

A scenic view of a snow-covered mountain range with evergreen trees in the foreground. The mountains are layered, with the closest peaks showing patches of snow and the distant ones appearing hazy. The foreground is filled with dense evergreen trees, some of which are heavily laden with snow. The overall atmosphere is serene and wintry.

Managing Amenity Migration in the Columbia Basin, B.C., Canada A Case Study in Building Local Planning and Management Capacity

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Introduction

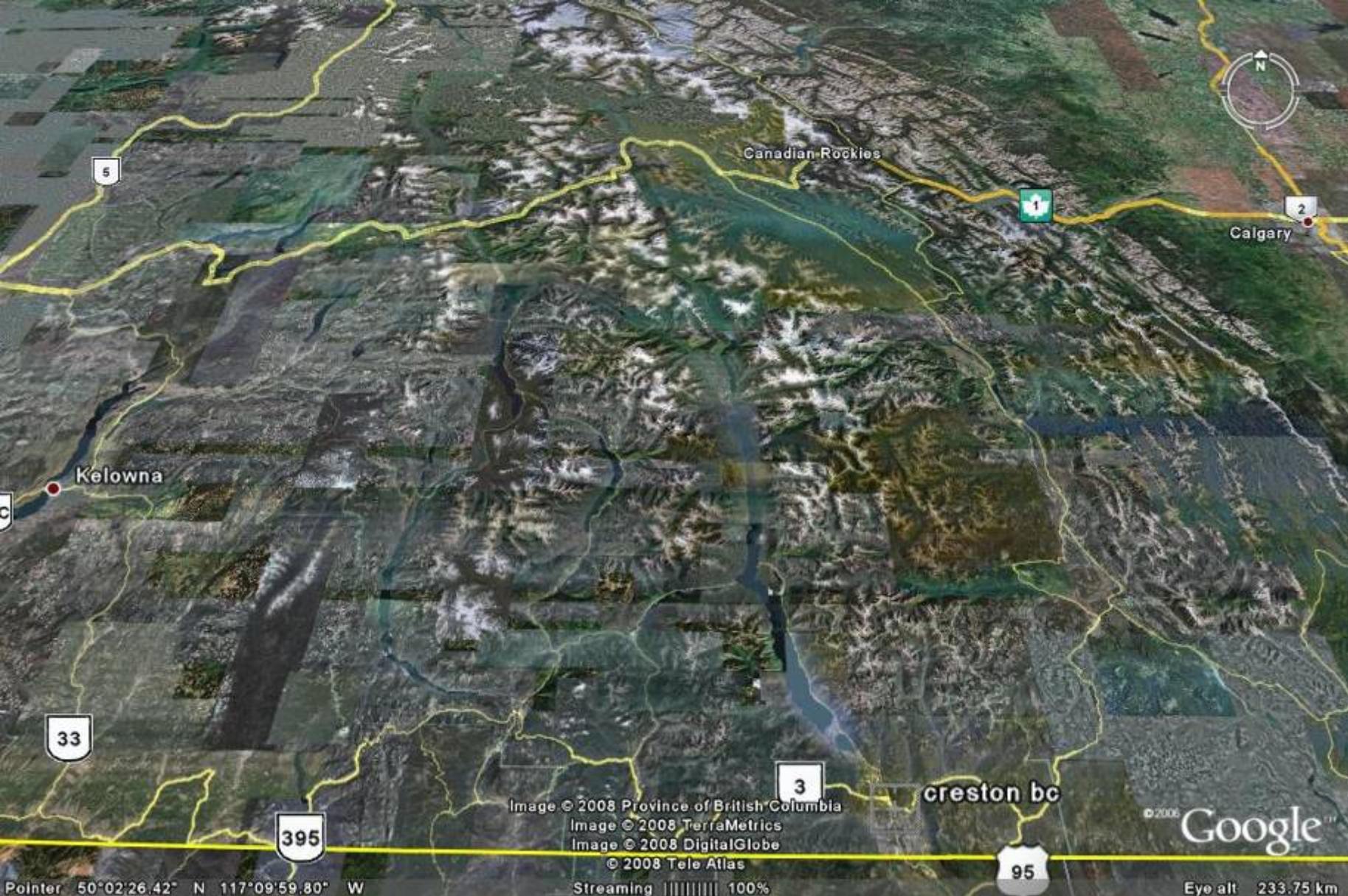
- Brief description of the region
- Overview of the governance system and development patterns in the region
- Description of the Capacity Building Workshop
- Analysis of participant perspectives on amenity migration pre and post the workshop event.
- Observations from this experience.



Location



Location





Regional Area and Population

Regional District	Land Area (square km)	Pop. 2001	Pop. 2006	Pop. per square kilometre 2006
East Kootenay	27,560	56,291	55,485	2
Central Kootenay	22,131	57,019	55,883	2.5
Kootenay Boundary	8,096	31,843	30,742	3.8
<u>Total</u>	<u>57,787</u>	<u>145,153</u>	<u>142,110</u>	<u>2.8</u>



Urban/Rural Population 2006

Regional District	Rural	% Rural	Small Urban	Cranbrook
Central Kootenay	29,802	53.40%	25,957	
Kootenay Boundary	10,252	33.30%	20,490	
East Kootenay	15,791	28.70%	20,874	18,267
<u>Total</u>	<u>56,026</u>		<u>67,321</u>	<u>18,267</u>

Proportion

39.60%

47.50%

12.90%



Governance

3 Regional Districts:

- East Kootenay, Central Kootenay, Kootenay Boundary

22 rural Electoral Areas

- Largest - East Kootenay “C” - 5,866 pop.
- Smallest – Central Kootenay “C” - 1,284 pop.
- 11 less than 2,000 Pop.

25 Municipalities, 24 less than 10,000 total pop.

- Largest - Cranbrook - 18,267 pop.
- Smallest - Silverton - 185 pop.
- 12 less than 2,000 pop.



Net Migration Kootenay Columbia Region 2001-2006

International	-142
Inter provincial	-2,228
Intra provincial	-1,607
<u>Total Net Migration</u>	<u>-3,977</u>



Place of Residence 5 years ago

	1996-2001	2001-2006
Total Population	145,031	141,986
Total population 5 years and over	136,805	134,055
Lived at the same address	83,545	81,365
Lived within BC	43,575	41,335
Lived in a different province or territory	9,700	9,525



Dwellings and Building Permits 2001 – 2006

Regional District	Number of Dwellings 2006	2001 – 2006 Dwellings Change	2001-2006 Residential Building Permits
Central Kootenay	27351	262	1,039
Kootenay Boundary	17383	1,650	1,232
East Kootenay	29767	1,118	2,702
<u>Total</u>	<u>74,501</u>	<u>3,030</u>	<u>4,973</u>

Kootenay Economic Region Economy 2001-2007

	Kootenay Economic Region	B.C.
Employment Growth	8.70%	15.20%
Goods Producing Employment	33.80%	21.80%
Goods Sector Change	14.10%	22.80%
Services Sector Change	-8.20%	13.10%

Amenity Migration Context

- New investment and real estate development in winter resorts (e.g., Big White, Red Mountain, Kicking Horse)
- New golf course /residential development (e.g., Cranbrook, Rossland)
- Fractional ownership development (e.g., Arrow Lakes)
- A new increment of employment outside of region (505) commuting primarily to Calgary and Vancouver.
- Increase in business showing “no employment,” (indicator of self employment) of 1,921 (2000 – 2005)
- Significant new SFR residential growth in rural areas.
- Apparent increase in “non-resident” ownership



Capacity Building Workshop

- to develop a better participant understanding of the scope and impacts of amenity migration
- to develop a better participant understanding of local planning and management initiatives that are currently underway or planned
- to develop an opportunity for new regional planning and management initiatives based on the experience of communities from outside the region, and
- to identify issues that remain difficult to resolve through presented approaches, and to identify additional resources.
- Workshop presentations, papers and results are posted at http://selkirk.ca/research/ric/planning_for_amenity_migration.html



Presenters and Themes

- Gary Buxton, Town of Canmore, ALB (Infrastructure)
- Felice Mazzoni, District of Ucluelet, BC (Local planning for comprehensive development)
- Laurence Moss, International Amenity Migration Centre, Spokane, WA (Amenity migration background)
- George Penfold, Regional Innovation Chair, Selkirk College, BC (Regional background)
- Michael McLaughlin, Rural Futures (South Okanagan Similkameen Survey Results)
- Carole Stark, Chinook Institute for Community Stewardship, Canmore, ALB (Community planning process)
- Tim Wake, Resort Municipality of Whistler, BC (Affordable housing tools and techniques)



Workshop Survey Results

- 29 participants, 27 filled out at least one survey, and 22 filled out both pre and post surveys.
- 24 from the Kootenay region, 5 from other areas
- Participants development context:
 - 4 rural, 2 small town, 5 larger town (5,000+) or city, 4 resort, 2 with two or more interests.
- Participants Roles:
 - 9 municipal officials (primarily planners), 7 elected representatives, 3 researchers, 4 not for profit organizations, 1 consultant, and 3 community representatives.

Workshop Survey Outcomes

1) Significance of A.M. over next 10 years:

- 3.98/5
- 5 down 1 unit, 2 up 1 unit in post survey
- higher scores from rural participants

2) Primary and Secondary Focus of A.M.:

- Primary - part time recreation (11) and retirement (7).
- Secondary focus was retirement (11) and recreation part time (5).
- Little shift post workshop

3) Servicing:

- Full municipal services (21 of 27)
- Post survey this increased to 23 of 27.



Workshop Survey Outcomes

4) *Benefits of A.M.:*

- Primary benefits - tourism attraction (7) retention of services (health, education) (6) and increased equity for property owners (6). One respondent identified all as benefits as primary.
- Secondary benefits - increased political activism (6), increased equity for property owners (4) tourism attraction, retention of services and new economic investment (all 3).
- Post survey - shift in the most significant benefit from population retention to increased labour force (2) and economic investment (1) and 1 shift from increased equity for property owners to increased economic investment.
- None of the participants with resort interest identified increased equity for property owners as a primary benefit.



Workshop Survey Outcomes

5. Issues Related to A.M.:

- Primary issues - housing affordability (7), impacts on leisure, recreation and open space (5), and ecological impacts (4). Three of the 4 resort respondents identified affordable housing as the primary issue.
- Secondary issues - impacts on social and community values (6), economic displacement (4) and impacts on property services (4).
- Three respondents identified all issues as primary.
- Post workshop. community and leisure impacts were switched to ecological impacts by 2 respondents and one switched to “all”.



Workshop Survey Outcomes

6) Inadequacy of Tools to Address Impacts:

- Affordable housing (12), impacts on community, social and health services (3) and impacts on political/organizational values and expectations (3).
- Second order inadequacy was related to economic displacement (15) and ecological impacts (3)
- After the workshop 2 respondents switched to “all”, 2 switched from housing affordability to aesthetics and amenity and social/community values, and 2 switched from affordable housing to economic displacement.



Workshop Survey Outcomes

7) Adequacy of Tools to Address Impacts:

- Adequate included: ecological impacts (11) impacts on natural resource use/management (5), property services (3) and leisure, recreation and open space (3).
- There was no discernable difference between interests in perceptions of the adequacy of tools to address impacts.

8) Implementation of Tools:

- Adequate 9 of the 27
- Not adequate 12 of 27
- Totally inadequate 2 of 27
- All of the 4 resort respondents identified implementation as not adequate.
- Post workshop, 5 of the 22 lowered their scores (less adequate), and 7 raised their scores (more adequate). The overall perception of adequacy of implementation of tools moved upward slightly after the workshop.



Workshop Survey Outcomes

9) *Reasons for Lack of Implementation:*

- Primary reasons - lack of political will (12), lack of organizational capacity (6)
- Secondary reasons - equally split between all factors (two above plus lack of experience of professionals and municipal officials, public costs, lack of community knowledge, lack of community acceptance).
- Lack of knowledge by professionals and municipal officials was not seen as a limitation.
- After the workshop, the score for lack of political will increased by 5. Scores changed primarily from lack of organizational capacity category.
- Three added lack of knowledge by professionals, municipal officials.
- Three of the 4 rural respondents saw the primary limitations as community knowledge and acceptance.
- Three of the 4 resort respondents saw lack of experience and political will as the primary limitations.

Observations from the Workshop

Discussion:

- There is no regional inventory of how much development is “pre planned.”
- There is a broader lack of understanding of forces that could affect the pace and amount of change regionally in the future.
- There is a need to build cooperation and coordination between jurisdictions within the region.
- There is a need to distinguish between affordable housing and non-market housing.
- A.M. is pervasive throughout the region affecting rural areas, small towns and larger centres as well as resort type communities.



Next Steps

- 5 participants to attend the *Understanding and Managing Amenity-led Migration in Mountain Regions*
- Gather information and reporting back to the rest of the workshop participants.
- Report back by use of video conferencing capabilities or regional meeting in the fall.



Final Comments

There is a need to build a longer term, broader strategy to increase regional capacity. Elements of this strategy should include:

- Research to better understand the extent of planned development, and the current status of integration of implementation tools.
- Development of a municipal tools “checklist” to help develop a more comprehensive approach between jurisdictions
- Research to better understand the broader forces that may affect how amenity led change unfolds in the region.
- Initiate a broader discussion about amenity lead change with local and regional politicians, and with regional communities
- Provide additional “theme” workshops and training on issues such as affordable housing, aesthetics and amenity protection.
- Develop initiatives to encourage regional coordination and cooperation.

