



INTERIM HOUSING NEEDS REPORT

Town of Golden



December 2024



urban
matters

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1.0 Introduction

In 2023, the Province announced changes to the *Local Government Act* requiring municipalities to prepare Interim Housing Needs Reports (HNR), which must include the following items:

- The number of housing units required to meet current and anticipated need for the next five and 20 years, as calculated using the HNR Method provided in the Regulation;
- A statement about the need for housing near transportation infrastructure that supports walking, bicycling, public transit, or other alternative forms of transportation; and
- A description of the actions taken by the local government, since receiving the most recent HNR, to reduce housing needs.

By the end of 2025, the Town is also required to review and update its Official Community Plan (OCP) and Zoning Bylaw to ensure there is enough capacity to accommodate the housing need identified in this Interim HNR.

The Town of Golden is also anticipating to complete a full HNR report by April 2025 that will provide a more detailed overview of the housing challenges beyond the HNR Method. After that, the next full Housing Needs Report will be completed by December 31, 2028, and every five years thereafter.

This memo is divided into four sections:

- **How Golden is Addressing Local Housing Needs** – This section outlines the actions taken by the local government, since receiving the most recent HNR, to reduce housing needs.
- **Housing Needs: 2021-2041** – This section outlines the number of housing units required to meet current and anticipated need for the next five and 20 years, as calculated using the HNR Method provided in the Regulation.
- **Key Areas of Local Need** – This section highlights Golden’s statement about the need for housing near transportation infrastructure that supports walking, bicycling, public transit, and other alternative forms of transportation.
- **Next Steps** – This section outlines how the Town intends to continue its efforts to address the housing needs identified in the 2022 HNR and this Interim Housing Report.

2.0 How Golden is Addressing Local Housing Needs

In 2020-2021, the Town and Golden CED,¹ worked with CitySpaces Consulting on the 2021 *Housing Needs Report* as well as an *Affordable Housing Strategy*. The following represents actions taken on the strategy to date:

The 2021 Housing Needs Report stated, between 2016-2026, that 307 housing units were required with 46-92 units being non-market housing units. 387 housing starts were approved within this time period (as of November 2024). Two units were for non-market housing.

Strategy 1: Alleviate capacity constraints of the local non-profit housing sector

1.1 Golden Community Economic Development (Golden CED)² has transitioned from a cooperative to a non-profit society with a large focus on owning, operating and building affordable housing.

1.2 On August 15th, 2024, Golden CED and the Golden and District Senior’s Housing Society merged. Golden CED took on ownership and operation of Purcell View Seniors Apartments at 806 12th St S. This property has the potential for significantly more dwelling units and Golden CED will explore opportunities in the future.

Strategy 2: Explore opportunities for site-specific expansion and potential redevelopment

2.1 Please refer to 1.2 above.

Strategy 3: Seek capital funding for affordable housing projects as opportunities arise

3.1 Golden CED familiarized itself with various funding options and was successful in obtaining funds for the Downtown Housing Project (refer to 4.3 below).

3.2 The Town of Golden unsuccessfully applied the CMHC Housing Accelerator Fund in 2023 and the Town promoted various private senior government affordable housing funding programs such as the CMHC select program and the BC Housing Secondary Suite Incentive Program.



¹ Formally the Golden Community Social Services Coop.

² Funding for the Golden CED has been sourced annually from the Economic Opportunity Fund (EOF). The EOF is a local component of a much larger annually replenished fund source provided by BC Hydro to the Columbia Shuswap Regional District (CSR) as payment in lieu of taxes (PILT) associated with the lands flooded by its reservoirs. Expenditures from the fund require the consent of both the CSR Electoral Area A Director and Town Council.

Strategy 4: Utilize municipally owned land for affordable housing projects

4.1 Municipal land was inventoried, and the Downtown Housing Project site (refer to 4.3 below) was selected as the best candidate for successful senior government funding.

4.2 Up-to-date information was gathered on the significant cost to address environmental testing, reporting, and potential remediation of the Old Town Works Yard in the 700 block of 12th St S (temporary dog park location). Various reports would be required to obtain a release from the Ministry of Environment including Stage 1 and Stage 2 Preliminary Site Investigations³, Detailed Site Investigation, Remediation Plan, Confirmation of Remediation, and an Updated Risk Assessment. The scope of work would include drilling approximately 30 boreholes and 15 monitoring wells and testing of soil, soil vapour, and groundwater. In 2023, probable costs, excluding application and review fees and soil removal/remediation, were in the range of \$200,000 – \$415,000 and would take a minimum of three years.

4.3 Golden CED has advanced a mixed-use commercial-residential project consisting of 27 affordable housing units in the “Downtown Housing Project” at 527-525 9th Ave N. Major milestones included entering a Memorandum of Understanding (MOU) with the Town for the sale of the land at a 2/3rd discount, securing senior government funding from the Rural Economic

Diversification and Infrastructure Program (REDIP) for the commercial spaces as well as in spring 2024 funding from the BC Housing Community Housing Funding Program for the dwelling units, and finally having the rezoning, variances and land sale approved by Town Council

Strategy 5: Reexamine the secondary suite bylaw

5.1 In compliance with Provincial legislation, Council adopted *Bylaw 1492, 2024 TOG Zoning Amendment-R1-R1S Transition*, which rezoned approximately 280 properties from *R1 – Single Detached Residential* to *R1S – Single Detached with Secondary Residential*. The R1-S zone allows for a Single Detached Dwelling and one Secondary Residential Dwelling - either a Secondary Suite or a Detached Secondary Residential Dwelling (ex. carriage house).

Strategy 6: Refine and promote the detached secondary residential dwelling housing form and

Strategy 7: Consider compact housing forms

6.1 This project will advance in the coming year. In the meantime, variances for Detached Secondary Residential Dwelling (DSRDs) such as carriage houses or garden suites continue to be supported by staff and Council.

Strategy 8: Consider the establishment of a rental housing revitalization area

8.1 This project has not advanced.

Strategy 9: Explore establishing an affordable housing reserve fund

9.1 Some research and examples have been collected.



³ Often referred to as a phase 1 and phase 2 site investigation.

Strategy 10: Consider updating the development cost charge bylaw and Strategy 11: Consider establishing an employee housing service charge bylaw

10.1 Town staff explored the feasibility of implementing a Development Cost Charge (DCC) for employee housing with other resort municipality communities and the Province. This proved challenging for a variety of reasons, including the cost of producing a background report, benefit allocation, and needs for other sources of funding as well as the Town would have to own the eventual asset.

Strategy 12: Utilize the Municipal and Regional District Tax for affordable housing

12.1 Golden CED applied for a grant to begin work on a large-scale workforce housing project to support the tourism sector. The grant was not successful.

12.2 The Town and Golden CED will formally engage with Tourism Golden about the proportion and allocation of the MRDT/OAP tax for various housing initiatives.

Strategy 13: Consider adding targets to the Town's inclusionary housing policy

13.1 This will be considered with a new Official Community Plan and Zoning Bylaw. Two units of private employee housing were secured through a rezoning with the Kaur development at 1200 11th Ave N and research into different types of housing agreements, standard agreement language, and enforcement options were explored.

Strategy 14: Consider establishing a shared equity homeownership program

14.1 This project has not advanced beyond Golden CED's evolving role as a leader in the affordable housing sector.

Strategy 15: [Town] Consider establishing a living wage policy

15.1 Golden CED has established the living wage annually for the last few years. Golden CED hosted multiple events on Living Wage for different audiences within the community to encourage dialogue amongst workers, employers and change makers. Golden CED also officially became a Living Wage Employer in early 2024. Beyond Golden CED, this has not advanced within the municipality.

Strategy 16: Educate and enforce short term rentals

16.1 The Town adopted Short Term Rental bylaws, and in 2024 created a webpage, guidance, and an online application webform. Education and enforcement will be ramped up in 2025.

Strategy 17: Promote existing provincial housing assistance programs

17.1 Golden CED has promoted BC Housing's Rental Assistance Program (RAP), Shelter Aid for Elderly Renters (SAFER), and other programs as applicable.



3.0 Housing Needs: 2021–2024

In June 2024, the Province released a standardized methodology (HNR Method) that outlines how local governments must calculate their total housing need (outlined in Table 1 below). Using this methodology, the Province estimates the Town of Golden will need 798 housing units by 2041.

The HNR Method estimates the Town's housing needs by combining six components:

- **Component A** refers to the number of housing units needed to address extreme core housing need, defined as households spending 50% or more of their total pre-tax income on housing.⁴
- **Component B** represents the supply of permanent housing units needed to accommodate individuals currently experiencing homelessness.
- **Component C** addresses those households that were unable to form between 2006 and the present due to a constrained housing environment.
- **Component D** reflects the additional households needed to accommodate for the projected population growth from 2021 to 2041.
- **Component E** refers to surplus rental units needed to restore local vacancy rates to levels representing a healthy and well-functioning rental housing market (3% - 5%).
- **Component F** represents the additional housing demand within Golden that exceeds the minimum units needed to adequately house current and projected residents. It includes the number of units required to maintain a "healthy" market demand specific to each community.

This new calculation of housing need replaces Golden's previous estimate from the Town's *2021 Housing Needs Report*, which projected a need for an additional 307 units between 2016 and 2028⁵. The 2021 report used a different method⁶ to calculate housing need compared to the HNR method, which explains the discrepancy in the projected number of units needed.

⁴ This figure includes all rental households in extreme core housing need, and all owners with a mortgage in extreme core housing need.

⁵ The 2021 Housing Needs Report stated, between 2016-2026, that 307 housing units were required with 46-92 units being non-market housing units. During this time period, 387 housing starts were approved, including two dedicated non-market units.

⁶ The methodology to calculate housing needs in the 2021 HNR used population growth from BC Statistics projections. This methodology did not include Components A, B, C, E, or F, which likely explains why the projected need in the 2021 HNR is less than the need calculated using the HNR method.

Table 1. Total 5-Year and 20-Year Housing Need, Town of Golden, 2021-2041

| Component | 5-Year Need | 20-Year Need |
|---|-------------|--------------|
| Component A: Supply of Units to Reduce Extreme Core Housing Need | 9 | 35 |
| Component B: Supply of Units to Reduce Homelessness | 6 | 13 |
| Component C: Supply of Units to Reduce Suppressed Household Formation | 25 | 100 |
| Component D: Supply of Units to Meet Household Growth Over the Next 5 and 20 Years | 213 | 542 |
| Component E: Supply of Units Needed to Meet at Least a 3% Vacancy Rate | 2 | 9 |
| Component F: Supply of Units Needed to Meet Local Demand (Demand Buffer) | 25 | 100 |
| Total Units Needed | 281 | 798 |

Source: Housing Assessment Resource Tools, 2024

5.0 Key Areas of Needs

5.1 Housing Near Transit And Active Transportation Infrastructure

Housing near transit and active transportation can significantly enhance accessibility and support a more sustainable and connected community. Between 2008 and 2011, there was a transit system in the Town that was a partnership between the Town, Columbia Shuswap Regional District, and BC Transit. The bus service completed a morning and afternoon trip to/from the Town to Donald, Blaeberry, and Parson. However, the service was canceled due to very low ridership and high costs.

Recently, the Town engaged BC Transit regarding re-implementing a transit service in town, not in the rural area. BC Transit's next step was a consultant study at an estimated cost of \$50,000 that would be shared by the Town and BC Transit. This figure does not include staff time. BC Transit estimates the cost per ride would be three times that of comparable paratransit systems. On November 5, 2024, Council closed the discussion on exploring a BC Transit Service Study for the Town of Golden at this time.

Beginning with the 2022-23 season, the Kicking Horse-Golden Connector Shuttle was introduced and supported multiple daily trips through Town and up to the ski hill and back. This project continues to be partially funded through the Resort Municipality Initiative. Last year saw 10,884 riders; an increase of 74% against the prior season.



In 2023, the Town of Golden developed its [Transportation Plan](#) (GTP) in combination with the [Active Transportation Network Plan](#) (ATNP) to help establish an integrated transportation system.⁷ Both documents outline how Golden will work to connect residents and visitors of all ages and abilities to community destinations, downtown businesses, Kicking Horse Mountain Resort, resort amenities, and year-round attractions. These plans identified strong community support for exploring re-introducing transit and investing in active transportation infrastructure. The plans identified several strategies to achieve this outcome, including leveraging road and active transportation investments during the planning for new development projects. Implementation of these plans is being explored with work progressing on a new Development Cost Charge bylaw.

Since the development of these plans, in 2022, the Town completed three blocks of a new sidewalk/multi-use path connecting the downtown pedestrian bridge to residential areas including senior's housing.

Moving forward, the Town will continue to explore opportunities to support housing near active transportation infrastructure. BC Housing, which has, and is, supporting affordable housing projects in the Town, has also prioritized housing that supports pedestrian connectivity.

⁷ More information at golden.ca/transportationplan

6.0 Next Steps

This report quantifies the Town's current and future housing needs. Golden can build on these insights, ensuring that all residents have access to safe, affordable, and appropriate housing that supports their well-being and strengthens the community as a whole.

Immediate next steps for the Town will include developing a full Housing Needs Report that seeks to provide a more detailed overview of the housing challenges in the community beyond the HNR method, updating the Town's Official Community Plan and Zoning Bylaw to ensure there is enough capacity to accommodate the housing needs identified in this report, and continuing to implement the Town's Affordable Housing Strategy

