CONNECT • UNDERSTAND • MOBILIZE

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Employment Lands Project

Employment Lands Analysis & the Site Locator Tool

September 2014

Jonathan Buttle

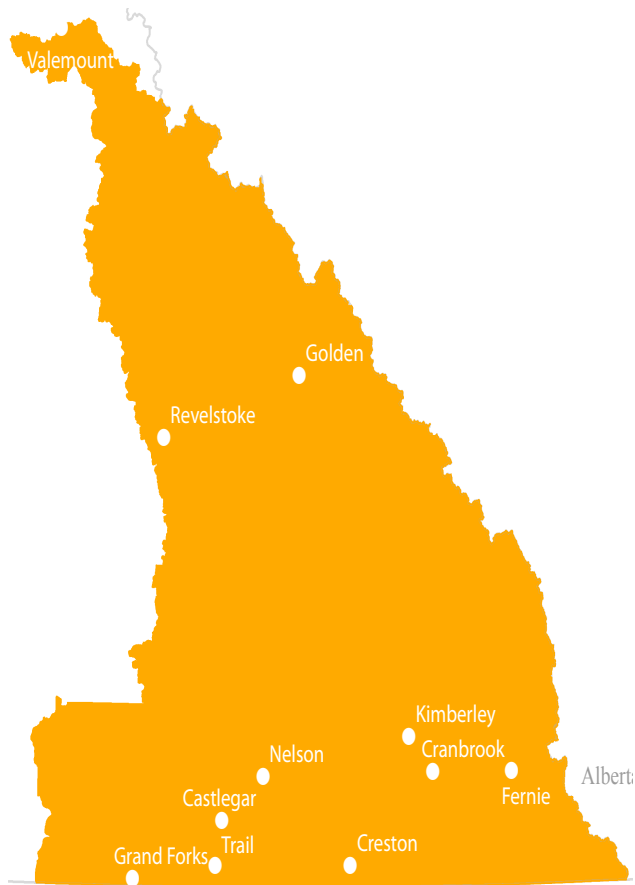Columbia Basin Rural Development Institute

Selkirk College

Overview

- **Employment Lands Project History**

- **Economic Assets Map**

- **Employment Lands Analysis**
  - Insufficient Lands?
  - Underutilized Lands!
  - Development Pressures?!?

- **The Site Locator Tool**

- **Considerations**

Employment Lands Project Overview

CORE PROJECT GOALS

- On-line economic assets map;
- Stakeholder engagement; and
- Assessment of *Employment Lands*.

ADDITIONAL GOALS

- Site Locator Tool;
- Analysis of the potential for development conflict

Partnerships

Funders
Community Futures EK, SIBAC, CBT

Government
Ministry Jobs, Tourism & Skills Training

Institutions
Selkirk College, SGRC, RDI

Regional Districts
RDCK, RDEK, RDKB, CSRD, RDFFG

Municipalities
28 Municipalities within Basin-Boundary

First Nations
Ktunaxa Nation

Why Regional Perspective and Partnerships

- Over 200,000 sqkm region
  - Lot's of empty space between towns

- Desire for release of Crown Land
  - Political Capital

- Available info was anecdotal
 - We need empirical evidence for sound policy

What are "Economic Assets"?

- The infrastructure (physical and administrative) that facilitates economic activity.

  - Cadastral Fabric:
    - Zoning, Parcels, Buildings, and Ownership

  - Physical Infrastructure:
    - Roads, Rail, Airports, Hospitals, Schools, Government Service Facilities, Services

  - Political Boundaries
    - Regional Districts, OCPs, Forest Tenures, Mining Tenures

- The infrastructure (natural, social & cultural) that supports our well-being.

  - Environmental:
    - ALR, Community Forests, Parklands, Community Watersheds, FSRs

  - Social:
    - Colleges, Schools, Fire Departments, Hospitals, Health Care Centres

  - Cultural
    - Galleries, Arts Councils, Farmers Markets, Radio Stations, Museums
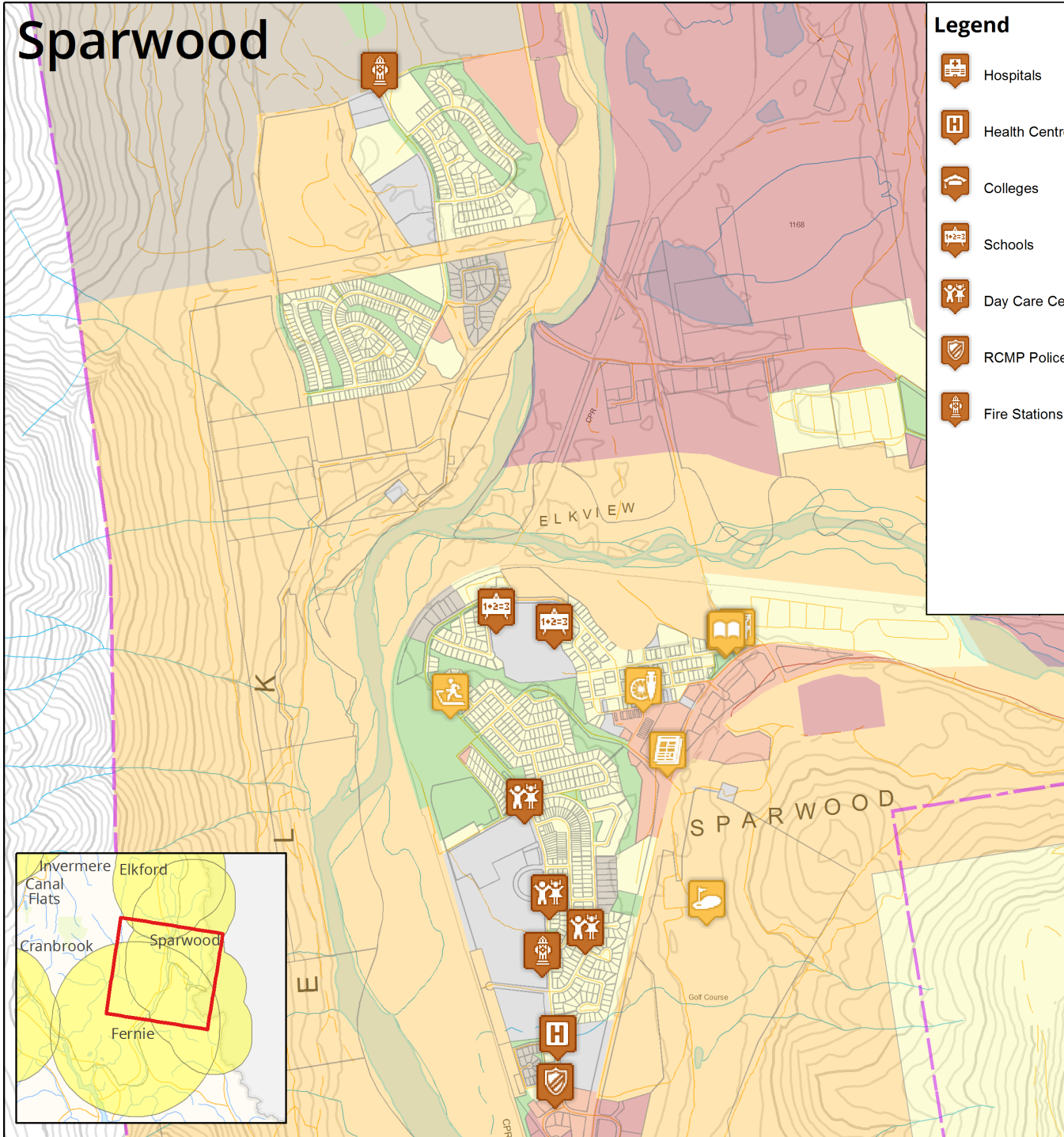
Sample Regional Level Map
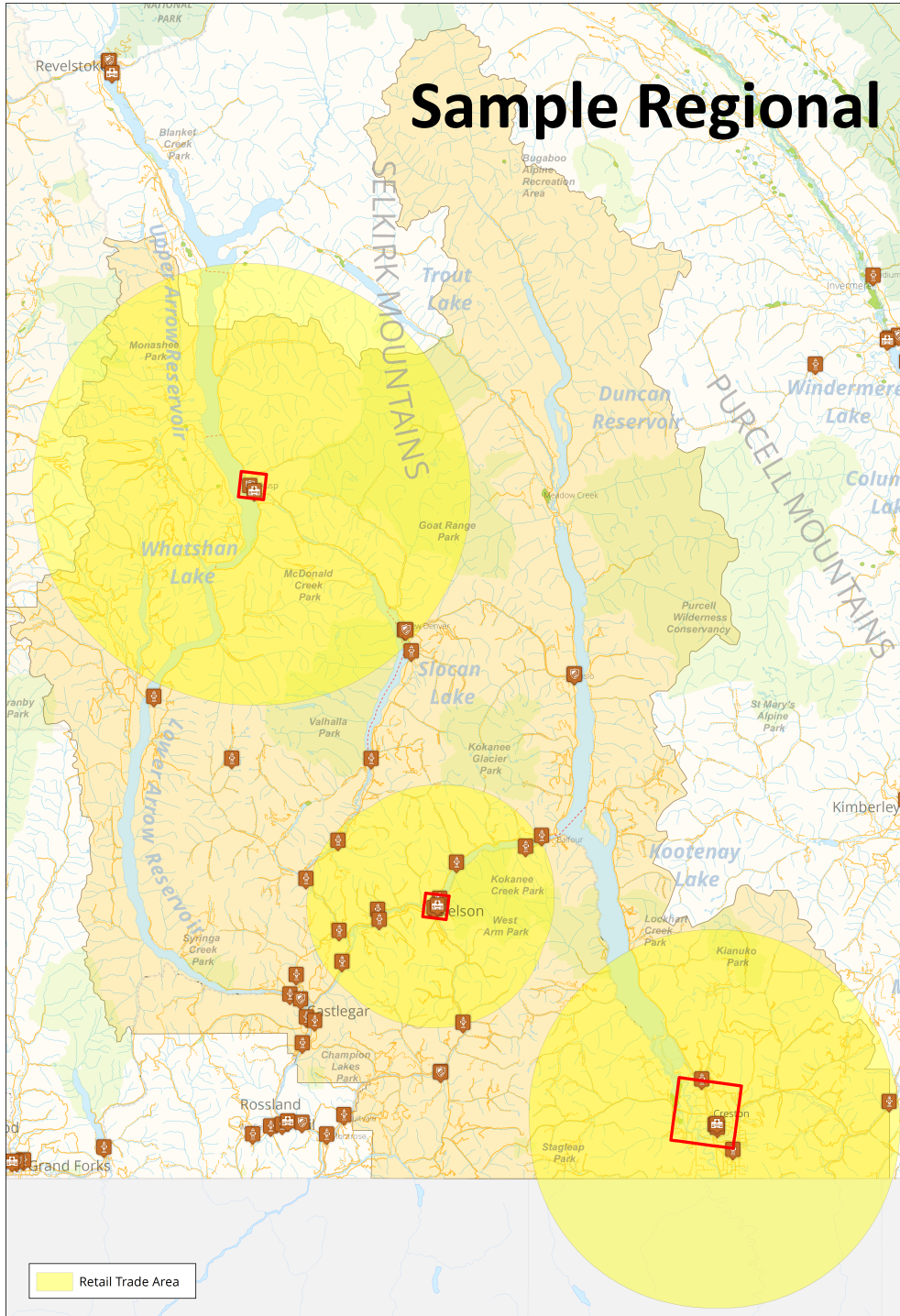
Legend

Hospitals	Farmers Markets	**Zoning**
Health Centres	Museums	Agricultural
Colleges	Galleries And Centres	Commercial
Schools	Historic Places	Industrial
RCMP Police Stations	Municipal Boundaries	Mixed Use
Fire Stations	Parcels	Parks and Recreation
Recreation Facilities		Residential
Libraries		Rural
Golf Courses		

Retail Trade Area

Sparwood

Legend
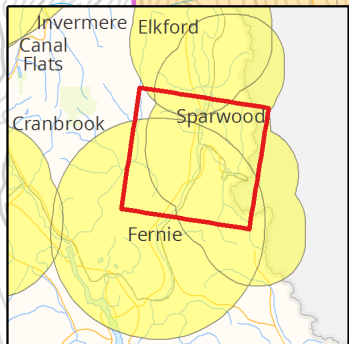
Symbol	Category	Symbol	Category
	Hospitals		Recreation Facilities
	Health Centres		Libraries
	Colleges		Newspapers
	Schools		Community Radio
	Day Care Centres		Golf Courses
	RCMP Police Stations		Farmers Markets
	Fire Stations		Museums
			Arts Councils
			Galleries And Centres
			Historic Places

Zoning

- Agricultural
- Commercial
- Industrial
- Mixed Use
- Parks and Recreation
- Residential
- Rural

ELKVIEW

SPARWOOD

1168

CPR

Golf Course

Invermere
Canal Flats
Elkford
Cranbrook
Sparwood
Fernie

Demand

Who is short of Employment Lands?

- Use BRE results to identify gaps

- Display is at community level to protect respondents

- Question posed:
  - Are you planning to expand?
  - What barriers do you face (No suitable premises)?

Supply

Are there existing lands that are not being used?

- **BC Assessment Roll-Data**

- **Tied to cadastral Fabric**

- **Proxy:**
  - Parcels listed as vacant (use codes)
  - Assumed to indicate underutilization

Quality of Proxies

Admittedly weak – but, a BIG improvement

- **Demand**
  - Proxy offers us a point on curve
    - Hidden Demand
- **Supply**
  - Proxy offers us the limit of Qs
    - Undeveloped Land

- **Together these give us some sense of the size of the shortage (Qd-Qs)**

Are there lands that are more prone to protest?

- **Anecdotal evidence suggests this problem occurs even when all appropriate steps are taken**

- **Assumption: certain zoning borders are more likely to produce conflict**

Areas of Potentially Controversial Developments	Potential Conflicting Uses
• Commercial zoned areas	• Residential zoned areas
• Industrial zoned areas	• Parks, WMA, Rec Tenures
• Mining tenures	• Community Watershed areas
• Forestry tenures	• ALR

South West Basin
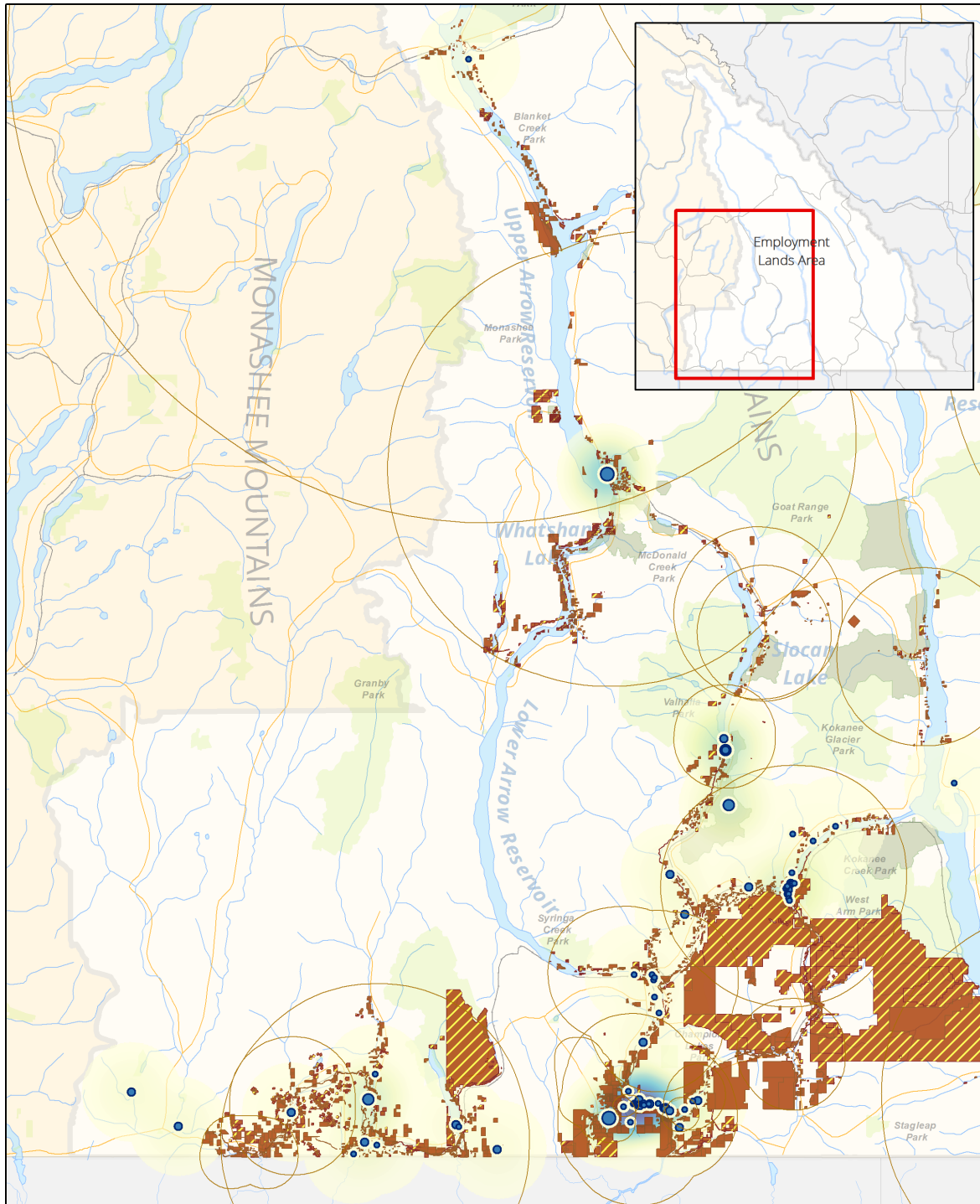
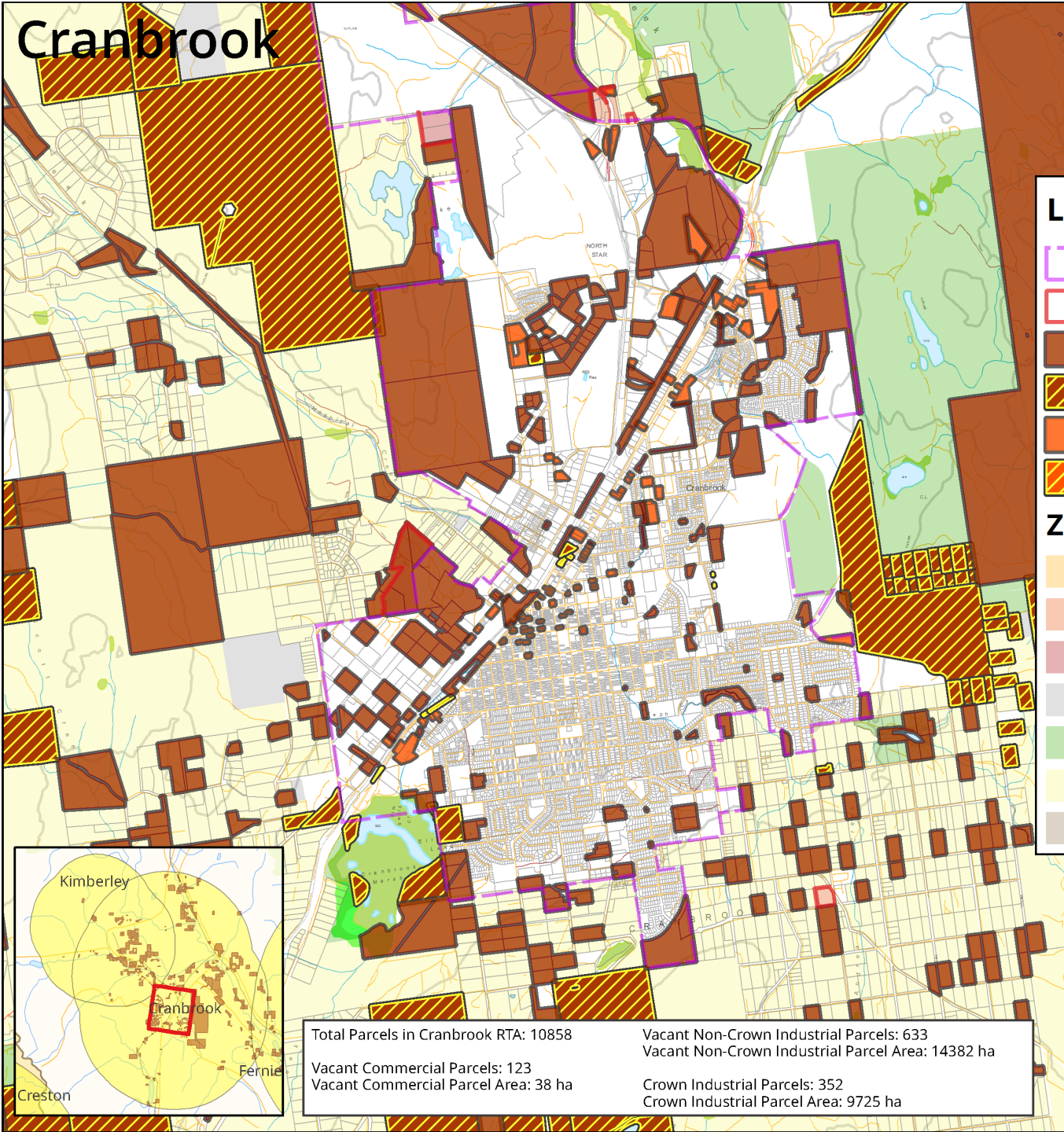**Business Expansion Concerns**

- 1 - 2
- 3 - 10
- 11 - 23
- 24 - 40
- 41 - 68

Vacant Industrial

Vacant Industrial (Crown Owned)

Vacant Commercial

Vacant Commercial (Crown Owned)

Cranbrook

Legend

- **Municipal Boundaries**
- **Pressure Areas**
- **Vacant Industrial**
- **Vacant Industrial (Crown Owned)**
- **Vacant Commercial**
- **Vacant Commercial (Crown Owned)**

Zoning

- Agricultural
- Commercial
- Industrial
- Mixed Use
- Parks and Recreation
- Residential
- Rural
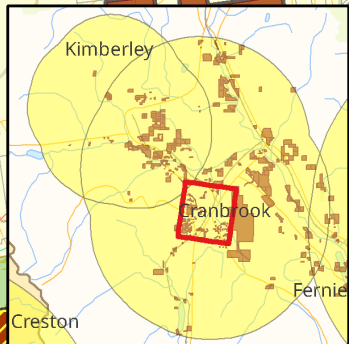
Total Parcels in Cranbrook RTA: 10858

Vacant Commercial Parcels: 123
Vacant Commercial Parcel Area: 38 ha

Vacant Non-Crown Industrial Parcels: 633
Vacant Non-Crown Industrial Parcel Area: 14382 ha

Crown Industrial Parcels: 352
Crown Industrial Parcel Area: 9725 ha

Kimberley

Cranbrook

Fernie

Creston

Results for Stakeholders

- This is NOT a suite of "answers"

- This IS a suite of questions and prompts
  - Opportunity to validate data
  - Need to validate assumptions

- This IS an opportunity to continue the conversation with your constituents
  - Regarding relevance of results
  - To reconsider existing land supply wrt trade flows, and boundaries

Early project Question

Are there public lands that could be added to the supply of Employment Lands?

- Addressing question led to development of extraordinary tool

- Re-define question: "Can we identify suitable lands?"

- Apply question to current supply of Employment lands

Site Locator Tool – Search Criteria

Location
- Regional District (required)
- Community(Optional)
- Distance from community (Optional)

Zoning
- Choose one of 7 major zoning types

Developed
- Choose whether parcel has existing building

Transportation
- Select maximum distance to major Hwy

Services (proxy)
- Distance to Hwys, roads, municipal bdry

Water
- Distance to water service area, municipal bdry, or community watershed
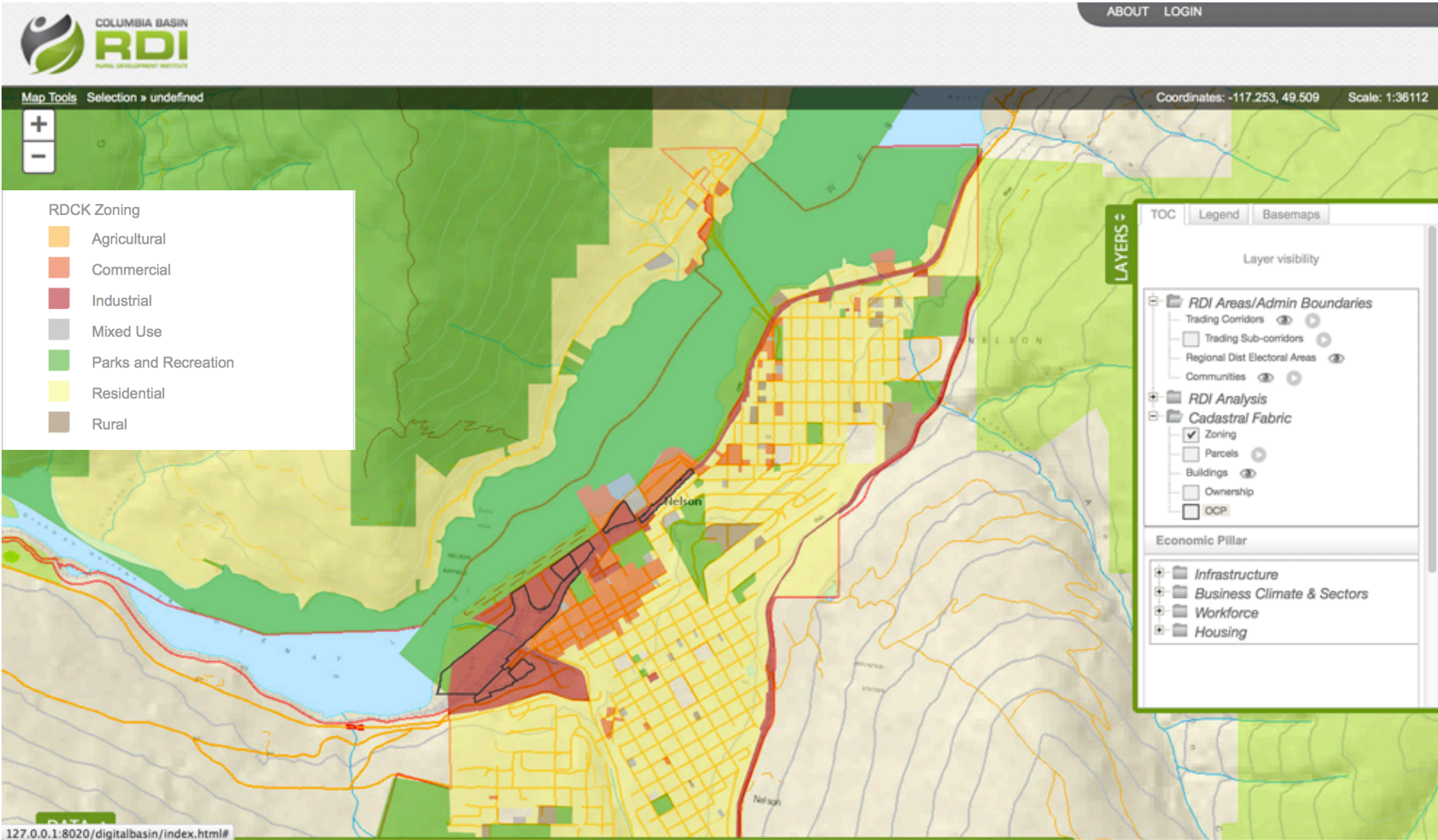
Parcel Size
- Minimum / maximum measured in ha

Land Gradient
- Minimum % of area under specific gradient

Nelson (Zoning)

Parcels outlined in black meet the filtering criteria ———

Site Locator Tool

Results accompanied by list of site IDs

Beta – Testing in Fall 2014

Availability through:

www.cbrdi.ca

- Can we improve the data?
  - Development of partnership with BC Assessment
  - Considerations of integrating with MLS (KREB)
  - Promotion of BRE (all communities / time-series)
- Is there a real-estate market efficiency problem?
  - Matching of attributes is difficult
  - Information (to suppliers and consumers) is insufficient

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