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PRELIMINARY  
BACKGROUND RESEARCH



**GOLDEN COMMUNITY COOP**  
**Community Economic Development**

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# Introduction

The Golden Community Coop is rallying the community to build a CED Strategy that leads to a vibrant and healthy social, economic, and environmental landscape where all residents have access to a good quality of life and a sustainable future.

A Community Economic Development Roundtable has been recruited to be the steering committee for the Community Economic Development Strategy.

The following is on-going background research to support the CED Roundtable.

## Background

The Kootenay region economy has been significantly impacted by COVID-19, but the impacts have been very diverse on a sector by sector basis. Businesses that rely on cross-border traffic such as tourism, have been the most impacted due to the inability to target and serve their traditional markets. However, the obvious setbacks have been to some extent offset by the localization of spending, and the increased ability to work remotely from home. A business study in Creston showed that 84% of businesses reported doing good, great or recording their best year ever. The sectors hardest hit include accommodations, food services and professional services who have all suffered from closures and the inability to pivot their service into digital work environments. Nonetheless, significant funding support is being made available to encourage digital technology adoption and e-commerce. Meanwhile, the non-profit sector has been hard hit by the lack of community events that contribute significantly to fundraising revenues.

Communities across the Columbia basin are responding to changing economic conditions by working together alongside regional, provincial and federal partners. Leading examples of regional collaboration and action to respond to the pandemic include:

- Kootenay Association of Science & Technology's DER3 Program and Basin Business Advisors Virtual Connection Days to help businesses be tech-enabled;
- Small Business BC's Kootenay Marketplace showcases over 200 Kootenay businesses to help consumers shop local online;
- The Province's recently announced Launch Online Grant Program, that supports business owners to build or improve their online store and promote BuyBC;
- Columbia Basin Trust's Holiday Buy Local Grant to support initiatives to encourage buying local;
- Columbia Basin Trust's Basin Food Producer Loans and Food Access and Recovery Grants to support a thriving local food economy;
- Tourism Destination Development and Rural Recovery grants under the Provincial Community Economic Recovery Infrastructure Program to support the tourism sector to recover;

- The recently announced, Province of BC's Supply Chain Resiliency Grant to strengthen local supply chains;
- The Work Experience Opportunities Grant as well as the Community Workforce Response Grant to help businesses have access to the workforce they need; as well as
- Many other new and existing programs to support businesses and communities to recover.

# Methodology

We set out to systematically explore and interpret the industry landscape to better understand the trends, drivers of change, Strengths Weaknesses, Opportunities and threats. We use guiding questions to set the parameters and scope of the research.

## *Guiding Questions*

*Guiding questions direct the scope of the research.*

**Q1: What are the economic Indicators for Golden and Area A?**

**Q2: Who leads the economic ecosystem and how?**

**Q3: What local plans, studies or strategies are relevant to the CED Strategy?**

**Q4: What is the current economic activity in the region?**

The scan is broken into two phases;

1. Information gathering
2. Classification

## *Research Collection Scope*

### **Macro Environment**

- The province of British Columbia
- The federal government of Canada
- COVID-19

### **Micro Environment**

- The Town of Golden, B.C.
- Columbia Shuswap Regional District - Area A
- The region more broadly

## *Data Collection*

- Plans, policies and bylaws
- Demographics & Market Analysis
- Available Land & Resources
- Data tables and statistics
- News articles
- Websites

## *Classification*

We classified our findings using the ‘STEEP’ Method. Research is guided by the following questions

**Social** le: Demographics, Housing, Education, Immigration, Income, Health

**Technical** le: Connectivity, Energy, Water, Traffic

**Economic** le: Labour force, Employment, Business, Development

**Environmental** le: Geography, Climate, Concerns

**Political** le: Laws and Regulations

# Findings

## Social

### Demographics

#### Population Change

	2001	2006	Change	2011	2016	Change
<b>Golden</b>	4020	3811	-5.2	3262	3240	-0.7
<b>Area A</b>	3137	3097	-1.2	3065	3148	+2.7
<b>Total</b>	7157	6908	-3.5	6327	6388	+0.9
<b>B.C.</b>	3,907,738	4,113,487	+5.3	4,400,057	4,648,055	+5.6

Shuswap 2001,006 - <https://cutt.ly/bxruiwY> 2011, 2016 - <https://cutt.ly/VxruEfA>

Golden 2001, 2006 - <https://cutt.ly/DxruGaM> 2011, 2016 - <https://cutt.ly/XxruMen>

#### Age Characteristics 2016

	Golden	Area A	Combined	B.C.
(0 to 14 yrs)	580	455	1035	691,390
Emerging Labour Force (15 to 24 yrs)	410	250	670	258,980
Primary Labour Force (25 to 64 yrs)	2150	1940	4090	2,481,145
Seniors (65+ yrs)	580	500	1080	848,945

Shuswap <https://cutt.ly/zxro7YT> Golden <https://cutt.ly/fixrpm9Z> B.C. <https://cutt.ly/jxrdUmU>

#### Age Characteristics over time - (percentage of total population)

	Golden 2006	Golden 2016	Area A 2006	Area A 2016	Combined Average 2006	Combined Average 2016
(0 to 14 yrs)	16.8%	15.6%	17.6%	14.1%	17.2%	14.8%
Emerging Labour Force (15 to 24 yrs)	14.6%	11.3%	11.6%	7.9%	13.1%	9.6%
Primary Labour Force (25 to 64 yrs)	57.6%	57.8%	62.0%	69.5%	59.8%	63.6%
Seniors (65+ yrs)	11.0%	15.6%	8.8%	15.9%	9.9%	15.7%

Golden 2006 <https://cutt.ly/Sxrb7Na> Shuswap 2006 <https://cutt.ly/9xrWiu0>



**BC Stats, Sub-Provincial Population Projections, Health region 116 Golden**

	2021	2022	2023	2024	2025
15-24	642	642	682	688	724
25-54	3598	3589	3556	3558	3525
55-64	1346	1282	1226	1180	1160
65+	1407	1530	1180	1734	1800
Total	8125	8167	8210	8252	8288

Health region 116 Golden <https://cutt.ly/nxTUTGP>

**Housing****Housing Characteristics 2016**

	Golden	Shuswap	Combined	B.C.	Canada
Total number of private dwellings	1597	1355	2950	1,881,970	14,072,075
Home owners	73%	80.4%	2260	68%	67%
Renters	27%	19.6%	695	31%	31%
Owners spend less than 30% on shelter	82.4%	78.9%	80.6%	72%	75.9%
Owners spending 30% or more on shelter	17.6%	21.1%	19.4%	28%	24%
Median value of dwellings	\$299,382	\$348,808	\$324,095	\$500,874	\$341,556
Average value of dwellings	\$275,585	\$380,474	\$328,029	\$720,689	\$443,058
Renters less than 30% of income on shelter	67%	72.2%	69.6%	56.6%	60%
Renters 30% or more of income on shelter	33%	27.8%	30.4%	43.4%	40%
Average monthly cost of rent	\$932	\$871	\$901.50	\$1149	\$1002

Golden and Shuswap Housing data <https://cutt.ly/exrSukt>

B.C. and Canada housing data <https://cutt.ly/prxHCAi>

## Residential Cost of Housing

	Golden 2018	Columbia Shuswap
Single Family Dwellings Total	889	
\$0 to \$99,999	0.2%	2.0%
\$100,000 to \$199,999	8.1%	17.9%
\$200,000 to \$299,999	29.4%	31.3%
\$300,000 to \$399,999	40.6%	23.0%
\$400,000 to \$499,999	15.9%	13.4%
\$500,000 to \$599,999	4.2%	5.6%
\$600,000 and over	1.7%	6.7%
Median value of dwelling	\$326,000	\$295,600

Canadian Housing Statistics Program 46-10-0050-01: Residential property level by <https://cutt.ly/0xPcY8t>

## 2021 Property Assessments

	2020 Typical Assessed Value as of July 1, 2019	2021 Typical Assessed Value as of July 1, 2020	Change %
Town of Golden	\$353,000	\$393,000	+11%

Kootenay Columbia 2021 Property Assessments <https://cutt.ly/1crj08e>

## Education

### Education 2016

	Golden	Shuswap	Combined	B.C.	Canada
Population 25+	1,785	1,835	3,620	2,532,975	18,931,380
No certificate	10.6%	9.3%	10%	9.6%	11.5%
Highschool only	31.4%	32.2%	31.8%	26.5%	23.7%
Apprenticeship	12%	16.3%	14.1%	9.1%	10.8%
College	24.4%	22.6%	23.5%	10.9%	22.4%
University	19.3%	18.5%	18.9%	29.9%	28.5%

British Columbia and Canada <https://cutt.ly/5xgPmsl>

Golden and Shuswap Education Data <https://cutt.ly/ExgPAWF>

**Major Field of Study 2016 - Classification of Instructional Program (CIP)**

	Golden	Shuswap	Combined	B.C.	Canada
Education	3.1%	3.8%	3.5%	3.8%	3.8%
Visual and performing arts	2.2%	1.9%	2.0%	3.1%	2.5%
Humanities	2.5%	3.0%	2.7%	3.7%	3.2%
Social and Behavioural Sciences	5.6%	3.8%	4.7%	7.8%	7.5%
Business Management/Public Admin	10.1%	7.6%	8.9%	13.2%	14.2%
Physical and Life Sciences and tech.	1.4%	3.0%	2.2%	2.5%	2.4%
Math Computer and Information Tech.	1.1%	0.8%	0.9%	2.7%	3.0%
Architecture engineering and related	12.8%	13.9%	13.3%	12.3%	13.4%
Agriculture, natural resources and conservation	4.2%	4.3%	4.25%	1.6%	1.8%
Health and related fields	9.8%	9.2%	9.5%	9.7%	9.2%
Personal, protective and transportation services	5.6%	6.8%	6.2%	3.6%	4.1%

Golden and Shuswap Education Data <https://cutt.ly/uxgDbWM>  
 British Columbia and Canada <https://cutt.ly/OxgDDYa>

**Immigration****Immigration + Citizenship**

	Golden	Shuswap	Combined	B.C.	Canada
Total Canadian citizens	94.6%	96.2%	95.4%	90.7%	93.0%
Non-Canadian citizens	5.4%	3.8%	4.6%	9.3%	7.0%
First Nations	10%	9.0%	9.5%	5.9%	4.9%
Immigrants	12.4%	9.8%	11.1%	28.3%	21.1%
Non-immigrants	85.8%	90.2%	88%	69.5%	76.6%

Golden + Shuswap <https://cutt.ly/1xg6PmL>  
 B.C.+ Canada <https://cutt.ly/gxhrR2z>

## Generational Status

	Golden	Shuswap	Combined	B.C.	Canada
First generation	14.9%	10.3%	12.6%	31.3%	23.2%
Second generation	20.1%	18.6%	19.4%	22.9%	17.7%
Third generation	65%	72.7%	68.9%	45.8%	58.4%

Golden + Shuswap <https://cutt.ly/1xg6PmL>

B.C.+ Canada <https://cutt.ly/gxhrR2z>

## Recent Immigrants Place of Birth Totals

	Golden	Shuswap	Combined	B.C.	Canada
The Americas	11.2%	20.3%	21.3%	8.6%	15.0%
Europe	42.7%	72.2%	57.5%	24.7%	27.7%
Africa	0%	0%	0%	3.3%	8.5%
Asia	40.4%	3.7%	22%	61%	48.1%
Oceania	5.6%	3.7%	4.6%	2.4%	0.8%

Golden + Columbia Shuswap <https://cutt.ly/sxhdp4W>

B.C. + Canada <https://cutt.ly/pxhs4xM>

## Income

### Income of individuals 2016

	Golden	Shuswap	Combined Average	B.C.	Canada
Median after-tax income 15 and over	\$33,184	\$31,024	\$32,104	29,783	\$30,866
Average after-tax income 15 and over	\$37,242	\$37,618	\$37,430	37922	\$38,977
Median after-tax income of economic families	\$80,896	\$72,448	\$76,672	77,002	\$76,322
Average after-tax income of economic families	\$82,071	\$82,985	\$82,528	\$89,792	\$91,040

Golden + Columbia Shuswap <https://cutt.ly/3xWYNhAap> <https://cutt.ly/WxQ5BjG>

B.C. + Canada <https://cutt.ly/3xWYNhA>

## Health

### Canadian Index of Multiple Deprivation

The Canadian Index of Multiple Deprivation (CIMD) is an index of marginalization that provides a cross-sectional measure of wellbeing, and presents an understanding of inequalities based on four dimensions of deprivation including: situational vulnerability, economic dependency, ethno-cultural composition and residential instability. “least” indicates the dissemination area as least deprived for that dimension and “most” indicates the area as most deprived in the province-wide scores of deprivation.

Deprivation quintiles:

(least) 1 2 3 4 5 (most)

		Golden
Situational Vulnerability	Differences in socio-demographic conditions in factors such as housing, education and other characteristics. Indicators contributing to this dimension include: the proportion of population that identifies as Aboriginal, the proportion of population aged 25-64 without a high school diploma, the proportion of dwellings needing major repairs, the proportion of population that is low-income, and the proportion of single parent families.	2
Ethno-cultural composition	Make-up of immigrant populations within the community. Indicators contributing to this dimension include: the proportion of population who self-identify as a visible minority, the proportion of population that is foreign-born, the proportion of population who are recent immigrants, and the proportion of population who are linguistically isolated (have no knowledge of either official languages).	1
Economic Dependency	Dependency on the workforce or on other sources of income. Indicators contributing to this dimension include: the proportion of population participating in labour force, the proportion of population aged 65 and older, the ratio of employment to population, and the dependency ratio, which is the population aged 0-14 and aged 65 and older divided by the population aged 15-64	1
Residential Instability	Tendency of neighbourhood inhabitants to change over time, while taking into consideration characteristics such as housing and family. Indicators contributing to this dimension include: the proportion of dwellings that are apartment buildings, the proportion of people living alone, the proportion of dwellings that are owned, and the proportion of population who moved within the last five years.	3

## Greater Golden Health Statistics 2015-2019

	Greater Golden	B.C.	Canada
Life expectancy	82	83	81
Mood disorder	8.0%	9.6%	8.8%
Diabetes	8.5%	9.2%	7.2%
Asthma	7.8%	12.3%	8.1%
Obesity	33%	29%	26.9%
Has a regular healthcare provider	83%	82%	84.9%
Health very good or excellent	62%	60%	60.8%
Mental health very good or excellent	68%	67%	69.4%
Sense of belonging to a community strong or somewhat strong	76.5%	71%	68.9%
Life satisfaction	71.6%	91.2%	93.1%

Source: Canadian Community Health Survey 2017 - 2018, Table 105-0509, Statistics Canada  
<https://cutt.ly/AxQDpjp> Table 13-10-0113-01 Health characteristics, two-year period estimates

## Child Poverty Rates 2016

	Columbia Shuswap	B.C.	Canada
Poverty rates for children in couple-parent families	8%	11%	11%
Poverty rates for children in lone-parent families	50%	51%	29%

Statistics Canada - After tax low income status of tax filers and dependants for couple and low parent families

## Technical

### Connectivity

Providers include Telus, Shaw, Xplornet, Bell, Rogers, Columbia Basin Broadband Corporation, Eastlink, FlexiNET, Davinci Broadband

*Currently there are many residents in the Columbia Shuswap without adequate connectivity.*

#### <sup>1</sup> Internet Connectivity in Relation to B.C. Health Geographies Map 2016

	Golden	Columbia Shuswap	B.C.	Canada
Access to any connectivity	100%	n/a	92%	96%

B.C. Open data <https://cutt.ly/PxQC4uo>

### Energy

#### Energy Providers

	Golden	Columbia Shuswap
Gas	Cal-gas	Cal-gas FBC Gas
Electricity	BC Hydro	BC Hydro

B.C. utilities energy data at the community level available at <https://cutt.ly/UxPHKN1>

#### Energy Consumption kWh

	Golden (kWh)	Columbia Shuswap (kWh)
Gas	1309	8,001
Electricity	24,657,269	212,313,972
Oil	8,928	59,246
Propane	15,738	104,253
Wood	66,091	439,443

B.C. utilities energy data at the community level available at <https://cutt.ly/UxPHKN1>

<sup>1</sup> <https://www.csr.bc.ca/news-notice/news/2021-02-26/board-supports-broadband-grant-applications>

## Water

The Columbia Shuswap Regional District operates a number of community water systems and firehall/park water systems within the Regional District. The CSRD strives to ensure a reliable source of safe, high-quality drinking water is provided to residents within the CSRD water systems.

The town of Golden provides residential water and waste services at a rate of \$733.01 (2018).

Special note:

<sup>2</sup>*The community of Nicholson is currently experiencing groundwater contamination of Nitrate levels higher than naturally occurs, but residents do not support proposed water options at this time. Community infrastructure is being discussed.*

## Traffic

### Traffic Volumes

	Annual avg daily traffic	Monthly avg daily traffic winter	Monthly avg daily traffic summer
Kicking Horse, Route 1, 15km East of Route 95, Golden (P-37-5EW)	6,402	3,577	11,942
Twin Slides, Route 1, approx. 47km East of Revelstoke (P-37-4EW)	6,051	3,246	11,366

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<https://www.csr.bc.ca/news-notice/news/2020-11-23/nicholson-residents-reject-water-options-health-concerns-remain>



## Economic

### Labour Force 2006 - 2016

	Golden 2006	Golden 2016	Area A 2006	Area A 2016	2006 Total	2016 Total
Emerging Labour Force (15 to 24 yrs)	555	410	360	250	915	660
Primary Labour Force (25 to 64 yrs)	2,205	1,660	1,920	1,940	4,125	3,600
Seniors (65+ yrs)	420	580	265	500	685	1,050
Not in labour force	880	950	640	690	1,520	1,640
Participation rate	71.9	68.7	74.9	72.6	73.4	70.6
Employment rate	66.7	62.8	72.7	62.9	69.7	62.8
Unemployment rate	7.5	8.8	2.9	13.4	5.2	11.1

Golden + Columbia Shuswap <https://cutt.ly/VxWVFha>

### Employment by Sector - National Occupational Codes (NOC)

	Golden 2006	Golden 2016	Change	Area A 2006	Area A 2016	
Management	505	455	-50	235	260	+25
Business	455	325	-130	230	175	-155
Sciences	115	200	+85	45	120	+75
Health	125	175	+50	45	60	+15
Education, law	175	330	+155	55	130	+75
Arts & Sports	85	120	+35	40	45	+5
Sales & Services	1,020	1,085	+65	410	405	-5
Trades & Transport	1,100	800	-300	545	400	-145
Natural Resources	280	220	-60	175	30	-145
Manufacturing	285	185	-100	120	30	-90

2006 Golden + Columbia Shuswap <https://cutt.ly/pxW7tuu>

2016 Golden + Columbia Shuswap <https://cutt.ly/MxW7k6P>

**Employment by Sector - North American Industry Classification (NAIC) 2016**

	Golden %	Area A	B.C.%	Canada
Agriculture, forestry, fishing and hunting	3.3	6.8	2.6	2.4
Mining, quarrying, and oil and gas extraction	0.8	3.3	1.0	1.5
Utilities	0	0.5	0.5	0.7
Construction	7.6	11.2	8.1	7.3
Manufacturing	8.4	8.2	6.4	8.6
Wholesale trade	0.5	1.9	3.3	3.6
Retail trade	10.6	10.1	11.5	11.3
Transportation and warehousing	9.0	10.4	5.2	4.7
Information and cultural industries	0.8	0.5	2.7	2.3
Finance and insurance	1.6	1.1	3.8	4.2
Real estate and rental and leasing	1.1	3.6	2.2	1.8
Professional, scientific and technical services	4.6	2.7	8.0	7.2
Management of companies and enterprises	0	0	0.2	0.2
Administrative and support, waste	4.1	6.0	4.4	4.3
Education	5.7	4.9	7.0	7.2
Healthcare and social assistance	6.8	3.3	11	11.5
Arts, entertainment and recreation	7.6	7.7	2.3	2.0
Accommodation and food services	16.6	10.9	8.4	6.9
Other services (except public administration)	4.6	3.3	4.5	4.4
Public administration	5.2	2.7	5.1	6.0

2016 Golden + Columbia Shuswap <https://cutt.ly/9xTpisw>B.C. + Canada <https://cutt.ly/DxTdqnV>

## Economic Base Analysis

To get an understanding of how employment by occupation/sector in Golden and Area A compare to employment by occupation/sector in the rest of the province, we use a tool called Location Quotient (LQ). A location quotient is calculated by dividing the number of jobs in an occupation/sector in the community by the total number of jobs in the community, and then dividing that number by the total number of jobs in the occupation/sector in the province, divided by then total jobs in the province.

$$LQ = (E_{ij}/E_j) / (E_{ir}/E_r)$$

Where E equals employment, i equals industry/occupation, j equals community (Golden and Area) and r equals reference area (province)

The result is a number greater or less than 1. If greater, it means that there are proportionally more people employed in that occupation than the province. If less than one, than proportionally less. As an example, in 2016 Golden and Area had 2.11 times the number of people employed in natural resources, agriculture and related occupations compared to the province as a whole.

### Location Quotient, NOC, 150 Statistics Canada

Location Quotient	2006	2016	Change
1 Business, finance and administration occupations	0.64	0.54	-40.0%
2 Natural and applied Sciences and related occupations	0.44	0.76	42.5%
3 Health occupations	0.55	0.66	28.6%
4 Occupations in education, law and social, community and government services	0.52	0.76	47.0%
5 Occupations in art, culture, recreation and sport	n/a	0.8	29.2%
6 Sales and service occupations	0.97	1.12	6.0%
7 Trades, transport and equipment operators and related	1.71	1.37	-37.5%
8 Natural resources, agriculture and related	1.71	2.11	-27.3%
9 Occupations in manufacturing and utilities	1.65	1.49	-54.1%

## Business Size in Golden

Size of Company	Number of Businesses
1-4	110
5-9	67
10-19	39
20-49	27
50-99	4
100-199	3
200+	2

Town of Golden Annual Report 2019

## Top Employers in Golden

Employer	Location	Number of Employees
School District No. 6 (Rocky Mountain)	Golden/Invermere/ Kimberley	612
Louisiana-Pacific Canada Ltd.	Golden + Malakwa	370
Kicking Horse Mountain Resort/Resorts of the Canadian Rockies	Golden	250
Golden IGA	Golden IGA	50 - 60
Overwaitea Foods	Golden	50

Kootenay Biz Annual Top Employer List <https://cutt.ly/Qcrva6o>

## New Buildings and Special Projects

- The trend in the past 4 years indicates improvement in the local economy and suggests employment and population growth.
- Before 2018 Golden's nine-year annual average value of building permits was under seven million dollars. In 2018, it jumped to almost \$15 million, nearly doubling the prior year's value and dwarfing figures from the previous nine years.  
- Jon Wilsgard CAO.
- 79 building permits were issued in 2020 valued at \$14.3 million. Projects include Reposados, KFC, the school district bus barn, redesign of the bowling alley, Two Elements, phase four of Bears Paw Heights, two new electric car charging stations, and changes to the Dusevic building to take advantage of the riverfront improvements as part of the Kicking Horse River Dike Improvement project.
- A significant development project is the craft brewery, with a construction value of \$2.6 million.

**Building Permit Construction Values over the last 10 Years**

	Residential	Industrial	Commercial	Institutional	Total
2020	\$ 7,805,826.00		\$ 370,000.00	\$6,183,254.00	\$ 14,359,080.00
2019	\$ 2,633,655.00	\$3,600,000.00	\$ 2,227,960.00	\$4,151,150.00	\$ 12,612,765.00
2018	\$ 877,749.00		\$ 21,931.05	\$ 13,976,860.00	\$ 14,876,540.05
2017	\$ 950,329.00	\$ 34,500.00	\$ 466,761.47	\$ 7,441,271.20	\$ 8,892,861.67
2016	\$ 354,700.00		\$ 681,800.00	\$ 3,462,305.53	\$ 4,498,805.53
2015	\$ 1,442,100.00	\$2,640,000.00	\$ 1,408,198.00	\$ 3,252,100.00	\$ 8,742,398.00
2014	\$ 3,003,426.00		\$ 242,797.00	\$ 3,005,332.00	\$ 6,251,555.00
2013	\$ 2,502,650.00	\$ 160,000.00	\$ 689,013.85	\$ 2,939,500.00	\$ 6,291,163.85
2012	\$ 5,069,997.00	\$ 1,025,000.00	\$ 83,596.00	\$ 538,816.00	\$ 6,717,409.00
2011	\$ 1,017,141.00	\$ 57,500.00	\$ 5,905,640.00	\$ 687,340.00	\$ 7,667,621.00
2010	\$ 406,850.00	\$ -	\$ 2,806,686.00	\$ 2,278,546.00	\$ 5,492,082.00
2009	\$ 1,382,462.40	\$ 15,000.00	\$ 1,099,549.90	\$ 4,940,091.00	\$ 7,437,103.30
2008	\$ 813,850.00	\$ 639,500.00	\$ 659,500.00	\$ 8,714,851.00	\$ 10,827,701.00
2007	\$ 884,175.00	/	\$ 473,550.00	\$ 3,587,998.00	\$ 4,945,723.00
2006	\$ 1,447,075.00	/	\$ 85,000.00	\$ 5,384,388.00	\$ 6,916,463.00

Building Permit Data, Town of Golden

**Building Permit fees values over the last 10 years**

	Commercial	Industrial	Institutional	Residential	Total
2019	\$18,806	\$22,320	\$13,558	\$29,593	\$84,277
2018	\$6,707	/	\$176	\$92,486	\$99,369
2017	\$5,792	\$280	\$3,170	\$51,907	\$61,148
2016	\$3,014	/	\$4,434	\$23,909	\$31,357
2015	\$9,185	\$15,924	\$9,095	\$22,785	\$56,989
2014	\$20,420	/	\$1,960	\$21,779	\$44,159
2013	\$17,254	\$1,160	\$4,858	\$20,958	\$44,230
2012	\$32,792	\$6,804	\$814	\$5,062	\$45,472
2011	\$4,735	\$480	\$35,158	\$6,605	\$46,978
2010	\$2,608	\$40	\$15,969	\$18,683	\$37,300

Town of Golden Annual Report 2019

## Environmental

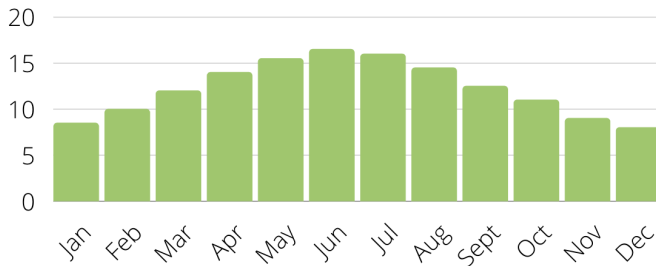
### Geography

Golden and Columbia Shuswap Area A are located on the traditional lands of the Ktunaxa people. The town of Golden is found within the Rocky Mountain Trench, built around the Columbia and Kicking Horse rivers, and is surrounded by Columbia Shuswap Area A, which also included the communities of Parson, Nicholson, Donald and Blaeberry and the town of Field. There are three mountain ranges surrounding the town and five National Parks: Yoho National Park, Banff National Park, Jasper National Park, Glacier National Park, and Kootenay National Park. Golden is on Highway 1 (the Trans-Canada Highway). The total area is 13,735 km<sup>2</sup>.

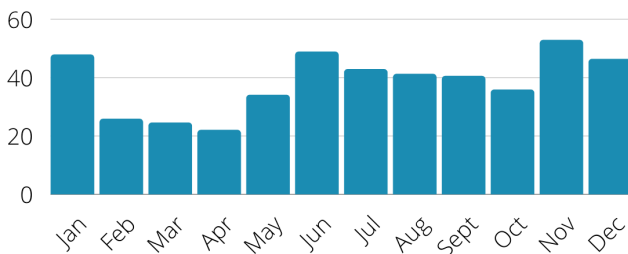
### Climate

The climate with influences of the humid continental (Dfb) and semi-arid (BSk) varieties. Summers are warm and winters moderated in comparison to areas east of the Rockies. Annual snowfall is heavy, averaging 62.5 inches (158.7 cm).

#### Daylight Hours High vs low

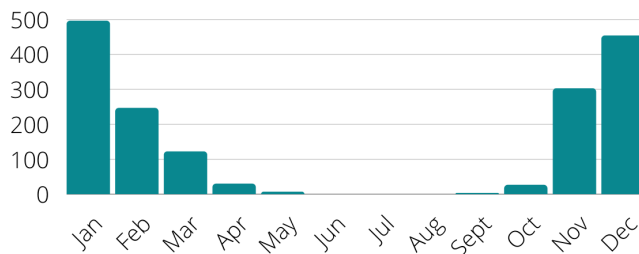


#### Rainfall mm

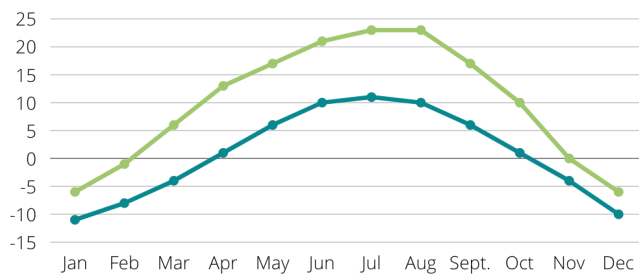


#### Snowfall mm





### Temperature Celcius



### Distances

- Cranbrook 250 kilometres south;
- Calgary 262 kilometres east;
- Edmonton 559 kilometres northeast;
- Vancouver 682 kilometres west;
- Spokane 563 kilometres south;
- Seattle 1,007 southwest; and
- Portland 1,132 southwest.

### Highlights

- There has been a 26% decrease in average ambient fine particulate matter (PM2.5 - 24 hr) during winter months of 2016-17 as compared to 2013-14 indicating an improvement in air quality.
- The area boasts 5 major parks, 270 kms of hiking trails, 150 kms of downhill cycling trails and 1,200 kms of snow machine trails.
- According to the Invasive Species Society, As of 2020 there are 135 invasive plant species and 216 invasive non-plant species.<sup>3</sup>

<sup>3</sup> <https://columbiashuswapinvasives.org/invasive-species/high-priority-invasives/>

## Political

### Columbia Shuswap Regional District Representative

Karen Cathcart - Director, Area A

### Golden Council

Position	Name
Mayor	Ron Oszust
Councillor	Caleb Moss
Councillor	Chris Hambruch
Councillor	Leslie Adams
Councillor	Eddie Leigan
Councillor	John Manuel
Councillor	Connie Barlow

# Conclusions

## Q1: What are the economic Indicators for Golden and Area A?

A: Economic Indicators for Golden and Area A should include:

1. Employment by Sector change
2. Housing Starts increase
3. Housing Price Index
4. Business licenses growth
5. Development Permits growth
6. Quality of Life positive increase - Health, belonging, employment + environment

## Q2: Who leads the economic ecosystem and how?

A: Currently, leaders of the economic ecosystem include the Tourism Golden, Kicking Horse Culture, Golden Community Coop, the Kicking Horse Country Chamber of Commerce, the Town of Golden, Golden Community Resources Society, Columbia Basin Trust, Community Resources Society, College of the Rockies, and Community Futures East Kootenay.

## Q3: What strategies are relevant to the CED Strategy?

1. Resort Development Strategy
2. Golden Municipal Airport Economic Viability Study
3. Highway 1 Corridor strategy
4. Columbia Shuswap Regional District 2019-2022 Strategic Plan
5. Town of Golden Official Community Plan
6. Tourism Golden Strategic Plan 2017-2021
7. Ktunaxa Goals of the Nation<sup>4</sup>

## Q4: What is the current economic activity in the region?

A: The Tourism sector is experiencing the most growth, but the construction and resource extraction industries are also expanding. Golden and Columbia Shuswap Regional District Area A is faced with resulting challenges tied to talent attraction, workforce, and business retention and expansion. This is partly due to insufficient housing stock, and lack of adequate connectivity for sectors that require high speed access. Both of these factors are currently being assessed through the housing needs assessment and the Broadband infrastructure initiative. Tourism Golden has also undertaken an economic impact study relating to the current labour shortages.

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<sup>4</sup> [www.ktunaxa.org](http://www.ktunaxa.org)

# APPENDIX

## Media Scan

Source	Link
Online portal tests Internet connectivity across the CSRD	<a href="https://www.csr.bc.ca/news-notice/news/2019-09-18/online-portal-tests-internet-connectivity-across-csrd">https://www.csr.bc.ca/news-notice/news/2019-09-18/online-portal-tests-internet-connectivity-across-csrd</a>
Property values in Golden increase	<a href="https://www.thegoldenstar.net/news/property-values-in-golden-increase/">https://www.thegoldenstar.net/news/property-values-in-golden-increase/</a>
Property value goes up 11 per cent in Golden	<a href="https://www.thegoldenstar.net/news/property-value-goes-up-11-per-cent-in-golden/#:~:text=Property%20in%20the%20Town%20of,353%2C000%20in%20the%202020%20assessment.">https://www.thegoldenstar.net/news/property-value-goes-up-11-per-cent-in-golden/#:~:text=Property%20in%20the%20Town%20of,353%2C000%20in%20the%202020%20assessment.</a>
Cost of Living Data in Golden, British Columbia, Canada	<a href="https://www.eri.com/cost-of-living/canada/british-columbia/golden">https://www.eri.com/cost-of-living/canada/british-columbia/golden</a>
Labour Force stats	<a href="https://www2.gov.bc.ca/assets/gov/data/statistics/employment-labour-market/lfs_data_tables.pdf">https://www2.gov.bc.ca/assets/gov/data/statistics/employment-labour-market/lfs_data_tables.pdf</a>
What we heard CMHC	<a href="https://assets.cmhc-schl.gc.ca/sf/project/placetocallhome/pdfs/nhs-what-we-heard-report-en.pdf?rev=9a100e02-f359-47cf-8bf2-d6c47ca1177a">https://assets.cmhc-schl.gc.ca/sf/project/placetocallhome/pdfs/nhs-what-we-heard-report-en.pdf?rev=9a100e02-f359-47cf-8bf2-d6c47ca1177a</a>
Columbia Shuswap Regional District landfills now recycling e-bike batteries	<a href="https://www.saobserver.net/news/columbia-shuswap-regional-district-landfills-now-recycling-e-bike-batteries/">https://www.saobserver.net/news/columbia-shuswap-regional-district-landfills-now-recycling-e-bike-batteries/</a>
Grant allows Columbia Shuswap Regional District to finish housing reports	<a href="https://www.vernonmorningstar.com/news/grant-allows-columbia-shuswap-regional-district-to-finish-housing-reports/">https://www.vernonmorningstar.com/news/grant-allows-columbia-shuswap-regional-district-to-finish-housing-reports/</a>
Shuswap housing study shows affordability, vacation rental challenges	<a href="https://www.saobserver.net/news/shuswap-housing-study-shows-affordability-vacation-rental-challenges/">https://www.saobserver.net/news/shuswap-housing-study-shows-affordability-vacation-rental-challenges/</a>
Town council moves forward with plan for airport	<a href="https://www.thegoldenstar.net/news/town-council-">https://www.thegoldenstar.net/news/town-council-</a>

	<a href="#">moves-forward-with-plan-for-airport/</a>
B.C. town to offer the highest suspension bridges in Canada this summer	<a href="https://www.vancouverisawesome.com/travel/bc-town-to-offer-the-highest-suspension-bridges-in-canada-this-summer-3566316">https://www.vancouverisawesome.com/travel/bc-town-to-offer-the-highest-suspension-bridges-in-canada-this-summer-3566316</a>
Pennecon wins \$61.5M contract to replace Quartz Creek bridge outside Golden, B.C.	<a href="https://www.on-sitemag.com/bridges/pennecon-wins-61-5m-contract-to-replace-quartz-creek-bridge-outside-golden-b-c/1003972392/">https://www.on-sitemag.com/bridges/pennecon-wins-61-5m-contract-to-replace-quartz-creek-bridge-outside-golden-b-c/1003972392/</a>
Board supports broadband grant applications	<a href="https://www.csr.bc.ca/news-notices/news/2021-02-26/board-supports-broadband-grant-applications">https://www.csr.bc.ca/news-notices/news/2021-02-26/board-supports-broadband-grant-applications</a>
Urgent call for protection of forests as devastation increases	<a href="https://www.saobserver.net/columns/column-urgent-call-for-protection-of-forests-as-devastation-increases/">https://www.saobserver.net/columns/column-urgent-call-for-protection-of-forests-as-devastation-increases/</a>
Kicking Horse Country Chamber of Commerce	<a href="https://www.goldenchamber.bc.ca/advocacy/local/economic_development">https://www.goldenchamber.bc.ca/advocacy/local/economic_development</a>

## Document and/or Literature Review

Source	Link
B.C. Seniors Poverty Report Card	<a href="https://www.uwlm.ca/wp-content/uploads/2018/06/B.C.-Seniors-Poverty-Report-Card.pdf">https://www.uwlm.ca/wp-content/uploads/2018/06/B.C.-Seniors-Poverty-Report-Card.pdf</a>
Census Profile 2016, Golden B.C.	<a href="https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&amp;Geo1=POPC&amp;Code1=0326&amp;Geo2=PR&amp;Code2=59&amp;SearchText=Golden&amp;SearchType=Begin&amp;SearchPR=01&amp;B1=All&amp;GeoLevel=PR&amp;GeoCode=0326&amp;TABID=1&amp;type=0">https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&amp;Geo1=POPC&amp;Code1=0326&amp;Geo2=PR&amp;Code2=59&amp;SearchText=Golden&amp;SearchType=Begin&amp;SearchPR=01&amp;B1=All&amp;GeoLevel=PR&amp;GeoCode=0326&amp;TABID=1&amp;type=0</a>
2019 Tourism Economic Benefits	<a href="https://www.tourismgolden.com/sites/default/files/2019%20Tourism%20Economic%20Benefits%20and%20the%20Economic%20Impacts%20of%20Labour%20Market%20Challenges%20in%20Golden%20BC%20-%20FINAL.pdf">https://www.tourismgolden.com/sites/default/files/2019%20Tourism%20Economic%20Benefits%20and%20the%20Economic%20Impacts%20of%20Labour%20Market%20Challenges%20in%20Golden%20BC%20-%20FINAL.pdf</a>
Town of Golden Zoning Bylaw 1294, 2011 Excerpt Bed and Breakfast Regulations	<a href="http://www.golden.ca/getattachment/Current-Issues-Public-Processes/Current-Issues-and-Publications/Short-Term-Rentals-in-Golden/2019-Zoning-Bylaw-Excerpt-Bed-and-Breakfast-Regulations.pdf.aspx?lang=en-US">http://www.golden.ca/getattachment/Current-Issues-Public-Processes/Current-Issues-and-Publications/Short-Term-Rentals-in-Golden/2019-Zoning-Bylaw-Excerpt-Bed-and-Breakfast-Regulations.pdf.aspx?lang=en-US</a>
Resort Development Strategy	<a href="http://www.golden.ca/getattachment/Departments/Corporate-Services/Resort-Municipality-Initiative/Golden-RD">http://www.golden.ca/getattachment/Departments/Corporate-Services/Resort-Municipality-Initiative/Golden-RD</a>

	<a href="#">S-PKG-2019-2022-May-30-2019-V4.pdf.aspx?lang=en-US</a>
Highway 1 Corridor strategy	<a href="https://www.destinationbc.ca/content/uploads/2019/05/Highway-1-Corridor_Highlights_Final.pdf">https://www.destinationbc.ca/content/uploads/2019/05/Highway-1-Corridor_Highlights_Final.pdf</a>
Trends Analysis: Poverty	<a href="http://datacat.cbrdi.ca/sites/default/files/attachments/TA_Poverty_2016.pdf">http://datacat.cbrdi.ca/sites/default/files/attachments/TA_Poverty_2016.pdf</a>
British Columbia Connectivity Report	<a href="https://www.northerndevelopment.bc.ca/wp-content/uploads/2020/07/2019-BC-Connectivity-Report_FINAL_WEB.pdf">https://www.northerndevelopment.bc.ca/wp-content/uploads/2020/07/2019-BC-Connectivity-Report_FINAL_WEB.pdf</a>
High Speed Access for All	<a href="https://www.ic.gc.ca/eic/site/139.nsf/vwapj/ISED_19-170_Connectivity_Strategy_E_Web.pdf/\$file/ISED_19-170_Connectivity_Strategy_E_Web.pdf">https://www.ic.gc.ca/eic/site/139.nsf/vwapj/ISED_19-170_Connectivity_Strategy_E_Web.pdf/\$file/ISED_19-170_Connectivity_Strategy_E_Web.pdf</a>
Canada's Energy Future Report	<a href="https://www.cer-rec.gc.ca/en/data-analysis/canada-energy-future/2019/index.html">https://www.cer-rec.gc.ca/en/data-analysis/canada-energy-future/2019/index.html</a>
British Columbia Population Projections	<a href="https://www2.gov.bc.ca/gov/content/data/statistics/people-population-community/population/population-projections">https://www2.gov.bc.ca/gov/content/data/statistics/people-population-community/population/population-projections</a>
Press Release: Town Council approves short term rental regulations for Golden	<a href="http://golden.ca/What-s-New/Town-Council-approves-short-term-rental-regulation.aspx">http://golden.ca/What-s-New/Town-Council-approves-short-term-rental-regulation.aspx</a>
Short Term Rentals in the Town of Golden	<a href="http://www.golden.ca/Current-Issues-Public-Processes/Current-Issues-and-Publications/Short-Term-Rentals-in-Golden.aspx">http://www.golden.ca/Current-Issues-Public-Processes/Current-Issues-and-Publications/Short-Term-Rentals-in-Golden.aspx</a>
Zoning By-laws	<a href="http://www.golden.ca/getattachment/Current-Issues-Public-Processes/Current-Issues-and-Publications/Short-Term-Rentals-in-Golden/2019-Zoning-Bylaw-Excerpt-Bed-and-Breakfast-Regulations.pdf.aspx?lang=en-US">http://www.golden.ca/getattachment/Current-Issues-Public-Processes/Current-Issues-and-Publications/Short-Term-Rentals-in-Golden/2019-Zoning-Bylaw-Excerpt-Bed-and-Breakfast-Regulations.pdf.aspx?lang=en-US</a>
Briefing Note: short term rental bylaw	<a href="http://www.golden.ca/getattachment/Current-Issues-Public-Processes/Current-Issues-and-Publications/Short-Term-Rentals-in-Golden/BN-PKG-LATE-2020-10-20-ST-R-Public-Checkin-summary-(1).pdf.aspx?lang=en-US">http://www.golden.ca/getattachment/Current-Issues-Public-Processes/Current-Issues-and-Publications/Short-Term-Rentals-in-Golden/BN-PKG-LATE-2020-10-20-ST-R-Public-Checkin-summary-(1).pdf.aspx?lang=en-US</a>
Golden Municipal Airport Economic Viability Study	<a href="http://golden.ca/getattachment/Current-Issues-Public-Processes/Current-Issues-and-Publications/Golden-Municipal-Airport-Economic-Viability-Study/HM-Aero-Aviation-Consulting-Golden-Municipal-Airport-Viability-Study.pdf.aspx?lang=en-US">http://golden.ca/getattachment/Current-Issues-Public-Processes/Current-Issues-and-Publications/Golden-Municipal-Airport-Economic-Viability-Study/HM-Aero-Aviation-Consulting-Golden-Municipal-Airport-Viability-Study.pdf.aspx?lang=en-US</a>
Airport Assessment and Business Case report	<a href="http://golden.ca/getattachment/Current-Issues-Public-Processes/Current-Issues-and-Publications/Golden-Municipal-Airport-Economic-Viability-Study/HM-Aero-Aviation-Consulting-Final-Airport-Assessment-and-Business-Case-Report.pdf.aspx?lang=en-US">http://golden.ca/getattachment/Current-Issues-Public-Processes/Current-Issues-and-Publications/Golden-Municipal-Airport-Economic-Viability-Study/HM-Aero-Aviation-Consulting-Final-Airport-Assessment-and-Business-Case-Report.pdf.aspx?lang=en-US</a>

Kicking Horse Dike Improvement Project	<a href="http://golden.ca/Current-Issues-Public-Processes/Current-Issues-and-Publications/Kicking-Horse-River-Dike-Improvement-Project.aspx">http://golden.ca/Current-Issues-Public-Processes/Current-Issues-and-Publications/Kicking-Horse-River-Dike-Improvement-Project.aspx</a>
CIP Funded projects	<a href="http://golden.ca/getattachment/Current-Issues-Public-Processes/Current-Issues-and-Publications/CBT-Community-Funds-Granting-Process/2020-CIP-Funded-Projects.pdf.aspx?lang=en-US">http://golden.ca/getattachment/Current-Issues-Public-Processes/Current-Issues-and-Publications/CBT-Community-Funds-Granting-Process/2020-CIP-Funded-Projects.pdf.aspx?lang=en-US</a>
Kicking Horse canyon project	<a href="https://www.kickinghorsecanyon.ca/app/uploads/sites/6/32/2020/10/khcp4-concept-plan.pdf">https://www.kickinghorsecanyon.ca/app/uploads/sites/6/32/2020/10/khcp4-concept-plan.pdf</a>
Resort development strategy	<a href="http://golden.ca/getattachment/Departments/Corporate-Services/Resort-Municipality-Initiative/Golden-RDS-PKG-2019-2022-May-30-2019-V4-(1).pdf.aspx?lang=en-US">http://golden.ca/getattachment/Departments/Corporate-Services/Resort-Municipality-Initiative/Golden-RDS-PKG-2019-2022-May-30-2019-V4-(1).pdf.aspx?lang=en-US</a>
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Town of Golden Council Strategic Priorities	<a href="http://www.golden.ca/getattachment/Town-Hall/Town-Council/TOG-Council-Mid-Term-Strategic-Priorities-2016-2018.pdf.aspx?lang=en-US">http://www.golden.ca/getattachment/Town-Hall/Town-Council/TOG-Council-Mid-Term-Strategic-Priorities-2016-2018.pdf.aspx?lang=en-US</a>
Tourism Golden Strategic Plan 2017-2021	<a href="https://www.tourismgolden.com/sites/default/files/Tourism%20Golden%20Strategic%20Plan%202017-2021-APPROVED.pdf">https://www.tourismgolden.com/sites/default/files/Tourism%20Golden%20Strategic%20Plan%202017-2021-APPROVED.pdf</a>
Destination BC Highway 1 Situation Analysis 2018	<a href="https://www.tourismgolden.com/sites/default/files/Highway-1-Corridor_Highlights_Final.pdf">https://www.tourismgolden.com/sites/default/files/Highway-1-Corridor_Highlights_Final.pdf</a>
Tourism Golden Annual Report	<a href="https://www.tourismgolden.com/sites/default/files/2019%20ANNUAL%20REPORT.pdf">https://www.tourismgolden.com/sites/default/files/2019%20ANNUAL%20REPORT.pdf</a>
Resort municipality initiative	<a href="http://golden.ca/getattachment/Departments/Corporate-Services/Resort-Municipality-Initiative/TOG-2017-RMI-Annual-Report.pdf.aspx?lang=en-US">http://golden.ca/getattachment/Departments/Corporate-Services/Resort-Municipality-Initiative/TOG-2017-RMI-Annual-Report.pdf.aspx?lang=en-US</a>
CSRD Annual Report 2019	<a href="https://www.csr.bc.ca/sites/default/files/AnnualReport/CSRD-AnnualReview2019-ClickToView.pdf">https://www.csr.bc.ca/sites/default/files/AnnualReport/CSRD-AnnualReview2019-ClickToView.pdf</a>
CSRD Golden budget 2020	<a href="https://www.csr.bc.ca/sites/default/files/Finance/Reports/2021/Golden%20-%202021%20Draft%201.pdf">https://www.csr.bc.ca/sites/default/files/Finance/Reports/2021/Golden%20-%202021%20Draft%201.pdf</a>
CSRD Area A budget 2020	<a href="https://www.csr.bc.ca/sites/default/files/Finance/Reports/2021/Area%20A%20Property%20Tax%20-%202021%20-%20Draft%201.pdf">https://www.csr.bc.ca/sites/default/files/Finance/Reports/2021/Area%20A%20Property%20Tax%20-%202021%20-%20Draft%201.pdf</a>
Columbia Shuswap Regional District 2019-2022 Strategic Plan	<a href="https://www.csr.bc.ca/inside-csr/reports/strategic-plan-2019-2022">https://www.csr.bc.ca/inside-csr/reports/strategic-plan-2019-2022</a>
Regaining the edge on adventure tourism	<a href="https://wilderness-tourism.bc.ca/wp-content/uploads/2018/12/Adventure-Tourism-Strategy-for-British-Columbia-">https://wilderness-tourism.bc.ca/wp-content/uploads/2018/12/Adventure-Tourism-Strategy-for-British-Columbia-</a>

	<a href="#">Nov28-2016.pdf</a>
Shuswap emergency annual report 2019	<a href="https://www.csr.bc.ca/sites/default/files/ANNUAL%20REPORT%202019%20-%20CSR%20SEP%20FINAL.pdf">https://www.csr.bc.ca/sites/default/files/ANNUAL%20REPORT%202019%20-%20CSR%20SEP%20FINAL.pdf</a>
2020 KNC Annual Report	<a href="https://www.ktunaxa.org/wp-content/uploads/Final-4C-KNC_Annual_Report_2020-12-08-DIGITAL-1.pdf">https://www.ktunaxa.org/wp-content/uploads/Final-4C-KNC_Annual_Report_2020-12-08-DIGITAL-1.pdf</a>