



BOARD REPORT

TO: Chair and Directors

File No: 3010 40 12 0540 20 10
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SUBJECT: Electoral Area B: South Revelstoke Diagnostic Inventory

DESCRIPTION: Report from Jan Thingsted, Planner, dated February 2, 2018.
South Revelstoke

RECOMMENDATION: THAT: the Board review the South Revelstoke (Electoral Area B) Diagnostic Inventory recommendations;

AND THAT: the Board provide direction to staff regarding any follow-up action(s) required.

SHORT SUMMARY:

The South Revelstoke (Electoral Area B) Diagnostic Inventory of Planning, Service Delivery and Governance Final Report ("the study") was received by the Columbia Shuswap Regional District (CSR) at the November 17, 2017 Board meeting and made available to the public via the CSR's website. The purpose of this staff report is to seek direction from the Board regarding any necessary follow-up actions arising from the study.

VOTING:	Unweighted Corporate <input checked="" type="checkbox"/>	LGA Part 14 (Unweighted) <input type="checkbox"/>	Weighted Corporate <input type="checkbox"/>	Stakeholder (Weighted) <input type="checkbox"/>
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BACKGROUND:

The background and rationale for the study is outlined in the March 3, 2017 Board Report.

See "2017-03-03_Board_DS_30104012_South_Revelstoke_Diagnostic_Inventory.pdf" and "South_Revelstoke_Diagnostic_Inventory_2017-11-06_30104012.pdf" (the study) attached.

POLICY:

Electoral Area B Official Community Plan Bylaw No. 850 supports developing a clear strategy to establish how properties in the areas adjacent to the City of Revelstoke could be integrated into the City of Revelstoke.

FINANCIAL:

Based on the scope and objectives of the study, it was estimated that the cost of retaining a qualified consultant to carry out the Diagnostic Inventory would be in the range of \$50,000 - \$60,000. The full cost of the project was \$60,848.

Both the City and CSR agreed to cost-share \$30,000 towards the completion of this study and budgeted \$15,000 respectively for 2017. The Ministry of Culture, Sport, and Community Development (now the Ministry of Municipal Affairs & Housing) approved an additional \$30,000 through a Restructure Planning Grant.

KEY ISSUES/CONCEPTS:

Section 7 of the report summarizes the study's findings and recommends the following actions:

Communications and Referrals:

It is recommended that the City and the CSRD jointly develop a clear and transparent communication protocol regarding the potential consideration of any future boundary extension proposals. This communication protocol could also be extended to cover referrals on land use applications. This communication protocol could be incorporated into an agreement between the CSRD and the City of Revelstoke.

Future Land Use Planning:

It is recommended that as part of the initial work on the City's next Official Community Plan update, further research is undertaken on the market demand for new residential housing (i.e. potential annual absorption by residential unit type), tourism development, and the available capacity for development within current City limits (i.e. the number of residential units that could be built based on the City's land inventory). Similarly, it is recommended that the CSRD's next Electoral Area B Official Community Plan update consider the sub-regional planning context and provides guidance on the long-term future of the study area within this context. Potentially, the CSRD and the City could undertake joint studies and analysis (e.g. related to water infrastructure servicing, long term land use demands and supply, agricultural land capability and supply) to advance future land use planning initiatives.

Consideration of Boundary Extension Applications:

It is recommended that any future boundary extension proposal(s) consider all relevant properties (i.e. a logical block or blocks of parcels) at the same time, so that one comprehensive proposal is brought forward to the CSRD, other referral agencies, and the Province of BC, rather than multiple individual proposals. Further, it is recommended that any future boundary extension proposal be for lands that are contiguous to the existing City boundary, and that no 'doughnut holes' are created within the City.

Scope for a Formal Governance Study:

If the CSRD and the City determine that a formal governance study is warranted in the future, it is recommended that it be a joint study between the CSRD and the City, with a scope of work that includes review (and/or development) of options as required, analysis of impacts to Study Area property owners, analysis of impacts to the City of Revelstoke, analysis of impacts to the CSRD, and a review of considerations related to the ALR. Further, it is recommended that a robust engagement process be undertaken to confirm a preferred option.

To view full report see "South_Revelstoke_Diagnostic_Inventory_2017-11-06_30104012.pdf" attached.

IMPLEMENTATION:

CSRD staff will await direction from the Board.

COMMUNICATIONS:

The study was received by the Board on November 17, 2017 and made available to the public via the CSRD's website. John Dumbrell, Urban Systems Ltd., will provide the Board with a summary of the final report at the February 15, 2018 Board meeting and be available to answer questions.

DESIRED OUTCOME:

That the Board receive the South Revelstoke (Electoral Area B) Diagnostic Inventory for information and provide direction to staff with regard to the study's key recommendations.

BOARD'S OPTIONS:

1. *Endorse the Recommendation.*
2. *Deny the Recommendation.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

Report Approval Details

Document Title:	2018-02-15_Board_DS_30104012_South_Revelstoke_Diagnostic_Inventory.docx
Attachments:	- South_Revelstoke_Diagnostic_Inventory_2017-11-06_30104012.pdf - 2017-03-03_Board_DS_30104012_South_Revelstoke_Diagnostic_Inventory.pdf
Final Approval Date:	Feb 6, 2018

This report and all of its attachments were approved and signed as outlined below:



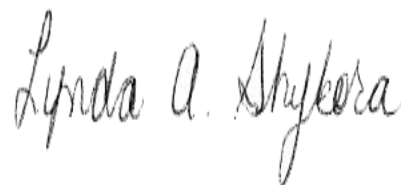
Corey Paiement - Feb 5, 2018 - 12:39 PM



Gerald Christie - Feb 5, 2018 - 1:32 PM



Jodi Pierce - Feb 5, 2018 - 1:47 PM



Lynda Shykora - Feb 6, 2018 - 11:40 AM

No Signature - Task assigned to Charles Hamilton was completed by assistant Lynda Shykora

Charles Hamilton - Feb 6, 2018 - 12:30 PM