

Planning for Amenity Migration
April 9–11, 2008 Castlegar, B.C.
Discussion Summary, Friday, April 11, a.m.

Housing

- Follow up on Tim Wake presentation on Thursday
- There is a distinction between Social and Non-market housing (see presentation)
- Ucluelet strategy of developer built affordable housing as a condition of new development may not work well here except in high end developments
- In other situations, start with land and focus on community based development. Sources of free or below market land may include:
 - BC government
 - IHA
 - Municipality
 - School Sites
- Due to reality of small municipalities, likely will need regional co-operation and an “umbrella” approach to non-market housing development
- Using municipal lands for affordable housing development is a political “football”. Not supported by some in the community
- A better term for “affordable” non-market housing would be “labour force housing” to avoid confusion with social housing. Would also work better with business.
- One option may be to focus on social housing at the regional level and non-market at the municipal or community level.

Regional Initiatives

- Perception of “region” is changing. More awareness that some issues need a regional approach.
- Need examples of regional cooperation
- Transit is one issue where we also need regional/combined transit initiatives, especially in alternative forms e.g., car coops etc.
- Water (drinking) may be another factor influencing need to look at infrastructure regionally.
- Without regional approaches, situation will get worse – e.g. U.S.
- Need to learn from other examples for example, Oregon (e.g., see <http://www.oregonhousingworks.org/ourorganization.php>), Sierra Mtn (see <http://www.sbcouncil.org>)
- Perhaps not “scared” enough here yet to move forward with regional initiatives.
- Need to find other regional examples in BC/Canada
- Regional or inter municipal approaches raise community concerns about equity in taxes/services
- Leadership is an issue
- An Alberta example is the Calgary Regional Partnership (see <http://www.calgaryregion.ca/crp>)

- Land use focus for affordable or non-market housing is on “Urban” serviced areas and increased density
- Need to bring together regional “brilliance” of ideas.
- There are a number of proposed events that all include some discussion about region including:
 - RDCK strategic session
 - CBT think tank
 - Trail Beaver Valley Initiative
 - Regional CED (LCCDT, NEDP, KRREA)
 - AKBLG
 - Various housing initiatives and Selkirk initiative with Real Estate Foundation
 - Manufacturing /Tech study and follow up
 - Climate change adaptation

Where to from here?

- It would be useful to have a regional overview of external & internal factors that might affect how migration to this region might unfold over time. For example, what could be the effects of climate change, oil prices, and the oil boom in Alberta?
- Also need to assemble what we have regionally in terms of proposed and planned development.
- Could add this in to the CBT fall symposium. Have a regional conversation about myths, needs, and strategies.

Questions for Banff Conference

- What should we be asking? What don’t we know?
- Who really are amenity migrants?
- What is the range of impacts/consequences?
- How are these impacts mitigated?
- What are strategies for attracting mitigation?

Reporting Back from Banff

- Consider report back from all CBT sponsored delegates
- Video Conference?
- CBT Symposium?

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