



## **THE CORPORATION OF THE CITY OF ROSSLAND**

### **AGENDA**

**PLANNING AND DEVELOPMENT COMMITTEE MEETING  
CITY HALL COUNCIL CHAMBER  
Wednesday, January 21, 2009  
7:00 P.M. – 9:00 P.M.**

- (1) CALL TO ORDER**
- (2) ADOPTION OF AGENDA**
- (3) BUSINESS**

**RCMP**

- 1) Sgt. Robert Hawton, Trail RCMP: Seeking Feedback on Priorities  
7:00 – 7:20: an opportunity for Council to express their priority concerns to the RCMP

**LAND DEVELOPMENT**

- 2) Overview of Land Development Sites in Rossland  
7:30 – 8:15: Red Mountain, Redstone, Rossland town areas

**INFRASTRUCTURE**

- 3) Overview of Major Infrastructure Projects in Rossland  
8:15 – 9:00: Formally scheduled and anticipated infrastructure projects

**CLOSE OF MEETING**

**Development Update  
January 21, 2009**

**I. Pending or Approved land developments**

In Rossland there are currently underway 9 significant subdivisions comprised mainly of Single Family Dwellings (SFD) with some few Multi-Family Dwellings (MFD), all due to appear on the terrain in the next few years. All but one of the listed developments in the chart below has been issued a Preliminary Layout Review (PLR), a set of conditions that an applicant must meet in order to obtain subdivision approval. Some of the listed ongoing developments are located in a Development Permit (DP) area for Environmental Sensitivity (ES), Steep/Hazardous Slopes (SHS) and/or Form and Character (FC); all MFDs and all commercial buildings in Rossland trigger a DP for form and character.

**Summary of Current Subdivision Applications and Active Subdivision Developments**

Site Name	Type	Parcel Size Ha.	# Lots	Zoning	1st PLR date	DP Required	Approval
Evergreen Ridge	Subdivision SFD	~7.5	10	R-1	Aug '08	No	Pending
Rossland Range	Subdivision SFD & MFD	~2.5	4	CD-5	Oct '08	Yes (FC)	Pending
Chinese Gardens	Subdivision SFD	~3	18	R1 SFD	Oct '07	Yes (ES)	Pending
Black Diamond	Subdivision SFD	~2.7	22	R1 SFD	Apr '07	No	Pending
Caldera	Subdivision SFD	~2.2	18	CD1 MFR1	Feb '08	Yes (ES, SHS)	Pending
TMP	2 MFD Buildings			CD1		Yes (ES, SHS, FC)	NA
Creekside Phase II	Subdivision SFD & MFD	~3.4	10	R5	May '07	Yes (ES, SHS, FC)	Pending
Redstone Phase I	Subdivision SFD	~11	88	SFD	Feb '06	Yes (ES, SHS)	Approved
Redstone Phase II	Subdivision MFD	~.7	1	R5 MFD	June '07	Yes (ES, SHS, FC)	Approved
Redstone Phase III	Subdivision SFD	~7.1	20	R1 & R2	Sep '07	Yes (ES, SHS)	Pending

**II. Smaller land developments**

There have been several single lot subdivisions throughout the city. These are situations in which the property owner has enough land (1114 sq. m./12,000 sq. ft.) to subdivide the parcel into two lots – the most common small scale subdivision event.

**III. Zoning**

Rossland features three distinct development areas: Redstone, Red Mountain and Rossland town; each of which are regulated by various zoning designations.

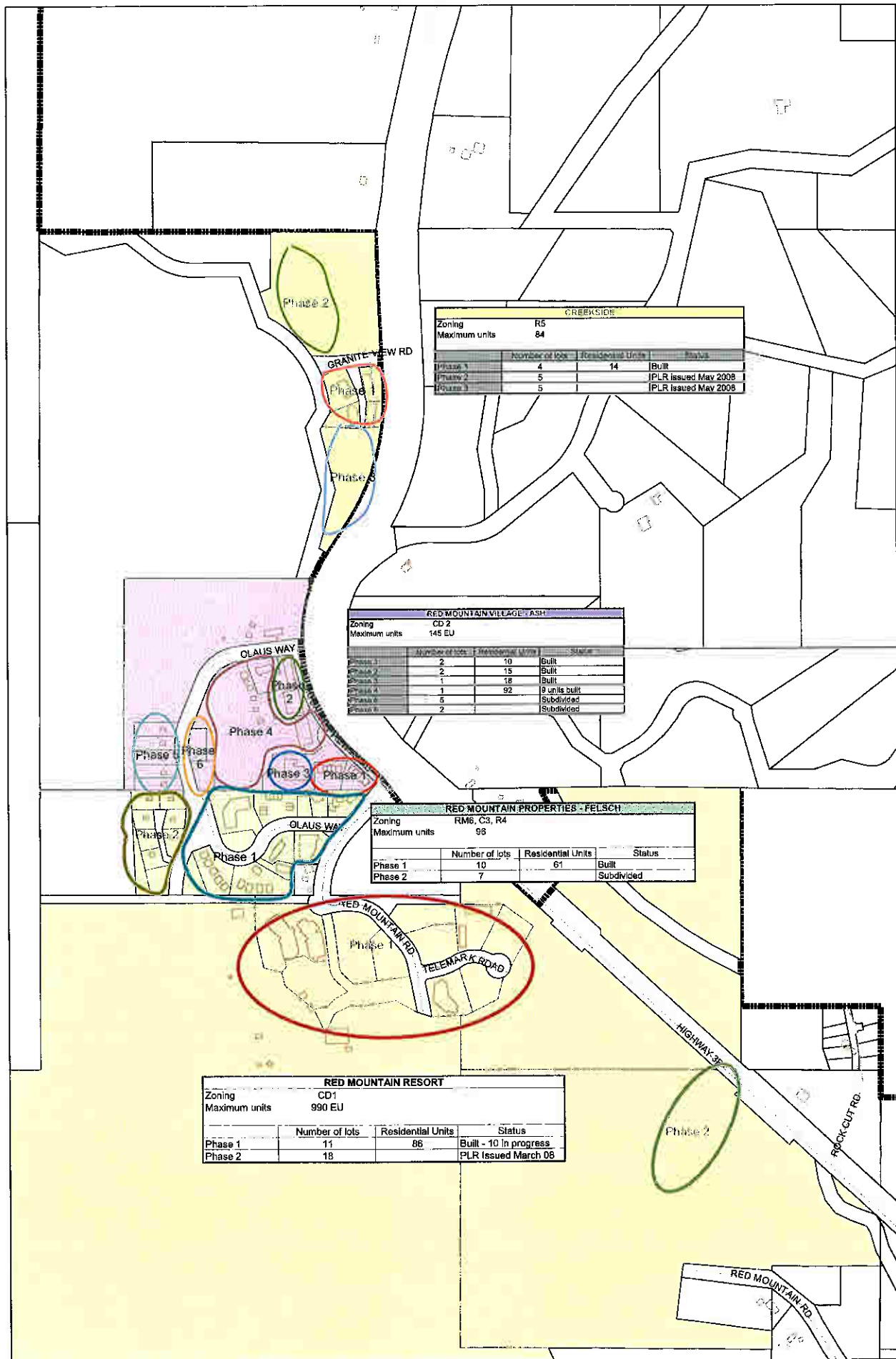
- Rossland town is primarily an R1 footprint, the city's most common form of zoning now mandating a minimum lot size of 557 sq. m or 6000 sq. ft. for single family homes only. There are also hundreds of small lots, 278 sq. m/3000 sq. ft. which are legally grandfathered as buildable lots for single family homes only. While the city's historical footprint is based on the smaller lots, the current zoning bylaw does not allow property owners to subdivide land into lots less than 557 sq. m./6000 sq. ft. for single family homes.
  - The city now features about 30 ha/70 acres of undeveloped land zoned R1.
  - While the City's 1981, 1994 and 2008 OCPs all contain strong narrative in support of a variety of housing, very little housing other than single family has appeared on the landscape.
  - Densification has been a historical challenge for Rossland: the 1981 OCP directed it to the outlying areas away from services; the 1994 OCP was at odds with itself, directing both infill and a preservation of single family character within Rossland; the 2008 OCP directs infill within the existing built environment.
- The Redstone Golf course's land now under development are designated either R1, R2 or R5 zoning. The City has provided Redstone Golf course an allocation of 400 equivalent units.
- The base area of Red Mountain features several different types of zoning (amenable to tourism and lodging) which determine density and types of structures that could eventually appear on the terrain. The city has provided an allocation of over 1900 equivalent units at the base area of Red Mountain.

#### **IV. Rossland Area**

While Rossland's political boundaries contain about 5800 ha/14,330 acres, the city's built footprint covers some 800+ ha..

# Development update - Red Mountain Area

70 35 0 70 Meters



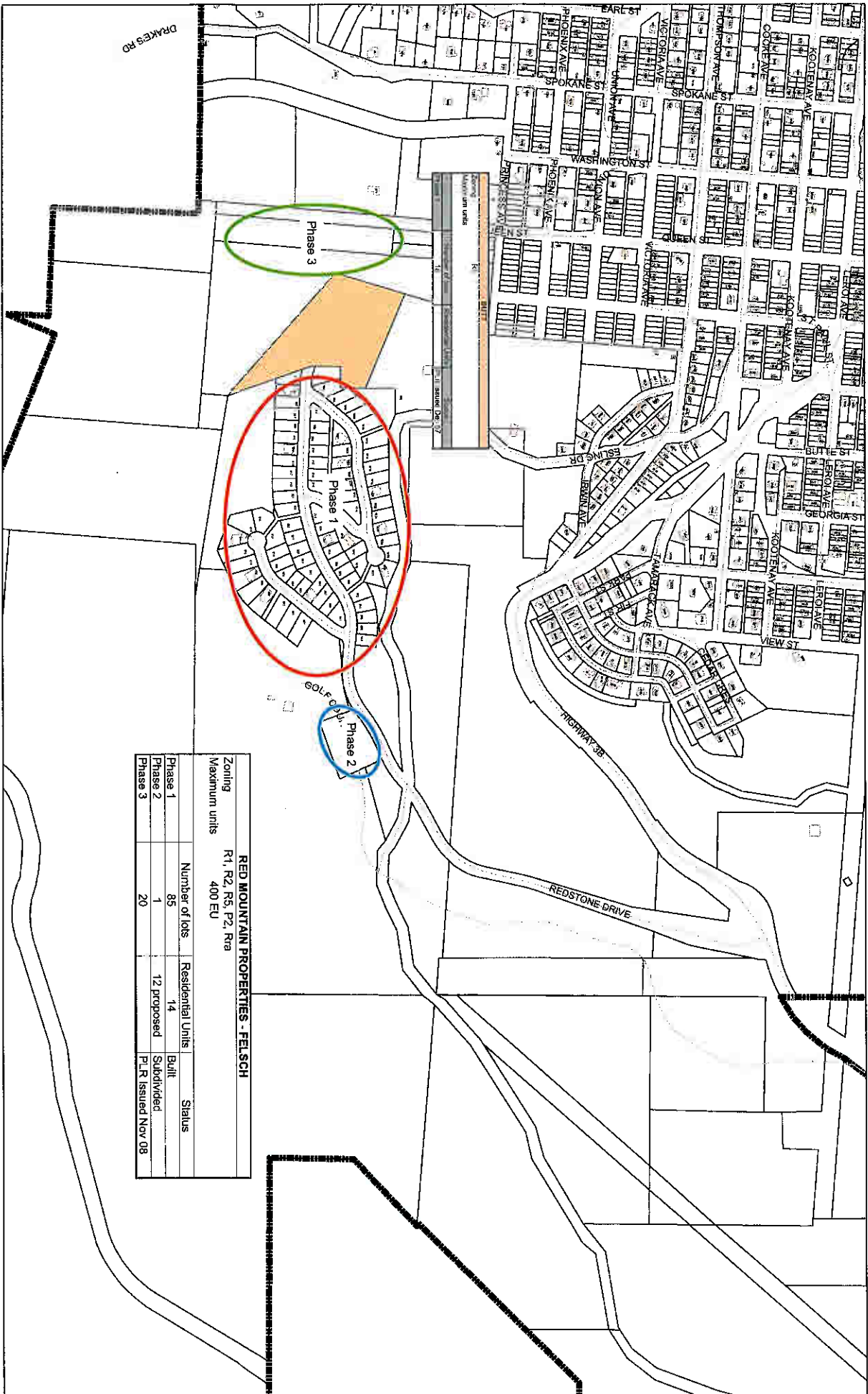
CREEKSIDE			
Zoning	R5		
Maximum units	84		
Phase	Number of lots	Residential Units	Status
Phase 1	4	14	Built
Phase 2	5		PLR issued May 2008
Phase 3	5		PLR issued May 2008

RED MOUNTAIN VILLAGE/TASH			
Zoning	CD 2		
Maximum units	145 EU		
Phase	Number of lots	Residential Units	Status
Phase 1	2	10	Built
Phase 2	2	15	Built
Phase 3	1	18	Built
Phase 4	1	92	9 units built
Phase 5	5		Subdivided
Phase 6	2		Subdivided

RED MOUNTAIN PROPERTIES - FELSCH			
Zoning	RM6, CS, R4		
Maximum units	98		
Phase	Number of lots	Residential Units	Status
Phase 1	10	61	Built
Phase 2	7		Subdivided

RED MOUNTAIN RESORT			
Zoning	CD1		
Maximum units	990 EU		
Phase	Number of lots	Residential Units	Status
Phase 1	11	86	Built - 10 in progress
Phase 2	18		PLR Issued March 08

# Development update - Redstone Area



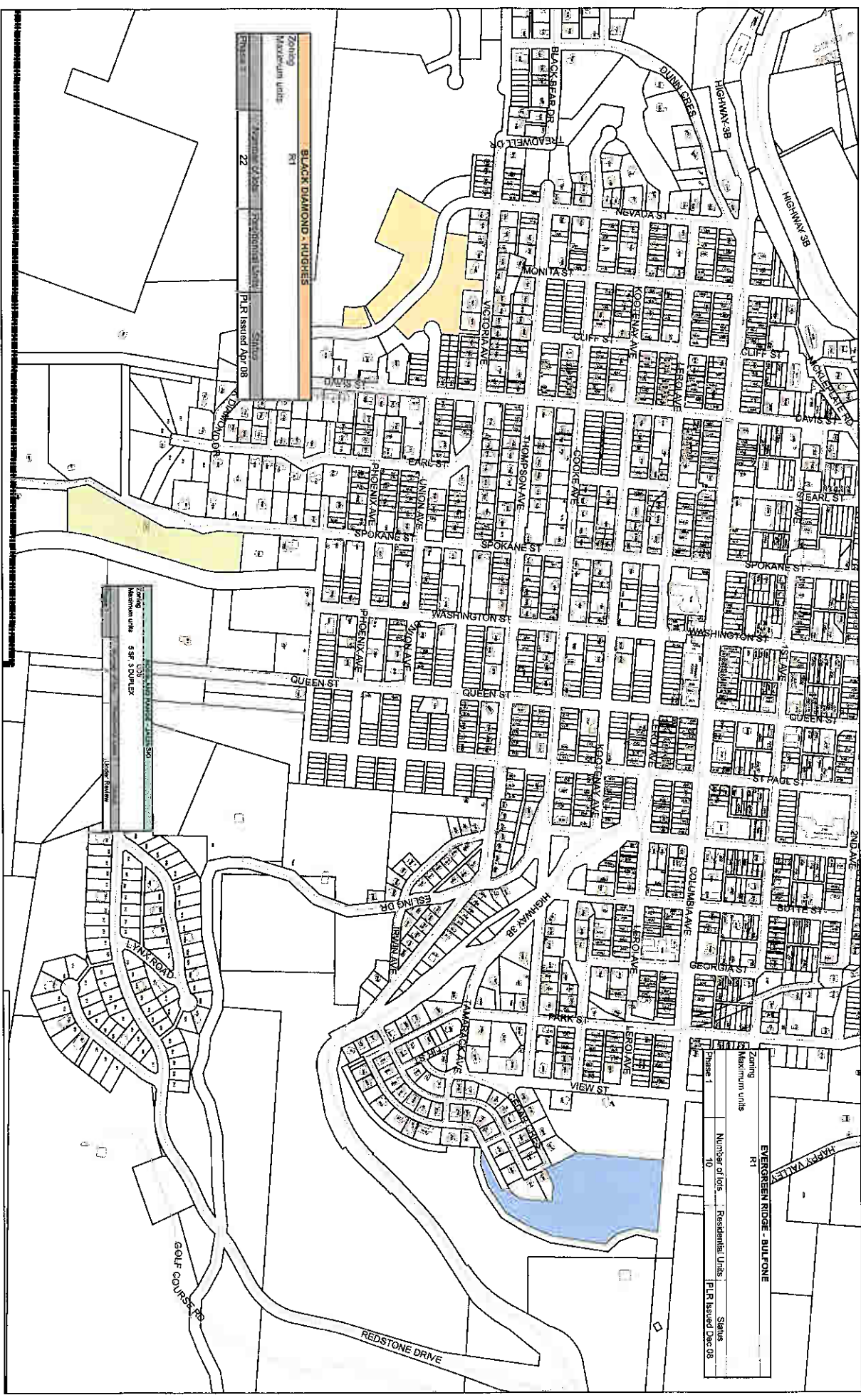
RED MOUNTAIN PROPERTIES - FELSCH			
Zoning	R1, R2, R5, P2, Rra		
Maximum units	400 EU		
	Number of lots	Residential Units	Status
Phase 1	85	14	Built
Phase 2	1	12 proposed	Subdivided
Phase 3	20		PLR issued Nov 08







# Development update - Downtown Area



Zoning	R1	BLACK DIAMOND - HUGHES
Maximum units		
Phase 1	22	P.L.R. issued Apr 08

Zoning	CS5	57th 3rd EX
Maximum units		
Phase 1		

Zoning	R1	EVERGREEN RIDGE - BILFONE
Maximum units		
Number of lots	10	Residential Units
Phase 1		Status
		P.L.R. issued Dec 08