

Revelstoke DEVELOPMENT NEWS

VOLUME 9, Issue 1

JUNE 24, 2008

*Revelstoke
Economic
Development
Commission*

*Community
Futures
Revelstoke*

*Revelstoke
Chamber of
Commerce*

*Revelstoke
Tourism*

*Revelstoke
Community
Housing
Society*

Community Futures Revelstoke

Celebrating 20 Years of Supporting Community Economic Development

When the Revelstoke Community Futures Formation Committee of Sue McCrae, Ken Magnes, Randy Berry, Tony Jenkins, Mike Firomski, Stan Reimer, Dave Kruger, Geoff Battersby, Dean Hunter, Fred Beruschi, Doug Weir and Bud Kendal began meeting in early 1987, I wonder if they ever imagined what a successful organization they were about to hatch. Over the years it has helped countless entrepreneurs with support and expertise in business development, lent \$14.9 million to 544 local businesses who may not have qualified for loans elsewhere, signed 380 clients on to the self employment program and created or maintained hundreds of jobs. The 2008 financial statements will report assets of \$5,685,000.

From the beginning the organization recognized the importance of community economic development and community development initiatives that had workable, made at home implementation strategies. Over the years we have been and continue to be involved in building capacity for a broad range of community projects. Affordable housing and the Revelstoke Community Foundation are ongoing examples of this work.

We look forward to serving the community over the next twenty years and continuing as a catalyst for shaping Revelstoke's future.

Mike Cummings, Chair

Revelstoke Community Housing Society

Revelstoke Community Housing Society (RCHS) was formed late last year and is charged with the delivery of non-market affordable housing solutions that meet a range of needs within the community. Though there are many housing issues needing urgent attention RCHS has limited resources as a result the initial focus of the society is the delivery of affordable ownership housing. As funds become available and partnerships develop the society plans to deliver affordable rental accommodation. It is hoped that by delivering affordable ownership housing there will be a trickle down effect making some rental accommodation available and potentially creating new rental suites.

To get the society started the City provided \$100,000 in start up funding, this funding has since been matched by the Columbia Basin Trust. The City has also provided RCHS with access to municipal lands on which to develop housing. The funding provided to date will be used to develop capacity within the society, complete a master plan for the 'co-op lands' and complete related design work in preparation for a first phase of development anticipated to start this fall.
... Continued on page 2

Look Inside ...

| | |
|---|---|
| <i>Revelstoke Community Housing Society</i> | 2 |
| <i>Chamber of Commerce</i> | 2 |
| <i>Revelstoke Tourism</i> | 2 |
| <i>Community Economic Development</i> | 3 |
| <i>Revelstoke Community Foundation</i> | 4 |

Revelstoke Community Housing Society

Despite the start up funding RCHS has limited financial resources and will have to be creative in the way it delivers housing.

All housing managed by RCHS will be delivered at the lowest cost possible and will have a covenant on title that restricts the increase in value in perpetuity. Access to RCHS housing will be directed to residents of the community who may be unable to enter the open housing market at a price that is within their means. The conventional measure of affordability is that the cost of shelter must constitute no more than 30% of annual household income. Despite this convention households in many communities around the province allocate significantly more of their income to enter the housing market.

Housing units will be delivered by means of an inclusionary zoning policy that requires developers to provide affordable units as a condition of rezoning and through development of municipally owned land by RCHS.

RCHS is working on the first phase of development proposed for Oscar Street. To this end the zoning and official community plan are being amended to accommodate the development of affordable housing and a master site plan is being developed along with a detailed site and servicing design for the first phase.

The first phase of development will consist of modest, efficient, well designed homes in forms that may include single family residences, multiplexes and row-houses, on modest lots. Units will be designed on the 'grow-home' or 'flex-home' principle that uses simple floor plans and clear spans to allow units to be delivered in different configurations – more or less bedrooms for instance – and permit the configuration to be altered over time to suit changing needs. The development as a whole will be built around pedestrian and amenity focused common space; homes will be oriented to this public realm fostering a sense of security and community.

To access housing residents must apply for standing on the RCHS waitlist. The society began receiving applications for the waitlist in May. When housing units become available applicants will have an opportunity to make an offer based on their position on the waitlist. Those with standing on the waitlist will receive updates as the development proceeds and will be invited to comment as the site and unit design develops. RCHS is not yet in a position to provide details on the form, size or quantity of housing to be delivered or the purchase price of the units and there are no housing units currently available. Getting on the waitlist is an important first step on the way to accessing affordable housing.

Qualification for standing on the waitlist requires that applicants meet both residency and financial means criteria. In addition to meeting qualification criteria the applicants must

Chamber of Commerce

Gerry Gardner who dutifully oversaw Chamber operations has left to semi retire and pursue new challenges. Effective June 1st, I have taken over responsibilities as Executive Director and will continue with my duties as Tourism Coordinator until we have found a strong replacement.

The Revelstoke Home and Garden Show this past April was a tremendous success. Many new vendors set up shop at the Revelstoke Forum to meet customers from Revelstoke and the surrounding area. Donations to the Revelstoke Food Bank were accepted in lieu of admission. The Chamber was able to donate \$2,034 and 200 lbs of food to the Food Bank.

The Summer Visitor Information Centre in Grizzly Plaza has been very busy over the past several weeks providing information to all visitors to our community. Visitor statistics are on par with last year so far, and will only increase as the summer progresses. The very popular Info on the Go van will be up and running by the end of this month, look for it around town!

In the coming months we will begin planning our fall Business Excellence Awards Banquet. This proves to always be a popular and fun filled evening. Look for more information soon. We will also begin planning our fall Business Lunches. Please do not hesitate to contact me with ideas for speakers you would like to see.

If you have any suggestions or concerns that you wish to bring to the Chamber, please email: revelstokechamber@telus.net or come into the Chamber offices at 204 Campbell Avenue.

John Devitt



provide a pre-approved mortgage identifying how much they are both willing and able to spend on a home. Applications can be downloaded from the City website or picked up at the Community Economic Development offices at 204 Campbell Ave.

Affordable ownership housing will not answer all the housing issues facing our community but it is a start. As RCHS develops ownership housing it is also looking at ways to deliver rental and subsidised housing. The society is currently in the process of developing a needs assessment and projection for housing demand. The study will inform the society's strategic objectives and will enable us to better access funding for rental housing.

Corin Flood

Community Economic Development Commission

SOCIAL AND ENVIRONMENTAL ADVISORY COMMITTEES FORMED TO PROVIDE ADVICE TO CITY COUNCIL

Work on the new Community Development Action Plan (CDAP) for Revelstoke was completed last year. The Plan identifies economic, social and environmental goals and objectives which the community believes are important to move Revelstoke forward in the next few years. Before adopting the new Plan, City Council is waiting to make sure the goals of the Plan are consistent with those identified in the new Official Community Plan, which provides direction to the municipality, before it is officially approved.

However, Council have decided to move forward with two of the major recommendations from the Plan which are to establish a Social Development Committee and an Environmental Advisory Committee to provide advice to the City to help address social and environmental issues in the community. Past community plans have also identified goals and objectives for the economic, social and environmental sectors. The new Plan emphasized the fact that most of the success in meeting the objectives of previous plans have been in the economic sector. One of the main reasons for this is that there is a long-established Economic Development Commission which has provided advice to Council and the Regional District Area B Director for over 20 years. This advisory body has helped identify priorities in the economic sector, and then helped to ensure that city staff and other community groups work toward achieving these goals. In addition, local government has dedicated staff and resources to ensuring that progress was made in working toward meeting the targets for the economic sector.

By establishing these two new advisory Committees to provide direction to Council and staff, City Council has now taken steps to better address the social and environmental objectives identified by the community. The new committees will help monitor progress toward achieving the goals, and city staff and other community groups will work in partnership to meet the objectives which have been suggested by the community.

Some of the goals for the social sector include expanding and retaining affordable housing, retaining a strong sense of community safety with low crime rates, recognizing and promoting programs to address substance abuse issues, and addressing issues of accessibility and inclusiveness for residents and visitors with disabilities. For the environmental sector, objectives include working toward improving local and regional air quality conditions, maintaining healthy fish and wildlife populations in habitats surrounding the community, reducing the use of toxic substances, and setting targets and taking actions to reduce greenhouse emissions.

If you still wish to provide input into identifying community goals and objectives, there is still the opportunity to make comment on the new Official Community Plan. Go to the City of Revelstoke website at www.cityofrevelstoke.com, or visit the City's Planning Department to pick up a draft copy of the new OCP.

For more information contact Alan Mason, Director of Community Economic Development at 837-5345 or amason@cityofrevelstoke.com.

Alan Mason



The new 2008/2009 Revelstoke Vacation Guide has arrived and is being distributed around British Columbia and the world. This is a very popular publication every year with visitors to Revelstoke. This year we have included many new photos and editorial content, to which we have received a great deal of positive feedback.

Our Hiking brochure and Biking brochure are proving to be very popular for visitors to Revelstoke and residents alike! Trail difficulty levels and descriptions are included in the brochure along with maps, to ensure that everyone can find a route that matches their skill level.

John Devitt

Participating Development Organizations



Western Economic
Diversification Canada

Diversification de l'économie
de l'Ouest Canada



CHAMBER OF COMMERCE



THE BUSINESS INFORMATION CENTRE

- *Community Futures Revelstoke*
- *Community Economic Development Commission*
- *Chamber of Commerce & Revelstoke Tourism*

204 Campbell Avenue
PO Box 2398
Revelstoke, BC V0E 2S0
Phone: (250) 837-5345
Fax: (250) 837-4223

www.seerevelstoke.com
www.cityofrevelstoke.com
www.revelstokecf.com

Revelstoke Community Foundation

2008 Grants & Scholarships

This year \$34,505 was awarded to 20 charitable projects and \$11,380 in scholarships will be awarded to 20 local students pursuing post secondary education at the RSS graduation ceremonies on June 30.

New Board Member

We welcome Linda Dickson as a new addition to our Board of Directors.

For More Information

Contact Geoff Battersby or Debra Wozniak at 837-5345, email us at foundation@revelstokecf.com or visit our website at www.seerevelstoke.com/communityfoundation.

Debra Wozniak

Grow Learn Give Live
Volunteer Today!

Do you have the perfect business idea?

We Can Help!

We offer:

- Business start up and expansion loans
- Free business advice and counseling

Call or stop in and talk to Kevin!



Celebrating Twenty Years

(250) 837-5345
204 Campbell Ave.
www.revelstokecf.com

Self Employment Benefit Program

- Financial Benefits
- Business Planning
- Business Training

Call or stop in and talk to Roberta!

(250) 837-5345
204 Campbell Ave.
www.revelstokecf.com

