



Planning for Amenity Migration

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Sponsored by: The Real Estate Foundation of BC, the Columbia Basin Trust, PIBC Okanagan/Interior, the Interior Health Authority and Selkirk College

The Kootenay Context

East and West Kootenay

Total Population (2006):

- 55,923 (East),
- 86,504 (West)
- 12,706 (Boundary)
- 17,739 (CBT)

3 Regional Districts:

- 22 Electoral Areas

E.K. "C" - 5,866

C.K. "C" - 1,284

11 more than 2,000

- 25 Municipalities

Cranbrook - 18,267

Silverton - 185

13 more than 2,000



Population Change

	Population 2001	Population 2006	4% Adjusted 2006
Central Kootenay R. D.	56,897	55,759	57,989
Kootenay Boundary R.D.	31,843	30,742	31,972
East Kootenay R.D.	55,697	54,932	57,129
CBT CSRD	15,280	14,844	15,438
CBT FFGRD	3,252	2,895	3,011
	162,969	159,172	165,539

Change 2001-2006

-2.0%

2.0%



Gains/Losses

Losses 2001-2006	%	Gains 2001-2006	%
Nakusp	-10.2	RDCK E	5.5
Salmo	-10.1	RDCK G	18.5
Silverton	-16.7	Kaslo	3.9
Fernie	-8.5	RDEK F	13
Kimberley	-5.3	Invermere	5
Canal Flats	-7.2	Radium Hot Springs	26.1
RDKB B	-10.4	RDKB A	0.3
Rossland	-10.1	RDKB E	3
Greenwood	-6.2		

Population Forecast

College Region

Year

	2006	2011	2016	% 10 years
College of the Rockies	78556	78466	79299	0.93%
Selkirk College	77823	77627	78494	0.86%



Aging

	0-17	18-24	25-64	65+
College of the Rockies	%	%	%	%
2006 (78,415)	20.3	10.8	54.8	14.2
2016	16.2	8.0	56.6	19.3
Selkirk College				
2006 (77,684)	18.8	10.5	53.8	16.9
2016	16.1	7.4	55.6	20.9



Population Location

	Rural	% Rural	Small Urban	Large Urban
RDCK	29802	53.4%	25957	
RDKB	10,252	33.3%	20,490	
RDEK	15,791	28.7%	20,874	18,267
Total	56026		67321	18,267
%	39.6%		47.5%	12.9%



Households

Kootenay Development Region

2001 63,314

2006 64,638

2011 68,124



Migration

Central Kootenay RD	International	Interprovincial	Intraprovincial	Total Net
2000~01	-330	-186	-203	-719
2001~02	-4	-365	-460	-829
2002~03	-31	-147	-316	-494
2003~04	25	177	-279	-77
2004~05	8	-47	-42	-81
2005~06	9	-168	-42	-201

Migration

Kootenay Boundary RD	International	Interprovincial	Intraprovincial	Total Net
2000~01	-76	-149	-145	-370
2001~02	-37	-211	-190	-438
2002~03	-7	-119	-103	-229
2003~04	-18	-60	-136	-214
2004~05	-5	38	229	262
2005~06	-5	-9	229	215

Migration

East Kootenay RD	International	Interprovincial	Intraprovincial	Total Net
2000~01	-115	-361	-20	-496
2001~02	-38	-386	32	-392
2002~03	-33	-215	-115	-363
2003~04	-6	-311	-156	-473
2004~05	0	-116	-129	-245
2005~06	0	-289	-129	-418



2006 Place Live/Work

	Total	Male	Female
Nelson (CY) / Calgary (CY)	35	15	20
Central Kootenay E (RDA) / Vancouver (CY)	20	0	15
Central Kootenay F (RDA) / Kamloops (CY)	20	10	10
Central Kootenay F (RDA) / Vancouver (CY)	20	15	0
Central Kootenay H (RDA) / Calgary (CY)	20	0	20
Montrose (VL) / Vancouver (CY)	25	20	0
Kootenay Boundary C (RDA) / Wood Buffalo (RGM)	20	25	0
Kootenay Boundary E (RDA) / Osoyoos (T)	30	10	25
Cranbrook (CY) / Calgary (CY)	35	20	15
East Kootenay C (RDA) / Calgary (CY)	20	20	0
East Kootenay F (RDA) / Calgary (CY)	135	65	70
Invermere (DM) / Vancouver (CY)	25	10	15
Kimberley (CY) / Calgary (CY)	25	0	20
Kimberley (CY) / Vancouver (CY)	25	10	10
Golden (T) / Calgary (CY)	25	15	10
Fraser-Fort George H (RDA) / Edmonton (CY)	25	15	10
Total	505		

Mobility: % employment in-commute 2006

Nelson	51%
Castlegar	46%
Trail	64%
Rossland	33%
Creston	53%
Cranbrook	31%
Kimberly	32%
Fernie	35%
Golden	40%



Central Kootenay Ownership: # Parcels - May 2007

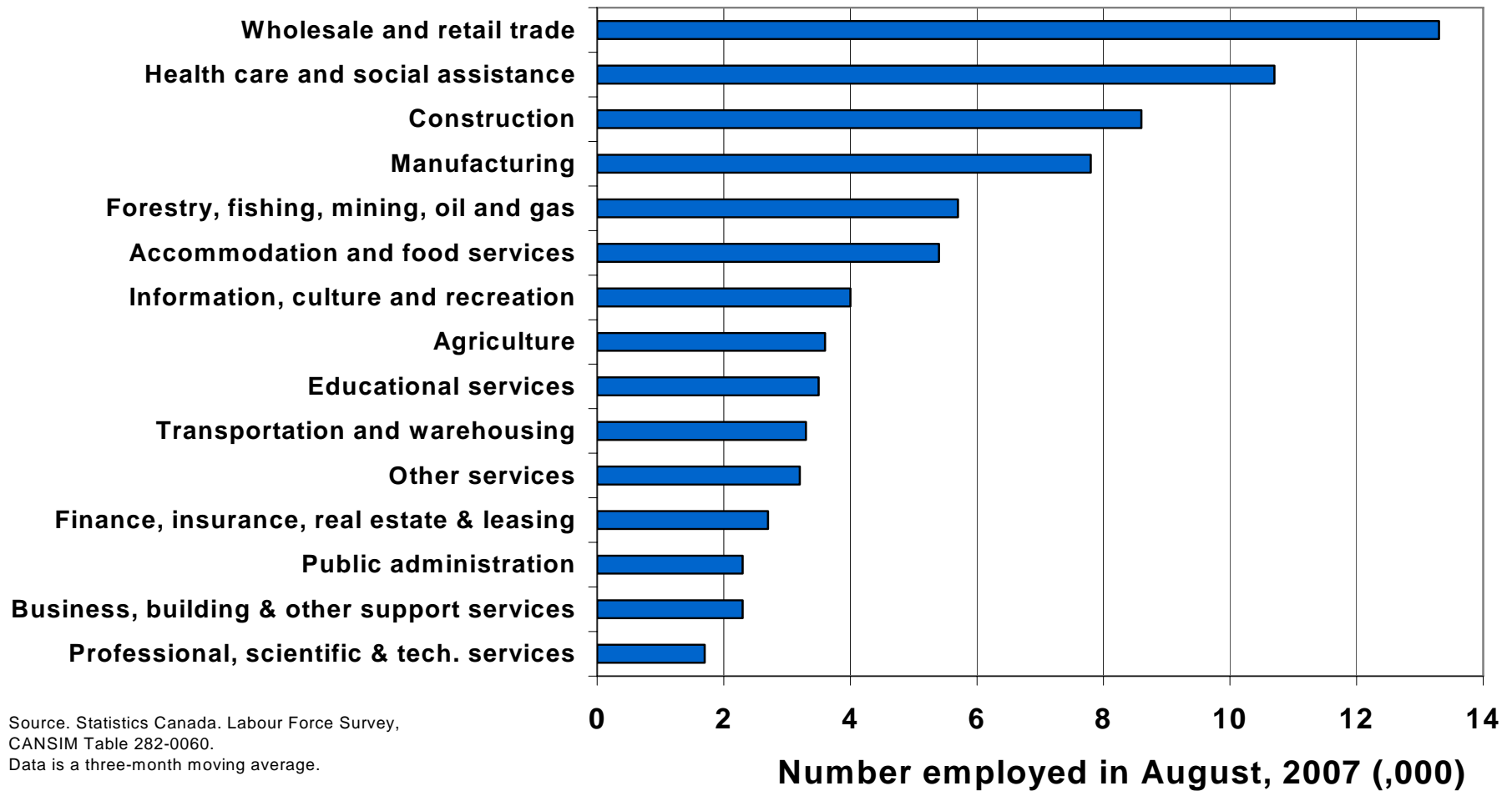
E. A.	B.C.	Alb.	Canada	USA	Int.	Non B.C.
A	1932	472	44	68	9	
B	2426	310	34	23	5	
C	919	76	27	2	5	
D	3545	526	66	154	22	
E	2930	188	30	58	7	
F	2066	85	19	18	5	
G	2996	130	27	30	7	
H	5296	176	52	86	11	
I	1350	35	9	5	1	
J	2686	58	10	36	2	
K	4136	203	14	163	9	
Total	30282	2259	332	643	83	3317

Central Kootenay Ownership: # Parcels - May 2007*

Municipality	B.C.	Alb.	Canada	USA	Int.	Non B.C.
Castlegar	3435	46	22	20	1	
Creston	2561	123	28	10	0	
Kaslo	1292	287	27	17	3	
Nakusp	1008	49	8	3	1	
Nelson	4124	123	50	41	16	
New Denver	496	37	11	19	2	
Salmo	668	14	6	4	1	
Silverton	233	26	3	12	0	
Slocan	502	30	12	2	1	
	1431					
Total	9	735	167	128	25	1055

- Provided by RDCK
- Includes parcels with folios **ONLY**. Values identified express number of parcel holdings. Alberta owned parcels include TELUS properties, BC owned parcels include Crown parcels with folios

**The wholesale and retail trade sector is the largest sector in terms of employment in the Kootenay Economic Region, August, 2007
(East Kootenay, Central Kootenay and Kootenay Boundary Regional Districts)**



Source: Statistics Canada. Labour Force Survey, CANSIM Table 282-0060. Data is a three-month moving average.

Business Type and Scale

<u>Sector</u>	<u>No Employees</u>	<u>< 20</u>	<u>20 to 199</u>	<u>> 200</u>	<u>All Sizes</u>
Construction	928	743	44	1	1,716
Retail Trade	492	816	99	1	1,408
Real Estate & Rental & Leasing	755	250	14	1	1,020
Professional, Scientific & Technical	589	443	17	0	1,049
Other Services	370	497	12	0	879
Accommodation & Food Services	263	498	99	2	862
Transportation & Warehousing	265	280	23	2	570
Health Care & Social Assistance	49	430	68	8	555
Manufacturing	232	239	47	8	526
Admin. & Support, Waste Mgmt.	232	259	8	0	499
Finance & Insurance	225	153	20	0	398
Wholesale Trade	172	200	18	0	390
Arts, Entertainment & Recreation	108	175	31	1	315
Management of Companies & Enterprises	166	44	4	0	214
Information & Cultural Industries	49	72	9	0	130
Educational Services	47	43	7	10	107
Mining & Oil & Gas Extraction	36	43	5	5	89
Utilities	14	22	4	0	40
Public Administration	1	58	18	2	79
Total	4,993	5,265	547	41	10,846

Change in Total Number of Businesses, All Industries 1999 to 2005

	No employees	Less than 20 Employees	20+ employees	Total Change with employees
Central Kootenay	538	-150	19	-131
Kootenay Boundary	562	319	48	367
East Kootenay	669	-2	38	36

Labour Market

- Employment in all occupations is forecast to increase by **7,960** jobs by 2011.
- Approximately **7,832** individuals will exit the labour force (about 11 percent of current employment in the region).
- This translates into a total of approximately **15,792** jobs that may need to be filled in the region between 2006 and 2011.

*Trades Workforce Renewal in the Columbia Basin Trust Region, 2007 Greater Trail Skills Centre



Residential Building Activity

Residential Building Permits	2001 to July 2007	% Rural
Central Kootenay RD	1,487	
Central Kootenay, RDR	811	54.5%
Castlegar, C	200	
Creston, T	216	
Nelson, C	167	
East Kootenay RD	3,926	
East Kootenay, RDR	1,798	45.8%
Cranbrook, C	390	
Fernie, C	386	
Invermere, DM	735	
Kimberley, C	501	
Kootenay Boundary RD	1,644	
Kootenay Boundary, RDR	1,209	73.5%
Grand Forks, C	75	
Rossland, C	233	
Trail, C	66	

Residential Permits, 2001 to June 2007

Central Kootenay

- 1,487 total
- 811 (54.5%) in rural areas
- 1,181 SFR (79.4% of total),
- 794 (67.2% of total SFR) in the E.A's.

Kootenay Boundary 2001 to June 2007:

- 1,644 total
- 1,209 (73.5%) in rural areas
- 575 (34.9%) of total is SFR
- 375 (62.1%) of total SFR in rural areas

East Kootenay

- 3,926 total
- 1,798 (45.8%) in rural areas
- 2,048 (52%) of total is SFR
- 1,167 (56.9%) of total SFR in rural areas



Observations (based on 2006 data)

- We have been either losing or marginally gaining population
- We have no net immigration
- Net migration is from other areas of BC
- The population overall is aging
- The region needs people to maintain current economic activity
- Building permit activity has been focussed on resort areas and rural areas.
- 54% SFR, Multi Family focus in resorts



Comments

- Given the current labour market, all migration has an amenity component
- We have micro scale planning for regional scale issues
- We don't know very much about regional migrants
- Alberta is just next door
- If not amenity migration, what?

