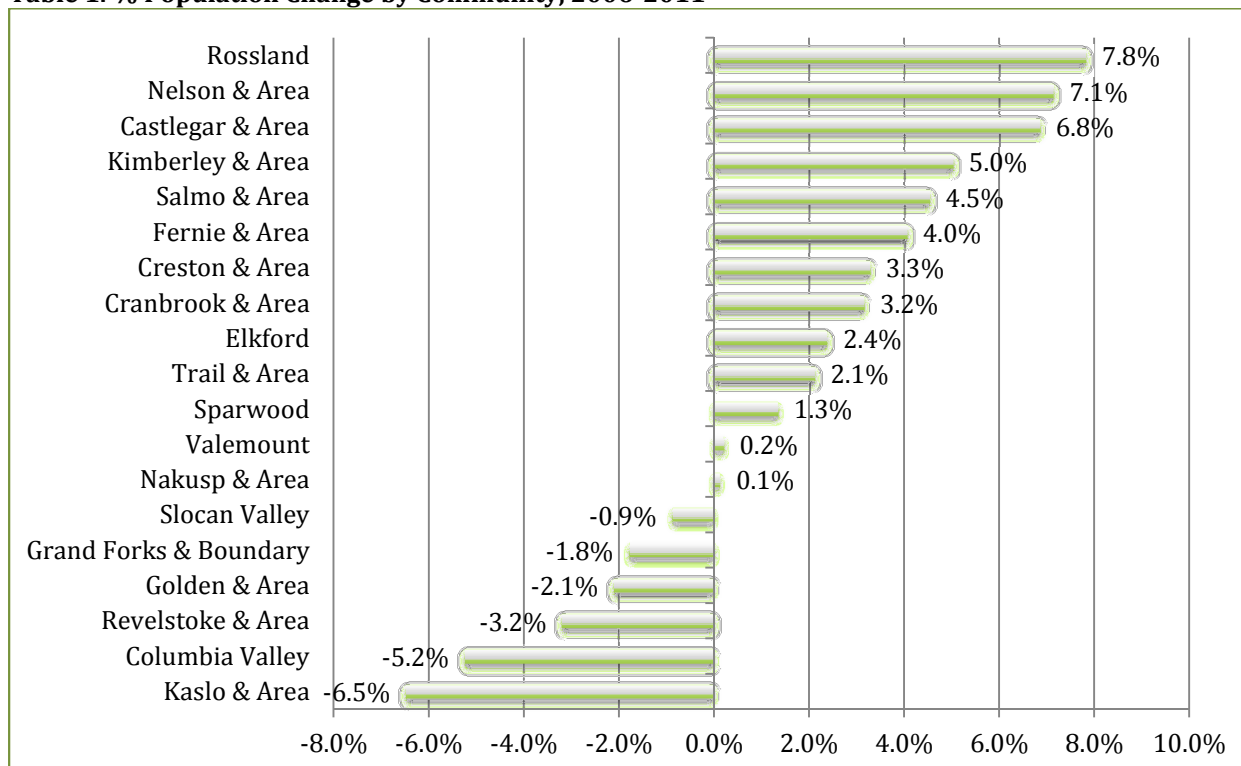


Second Home Ownership in the Basin Boundary Region

As Table 1 below highlights, the change in population throughout the Columbia Basin-Boundary Region has varied from a decline in the Kaslo Area (-6.5%) to an increase in Rossland (7.8%) over the past five years. Growth over the last 5 years was concentrated in the southern part of the region, with Rossland (7.8%), Nelson Area (7.1%) and Castlegar Area (6.8%) experiencing the highest percentage increases.

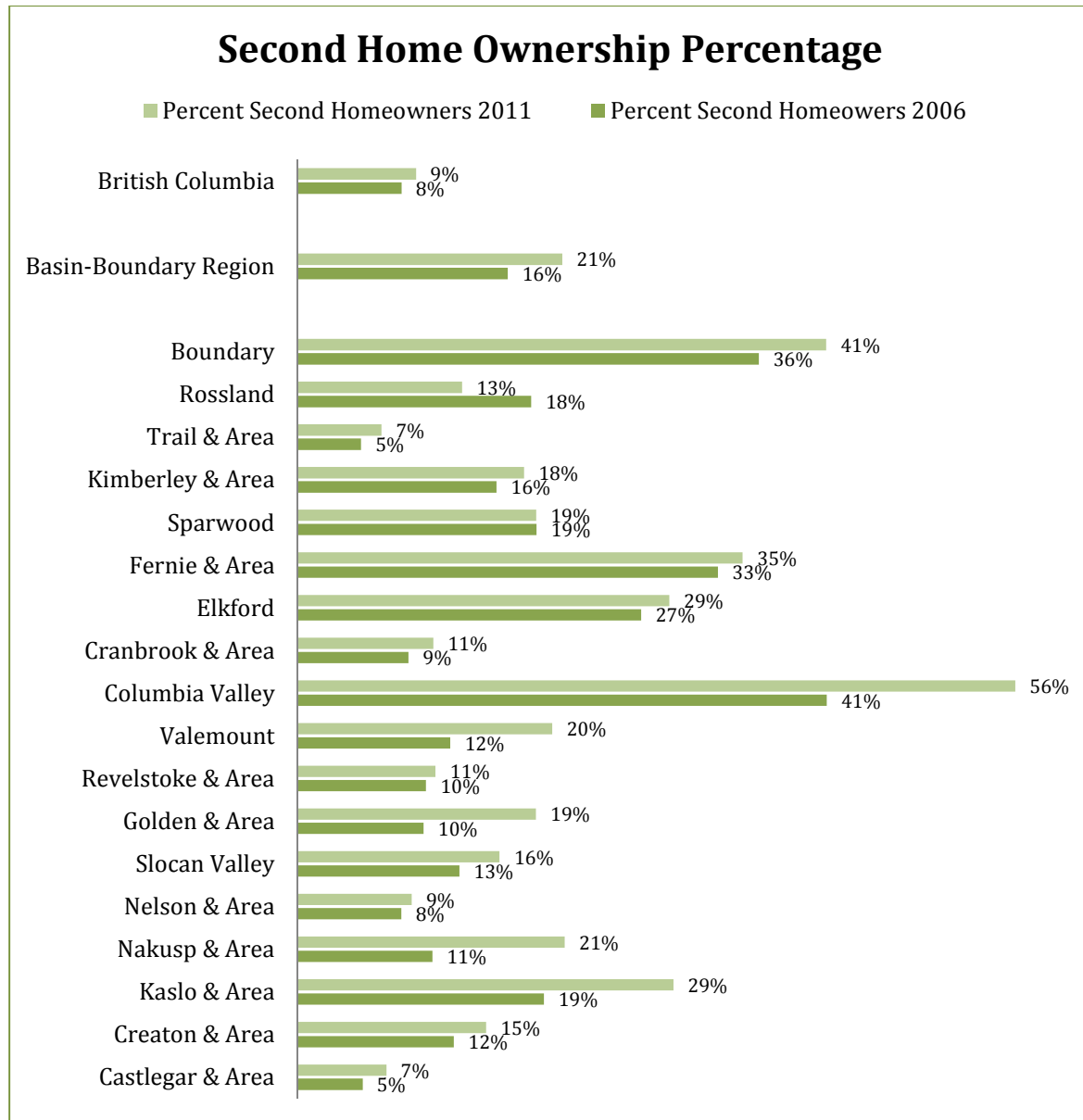
Table 1. % Population Change by Community, 2006-2011



The adjacent table highlights the increase in percentage of total private dwellings which are not owned and occupied by full time residents over the past five years. The highest level of second home ownership occurs in East Kootenay (27%) and Kootenay Boundary (25%) regions. The Basin-Boundary Region has on average double the percentage of second homes (16%) as compared to the provincial percentage (8%).

	Total Private Dwellings 2006	Second Home Owner 2006	Total Private Dwellings 2011	Second Home Owner 2011
Central Kootenay	27,351	10%	29,474	12%
Northern Basin	7,477	10%	7,830	15%
East Kootenay	29,767	21%	33,081	27%
Kootenay Boundary	17,383	21%	18,448	25%
Basin-Boundary Region	81,978	16%	88,833	21%
British Columbia	1,788,474	8%	1,945,365	9%

The following table expands the regionally aggregated percentages of second homeownership to the community and surrounding area level.

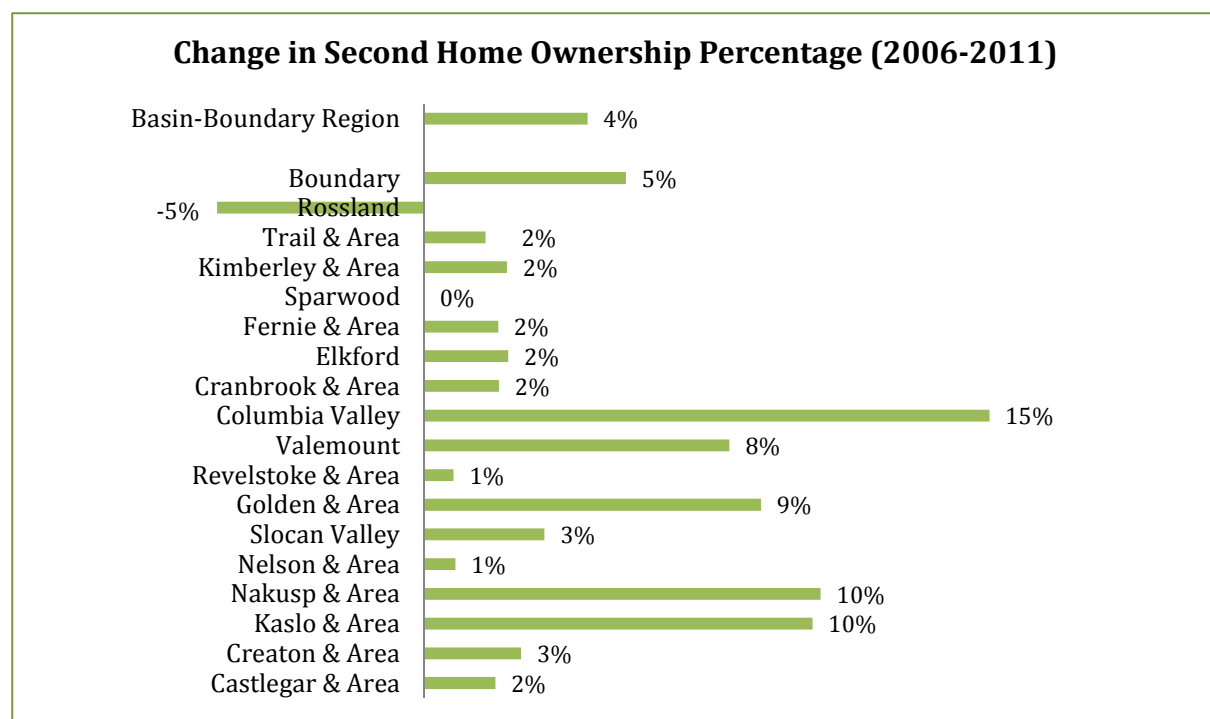


As the chart highlights, the Columbia Valley has a significant level of second homeownership with nearly one out of every two homes (51%) being occupied on a temporary or seasonal basis. The Boundary region (41%) is also significantly higher than the provincial average of 9% and may be heavily influenced by the resort community of Big White and possible vacation homes located in Christina Lake. The West Kootenay Corridor falls below (Castlegar & Trail and areas, 7%) or is equal to (Nelson and area, 9%) the provincial average of 9% according to Statistics Canada's most recent Community Census statistics (2011).

Other communities and surrounding areas within the Basin-Boundary region with significant levels of second homeownership include Fernie and area (35%), Elkford (29%), and Kaslo and area (29%). All far exceed the provincial average for second home ownership.

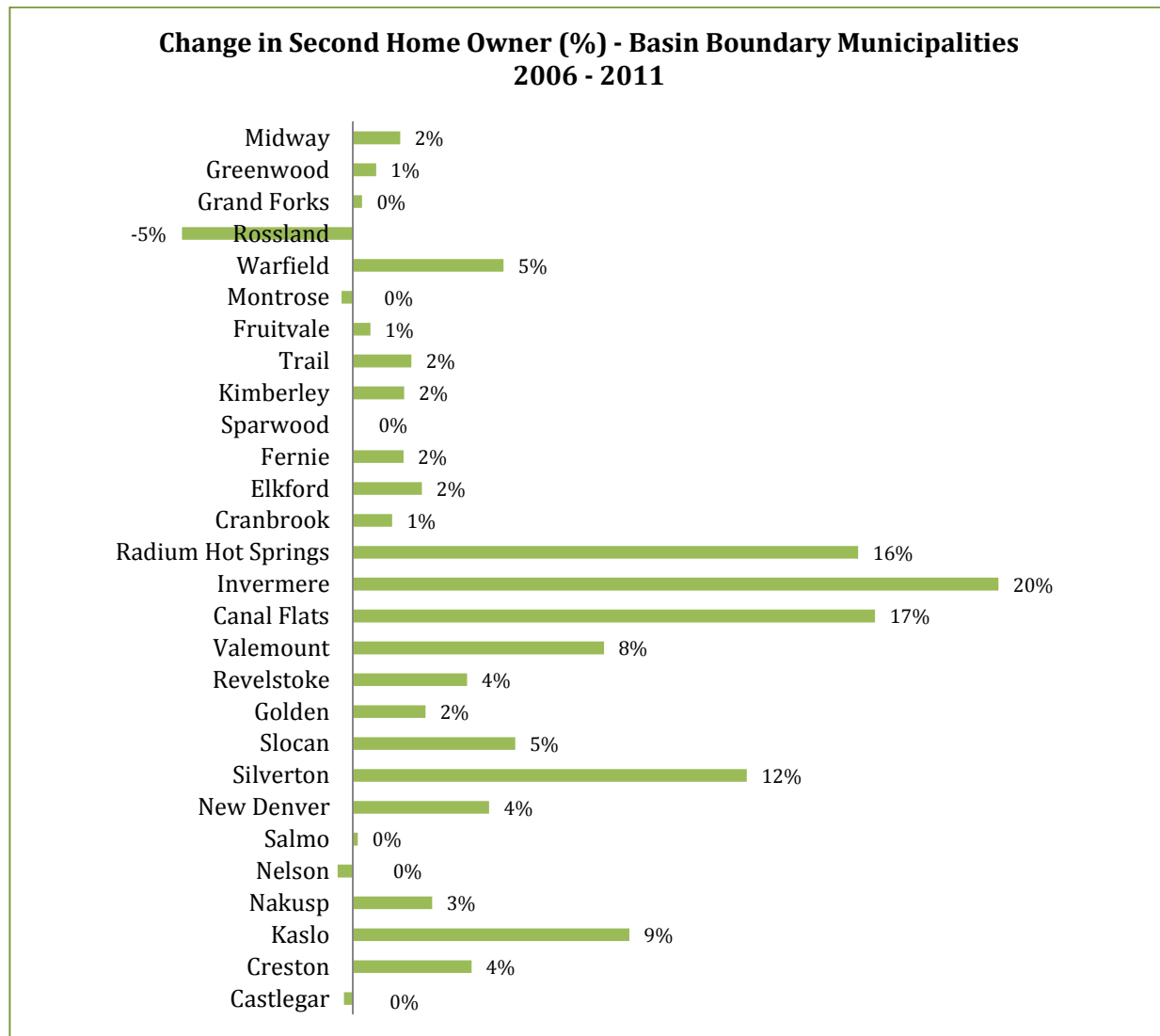
Identifying the changes or trends in home ownership provides critical information for future community and infrastructure planning. It is important for policy developers, decision makers, and community planners to identify current levels of second home ownership. Enabling local governments through provision of information allows communities to support the positive aspects associated with second home ownership, i.e. increased population and economic development, while managing negative impacts such as the erosion of housing (affordable) choices. One strategy utilized in the region has been a concentrated effort to convert temporary residents occupying second homes to full time residents.

The following chart highlights the changes in second home ownership over the past five years in municipalities and their adjacent Regional District (RD) areas. Second home ownership is represented as a percentage of total dwellings. The following chart highlights the changes in second homeownership which have occurred between 2006 and 2011 within the region.



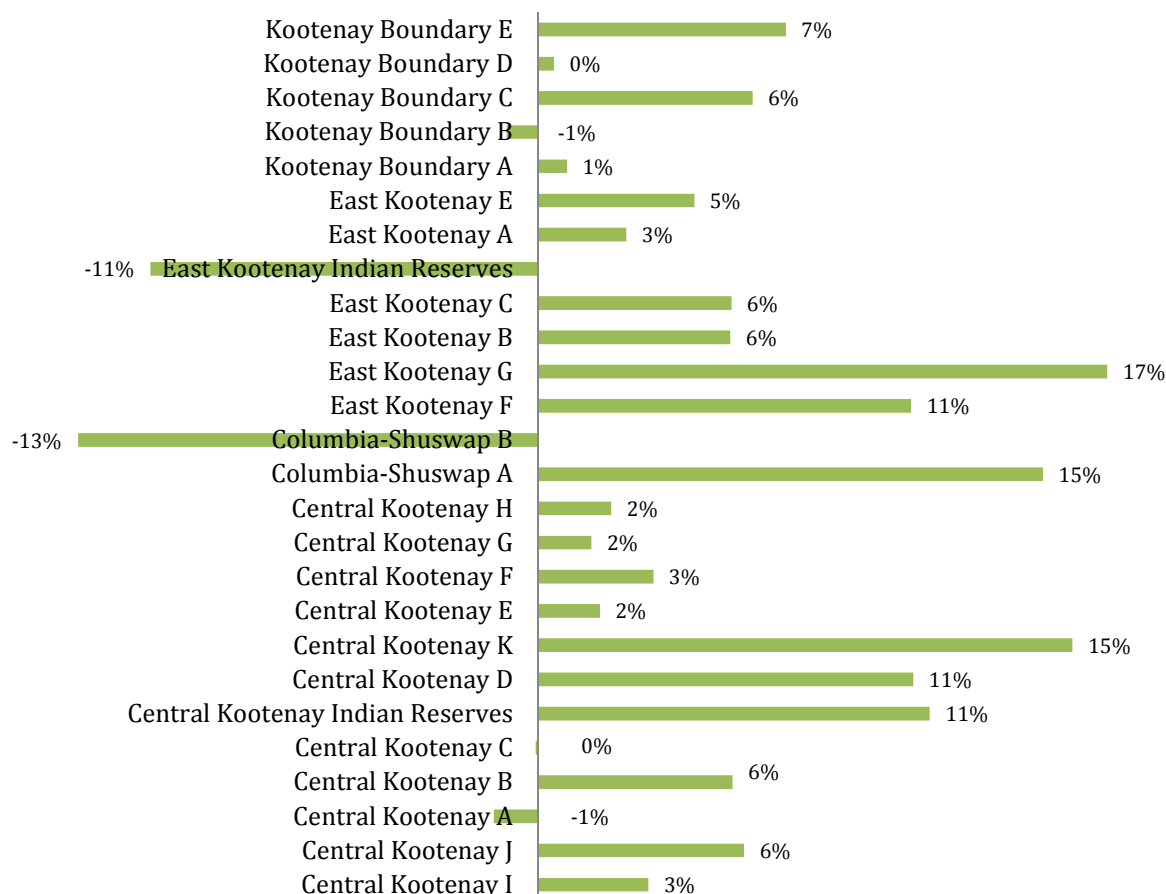
The average increase of 4% in second home ownership for the overall region is substantially higher than the provincial average of 1%. The chart above highlights some important trends. The Columbia Valley has shown a significant increase (15%) in second home ownership over the past five years. This level of increase has persisted even through a major economic downturn occurring in 2008. Other areas showing significant increases include Nakusp and Area (10%), Kaslo and Area (10%) as well as Golden and Area (9%). The Kaslo Area's increase in second home ownership (10%) occurred during an overall decline in population levels of 6.5%. Central Kootenay communities including Nelson and Area, Castlegar and Area, and Trail and Area all had moderate increases in second home ownership (1%, 2% and 2% respectively) similar to the provincial average of 1%.

Only two communities did not have an increase in percent of second homeownership, Sparwood (0%) and Rossland (-5%). The community of Rossland, during the period between 2006 to 2011, experienced the greatest decrease in second home ownership while experiencing the largest increase in population percentage (7.6%).



The chart above highlights the change in second home ownership by municipality from 2006 to 2011. As indicated earlier and highlighted within this table, communities within the Columbia Valley including, Radium Hot Springs, Invermere and Canal Flats have all shown significant increases in percentage of second home ownership, 16%, 20% and 17% respectively. Other communities with significant increases in percentage of second home ownership include Silverton (12%), Kaslo (9%) and Valemount (8%).

Change in Second Home Ownership Percentage - Regional District Areas 2006 - 2011



Within the Kootenay Boundary (RDKB) Region, the two largest percentage increases in second home ownership occurred within RDKB Area E (7%) and KBKB Area D (6%) which includes Big White and Christina Lake respectively. The largest increase in percentage of second home ownership within the Basin Boundary region occurred within the East Kootenay Regional District G which is the RD area adjacent to Radium Hot Springs.

Second home ownership has become a distinctive and often contested aspect of rural areas¹. As the results from this analysis demonstrate, even through hard economic times second home ownership remains an ever increasing aspect in our region. The intent of this Trends Analysis is to provide information to better inform decision making within the Basin Boundary region for a more sustainable future.

¹ Atkinson, R., Pickens, F., and Tranter, B., 2009. Home and away from home: the urban-regional dynamics of second home ownership in Australia. *Urban Research & Practice*. 2(1), pp.1-17.