



**WEST VISTA TERRACE**

**OCP AMENDMENT APPLICATION**

**Evan Peterson | Barefoot Planning + Design**

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# PROJECT PURPOSE

- OCP Amendment
  - To support a phased mixed-use development highly consistent with the BMLAP





# SITE LOCATION

West Vista Terrace is comprised of the four parcels

**Total Site Area:**

30.8 acres or 12.5 hectares

**Current Site Zoning:**

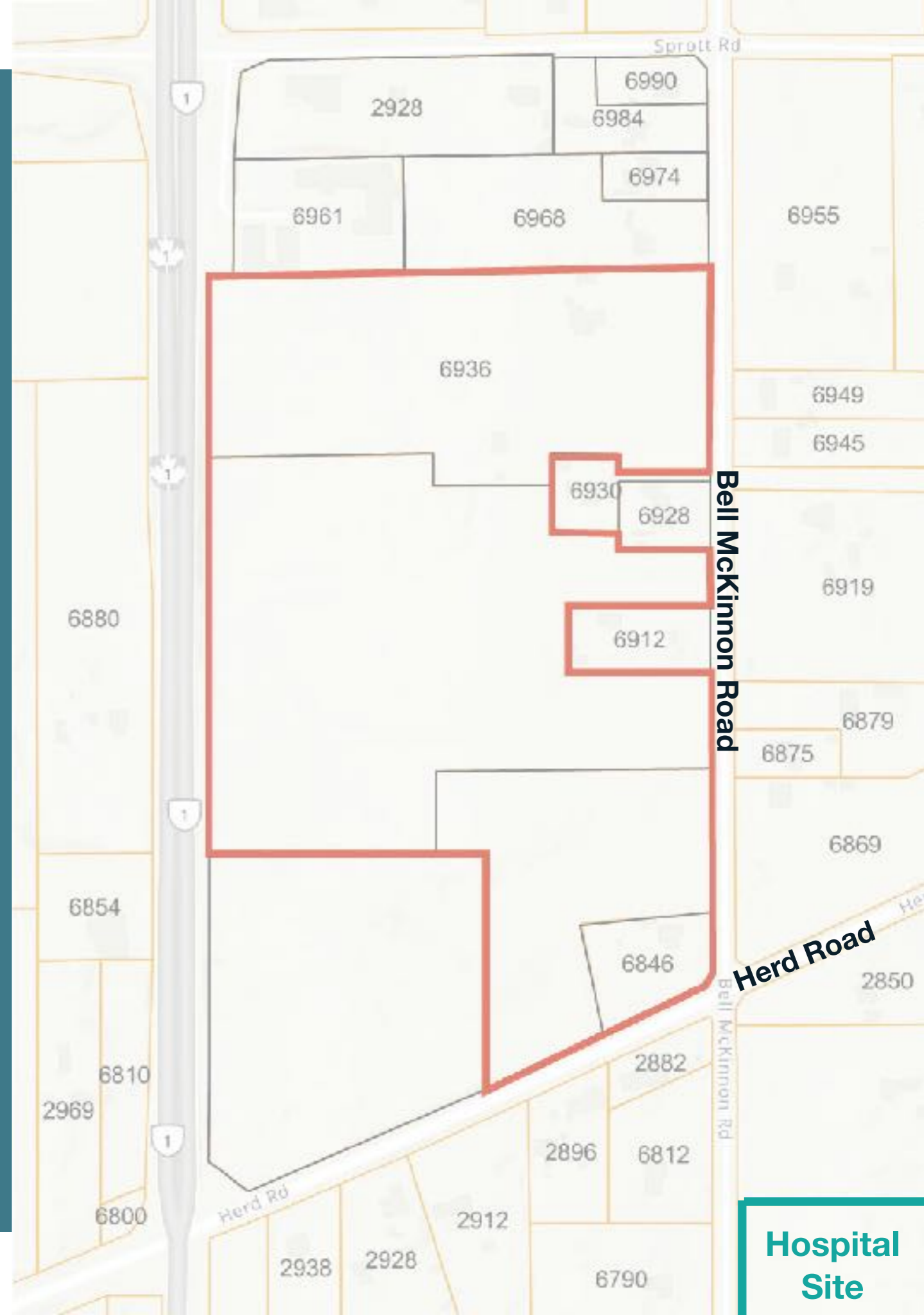
A2 (all parcels)

**Current OCP Land Use:**

Future Growth Area (all parcels)

**Current LAP Land Use:**

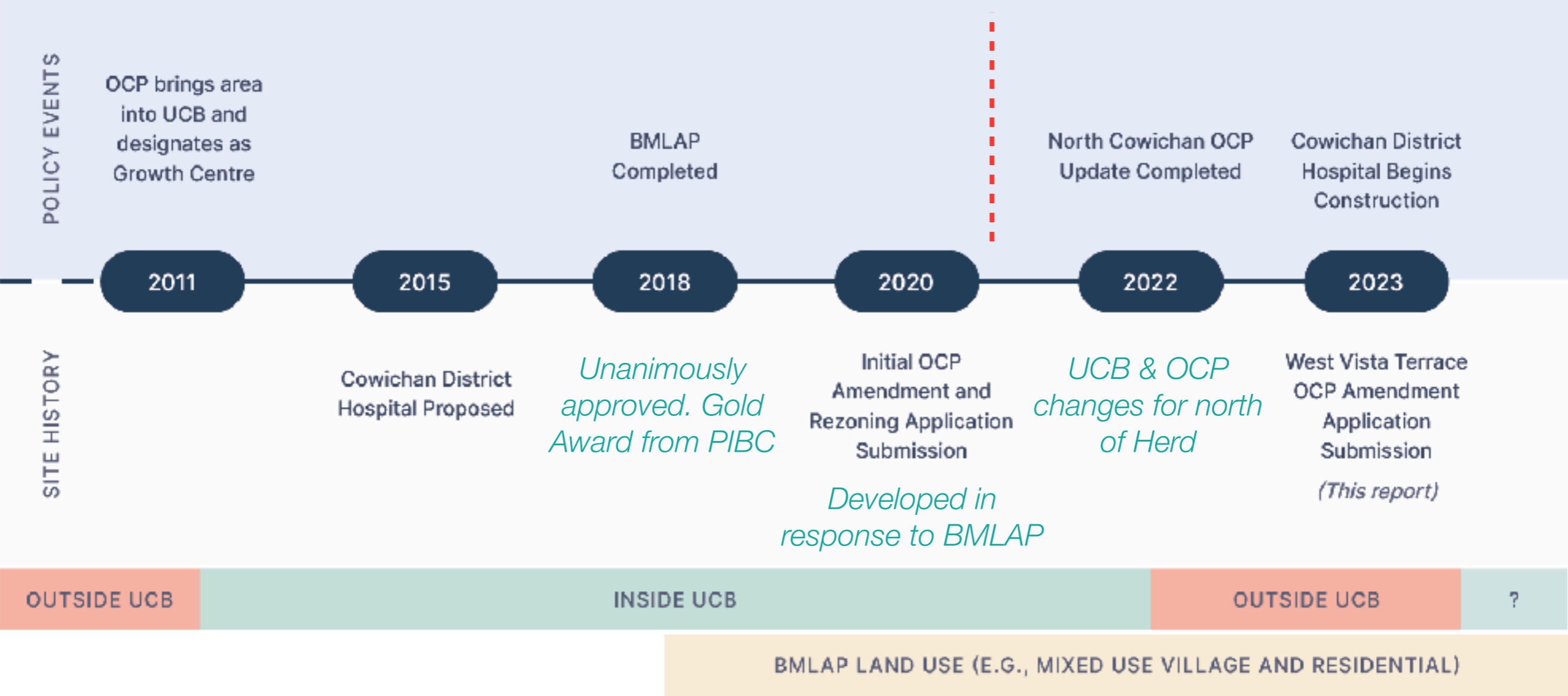
Core Village, Residential - High,  
Residential - Medium, Highway Buffer



**Hospital Site**

# RECENT HISTORY OF THE SITE

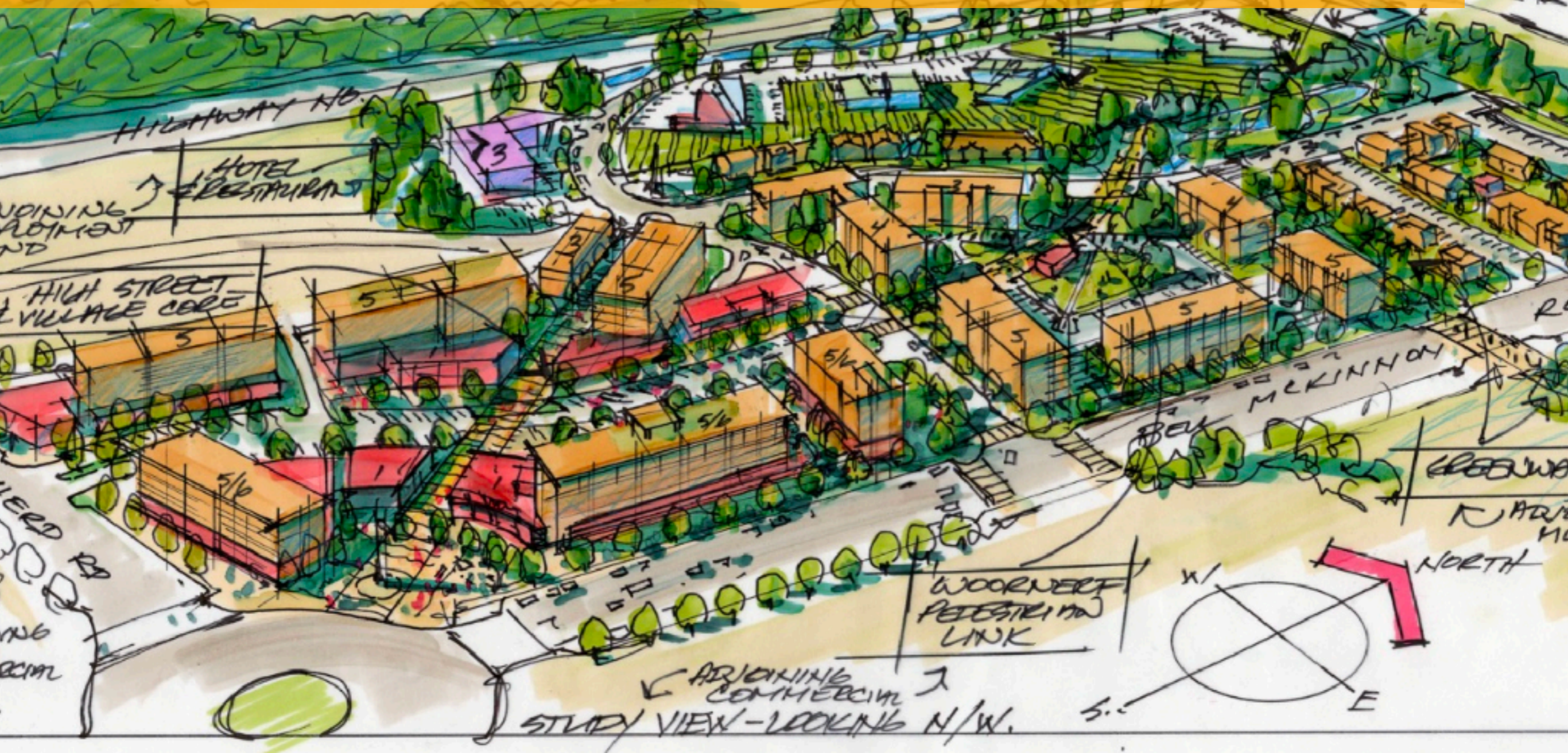
*Application review  
put on hold, not  
restarted*





# PRELIMINARY CONCEPT

## West Vista Terrace

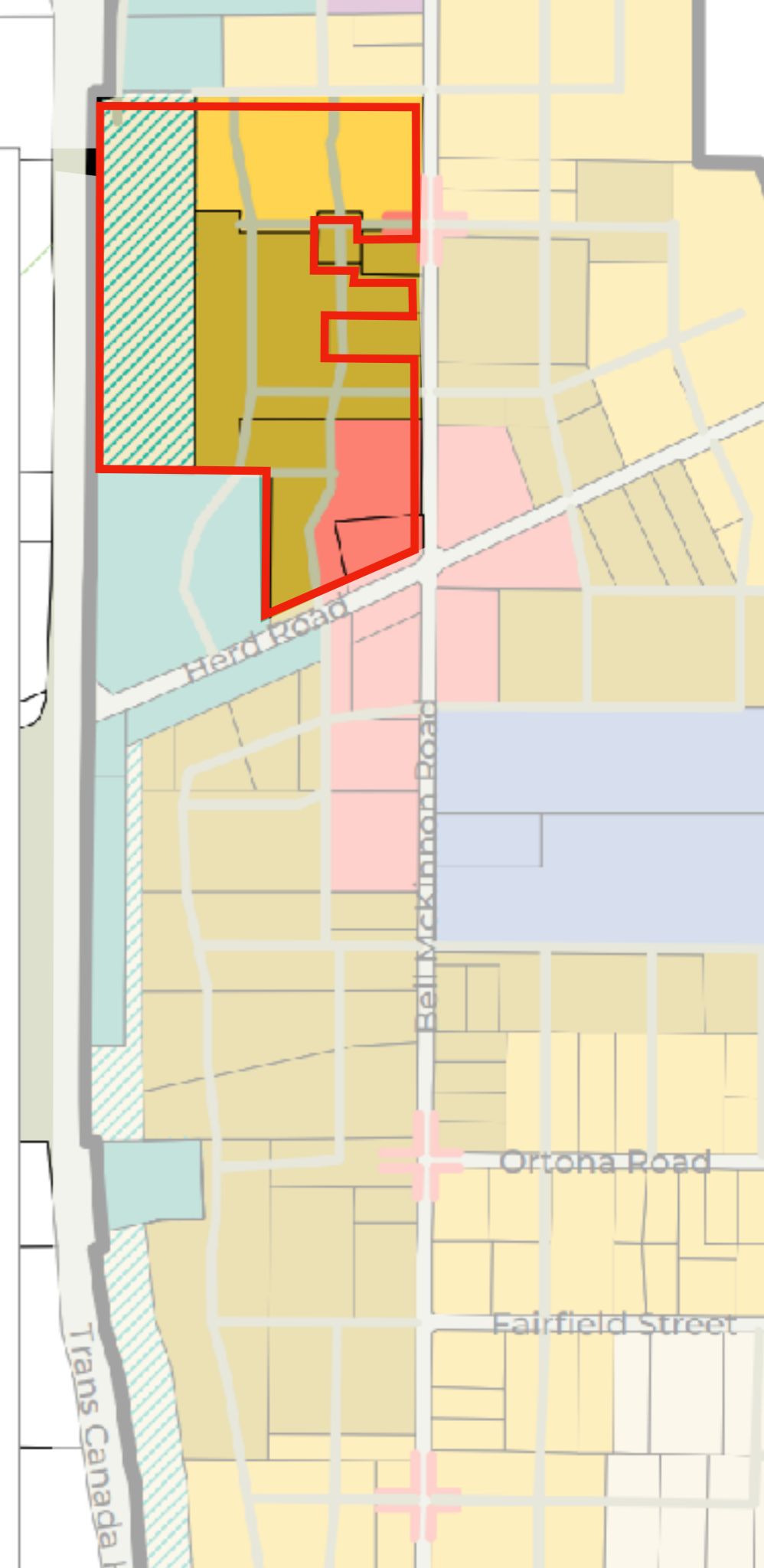


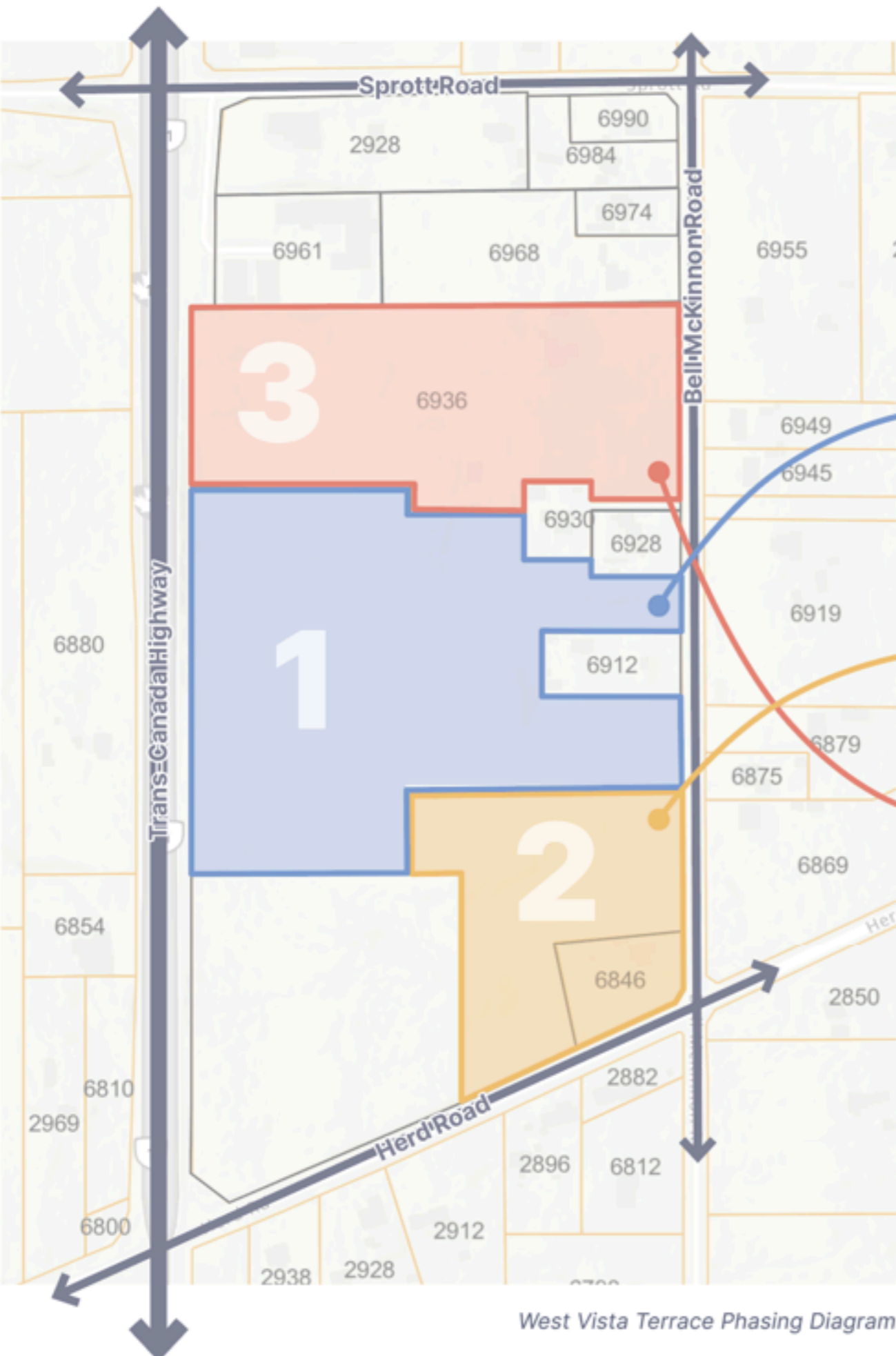


# PRELIMINARY CONCEPT

- Based on BMLAP land use
- High-level vision
- Many steps to come
  - Rezoning
  - Dev't Permit

- New Local Streets  
*see 5. Transportation*
- Residential - Rural (RR)  
*e.g. large lot residential (to be removed from UCB)*
- Residential - Low (RL)  
*e.g., single family, duplex*
- Residential - Med (RM)  
*e.g., plexes, townhomes*
- Residential - High (RH)  
*e.g., townhomes, condos*
- Core Village (CV)  
*e.g., mixed use buildings*
- └ Local Village (LV)  
*e.g., retail frontages*
- Employment Lands (EL)  
*e.g., light industrial, service commercial*
- Employment Lands - Mix (EL-M)  
*e.g., mixed use buildings*
- ▨ Highway Buffer (HIB)  
*e.g., vegetated or built impact buffers*
- Institutional





**PHASE 1 – Mix of Housing & Employment**

**East/Upper: A Variety of Housing**

**West/Lower: Light Industrial and Service Commercial**

*A mix of townhouse and multifamily residential, including a hotel, in the upper areas near Bell McKinnon Road and the Village.*

*A mix of light industry, service commercial, and green buffer lands adjacent to the highway and lower portions of the site.*

**PHASE 2 – Village Core**

*A mix of uses, services, and amenities, including retail/commercial, office, and multifamily residential.*

**PHASE 3 – Mix of Housing & Employment**

**East/Upper: Ground-oriented Housing**

**West/Lower: Light Industrial and Service Commercial**

*Predominantly ground-oriented housing in the upper areas, including the potential for additional multifamily near Bell McKinnon Road based on future community needs.*

*A mix of light industry, service commercial, and green buffer lands adjacent to the highway and lower portions of the site.*

West Vista Terrace Phasing Diagram



An aerial photograph of a valley. In the foreground, a river flows through a lush green landscape with scattered houses and trees. A road winds through the middle ground. In the background, there are rolling hills and mountains under a clear blue sky. A semi-transparent purple rectangular box is overlaid across the middle of the image, containing the word 'RATIONALE' in white, bold, uppercase letters.

# RATIONALE



# 2022 OCP Update

- Area placed outside UCB & in Future Growth Area
- Largely based on concerns about “leapfrog” or fragmented development and lack of servicing at the north end of BM
- Not based on robust technical analyses nor strong planning rationale... and no longer relevant
- Counter to BMLAP – more detailed analysis



# OCP Policy Issue

- Future Growth Area policy lacks validity:
  - Suspends area from future growth **only if and when all other significant growth areas have been built out**
  - Unclear, not definable, unrealistic





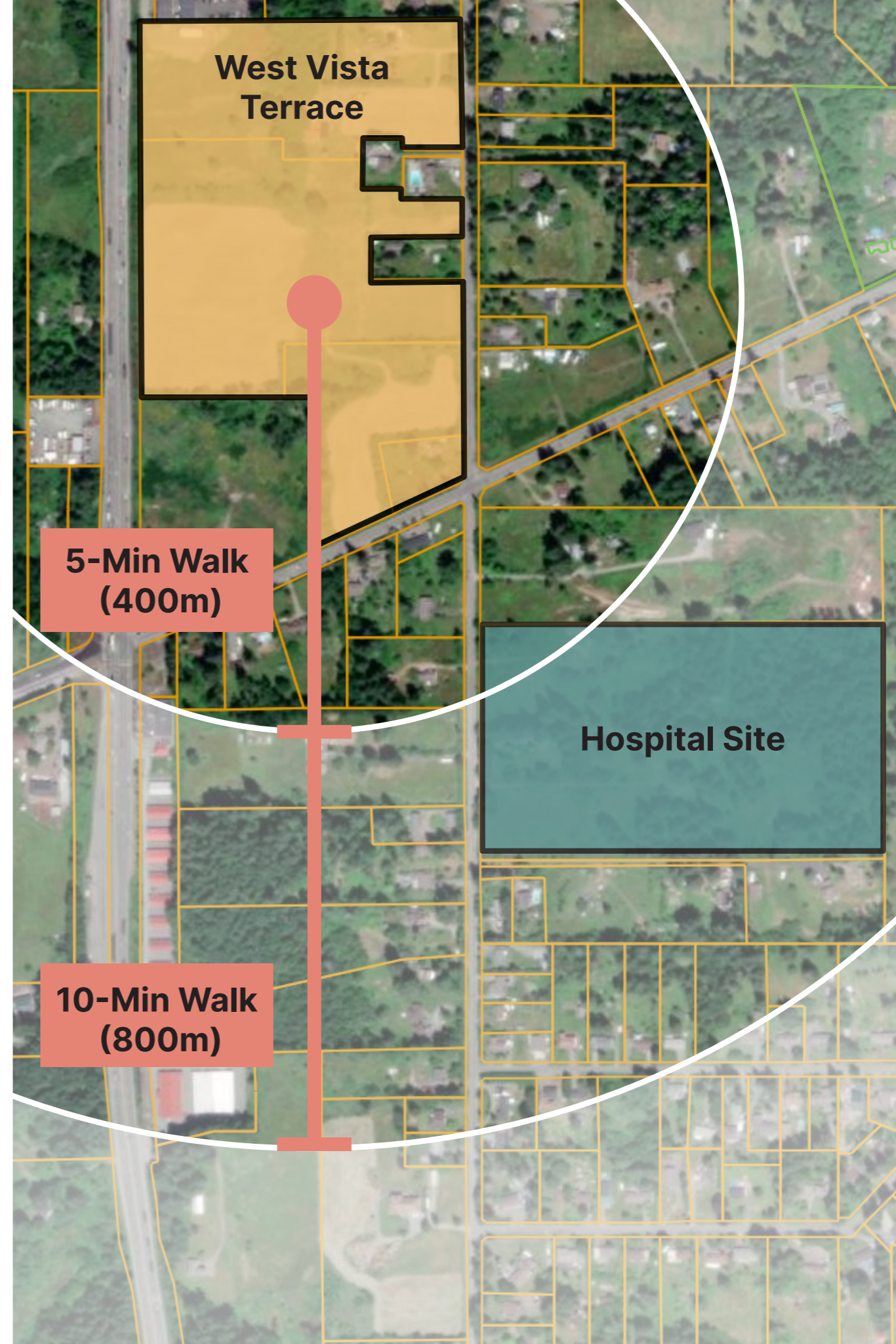
# BMLAP - no phasing

- BMLAP did not include phasing plan due to:
  - Likelihood of nodal development over time – Hospital/Herd Road, Drinkwater
  - Sequencing and infrastructure improvements tied to “triggers” rather than linear pattern
    - Not a master planned community
    - South to north “thinking” focused on development that may occur before hospital



# Nodal, not Linear

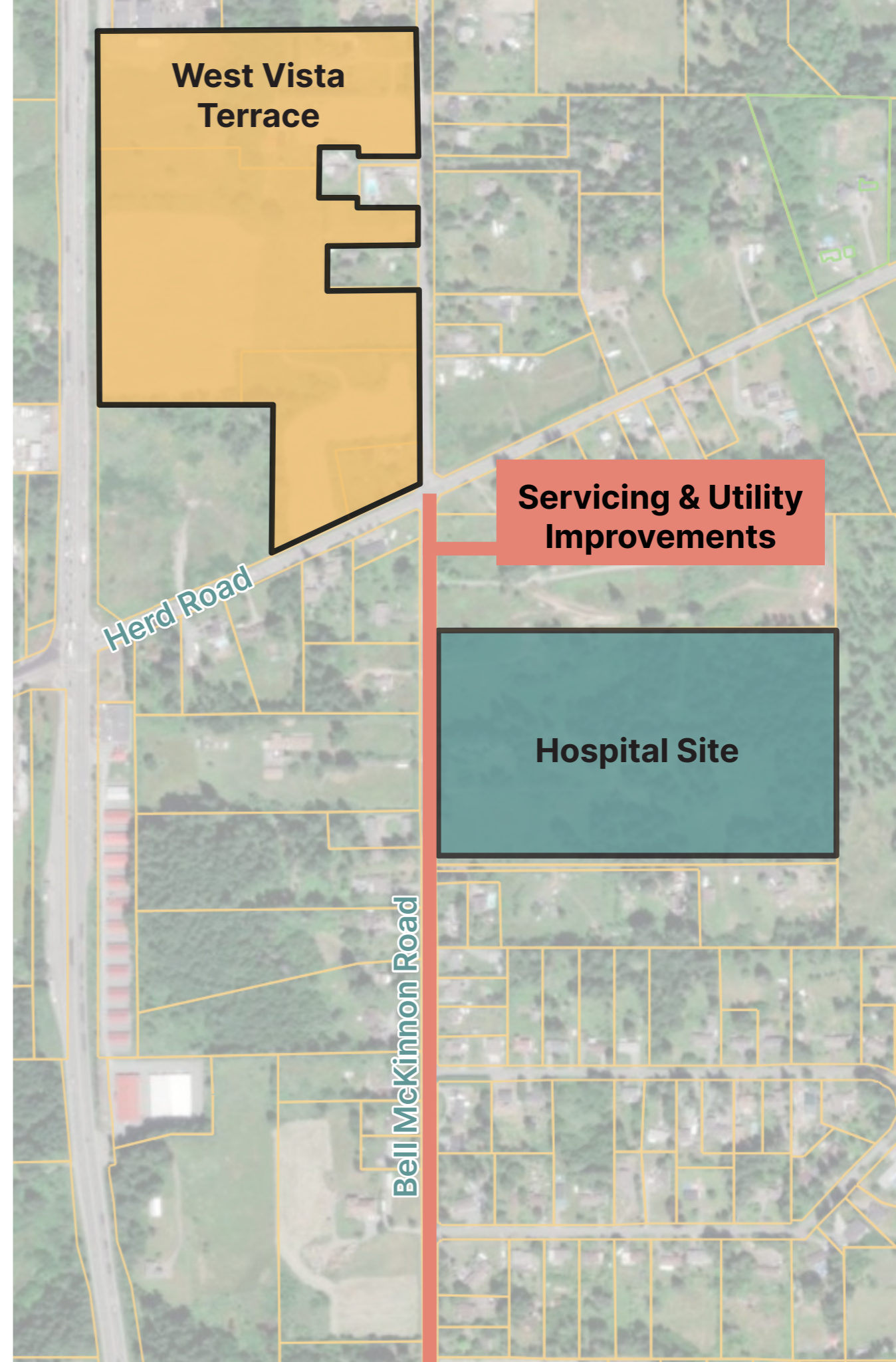
- Nodal development
  - Better meets OCP objectives
  - Supports walkable, transit-oriented compact growth
  - Responds to needs and demands of new hospital





# Nodal Development

- Utilizes servicing that will extend to property edge
- Fiscally sustainable and responsible





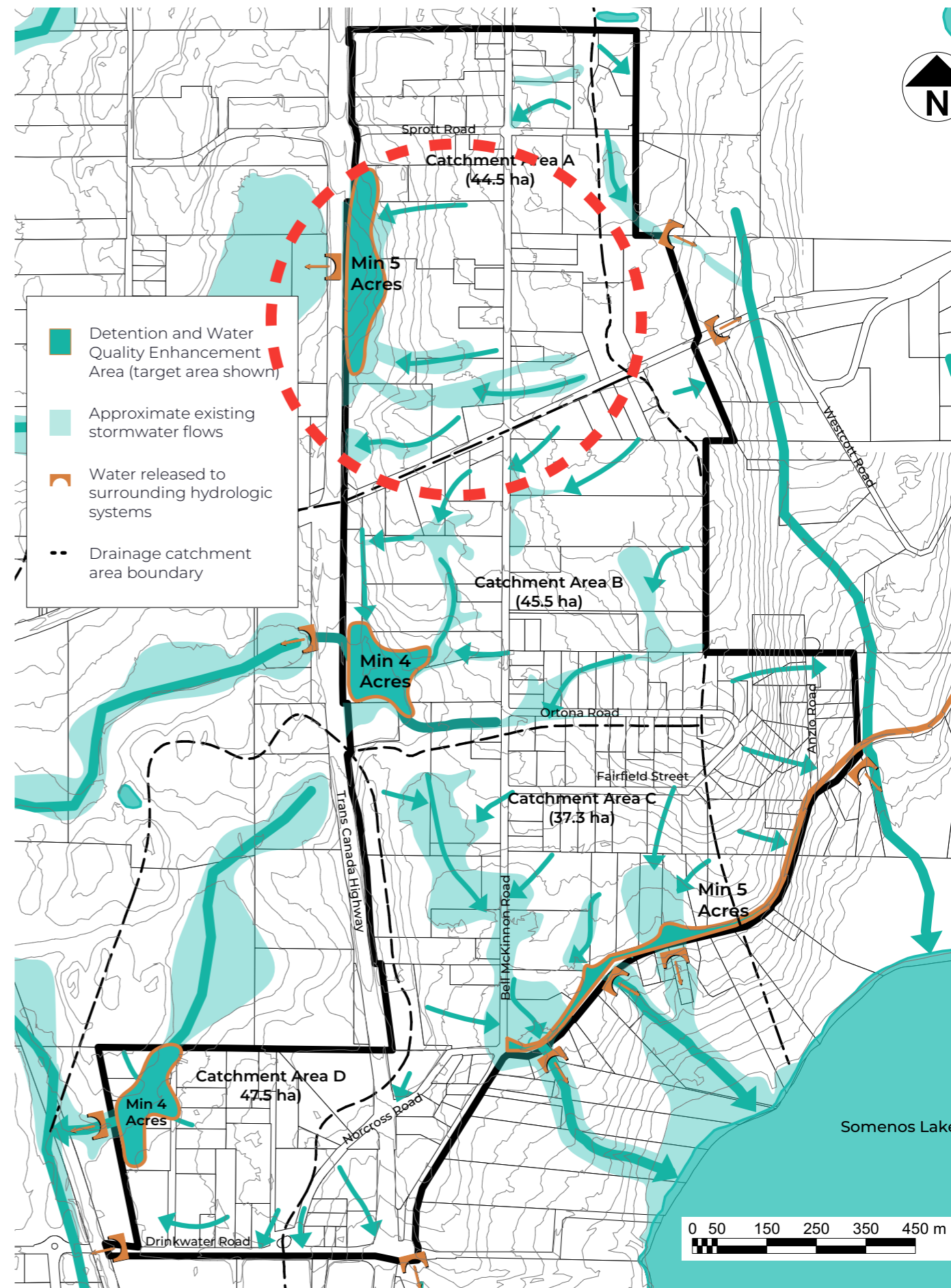
# Amending the OCP

- Condition for UCB Change
  - Only ... as part of an OCP review or **local area planning process.**
- Staff: [due to BMLAP], **little need to trigger a public consultation process**
- If approved, rezoning will provide much more detailed phasing and development plan for site



# Drainage & Environmental Impacts

- North of Herd drains across west across highway
- South end flows to Someone Lake





# Other Key Points

- New roundabout and need for land from West Vista – gateway to area
- Tremendous need for housing - particular need for smaller units and workforce housing near hospital
- High demand for light industrial and service commercial (0.2% vacancy rate)
- Family developer trying to do things right
  - e.g., MOU with RavenStone Construction – tangible economic reconciliation



# SUMMARY

- Proposal based on robust land use framework of the BMLAP.
- “Future Growth” policies are problematic and no longer supportable due to infrastructure improvements and stronger rationale for nodal development around hospital





An aerial photograph of a valley. In the background, there are large, hazy mountains under a blue sky with light clouds. The middle ground shows a valley floor with a mix of green fields, trees, and some buildings. In the foreground, a town or village is visible, with a road winding through it. The overall scene is bright and clear.

# THANK YOU