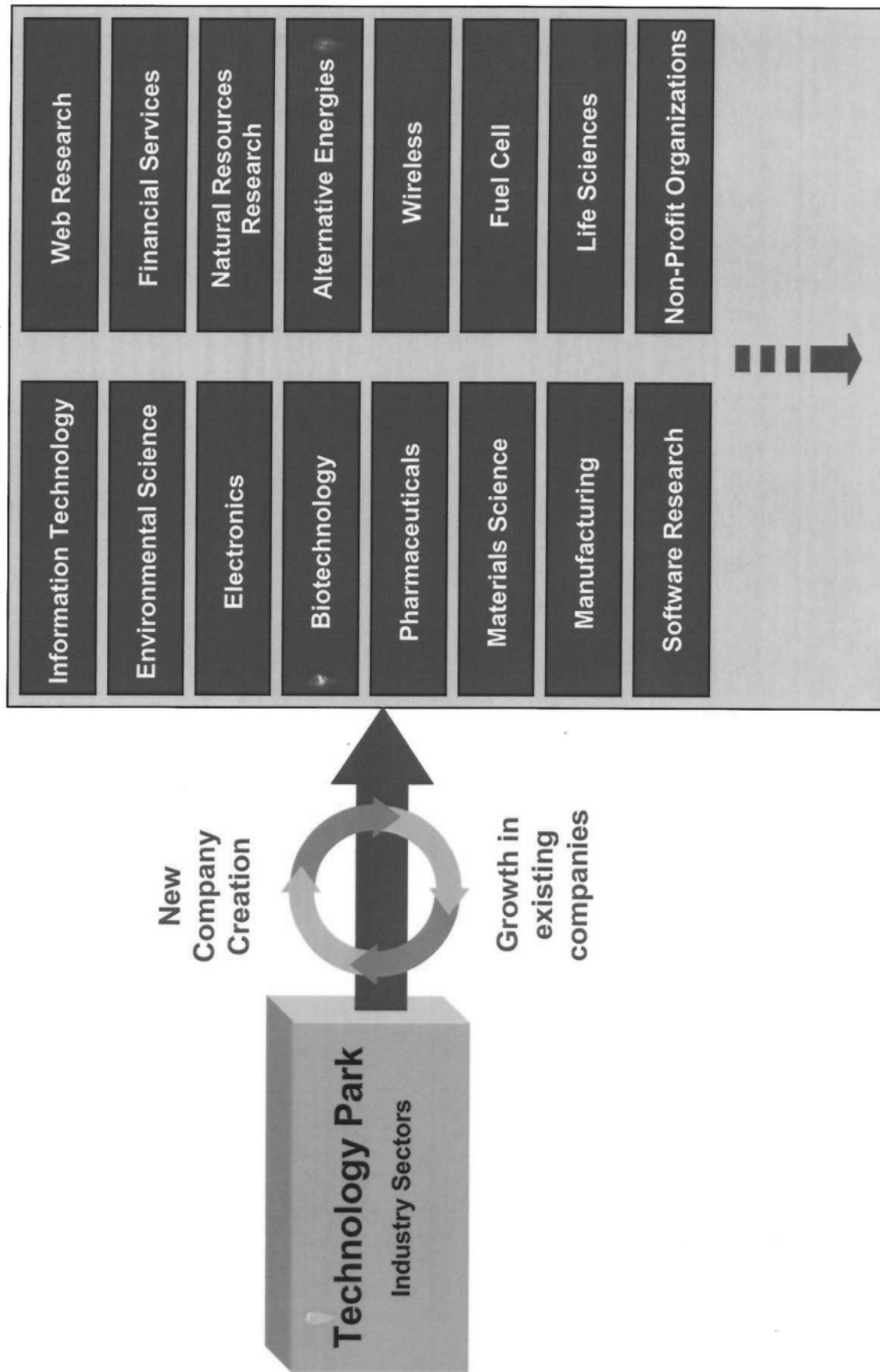
Copyright © 2008, Citation Networks Ltd.

Strictly Confidential – Subject to NDA



Citation Networks

Typical Technology Park Industry Sectors



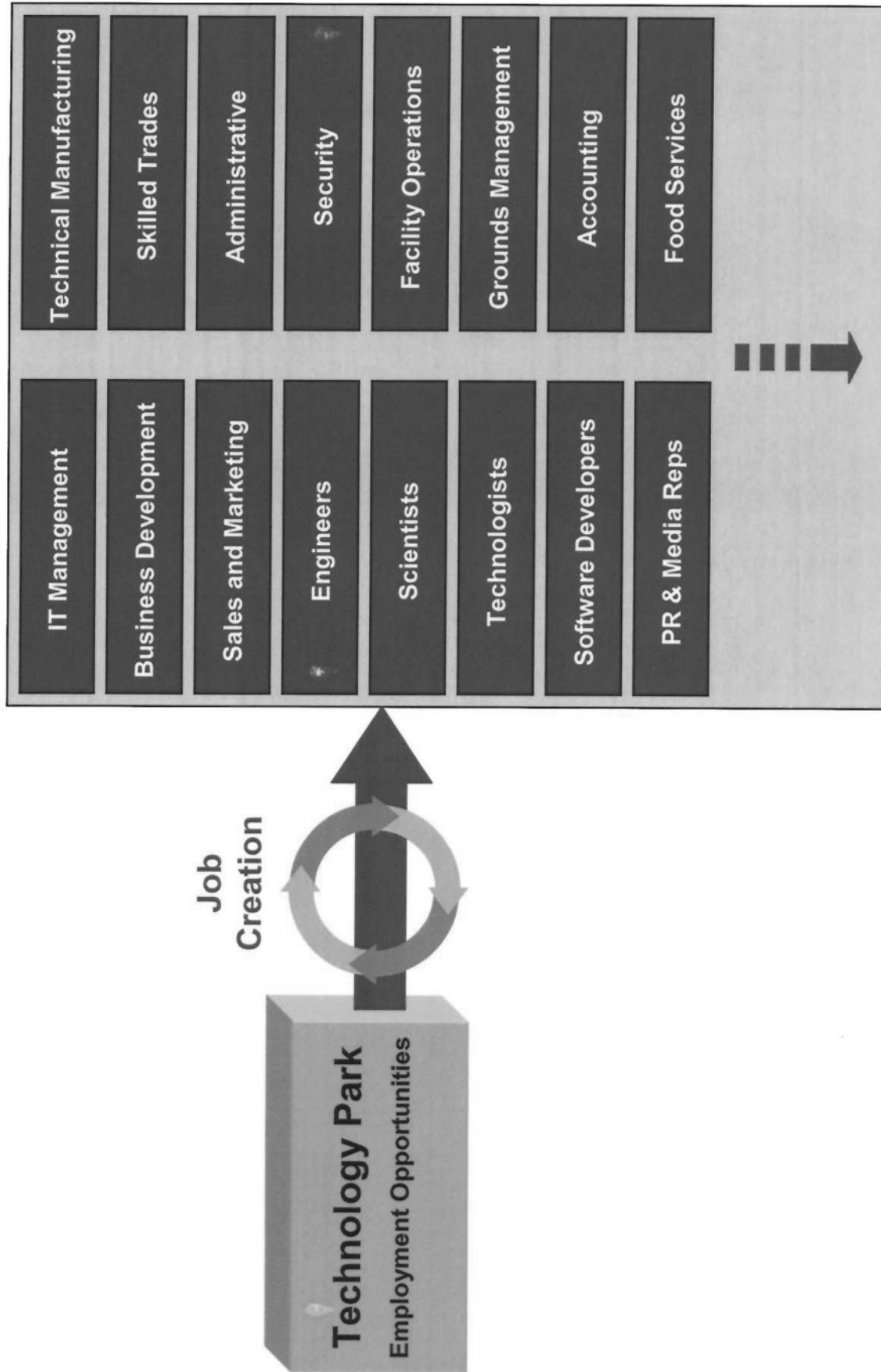
V1.0

Slide 10

Copyright © 2008, Citation Networks Ltd.

Strictly Confidential – Subject to NDA

Typical Tech Park Employment Opportunities



V1.0

Slide 11

Strictly Confidential – Subject to NDA

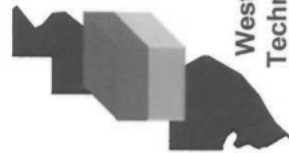
Copyright © 2008, Citation Networks Ltd.

Section 1 – Citation Networks Ltd Introduction

Section 2 – Technology Park Introduction

Section 3 – Westside Road Technology Park Proposal

Section 4 – Revelstoke Community Benefits



**Westside Road
Technology Park**

V1.0

Slide 12

Copyright © 2008, Citation Networks Ltd.

Strictly Confidential – Subject to NDA

Westside Road Technology Park Location

Copyright

V1.0

Copyright © 2008, Citation Networks Ltd.

Slide 13

Strictly Confidential – Subject to NDA



Citation Networks

Westside Road - Site Location Analysis

Requirement	Description	Rating
Green, Electric Power	BC Hydro (Revelstoke, Mica Dams) – <u>hydroelectric power</u>	Excellent
Land	Westside Road locations	Excellent
Fiber	Telus, Bell, Shaw – national long haul, fiber networks for all three telecom carriers pass through Revelstoke	Excellent
Water	Columbia River, Wet Belt, Aquifers	Excellent
Temperature Profile	Cooler outside temperatures can significantly decrease the cost to cool the Tech Park facilities (e.g. data center).	Excellent
Natural Disasters	<u>Very Low risk</u> – earthquakes, hurricanes, tornado, drought, ice storm, volcanoes, floods, etc	Excellent
Security	<u>Very low risk</u> , security threat region.	Excellent
Educational Institutions	Access to numerous, internationally ranked universities and colleges throughout BC and Alberta.	Excellent
Transportation	Transportation hub for highway (Trans Canada) and railway (CPR) links. Local airport facilities.	Excellent

V1.0

Slide 14

Copyright © 2008, Citation Networks Ltd.

Strictly Confidential – Subject to NDA



Citation Networks

Westside Road – Local Community Analysis

Characteristic	Description	Rating
Lifestyle	World class outdoor location with outstanding lifestyle and recreational opportunities.	Excellent
Community Services	Modern schools, hospitals and community center.	Excellent
Community Size	Small-town character and feel.	Excellent
Security	Very safe region to raise a family.	Excellent
Commute	Negligible – compared to metro Vancouver and Victoria	Excellent
Crime	Negligible – compared to metro Vancouver and Victoria.	Excellent
Location	Westside Road location minimizes the impact and disruption on the existing Revelstoke community.	Excellent

V1.0

Slide 15

Copyright © 2008, Citation Networks Ltd.

Strictly Confidential – Subject to NDA

A World Class Opportunity to Launch the Creation of the Westside Road Technology Park

World Class Data Center

The Revelstoke Westside Road site location provides a unique, location to build a world class data center – a large dedicated facility housing thousands of computer servers that connect to and support the Internet.

The creation of the Westside Road Data Center will launch the Technology Park.

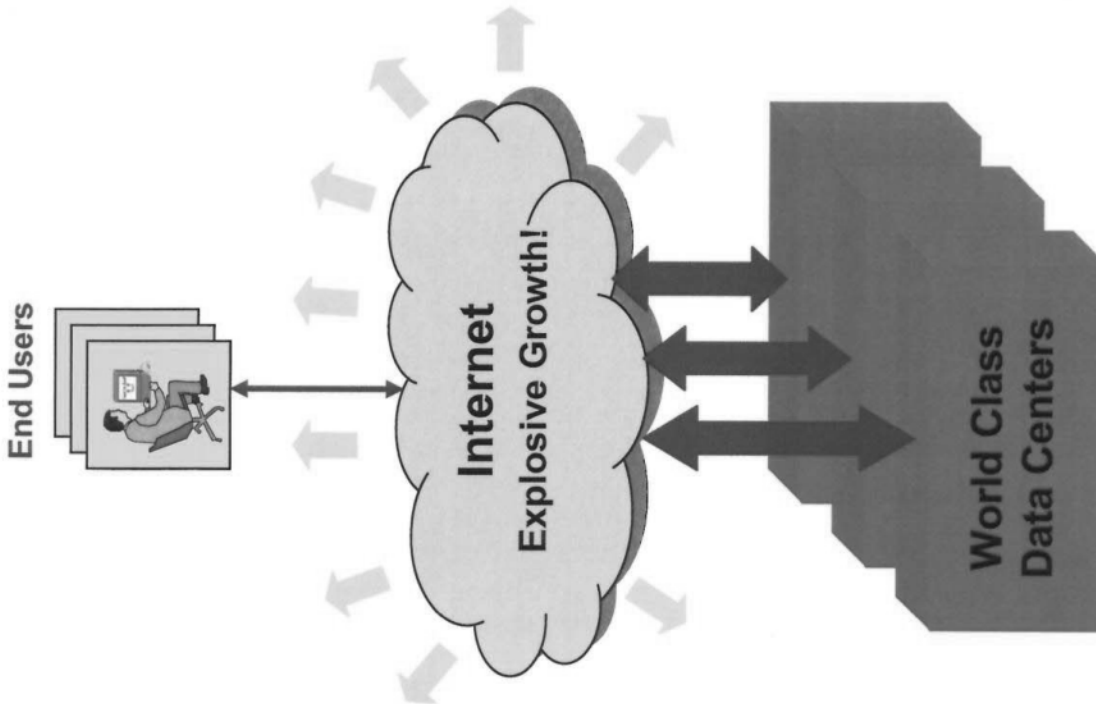
V1.0

Copyright © 2008, Citation Networks Ltd.

Slide 16

Strictly Confidential – Subject to NDA

World Class Data Center



A world class data center is a large dedicated structure that houses thousands of computer servers that host the software services that are provided over the Internet.

For example, every time an Internet user performs a Google search, the actual search request is sent over the Internet to a server located in a Google Data Center which then performs the search operation and returns the results back to the user over the Internet.

The explosive growth of the Internet has created a rapid escalation in the demand for data center space. Some common examples of dedicated data center facilities include:

1. Search engine and email services (Google, Yahoo, Microsoft)
2. Social networking (e.g. FaceBook, MySpace, LinkedIn)
3. E-commerce (e.g. EBay, Amazon)
4. Internal use by large corporations (e.g. IBM, banks)
5. Retail Data Center – servers are leased to small to medium companies to host their Web Site applications
6. Wholesale Data Center – one or more computer rooms within the data center are leased to large corporations
7. Data Storage Backup services for disaster recovery

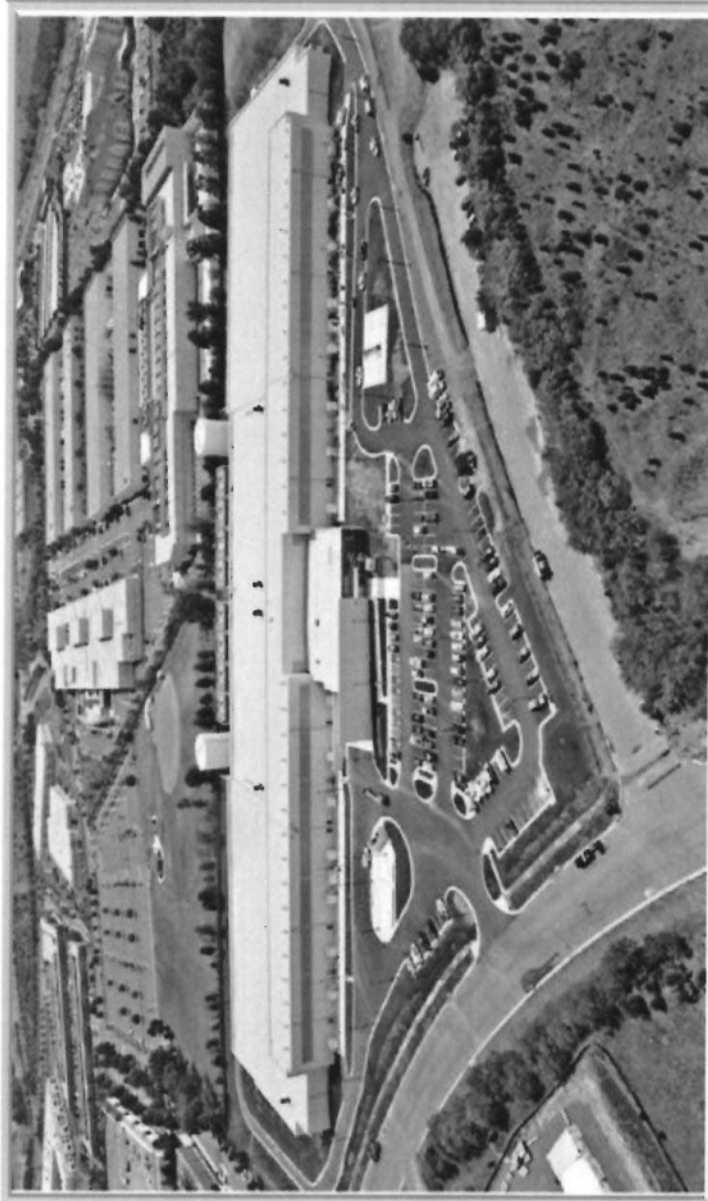
V1.0

Slide 17

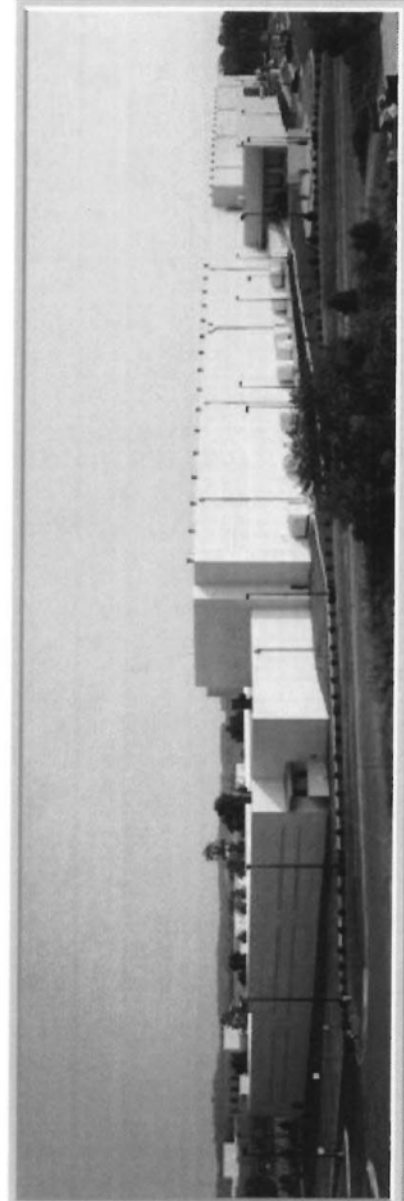
Copyright © 2008, Citation Networks Ltd.

Strictly Confidential – Subject to NDA

Data Center Example



Aerial View



Ground View

V1.0

Slide 18

Copyright © 2008, Citation Networks Ltd.

Strictly Confidential – Subject to NDA

Market Demand for World Class Data Centers

The market demand for world class data center space is continuing to increase dramatically and it is expected that this trend will continue for the next several years. The primary factors supporting this growth are:

1. Explosive Growth of the Internet

The biggest driver of data center growth is the explosive-growth in Internet-based businesses, including search engines, electronic banking and e-retailing.

2. Demand Exceeding Supply

In North America, the current demand for premium data center space is exceeding supply by over 40%.

3. Electric Power Costs and Shortage

By 2009, over 50% of existing corporate data centers will have insufficient power and cooling to continue operations. Electric power costs rising dramatically throughout North America. **BC Hydro power rates are among the lowest in North America.**

4. Shortage of Site Locations

There is a global shortage of premium site locations to build world class data centers that meet or exceed the four key criteria (land, power, fiber, water).

V1.0

Slide 19

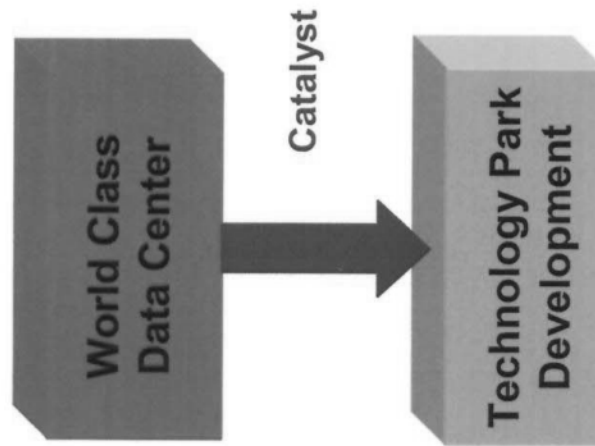
Copyright © 2008, Citation Networks Ltd.

Strictly Confidential – Subject to NDA



Citation Networks

Westside Road Technology Park - Startup Opportunity



The Revelstoke-Westside Road location matches or exceeds the key global search criteria for the establishment of a world class data center.

1. Greenfields land
2. Cheap, renewable and abundant hydroelectric power
3. High capacity fiber from multiple vendors
4. Access to Water (Columbia River)

Site locations that match or exceed all four of the above criteria are very difficult to find and are therefore in high, global demand.

The world class data center will serve as a catalyst to startup the development of the Technology Park by:

1. Increasing global business interest in the region
2. Providing an influx of global capital
3. Potential source of Technology Park clients
4. Concentration of engineering and construction expertise
5. Development of infrastructure required by the Tech Park

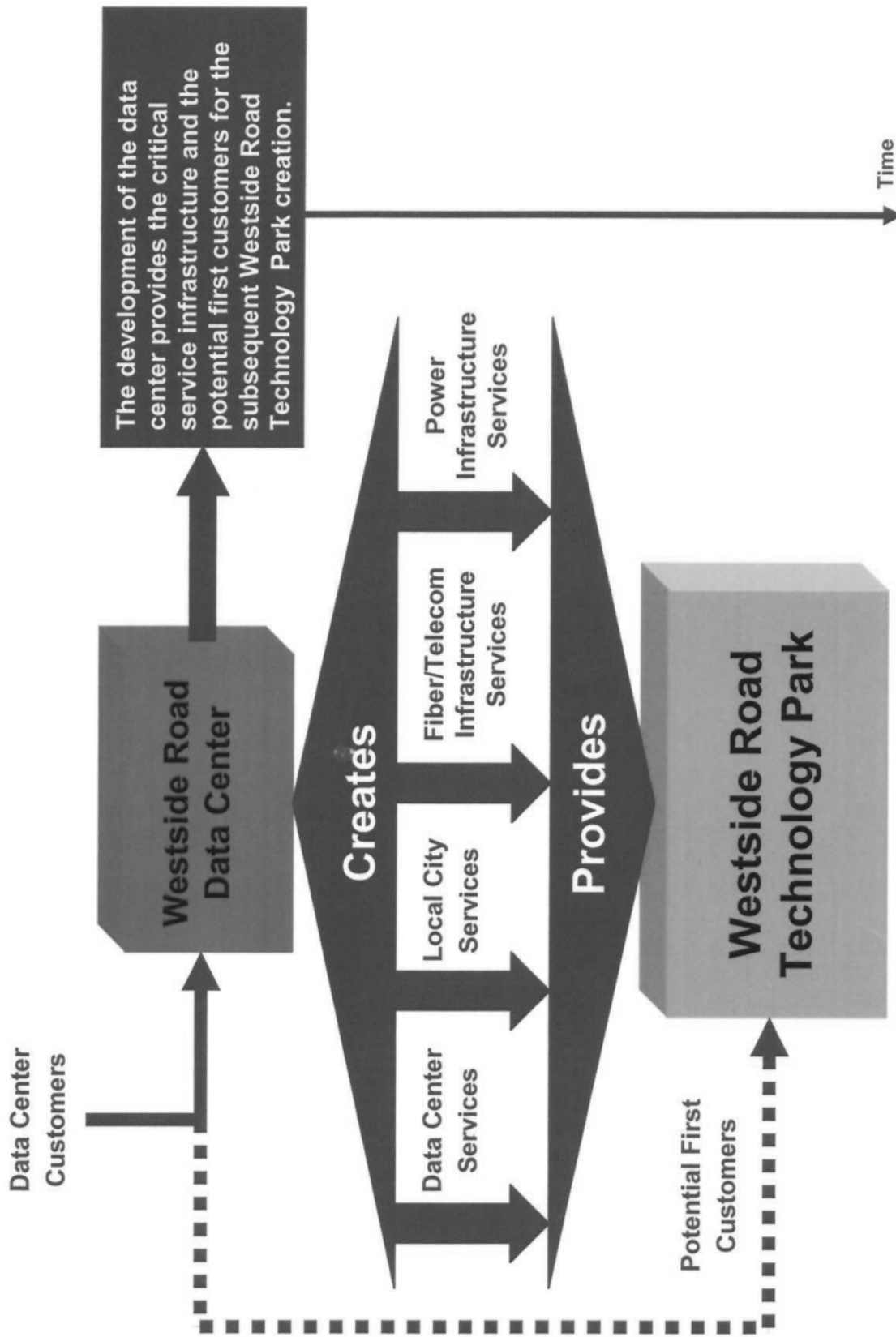
V1.0

Slide 20

Copyright © 2008, Citation Networks Ltd.

Strictly Confidential – Subject to NDA

Data Center is the Catalyst for the Tech Park Development



V1.0

Slide 21

Copyright © 2008, Citation Networks Ltd.

Strictly Confidential – Subject to NDA

Data Center “Clustering” Effect

- The data center clustering effect occurs when a major data center development creates the environment for other businesses to follow, opening the way for an influx of capital and high paying jobs .
- The clustering effect generates a substantial additional demand for secondary, supporting infrastructure developments that include residential, hospitality, recreational and retail services.
- The clustering effect also creates a positive economic impact on the local community by providing additional broad-based, well paying employment opportunities and growth and increased diversification of the communities economic base.

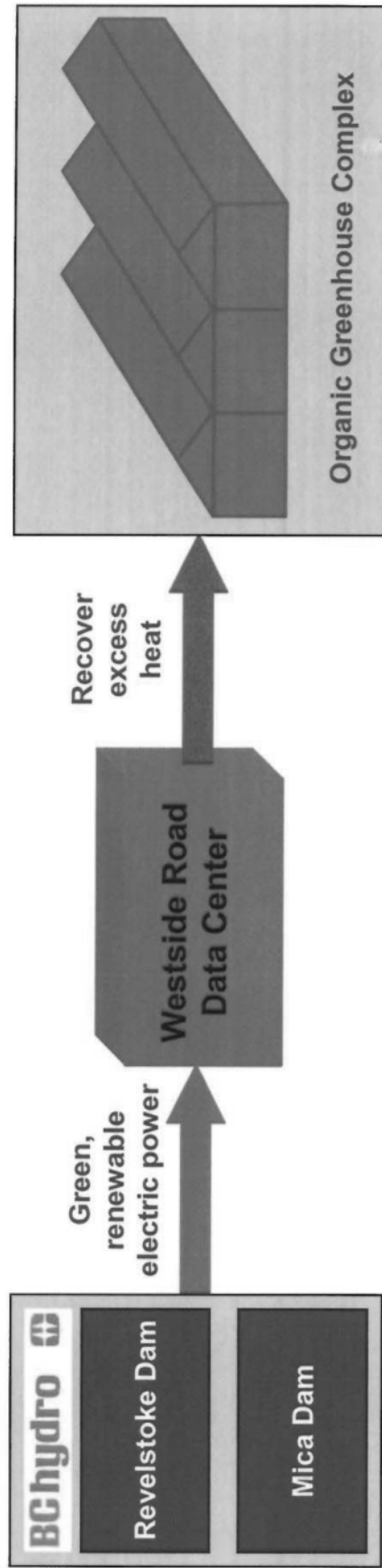
V1.0

Slide 22

Copyright © 2008, Citation Networks Ltd.

Strictly Confidential – Subject to NDA

Westside Road Technology Park – Green Initiative



- Recover excess heat from data center operations and reuse it to heat a complex of greenhouses producing hydroponically-grown, organic produce.
- Benefits to the local community include:
 1. Creation of full-time, “organic” green industry employment opportunities
 2. Year round production and marketing of high demand, organic produce to local and BC markets
 3. Significant reduction in greenhouse emissions

V1.0

Copyright © 2008, Citation Networks Ltd.

Slide 23

Strictly Confidential – Subject to NDA

Westside Road Technology Park – Additional Initiatives

For the entire community of Revelstoke, the Westside Road Technology Park will provide additional economic initiatives that include:

1. Additional housing (potential to use some of the Westside Road Tech Park lands)
2. Additional recreational services in the Technology Park

V1.0

Slide 24

Copyright © 2008, Citation Networks Ltd.

Strictly Confidential – Subject to NDA

Section 1 – Citation Networks Ltd Introduction

Section 2 – Technology Park Introduction

Section 3 – Westside Road Technology Park Proposal

Section 4 – Revelstoke Community Benefits



V1.0

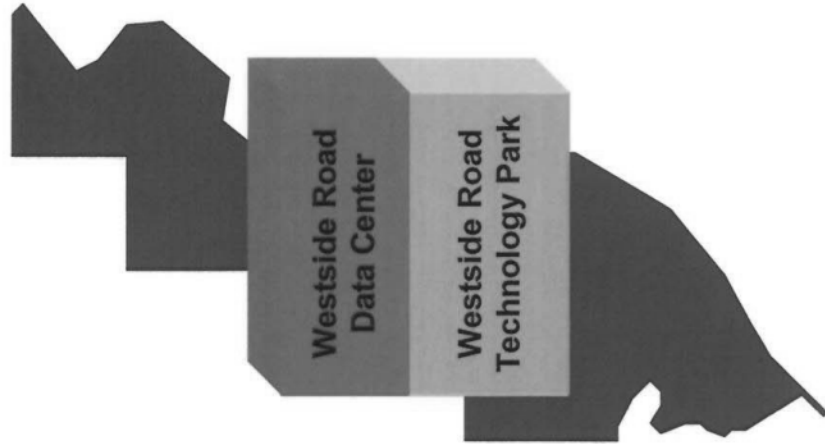
Slide 25

Copyright © 2008, Citation Networks Ltd.

Strictly Confidential – Subject to NDA

Employment Growth and Continued Diversification

- The Westside Road Data Center and Technology Park will create a broad spectrum of steady, well paying, full-time employment opportunities in value added economic businesses that are directly related to the explosive and continual growth of the Internet.
- The range and diversity of jobs created will provide an excellent demographic to the region's population growth.
- The Tech Park will also create incentives for local students to pursue advanced education in the areas of IT Technologies, computer science, business trades, facility management and engineering in order to seek employment in the Tech Park and return/live in their local communities.



V1.0

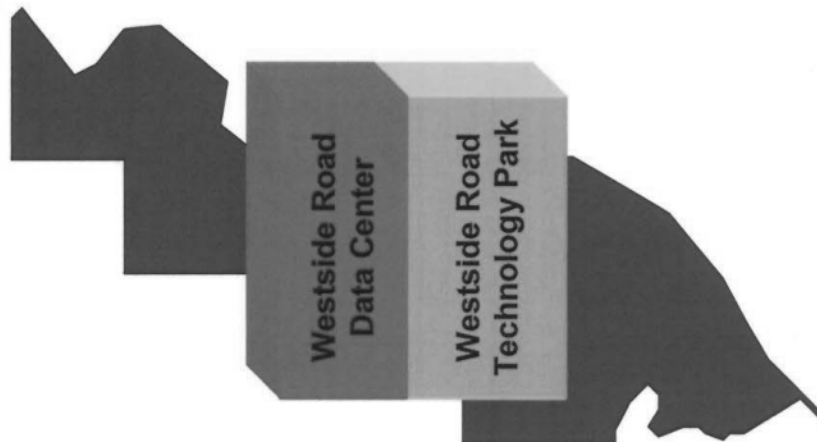
Slide 26

Copyright © 2008, Citation Networks Ltd.

Strictly Confidential – Subject to NDA

Local Business Benefits

- Opportunities and increased demand for local businesses to supply service/products to Technology Park businesses
- Opportunities and increased demand for local businesses to supply service/products for Technology Park employees
- The Westside Road Technology Park will create a substantial, year-round increase in business traffic to the City of Revelstoke that will provide additional economic growth opportunities for local companies providing lodging, restaurant, transportation, fuel and recreational services.



V1.0

Slide 27

Copyright © 2008, Citation Networks Ltd.

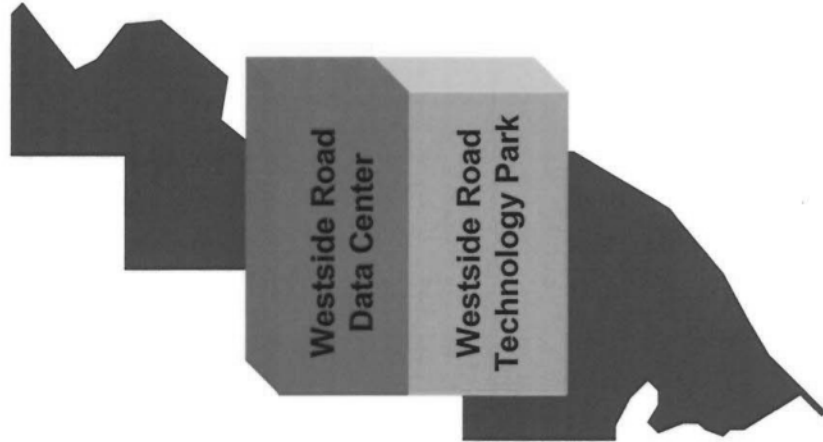
Strictly Confidential – Subject to NDA



Citation Networks

Local Government Benefits

- The Westside Road Technology Park will create increased tax revenue for the City of Revelstoke to support positive community growth.
- The Westside Road Technology Park provides the City of Revelstoke a new, stable, high-growth, highly sought-after, value-add market sector that complements the existing sectors in the region
- The Westside Road Technology Park increases the competitiveness of the local region at the global level
- The positive demographic of population increase results in increase services of hospitals, schools, etc.



V1.0

Slide 28



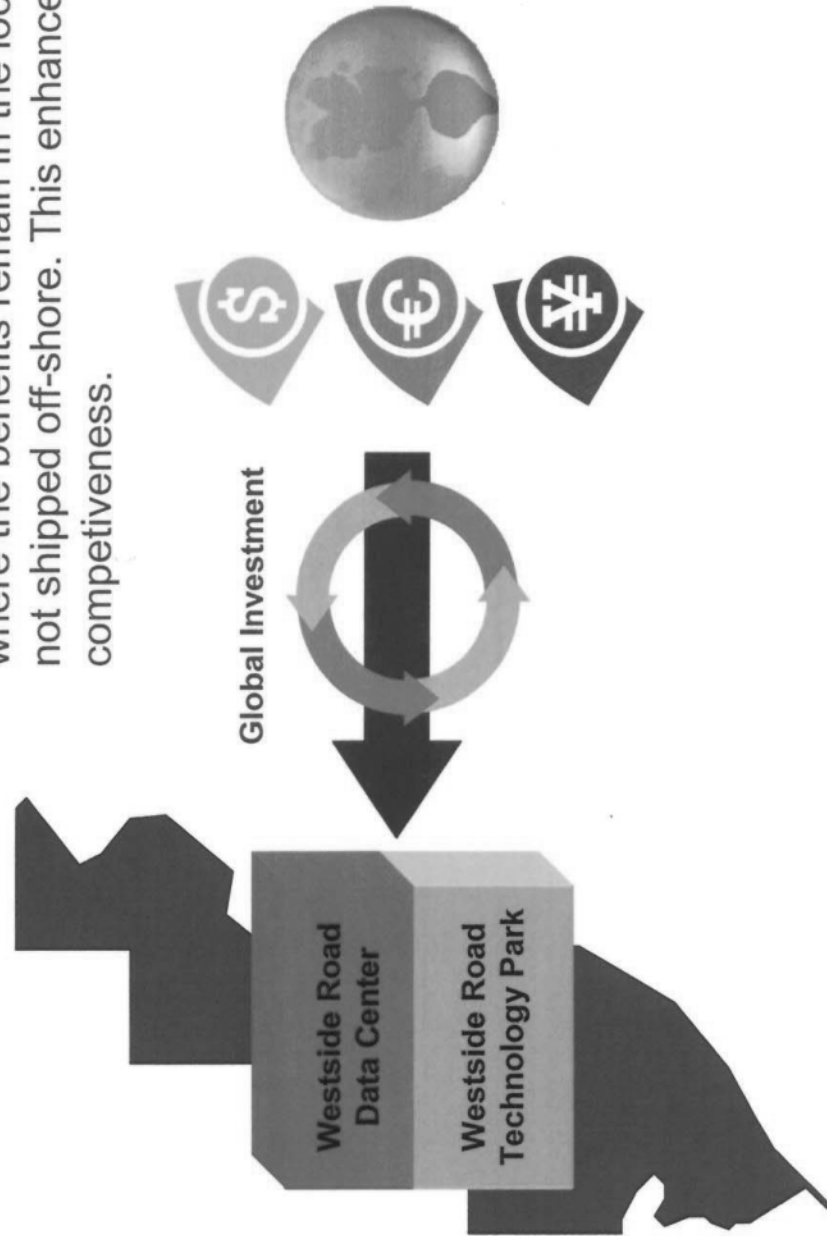
Citation Networks

Strictly Confidential – Subject to NDA

Copyright © 2008, Citation Networks Ltd.

Global Investment Benefits

- The development of the Westside Road Data Center and Technology Park will attract world class attention, investment and growth to the region on a continuing basis.
- The Tech Park creates value-add economic opportunities where the benefits remain in the local community and are not shipped off-shore. This enhances the region's global competitiveness.



V1.0

Slide 29

Strictly Confidential – Subject to NDA

Secondary Economic Benefits

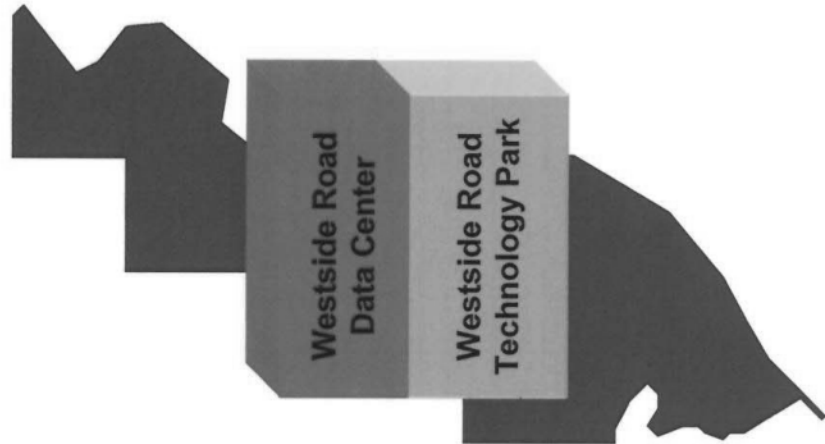
The initial proposed Westside Road Tech Park development has identified at least two major economic initiatives that would provide significant benefits for the local region:

1. Green Initiative for Organic Greenhouses

Excess heat energy from the Westside Road Data Center to be captured and reused to heat a complex of organic greenhouses. Benefits include a reduction in carbon emissions, year-round source of organic produce and full-time jobs.

2. Increased Housing

Potential for certain portions of the Westside Road Tech Park lands to support spinoff of residential development to help address some of the existing needs of the City of Revelstoke as well as the Tech Park employees.



V1.0

Slide 30

Strictly Confidential – Subject to NDA

Schmidt, Lorraine ILMB:EX

From: Whale, Andrew M ILMB:EX
Sent: Tuesday, July 8, 2008 10:18 AM
To: Schmidt, Lorraine ILMB:EX
Subject: RE: Letter of Intention to Purchase Revelstoke Properties

thanks.

as discussed, lets put a reserve on the site

Andrew Whale

From: Schmidt, Lorraine ILMB:EX
Sent: Tuesday, July 8, 2008 7:58 AM
To: Whale, Andrew M ILMB:EX
Subject: FW: Letter of Intention to Purchase Revelstoke Properties

Andrew, attached is a letter regarding the proposed Revelstoke Tech Park. I would like to place a reserve over the subject lands in the short term to preclude applications over the area until we receive and adjudicate the application from these folks.

Lorraine Schmidt (Lorraine.Schmidt@gov.bc.ca)
Project Manager
Crown Land and Resources
Regional Operations Division - Southern Interior (Kootenay)
Integrated Land Management Bureau
Ministry of Agriculture and Lands
1902 Theatre Rd., Cranbrook, BC V1C 7G1
Ph: 250-426-1759 Fax 250-426-1767

From: Robert Sharkey [mailto:s.22]
Sent: Sunday, July 6, 2008 6:37 PM
To: Schmidt, Lorraine ILMB:EX
Cc: 'Alan Mason'; mmckee@cityofrevelstoke.com
Subject: Letter of Intention to Purchase Revelstoke Properties

Greetings Lorraine,

Attached is a letter indicating our intention to enter the process to purchase the stated properties in Revelstoke from the Crown for the defined technology park project. I will call to discuss the joint effort with the City of Revelstoke.

Cheers,

Robert
604 988 4857

Page 035 to/à Page 077

Withheld pursuant to/removed as

Copyright

Schmidt, Lorraine ILMB:EX

From: Schmidt, Lorraine ILMB:EX
Sent: Wednesday, June 25, 2008 11:57 AM
To: 'Alan Mason'
Subject: Official Community Plan Review

Hi Alan. Would you be able to give me a quick rundown on where Revelstoke's OCP review is at and when you are anticipating that the new OCP will be in place?

Lorraine Schmidt (Lorraine.Schmidt@gov.bc.ca)

Project Manager

Crown Land and Resources

Regional Operations Division - Southern Interior (Kootenay)

Integrated Land Management Bureau

Ministry of Agriculture and Lands

1902 Theatre Rd., Cranbrook, BC V1C 7G1

Ph: 250-426-1759 Fax 250-426-1767

Schmidt, Lorraine ILMB:EX

From: Alan Mason [amason@cityofrevelstoke.com]
Sent: Tuesday, June 24, 2008 10:27 AM
To: Schmidt, Lorraine ILMB:EX
Subject: Crown land on Westside Road, Revelstoke

Hi Lorraine! Robert Sharkey from Citation Networks has told me he was in touch with you regarding the possibility of his company purchasing two parcels of land on Westside Road which is within the limits of the City of Revelstoke for the purposes of establishing a High Tech park.

Another developer, Joe Soares, had previously submitted a proposal to the Province to develop a golf course on one of these sites. The golf course proposal was referred to the City of Revelstoke several months ago for comment. For your information, at yesterday's Council meeting, Revelstoke City Council passed the following resolution:

That City Council authorizes staff to inform the Province and the Golf Course Proponent, Mr. Joe Soares, that the city is not supportive of a golf course development on Westside Road at this time as we do not think this type of development is consistent with the directions included in the new Official Community Plan.

I have forwarded this information to Drew Frymire in the Kamloops office, who is the staff person from the Province who is dealing with this file. I have also contacted the proponent, Joe Soares, and made him aware of Council's position. I am letting you know in case the declared interest in one of these sites is considered a reason to delay consideration of the High Tech park proposals. Thanks.

Status of Soares' application.

Schmidt, Lorraine ILMB:EX

From: Alan Mason [amason@cityofrevelstoke.com]
Sent: Thursday, June 5, 2008 2:23 PM
To: Schmidt, Lorraine ILMB:EX
Subject: RE: Crown land purchase

Thanks, Lorraine. I believe the developer, Citation Networks, would like to contact you to begin a dialogue regarding the property and what will be required. The person I have been dealing with is the CEO, Robert Sharkey.

-----Original Message-----

From: Schmidt, Lorraine ILMB:EX [mailto:Lorraine.Schmidt@gov.bc.ca]
Sent: June 5, 2008 12:42 PM
To: amason@cityofrevelstoke.com
Subject: Re: Crown land purchase

Hi Alan. Yes I would be the contact for this type of enquiry. I will be back in the office on Tuesday and we can talk then.
From my blackberry
Lorraine Schmidt
Project Officer

----- Original Message -----

From: Alan Mason <amason@cityofrevelstoke.com>
To: Donald, Jo-Ann ILMB:EX
Cc: Schmidt, Lorraine ILMB:EX
Sent: Thu Jun 05 10:33:13 2008
Subject: RE: Crown land purchase

Thanks, Jo-Ann. Lorraine-can you let me know if you are the initial contact. What the developer is proposing is potentially a huge project for the community with very significant economic development benefits not just for Revelstoke but for the Province. Thanks.

From: Donald, Jo-Ann ILMB:EX [mailto:Joann.Donald@gov.bc.ca]
Sent: June 5, 2008 10:31 AM
To: Alan Mason
Cc: Schmidt, Lorraine ILMB:EX
Subject: RE: Crown land purchase

You should be contacting Lorraine Schmidt.

Lorraine, if you are not it, please advise. Thanks.

From: Alan Mason [mailto:amason@cityofrevelstoke.com]
Sent: Thursday, June 5, 2008 10:53 AM
To: Donald, Jo-Ann ILMB:EX
Subject: Crown land purchase

Hi Jo-Ann! Can you tell me again who a developer should contact if they are interested in purchasing Crown land on Westside Road in Revelstoke? We had a brief conversation about this before, and you put me in touch with someone in

your office. Unfortunately, I can't remember her name. Thanks.

Schmidt, Lorraine ILMB:EX

From: Alan Mason [amason@cityofrevelstoke.com]
Sent: Wednesday, June 25, 2008 12:11 PM
To: Schmidt, Lorraine ILMB:EX
Cc: Frymire, Drew TSA:EX
Subject: RE: Official Community Plan Review
Attachments: Memo to A. Mason April 11 08.pdf; Memo to H Stelling April 23 08.pdf

Lorraine: the new OCP should be completed by September. It will provide only general direction for the city, and will not provide specific land use direction for Westside Road.

For your information, I have attached 2 planning "opinions" that we received in recent months from Caroline Lamont, one of the consultants working on our new OCP. Council has made their recent decisions on proposals for Westside Road based in part on these opinions.

I was speaking with Drew this morning about Westside Road, and I told him I would send him copies of these opinions. I have copied him on this e-mail.

From: Schmidt, Lorraine ILMB:EX [mailto:Lorraine.Schmidt@gov.bc.ca]
Sent: June 25, 2008 10:57 AM
To: Alan Mason
Subject: Official Community Plan Review

Hi Alan. Would you be able to give me a quick rundown on where Revelstoke's OCP review is at and when you are anticipating that the new OCP will be in place?

Lorraine Schmidt (Lorraine.Schmidt@gov.bc.ca)
Project Manager
Crown Land and Resources
Regional Operations Division - Southern Interior (Kootenay)
Integrated Land Management Bureau
Ministry of Agriculture and Lands
1902 Theatre Rd., Cranbrook, BC V1C 7G1
Ph: 250-426-1759 Fax 250-426-1767



Referral Response

City of Revelstoke

P.O. Box 170, Revelstoke, British Columbia V0E 2S0
www.cityofrevelstoke.com info@cityofrevelstoke.com

Your File No.: 4403844

May 15th, 2008

Integrated Land Management Bureau
Ministry of Agriculture and Lands
1902 Theatre Road
Cranbrook, B.C. V1C 7G1

Integrated Land
Management Bureau
Ministry of Agriculture & Lands

MAY 22 2008

RECEIVED
CRANBROOK, BC

Attention: Jo-Ann Donald, NRO

Dear Madam:

Re: Referral Request for Interoute Construction Ltd. , Revelstoke, B.C.

Thank you for the opportunity to provide comment on the above noted application. We have reviewed the proposed amendment to the existing License of Occupation and provide the following comments:

(1) Official Community Plan Bylaw No. 1519

The Official Community Plan (OCP) designation for the subject area is Urban Reserve. Gravel operations can be located in any OCP designation. Given this, an OCP amendment is not required.

(2) Zoning Bylaw No. 1264

The subject property is zoned Urban Reserve (UR). Section 7.11.2 of the Zoning Bylaw permits the use of a gravel extraction operation providing that the area is not less than four hectares (9.8 acres).

ADMINISTRATION

216 Mackenzie Avenue
Tel: (250) 837-2911
Fax: (250) 837-4930

**ECONOMIC DEVELOPMENT
COMMISSION**

204 Campbell Avenue
P.O. Box 2398
Tel: (250) 837-5345
Fax: (250) 837-4223

**FINANCE/PROPERTY
TAX DEPARTMENT**

216 Mackenzie Avenue
Tel: (250) 837-2161
Fax: (250) 837-3632

FIRE DEPARTMENT

227 West Fourth Street
Tel: (250) 837-2884
Fax: (250) 837-4171

**PARKS & RECREATION
DEPARTMENT**

Community Centre
600 Campbell Avenue
Tel: (250) 837-9351
Fax: (250) 837-9355

**PLANNING-BUILDING-
BYLAW ENFORCEMENT**

216 Mackenzie Avenue
Tel: (250) 837-3637
Fax: (250) 837-3632

**PUBLIC WORKS
DEPARTMENT**

1200 E. Victoria Road
Tel: (250) 837-2001
Fax: (250) 837-2059

In 2003, the original application was supported subject to the following:

- That the type of activities permitted be limited to those uses identified in the Rural Residential - 60 Hectare Zoning District (RR60);
- Hours of operation be limited to Monday to Friday from 7:00 a.m. to 6:00 p.m.;
- That the size of operational area not exceed 5 hectares (12.35 acres);
- That tenure not exceed five years; and
- That road access be located south of the CSRD's Sanitary Landfill site.

These comments arose following a Public Information meeting held on March 25th, 2003. Given the history of the original application and the amount of controversy that the original application spurred, staff are of the opinion that the proposed amendment to the original License of Occupation can not be supported without soliciting public comment. However, if the applicant is amicable to amending the subject area as outlined on the attached sketch plan, the application can be supported without soliciting public input.

Staff suggest that the application be amended to include only a portion of Phase 3, Phase 4 & Phase 5. This will ensure that the concerns raised with the first application, in particular, protection of the buffer area will continue to be addressed. Staff have discussed this with Interoute Construction, they have advised that they are amicable to reducing the License of Occupation area to that outlined on the attached sketch plan.

To summarize, if the applicant is amicable to amending the area as outlined on the attached sketch plan, the application will be supported subject to the following:

- That the type of activities permitted be limited to those uses identified in the Rural Residential - 60 Hectare Zoning District (RR60);
- Hours of operation be limited to Monday to Friday from 7:00 a.m. to 5:00 p.m.;
- That the size of operational area be amended as illustrated on the attached sketch plan;
- That tenure not exceed five years; and
- That road access be located south of the CSRD's Sanitary Landfill site.

As an aside, it appears that Interoute's Phase II and a portion of Phase III overlap with an application received from Front Counter B.C. on behalf of Ministry of Tourism, Sport and the Arts for a Golf Course Development (File No. 4404580).

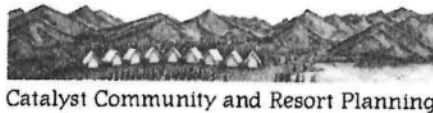
Should you have any questions with respect to the above, please do not hesitate to contact me at (250) 837-3637.

Yours truly,

A handwritten signature in black ink, appearing to read 'Laurie Donato', with a stylized flourish at the end.

Laurie Donato
Manager of Development Services

cc: Darren Komonoski, Operations Manager
City of Revelstoke Engineering & Public Works Department



Catalyst Community and Resort Planning

April 23, 2008

MEMO TO: Hap Stelling, Director of Planning

MEMO FROM: Caroline Lamont, Catalyst Community and Resort Planning

SUBJECT: Proposed Golf Course Development on Westside Road
Considering New OCP Directions

1.0 PURPOSE:

This opinion responds to a request from the City of Revelstoke's Director of Planning to consider the land use implications of a proposed golf course development to be located on existing Crown lands situated on Westside Road, adjacent to Jordan Creek. The review considers the project in relation to the draft directions contained within the developing Official Community Plan (OCP).

2.0 STATUS OF THE OCP DIRECTIONS:

The draft Community Goals and Strategies guide the OCP Policies, Actions and Land Use. The consultants for the OCP and Community Development Action Plan (CDAP) are currently finalizing the Community Goals and Strategies (with the respective Steering Committees). The Community Goals and Strategies have established an integrated and strategic baseline as a framework for future community initiatives, including the OCP's land use and growth management policies. The (almost) finalized Goals and Strategies are attached as Appendix A.

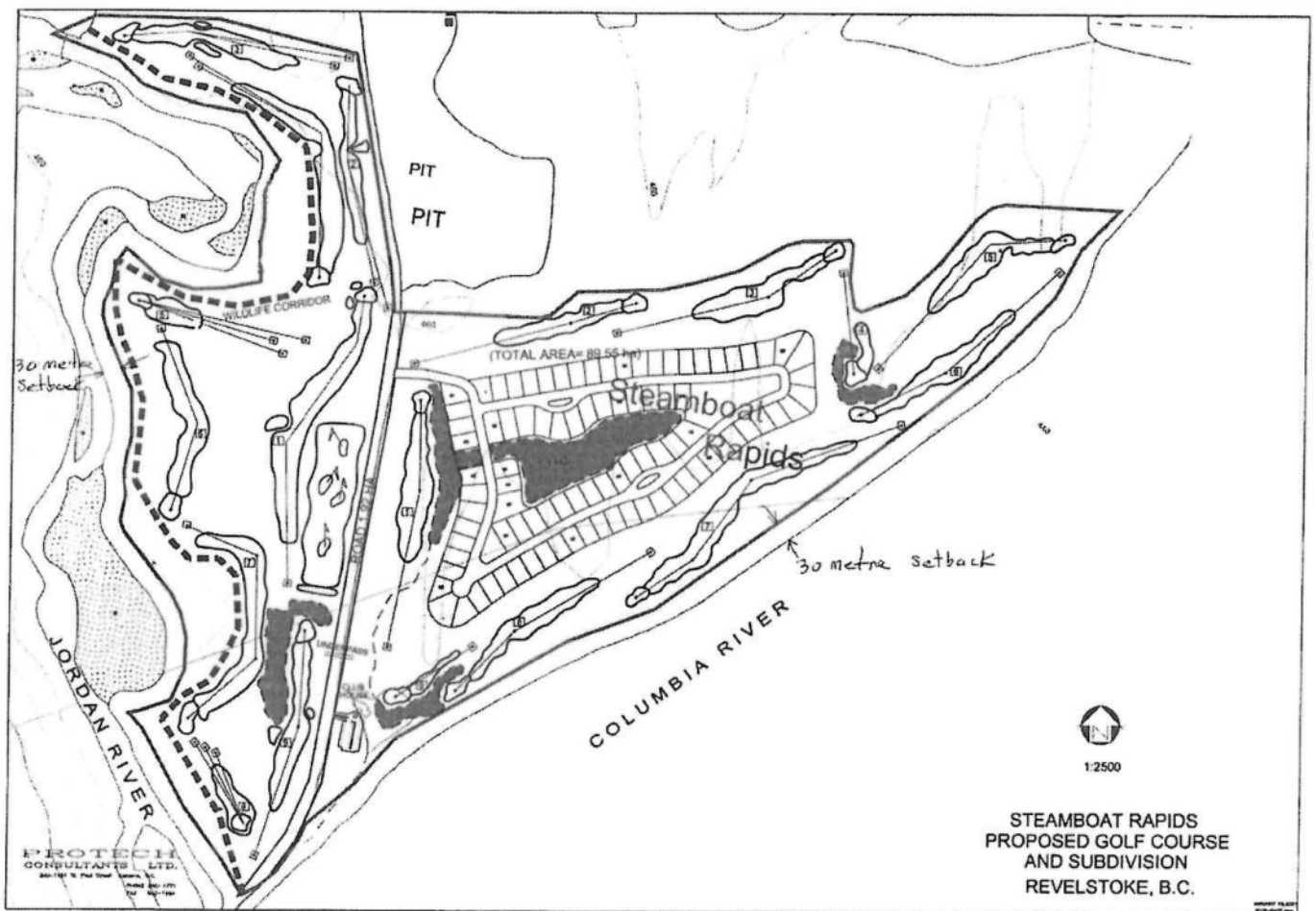


The OCP Policies, Land Use and Actions are currently being refined and organized to be consistent with the Community Goals and Strategies. It is anticipated that a draft OCP will be

available for public consideration in late May. The following analysis considers the proposed golf course development in relation to Community Goals and Strategies and preliminary OCP Policies, Actions and Land Use directions. Please recognize that the OCP Policy, Actions and Land Use are still considered draft and subject to more review by the City, consultants and the community.

3.0 PROPOSED DEVELOPMENT

The analysis of the proposed golf course has relied on the site plan submitted to the Ministry of Tourism, Sport and the Arts for acquisition of certain Crown lands on Westside Road for the purpose of a ninety one (91) lot single family subdivision and an 18 hole golf course. The site plan below illustrates the preliminary proposal:



4.0 ANALYSIS:

The following analysis has considered the implications of a golf course development located on Crown lands within the Westside Road area of Revelstoke, identifying both supporting and opposing directions as contained within the:

- draft Community Goals and Strategies;
- preliminary OCP Policies, Actions and Land Use directions; and
- findings and conclusions contained within the OCP Comprehensive Review Report (BHA, February 2008).

It should be recognized that this analysis has considered the Community Goals and Strategies only as they relate to the OCP's primary function to identify of future land use and growth areas. The review has not specifically weighed in on areas of interest included in the CDAP (particularly more specific economic or social objectives).

4.1 Supporting Community /OCP Directions:

The Community Goals and Strategies are shared by the OCP and the CDAP to ensure a consistent and sustainable approach to Revelstoke's future planning and development initiatives. The following Goals and Strategies (directly related to the OCP) appear to support the golf course development on Westside Road:

GOAL	STRATEGY	DISCUSSION
A Distinct, Diverse Community Where All Residents and Visitors Feel Welcome and Respected	Support the high quality of life that individuals and families enjoy by <u>fulfilling their lifelong health, cultural, educational, recreational, educational and economic needs.</u>	A new golf course development may complement the developing resort and construction economy, by providing not only employment but also a lasting recreational amenity.
Smart Growth and Integrated Land Use	<u>Provide and integrate a range of land uses</u> to facilitate the social, environmental and economic priorities of the community.	There are components of the potential golf resort development that may support this strategy, provided it is appropriately planned and developed to meet other Community Goals. At this time, however, only recreational and residential lands uses are considered.
Affordable Housing for Our Community	Expand and enhance the diversity of residential housing types to <u>meet the needs of residents and the workforce across every stage of life,</u> while delivering on affordability, livability, and special need priorities.	The golf resort development would provide a new supply of larger lot residential development.

GOAL	STRATEGY	DISCUSSION
Safe and Alternative Transportation Options	<u>Extend and enhance the recreational, all season and commuter trails network</u> to accessibly link all neighbourhoods to important community destinations and focal points.	The community has indicated a desire to extend the waterfront trail system along the west side of the Columbia River, including a bridge over the Jordan River. The proposed development may contribute to achieving this connection (although the trail is not shown on the existing plan).
High Quality Community, Arts, Culture and Recreational Facilities and Activities	<u>Facilitate public access to green spaces and the waterfront</u> for residents and visitors, unless the environmental integrity of the natural areas will be compromised.	Although not indicated on the plans at this time, the development has the potential to formalize public access to the waterfront trail and other natural areas.
	<u>Integrate resort and community arts, cultural and recreational amenities to offer four season experiences</u> for both residents and visitors.	The additional golf course amenity would enhance the four season experiences within Revelstoke (golf in spring, summer and fall and cross-country skiing in the winter).
Safe and Healthy Community	<u>Enhance emergency services</u> as needed to meet changing community conditions.	The development could facilitate the provision of services to the west side of the Columbia River.
Sustained and Diversified Economic Vitality	<u>Provide adequate properties and servicing for commercial and industrial development</u>	The golf course use in the Westside Road area would likely provide a commercial, recreation and accessory uses.

4.2 Opposing Community Goals and Community Strategies

The following Goals and Strategies (directly related to the OCP contents) may challenge the appropriateness of the proposed golf course and residential use on lands within the Westside Road area:

GOAL	STRATEGY	DISCUSSION
Smart Growth and Integrated Land Use	<u>Prevent urban sprawl by establishing clear limits for urban growth</u> and promoting a well-designed community.	The Westside Road area is distanced from the existing developed areas of the City. The form of residential development proposed is for large lot single family homes, typically associated as a form of sprawl (low density).

GOAL	STRATEGY	DISCUSSION
Affordable Housing for Our Community	<p>Expand and enhance the diversity of residential housing types to <u>meet the needs of residents and the workforce across every stage of life</u>, while delivering on affordability, livability, and special need priorities.</p> <p>Secure suitable lands for the community's recognized <u>long term housing needs</u>.</p>	<p>The addition of more development and service (golf course) workers may further exacerbate the challenge to provide affordable housing for local residents/employees.</p> <p>The development of the Westside lands for a golf course and large lot subdivision could remove a potential supply of <u>long-term</u> affordable housing sites.</p>
Excellence in Environmental Stewardship	<p>Retain and, where possible, <u>enhance the functioning, biodiversity, connectivity, habitat conditions and natural heritage of ecosystems</u> within the community and the North Columbia area.</p> <p><u>Maintain healthy fish and wildlife populations</u> in habitats surrounding the community.</p> <p>Protect and effectively managed the quantity and quality of local water sources, watercourses and groundwater flows.</p>	<p>An initial environmental evaluation prepared as part of the OCP Comprehensive Review Report has indicated that the site has high environmental values. The value was based on the riparian ecosystems and wildlife corridors.</p> <p>The proposed golf course development is within close proximity to the riparian areas of Jordan Creek and the Columbia River (although a 30 metre setback appears to be provided).</p>
Safe and Alternative Transportation Options	<p>Promote and where appropriate facilitate the <u>use of alternatives to private automobiles</u>, especially non-motorized transportation as part of healthy lifestyles, to reduce congestion and greenhouse gas emissions.</p>	<p>The Westside location encourages the use of a private automobile due to its distance from existing neighbourhoods, services and facilities. The provision of transit may be costly to this outlying area. The low-density housing will not support public transit. There has been no provision made for trail access along the Columbia River (the golf use in close proximity may conflict).</p>
Effective and Efficient Infrastructure	<p>Invest in short and long term <u>infrastructure that is sustainable, efficient, cost effective and funded by those using the systems</u>.</p>	<p>There may be a significant cost to extending (developer) and maintaining (City) local services.</p>
Sustained and Diversified Economic Vitality	<p>Provide <u>adequate properties and servicing for commercial and industrial development</u></p>	<p>The golf course use on Westside Road area may compromise future industrial expansion sites to further facilitate a diversified local economy.</p>
Safe and Healthy Community	<p><u>Enhance emergency services</u> as needed to meet changing community conditions.</p>	<p>There may be a significant cost to extending (developer) and maintaining (City) emergency services in this location.</p>

4.3 Related Directions from the Preliminary OCP Policy, Land Use and Actions

As mentioned the OCP Policy, Actions and Land Use will include preliminary directions that may influence the form, character, environmental limitations and servicing options of the proposed golf course and residential use. The following list identifies possible directions that the City may impose with the adoption of the new OCP. This review not only considers the developing OCP policies but also the information contained within the OCP Comprehensive Review Report.

POLICY/ACTIONS	DISCUSSION
The need to land bank future development sites to meet long-term community needs including housing, infrastructure, parks, natural areas, etc.	The community has not recorded many comments regarding the Westside Road area during the OCP land use discussions. The community has only referenced the area as either a future growth area and trail connection or containing important natural areas. The development of lands on Westside Road for golf course development may require the OCP to identify other potential land for future City expansion, particularly related to long term housing needs, and industrial resource uses.
Secondary Plans	The OCP will identify and prioritize certain areas within the City that need more detailed secondary planning. Although Westside Road will likely not be a top priority, a secondary planning exercise will be recommended and likely moved forward if the proposal were to be realized. The secondary planning initiative would consider the community's mid and long term land needs, as well as other policy directions contained within the OCP (i.e. environmental values, servicing costs, community facilities, trails, open space, emergency services, etc. – see section 4.4)
Protection of Environmentally Sensitive Areas and water sources through riparian setback requirements and an environmental review process.	The draft OCP directions recommend the inclusion of an environmental review process to ensure that future developments will not negatively impact (through either working around the areas of concern or mitigating the impacts) the natural environment. The proponent should be aware that the OCP Comprehensive Review Report has indicated the subject lands have important environmental features including riparian areas, wildlife corridors, and public views of Mt. Boulder. A considerable portion of the Westside area has been designated with high environmental values.

POLICY/ACTIONS	DISCUSSION
Affordable Housing	The Community and OCP directions indicate that housing should be close to existing services and facilities. As a result the subject lands are not well suited for housing in the short or mid term, as there appears to be ample infill opportunities that would be more affordable and accessible to service. Regardless, in the long term the Westside area may be an appropriate housing location (planned, mixed use and compact neighbourhood).
Transportation Links	New developments are encouraged to provide linkages for their workforce and services through trails, sidewalks and transit.
Sustainability Targets	The OCP contains draft policies to embrace a zero waste policy, reduce effluent levels and decrease water consumption. The development would need to address the fulfillment of these targets.
Sustainable Energy	The OCP and CDAP encourage the use of renewable energy sources including the Community Energy initiative.

4.4 Land Use

The preliminary land use maps consider the Westside property as follows:

Water Service	Community Water connections are available in Big Eddy.
Sewage	Community Sewer connections are available on the east side of the Columbia River (note that the liquid waste management is currently being updated based on a more conservative growth projection).
Stormwater System	Community storm water connections are available on the east side of the Columbia.
Community Facilities	The majority of the City's community facilities and parks are located closer to Downtown.
Current Land Use Designations	The Westside Road area is currently designated as urban reserve, sand and gravel extraction, light industrial, heavy industrial and public uses (landfill).

As previously mentioned, the community consultation to date has revealed very little information with regard to the preferred land use directions for the lands along the Westside

Road. The area has traditionally been considered as a future growth area, since it is not currently serviced. Any significant development would have to achieve urban servicing connections. Further, the community informally utilizes the Westside lands for passive recreation, notably connection to the surrounding mountain terrain and a pathway along the Columbia River. Wildlife relies on a similar connection. Any future plans should incorporate substantial natural corridor from the higher elevations along the Jordan River to the Columbia River.

5.0 CONCLUSION

The preliminary analysis concludes that the proposed golf course and 9-lot subdivision is not consistent with the Community's evolving Goals and Strategies as well as the directions of the new OCP. In particular, it is recommended that the City not pursue the proposed development at this time for the following reasons:

- Although it appears that the proposed golf course development use may complement Revelstoke's evolving resort and tourism economy, the proposed location along Westside Road appears to conflict with the Community Goals and Strategies to be a compact community (i.e. Smart Growth, avoid sprawl and increase densities within walking distance to existing services).
- The development would require a significant servicing investment. The City must be able to ensure that the cost of extending services will not have a negative impact on the City's financial status (i.e. new development shall pay its own way).
- The subject lands are considered to have high environmental values primarily due to wildlife corridors and riparian habitat.
- Development in the near term may compromise future growth potential of the City, notably mid to long term industrial and affordable housing uses.
- No major development should be considered for the Westside Road area until a secondary plan is completed. At this time it is anticipated that the new OCP will require the preparation of secondary plans for certain areas within the municipality. The Westside Road area will be recommended for a secondary plan, however, due to other priorities will likely not be considered for a few more years due to municipal budget and resource limitations.

Respectfully submitted,



Caroline Lamont
Catalyst Community and Resort Planning

APPENDIX A

A DISTINCT, DIVERSE COMMUNITY WHERE ALL RESIDENTS AND VISITORS FEEL WELCOME AND RESPECTED

1. Retain Revelstoke's safe, small town character.
2. Continue to support and nurture citizen involvement in community actions and local decision-making
3. Support the high quality of life that individuals and families enjoy by fulfilling their lifelong health, cultural, educational, recreational, educational and economic needs.
4. Embrace and facilitate effective partnerships amongst community organizations and all levels of government.

SMART GROWTH AND INTEGRATED LAND USE

5. Prevent urban sprawl by establishing clear limits for urban growth and promoting a well-designed compact community.
6. Increase community knowledge, engagement and certainty about future land development.
7. Strive to become a leader in environmentally sustainable planning, development and building practices, recognizing the challenges of the local climate, location and terrain.
8. Provide and integrate a range of land uses to facilitate the social, environmental and economic priorities of the community.
9. Continue to support the importance of downtown Revelstoke as the focal point of the community, business and visitors.
10. Preserve the unique residential character of neighbourhoods.
11. Construct a built environment that respects the community's unique character and encourages quality design, durability, flexibility and ease of access.

AFFORDABLE HOUSING FOR OUR COMMUNITY

12. Expand and enhance the diversity of residential housing types to meet the needs of residents and the workforce across every stage of life, while delivering on affordability, livability, and special need priorities.
13. Increase acceptance and implementation of a range of *market incentives and/or government* initiatives to create a long term supply of affordable housing.
14. *Secure suitable lands* for the community's recognized long term housing needs.

EXCELLENCE IN ENVIRONMENTAL STEWARDSHIP

15. Retain and, where possible, enhance the functioning, biodiversity, connectivity, habitat conditions and natural heritage of ecosystems within the community and in the North Columbia area.
16. Maintain healthy fish and wildlife populations in habitats surrounding the community.
17. Retain and augment trees and treed areas within developed portions of the community.

1:05 PM 4/11/2008

APPENDIX A

18. Continually work towards improving the local and regional air quality.
19. Encourage and support greenhouse gas neutral lifestyles and business practices.
20. Protect and effectively manage the quality and quantity of local water sources, watercourses and groundwater flows.
21. Manage visual impacts to retain the quality of the dark sky and public view corridors.
22. Eliminate use and provide for proper disposal of toxic substances.
23. Reduce unwarranted noise within the community.
24. Encourage sustainable purchasing policies and practices within the community.

PRESERVATION OF OUR HISTORY AND HERITAGE

25. Continue community enhancement by supporting heritage and revitalization initiatives.
26. Design new development to complement the community's historic character and traditional materials.
27. Showcase and celebrate our rich community history by promoting and expanding our museums and retaining heritage buildings and natural areas.

SAFE AND ALTERNATIVE TRANSPORTATION OPTIONS

28. Expand year round transportation modes, in cooperation with all levels of government, providing safe, efficient, affordable and environmentally sound options for residents and visitors,
29. Extend and enhance the recreational, all season and commuter trails network to accessibly link all neighbourhoods to important community destinations and focal points.
30. Plan, design and construct "Complete Streets".
31. Promote and where appropriate facilitate the use of alternatives to private automobiles, especially non-motorized transportation as part of healthy lifestyles, to reduce congestion and greenhouse gas emissions.
32. Meet community and visitor parking needs.
33. Provide a cost effective and efficient transit service that is accessible for all residents and visitors with the goal of reducing the reliance on the automobile. Specifically consider the service needs of seniors, persons living with disabilities and/or with lower incomes.
34. Enhance existing highway, railway and air transportation options to improve the safety, reliability, sustainability and cost of transportation to/from Revelstoke.

EFFECTIVE AND EFFICIENT INFRASTRUCTURE

35. Commit to and implement long term infrastructure planning, monitoring and reporting to ensure flexibility for service improvements to address changing community needs and consider potential climate change implications.

1:05 PM 4/11/2008

APPENDIX A

36. Invest in short and long term infrastructure that is sustainable, efficient, cost effective and funded by those using the systems.
37. Support servicing efficiencies through infrastructure sharing with public, private and not for profit organizations.
38. Strive to achieve zero waste through solid waste management practices, in cooperation with the regional district.
39. Deliver high quality dependable potable water supplies for the community.
40. Recognize the potential for limited sources of clean water over the long-term and take actions to enhance water conservation and maintain high water quality in local waterways and aquifers.
41. Ensure that the treatment of wastewater and biosolids are undertaken at a standard as to not negatively impact the natural environment.
42. Establish environmentally sensitive stormwater management and flood control measures which replicate natural hydrological systems and functions.
43. Continue and expand a state of the art communications network.
44. Enhance energy conservation and provide renewable, secure and sustained energy options within the region.
45. Provide necessary properties and facilities for emergency services, in cooperation with all levels of government.

HIGH QUALITY COMMUNITY, ARTS, CULTURE AND RECREATIONAL FACILITIES AND ACTIVITIES

45. Maintain the scale, diversity and management of parks and green space and when necessary, expand to meet the needs of surrounding neighbourhoods and the entire community.
46. Facilitate *public* access to green spaces and the waterfront for residents and visitors, unless the environmental integrity of the natural areas will be compromised.
47. Design and manage community facilities, parks and gathering areas to encourage *interaction and shared activities*.
48. Continually *improve facilities and programs* to be accessible and meet the evolving needs of the community.
49. Provide public opportunities for *local artists and crafts people* to display their works.
50. *Integrate resort and community arts, cultural and recreational amenities* to offer four season experiences for both residents and visitors.
51. Provide a *rich array of cultural activities* with adequate facilities and resources to showcase the community's offerings and entertain residents and visitors.
52. Encourage the regional district and provincial agencies to effectively manage *front country and backcountry* recreational opportunities to retain quality experiences in ecologically healthy environments.

APPENDIX A

SUSTAINED AND DIVERSIFIED ECONOMIC VITALITY

53. Support and attract a skilled workforce through continued investment in the community's physical and social infrastructure and activities.
54. Expand the workforce by reducing social and economic barriers.
55. Provide adequate properties and servicing for commercial development
56. Encourage and accommodate year round economic diversification.
57. Improve community self-reliance and ability to respond to possible affects of global determinants.
58. Encourage and support local businesses and entrepreneurs.
59. Expand community capacity to attract, market to and host visitors from many nations, having them leave the region as Revelstoke ambassadors.
60. Retain the uniqueness of Revelstoke's historic, natural and cultural flavour as an important community and tourism attractant.
61. Retain and enhance a strong forest sector through safe, sustainable forest practices and diverse forest products.
62. Support the ongoing promotion, enhancement and intensification of Revelstoke's downtown business area.
63. Effective management and accountability for the City's fiscal budgets and operations together with securing financial resources from senior governments and other sources.

SAFE AND HEALTHY COMMUNITY

64. Retain a strong sense of community safety with low crime rates.
65. Enhance emergency services as needed to meet changing community conditions.
66. Meet the needs of a growing and changing population with appropriate health and wellness facilities and services.
67. Provide assistance for residents to access out-of-town health care when necessary.
68. Continually improve the physical, mental, spiritual and social health of residents.
69. Promote and encourage healthy lifestyle choices for all residents.
70. Recognize that substance abuse is limiting the social and economic life of individuals, families and the community and take actions to reduce impacts.
71. Improve the accessibility and inclusiveness of the community for residents and visitors with disabilities.

APPENDIX A

LIFELONG LEARNING OPPORTUNITIES FOR ALL RESIDENTS

72. Support and provide facilities and activities to continue the excellence in formal education and varied informal learning opportunities for children and youth.
73. Enhance adult education opportunities to support new and long-time residents to secure employment and pursue continuous learning.
74. Become a leader in globally sustainable and environmentally responsible lifestyles through continuous community learning opportunities.

CONFIDENTIAL

April 11, 2008

MEMO TO: Alan Mason, Revelstoke Economic Development
MEMO FROM: Caroline Lamont, Catalyst Community and Resort Planning
SUBJECT: Proposed Industrial Use on Westside Road

1.0 PURPOSE:

This opinion responds to a request from the City of Revelstoke's Director of Community Economic Development to consider the land use implications of a prospective high tech industrial use to be located on substantial acreage along Westside Road. The review considers the project in relation to the draft directions contained within the developing Official Community Plan (OCP).

2.0 STATUS OF THE OCP DIRECTIONS:

The directions of the new OCP consider Community Goals and Strategies (draft) and preliminary Policies, Actions and Land Use. The Steering Committee and consultants have developed the Community Goals and Strategies jointly for the Community Development Action Plan (CDAP) and the OCP. The Community Goals and Strategies have established an integrated and strategic baseline in which to develop future community initiatives, notably including OCP's land use and growth management policies. The (almost) finalized Goals and Strategies are attached as Appendix A.

The OCP Policies, Land Use and Actions are currently being prepared to be consistent with the Community Goals and Strategies. It is anticipated that a draft OCP will be available for public consideration in late May. The following analysis considers the related Community Goals and Strategies and recognizes informing OCP Policies, Land Use and Actions.



3.0 ANALYSIS:

The implications of a potential high tech facility along the Westside Road consider supporting and opposing directions of the Community Goals and Strategies. In addition, this summary has identified certain OCP Policies/Actions and Land Use that may be included in the final OCP that could influence the location, servicing requirements and character of the proposed industrial use.

3.1 Supporting Community /OCP Directions:

The OCP and the CDAP Goals and Strategies share these directions to facilitate a consistent and sustainable approach to Revelstoke's future planning and development. The following Goals and Strategies (directly related to the OCP contents) appear to support the proposed high tech industrial use on the Westside Road:

GOAL	STRATEGY	DISCUSSION
A Distinct, Diverse Community Where All Residents and Visitors Feel Welcome and Respected	Support the high quality of life that individuals and families enjoy by <u>fulfilling their lifelong health, cultural, educational, recreational, educational and economic needs.</u>	A high tech industrial use will further diversify the economy providing greater opportunities for local residents.
Smart Growth and Integrated Land Use	<u>Provide and integrate a range of land uses</u> to facilitate the social, environmental and economic priorities of the community.	The expanded industrial land use will support this strategy, provided it is appropriately planned and developed to meet other Community Goals.
Excellence in Environmental Stewardship	<u>Reduce unwanted noise</u> within the community.	Moving large industrial users (even if high tech) to the Westside Road area would reduce unwanted noise (likely traffic) through the community.
Effective and Efficient Infrastructure	Continue and expand <u>a state of the art communications network.</u>	A high tech business would likely assist in the enhancement of Revelstoke's communications network.
Sustained and Diversified Economic Vitality	Provide <u>adequate properties and servicing for commercial and industrial development.</u>	The Westside Road area would provide the necessary industrial lands.
	Encourage and accommodate <u>year round economic diversification.</u>	The Westside Road property, although not within the immediate growth area of the City could allow for the accommodation of a significant industrial user.
	Improve <u>community self-reliance</u> and ability to respond to possible affects of global determinants.	
	Encourage and support local businesses and entrepreneurs.	A high tech industry would provide for a year round economic generator and likely improve community self-reliance. There may be smaller suppliers or related services also starting up in the vicinity. Land use should consider the potential for drawing related industry.

3.2 Opposing Community Goals and Community Strategies

The following Goals and Strategies (directly related to the OCP contents) may challenge the proposed high tech industrial use on the Westside Road:

GOAL	STRATEGY	DISCUSSION
Smart Growth and Integrated Land Use	<u>Prevent urban sprawl by establishing clear limits for urban growth and promoting a well-designed community.</u>	The Westside Road area is distanced from the existing developed areas of the municipality.
Affordable Housing for Our Community	Expand and enhance the diversity of residential housing types to <u>meet the needs of residents and the workforce across every stage of life</u> , while delivering on affordability, livability, and special need priorities. Secure suitable lands for the community's recognized <u>long term housing needs</u> .	The addition of another major employer may further exacerbate the challenging to provide affordable housing for local residents/employees. The development of the Westside Road lands removes a potential supply of long-term affordable housing sites.
Safe and Alternative Transportation Options	Promote and where appropriate facilitate the <u>use of alternatives to private automobiles</u> , especially non-motorized transportation as part of healthy lifestyles, to reduce congestion and greenhouse gas emissions.	The location encourages the use of a private automobile due to its distance from existing neighbourhoods, services and facilities.
Effective and Efficient Infrastructure	Invest in short and long term <u>infrastructure that is sustainable, efficient, cost effective and funded by those using the systems.</u>	There may be a significant cost to extending and maintaining local services.
Safe and Healthy Community	<u>Enhance emergency services</u> as needed to meet changing community conditions.	There may be a significant cost to extending and maintaining emergency services.

3.3 Related Directions from the Preliminary OCP Policy, Land Use and Actions

As mentioned the preliminary OCP Policy/Actions and Land Use contain directions that may influence the form, character and servicing design of the proposed industrial use. The following list identifies possible directions that the City may impose with the adoption of the new OCP.

POLICY/ACTIONS	DISCUSSION
The need to land bank future development sites to meet long-term community needs including housing, infrastructure, parks, natural areas, etc.	The Westside Road lands had little community interest during the OCP land use discussions. The community referenced the area as either a future growth area or natural areas. The disposition of a large portion of Westside Road to one user would require the OCP to identify other potential land for future City expansion.
Secondary Plans	The OCP will identify and prioritize certain areas within the City that need more detailed secondary planning. Although Westside Road is not a top priority, a secondary planning exercise will be recommended and likely moved forward if the proposal were to be realized.
Protection of Environmentally Sensitive Areas and water sources through riparian setback requirements and an environmental review process.	The draft OCP directions recommend the inclusion of an environmental review process to ensure that future developments will not negatively impact (through either working around the areas of concern or mitigating the impacts) the natural environment. The proponent should be aware that the OCP Backgrounder has indicated that a portion of the Westside Road lands have important environmental features including riparian areas, wildlife corridors, and public views of Mt. Boulder. A considerable portion of the Westside area has been designated as either High or Moderate Areas of Environmental Sensitivity.
Improve the connections to the backcountry	The Westside Road area provides direct access to the natural environment, most prevalently used by snowmobilers.

POLICY/ACTIONS	DISCUSSION
Affordable Housing	<p>The Community and OCP directions indicate that housing should be close to existing services and facilities, as such the site is not well suited to provide housing in the short or long term (next 10 years) as there appears to be ample infill opportunities that would be more affordable and accessible to service. Regardless, in the long term the Westside area may be an appropriate housing location.</p> <p>In addition, draft policy directions indicate that new development may be subject to either inclusionary zoning or a service charge for the provision of affordable housing. Typically such charges are applied to commercial and industrial development. RMR was required to provide 10% of their bed units as affordable housing.</p>
Transportation Links	New developments are encouraged to also link to their workforce and services through trails, sidewalks and transit.
Sustainability Targets	The OCP contains draft policies to embrace a zero waste policy, reduce effluent levels and decrease water consumption. Such a large industrial development would likely challenge such targets.
Sustainable Energy	The OCP and CDAP encourage the use of renewable energy sources including the Community Energy initiative.
Municipal Resources	The municipality may need to accommodate a significant number of new residents. If a large industrial user should come to town, existing growth forecasts should be updated. Further municipal taxes related to community facilities and services will need to be revisited

3.4 Land Use

The preliminary land use maps consider the Westside property as follows:

Water Service	Community Water connections are available in Big Eddy.
Sewage	Community Sewer connections are available on the east side of the Columbia River (note that the liquid waste management is currently being updated based on a more conservative growth projection).

Stormwater System	Community Storm connections are available on the east side of the Columbia.
Community Facilities	The majority of the City's community facilities and parks are located closer to Downtown.
Current Land Use Designations	The Westside Road area is currently designated as urban reserve, sand and gravel extraction, light industrial, heavy industrial and public uses (landfill).

As previously mentioned the community consultation to date has revealed very little with regard to the preferred land use directions for Westside Road. Clearly as the area has been considered a future growth area, it is not currently serviced and therefore any significant industrial installation would have to achieve these connections. Further the community informally uses the Westside lands for passive recreation, notably connection to the surrounding mountain terrain and a pathway along the Columbia River. Any development likely should consider the importance of retaining a corridor from the higher elevations to the river.

4.0 CONCLUSIONS

The following provides a summary of key findings from the analysis:

- In review of the Community Goals and Strategies, it appears that a high tech industrial development (whether on the Westside Road or elsewhere in the City) would be consistent with community and economic directions of the community.
- The proposed location of Westside Road may conflict with the desire to move Revelstoke towards being a more compact community. If it is clear that the economic and social benefits of the proposal outweigh this concern, then consideration should be given to preparing the secondary plan for the area concurrent with the proposed high tech development approvals. This could be a requirement of the proponent for the anticipated industrial change of use or perhaps a City driven initiative. Although the rest of the City may not need to expand to the Westside area for many years, the secondary plan would take a more comprehensive look at the area to ensure that other Community Goals and Strategies could be upheld in the long term.
- It should be recognized that such a large industrial user may not be appropriate immediately adjacent to existing urban land uses (noise, light, traffic, etc), therefore the Westside location would be favourable.
- A secondary planning exercise should also investigate the likelihood of smaller industrial entrepreneurs and suppliers wanting to locate in close proximity to the industrial complex. Such development could be mixed use.

- Discussions regarding the provision of affordable housing to offset the generation of new jobs should be factored into any future discussions (such as with the RMR development) with the proponent of the industrial use.
- The City should ensure that the cost of extending services would not have a negative impact on the City's financial status (i.e. new development pays its own way).
- The project should be subject to an environmental review by a qualified environmental professional and accepted by the City and responsible senior agencies/ministries.
- The OCP process should investigate alternative long term development areas for the community, firm up requirements for a Westside Road secondary plan (considering industrial use, community facilities, open space, trails, natural areas, etc) implement an environmental review process, and retain connections to the backcountry.
- The proponent of the project should be informed about the importance of moving towards becoming a more sustainable community as stated in the Community Vision', Community Goals and Strategies and the directions of the OCP.

Respectfully submitted,

Caroline Lamont
Catalyst Community and Resort Planning

APPENDIX A

A DISTINCT, DIVERSE COMMUNITY WHERE ALL RESIDENTS AND VISITORS FEEL WELCOME AND RESPECTED

1. Retain Revelstoke's safe, small town character.
2. Continue to support and nurture citizen involvement in community actions and local decision-making
3. Support the high quality of life that individuals and families enjoy by fulfilling their lifelong health, cultural, educational, recreational, educational and economic needs.
4. Embrace and facilitate effective partnerships amongst community organizations and all levels of government.

SMART GROWTH AND INTEGRATED LAND USE

5. Prevent urban sprawl by establishing clear limits for urban growth and promoting a well-designed compact community.
6. Increase community knowledge, engagement and certainty about future land development.
7. Strive to become a leader in environmentally sustainable planning, development and building practices, recognizing the challenges of the local climate, location and terrain.
8. Provide and integrate a range of land uses to facilitate the social, environmental and economic priorities of the community.
9. Continue to support the importance of downtown Revelstoke as the focal point of the community, business and visitors.
10. Preserve the unique residential character of neighbourhoods.
11. Construct a built environment that respects the community's unique character and encourages quality design, durability, flexibility and ease of access.

AFFORDABLE HOUSING FOR OUR COMMUNITY

12. Expand and enhance the diversity of residential housing types to meet the needs of residents and the workforce across every stage of life, while delivering on affordability, livability, and special need priorities.
13. Increase acceptance and implementation of a range of *market incentives and/or government* initiatives to create a long term supply of affordable housing.
14. *Secure suitable lands* for the community's recognized long term housing needs.

EXCELLENCE IN ENVIRONMENTAL STEWARDSHIP

15. Retain and, where possible, enhance the functioning, biodiversity, connectivity, habitat conditions and natural heritage of ecosystems within the community and in the North Columbia area.
16. Maintain healthy fish and wildlife populations in habitats surrounding the community.
17. Retain and augment trees and treed areas within developed portions of the community.

1:05 PM 4/11/2008

APPENDIX A

18. Continually work towards improving the local and regional air quality.
19. Encourage and support greenhouse gas neutral lifestyles and business practices.
20. Protect and effectively manage the quality and quantity of local water sources, watercourses and groundwater flows.
21. Manage visual impacts to retain the quality of the dark sky and public view corridors.
22. Eliminate use and provide for proper disposal of toxic substances.
23. Reduce unwarranted noise within the community.
24. Encourage sustainable purchasing policies and practices within the community.

PRESERVATION OF OUR HISTORY AND HERITAGE

25. Continue community enhancement by supporting heritage and revitalization initiatives.
26. Design new development to complement the community's historic character and traditional materials.
27. Showcase and celebrate our rich community history by promoting and expanding our museums and retaining heritage buildings and natural areas.

SAFE AND ALTERNATIVE TRANSPORTATION OPTIONS

28. Expand year round transportation modes, in cooperation with all levels of government, providing safe, efficient, affordable and environmentally sound options for residents and visitors,
29. Extend and enhance the recreational, all season and commuter trails network to accessibly link all neighbourhoods to important community destinations and focal points.
30. Plan, design and construct "Complete Streets".
31. Promote and where appropriate facilitate the use of alternatives to private automobiles, especially non-motorized transportation as part of healthy lifestyles, to reduce congestion and greenhouse gas emissions.
32. Meet community and visitor parking needs.
33. Provide a cost effective and efficient transit service that is accessible for all residents and visitors with the goal of reducing the reliance on the automobile. Specifically consider the service needs of seniors, persons living with disabilities and/or with lower incomes.
34. Enhance existing highway, railway and air transportation options to improve the safety, reliability, sustainability and cost of transportation to/from Revelstoke.

EFFECTIVE AND EFFICIENT INFRASTRUCTURE

35. Commit to and implement long term infrastructure planning, monitoring and reporting to ensure flexibility for service improvements to address changing community needs and consider potential climate change implications.

1:05 PM 4/11/2008

APPENDIX A

36. Invest in short and long term infrastructure that is sustainable, efficient, cost effective and funded by those using the systems.
37. Support servicing efficiencies through infrastructure sharing with public, private and not for profit organizations.
38. Strive to achieve zero waste through solid waste management practices, in cooperation with the regional district.
39. Deliver high quality dependable potable water supplies for the community.
40. Recognize the potential for limited sources of clean water over the long-term and take actions to enhance water conservation and maintain high water quality in local waterways and aquifers.
41. Ensure that the treatment of wastewater and biosolids are undertaken at a standard as to not negatively impact the natural environment.
42. Establish environmentally sensitive stormwater management and flood control measures which replicate natural hydrological systems and functions.
43. Continue and expand a state of the art communications network.
44. Enhance energy conservation and provide renewable, secure and sustained energy options within the region.
45. Provide necessary properties and facilities for emergency services, in cooperation with all levels of government.

HIGH QUALITY COMMUNITY, ARTS, CULTURE AND RECREATIONAL FACILITIES AND ACTIVITIES

45. Maintain the scale, diversity and management of parks and green space and when necessary, expand to meet the needs of surrounding neighbourhoods and the entire community.
46. Facilitate *public access* to green spaces and the waterfront for residents and visitors, unless the environmental integrity of the natural areas will be compromised.
47. Design and manage community facilities, parks and gathering areas to encourage *interaction and shared activities*.
48. Continually *improve facilities and programs* to be accessible and meet the evolving needs of the community.
49. Provide public opportunities for *local artists and crafts people* to display their works.
50. *Integrate resort and community arts, cultural and recreational amenities* to offer four season experiences for both residents and visitors.
51. Provide a *rich array of cultural activities* with adequate facilities and resources to showcase the community's offerings and entertain residents and visitors.
52. Encourage the regional district and provincial agencies to effectively manage *front country and backcountry* recreational opportunities to retain quality experiences in ecologically healthy environments.

1:05 PM 4/11/2008

APPENDIX A

SUSTAINED AND DIVERSIFIED ECONOMIC VITALITY

53. Support and attract a skilled workforce through continued investment in the community's physical and social infrastructure and activities.
54. Expand the workforce by reducing social and economic barriers.
55. Provide adequate properties and servicing for commercial development
56. Encourage and accommodate year round economic diversification.
57. Improve community self-reliance and ability to respond to possible affects of global determinants.
58. Encourage and support local businesses and entrepreneurs.
59. Expand community capacity to attract, market to and host visitors from many nations, having them leave the region as Revelstoke ambassadors.
60. Retain the uniqueness of Revelstoke's historic, natural and cultural flavour as an important community and tourism attractant.
61. Retain and enhance a strong forest sector through safe, sustainable forest practices and diverse forest products.
62. Support the ongoing promotion, enhancement and intensification of Revelstoke's downtown business area.
63. Effective management and accountability for the City's fiscal budgets and operations together with securing financial resources from senior governments and other sources.

SAFE AND HEALTHY COMMUNITY

64. Retain a strong sense of community safety with low crime rates.
65. Enhance emergency services as needed to meet changing community conditions.
66. Meet the needs of a growing and changing population with appropriate health and wellness facilities and services.
67. Provide assistance for residents to access out-of-town health care when necessary.
68. Continually improve the physical, mental, spiritual and social health of residents.
69. Promote and encourage healthy lifestyle choices for all residents.
70. Recognize that substance abuse is limiting the social and economic life of individuals, families and the community and take actions to reduce impacts.
71. Improve the accessibility and inclusiveness of the community for residents and visitors with disabilities.

APPENDIX A

LIFELONG LEARNING OPPORTUNITIES FOR ALL RESIDENTS

72. Support and provide facilities and activities to continue the excellence in formal education and varied informal learning opportunities for children and youth.
73. Enhance adult education opportunities to support new and long-time residents to secure employment and pursue continuous learning.
74. Become a leader in globally sustainable and environmentally responsible lifestyles through continuous community learning opportunities.