

# TOWN OF GOLDEN Official Community Plan Update

ROUND 2  
COMMUNITY  
ENGAGEMENT &  
OUTREACH  
What We Heard  
Report

MAY 2026



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Photo by Kootenay Rockies Tourism/Mitch Winton

# 1. Executive Summary

This report provides an overview of the public engagement results for Phase 2 of the Town of Golden Official Community Plan (OCP) Update. Conducted between April and May 2026, the broad objectives of the engagement were to:

- Provide residents with information about the Official Community Plan update project and where it's at in the planning process.
- Obtain input on the draft Official Community Plan, including its vision statement, guiding principles, community-wide policies, land use designations, and development permit areas.
- Help ensure the process reaches a broad range of residents and community groups, including those identified as harder to reach.

Communications and outreach built on earlier, Round 1 efforts that began in January and included the creation of a project information page on the Town of Golden's website, a project postcard mailed to all Golden residents and businesses, emails sent to Town of Golden subscribers including an OCP news release and newsletter, social media posts, and email notifications sent to community groups and organizations inviting them to participate in the project.

During the last two weeks of April and first week of May, Round 2 engagement included:

- Three Community Conversation meetings with stakeholders
- Two drop-in open houses
- One online open house
- An online survey
- Pop-up events — at the Post Office plaza, Locals Days at the Golden Skybridge, Soup Day at the Golden Seniors' Centre
- A guest speaker presentation at the Golden Seniors' Centre monthly coffee series
- A drop-in event at the Golden Youth Centre

Through the second round of engagement, almost 500 people participated in outreach and engagement.

In-person outreach focused on reviewing the OCP's vision, guiding principles, and key community-wide policies around land use.

Taken together, several common themes and ideas emerged from both online and in-person engagement. These are summarized here. Additional information is provided section 3.1.

## OCP Vision

Round 1 outreach asked participants to provide feedback on the 2008 OCP vision as a starting place to develop an updated OCP vision. During Round 1, most participants thought it was “OK,” but identified there was room for improvement for it to better highlight community resilience and community health and well-being. Key aspects of community well-being that could be highlighted included affordable housing and an active, safe, and vibrant downtown.

Round 2 engagement invited participants to provide feedback on an updated OCP Vision. Most participants supported the revised vision statement, with some feeling it could better reflect affordability, environmental health, and Golden’s unique mountain town identity. Those who did not support the vision felt it should be more action-oriented and representative of Golden’s distinct character.

Based on participant feedback, a new vision statement suggested by a community member was adopted for the updated OCP:

*“Golden is a resilient and inclusive mountain community that stewards its natural environment, supports a diverse local economy, and delivers a high quality of life — today and for generations to come.”*

## OCP Guiding Priorities

Round 1 outreach asked participants to provide feedback on the principles and goals in the 2008 OCP. Participants were also asked to prioritize the principles and goals that were most important to them.

Round 2 engagement invited participants to provide feedback on revised OCP Guiding Principles. Participants expressed strong support across all ten guiding principles, with community infrastructure and services, housing and affordability, revitalization of downtown areas, and resilience emerging as top priorities. Key themes for improvement included:

- **Housing and Affordability:** Better reflect diverse housing needs across income levels, with more emphasis on low-income households and seniors. Participants supported new development but stressed it should not increase the cost of living.
- **Downtown Revitalization:** Encourage the removal, reuse, or redevelopment of derelict buildings and vacant commercial spaces.
- **Transportation:** Highlight the need for more safe, reliable and accessible public transportation options.
- **Community Infrastructure and Services:** Address concerns about the cost burden on residents and explore sustainable ways to fund services.
- **Parks and Open Space:** Continue to maintain, improve, and expand parks and open spaces, while adapting to changing community needs.
- **Prosperity:** Diversify the economy by attracting new businesses and supporting existing ones, with a focus on new development that prioritizes community well-being over profit.

## **Community-wide Policies and Land Use Designations**

Round 2 engagement asked participants to provide feedback on key community-wide policies and land use designations in the updated OCP.

Participants expressed broad support for the proposed community-wide policies and land use designations. Housing, downtown revitalization, and community wellbeing and safety policies were generally well-received, with local food initiatives, animating public spaces, and revitalization of derelict properties emerging as clear priorities.

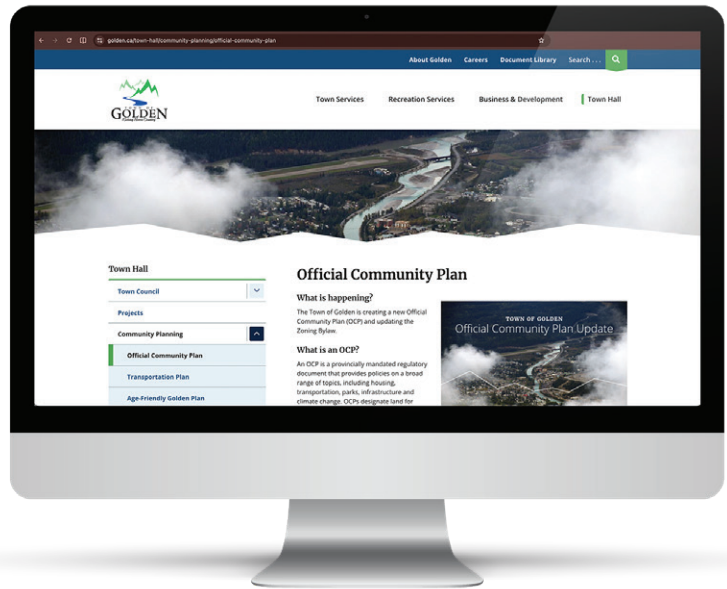
The most debated were short-term rental regulations, downtown parking management, and the appropriate balance between residential and commercial uses downtown, where participants raised concerns about housing affordability and the need for context-sensitive approaches to land use planning.



## 2. Outreach and Communications Summary

### Town of Golden website

The Town Website hosted an information page about the OCP update under “Current Projects – Community Planning.” The page provides information about the OCP update project, upcoming events, and provides information on in-person engagement opportunities and links to online engagement opportunities. The Round 1 What We Heard Report was posted on the site along with a Community Profile developed at the start of the project, Council presentations, and the Draft OCP itself.



### Town of Golden social media

Event notifications were posted on existing Town accounts, including the Town’s official Facebook and Instagram accounts.



- **Website:** Updates were provided on the Town of Golden OCP webpage at [www.golden.ca/OCP](http://www.golden.ca/OCP) and the engagement page at [www.golden.ca/engage](http://www.golden.ca/engage). During the engagement period, the OCP webpage was one of the top 5 viewed webpages on [golden.ca](http://golden.ca).
- **Newspaper:** A news item was posted on [golden.ca](http://golden.ca) on April 13. Two ads were placed in the April 23 and 30 editions of the Golden Star newspaper.
- **Newsletter:** The survey was promoted through the Town’s monthly newsletter, which went out on April 30 to 447 subscribers, seeing 17 link clicks to the survey and 3 link clicks to the OCP webpage.
- **Social Media:**
  - **Facebook:** Two Facebook posts (one reshared) were published in relation to the OCP Round 2 engagement. The two posts had an average reach of 2,275 people, and a total of 188 engagements (likes, clicks, comments, shares, etc.) and 158 link clicks to the survey or webpage.

- *Instagram:* Two posts and one reel were published on Instagram. The three posts had an average reach of 1,704 people, and a total of 73 engagements and 6 link clicks from our Instagram profile page.

- **Community Survey:** A print and digital version of a survey was available online, while a print version was distributed through community events (Open Houses, Community Conversations). 167 copies of the 27-question survey were completed.

## Print Materials

A range of project print materials were produced. The materials included the following.

- **Project postcards** were first mailed to residents and businesses in January to introduce the project and provide a link to the OCP webpage. A total of 4,000 postcards were distributed. Additional copies were distributed at community events in April and May.
- **Project posters** were distributed to over a dozen businesses around town and posted at community notice board locations. Project posters were also distributed at events.
- **Sounding Board:** Sturdy, outdoor signage was developed for use on Golden’s outdoor poster shed, the Golden Sounding Board. The Sounding Board was set up in Spirit Square and generated considerable community interest and input. One side of the Sounding Board featured information on the OCP Update, while the other side included information and feedback opportunities for a project to site a new permanent washroom facility in Spirit Square and to consider future potential improvements to the important community venue.
- **Town of Golden Newsletter and Advertising:** A project update was included in the Town’s community newsletter which is distributed electronically to approximately 400 residents. The newsletter is also sent to Golden community groups and organizations to distribute to their members.

A media release went out along with project advertisements in two local newspapers.



### 3. Engagement Summary

The following engagement activities took place on the week of April 20th as part of phase 2 and 3 in-person engagement.

#### **Community Conversations**

Two engagement sessions with local community groups, community-based organizations, and other stakeholders were held at Council Chambers. Both events were also open to the public and attracted residents who were unable to attend Open Houses or other community events.

The second Community Conversation took place as part of scheduled meeting with Golden's Age-Friendly Committee.

Approximately 21 people attended the two sessions.

#### **Open Houses (in person and online)**

Three open house events were held that attracted approximately 90 people. The first was a drop-in event at Spirit Square which attracted around 65 participants. An in-person event at the Golden Seniors Centre on with 15 people in attendance. An online open house attracted eight participants.

#### **Pop-ups, Drop-ins and Presentations**

Town staff hosted two community pop-up events. The first was held at the Golden Skybridge during Locals Days and a second was held at the Post Office Plaza. There were 35 interactions at Golden Skybridge and 35 at the Post Office Plaza.

Town staff also attended Soup Day at Golden Seniors Centre (12 attendees), a community coffee and guest speaker day at Golden Seniors Centre (20+ attendees) and dropped the Golden Youth Centre (five participants).

The OCP project team presented three project updates to Council in March and April.

The OCP project team also met with Golden Fire-Rescue to discuss the Wildfire Interface Development Permit Area that the updated OCP will include.

A meeting was held with developers and major builders in the community. Approximately 12 people attended the session with several attending on-line.

Town staff also participated in two Jane's Walks. Jane's Walks are free, community-led walking tours that take place annually on the first weekend of May in cities and towns around the world. Inspired by urban activist Jane Jacobs, the events encourage residents to share stories about their neighborhoods, explore local history, and connect with their communities. In Golden, one walk focused on Downtown with 25 participants, while the second was hosted by the Canyon to Confluence Initiative (C2Ci) attracted 20 participants.

## 3.1 WHAT WE HEARD

### 3.1.1 Open House, Community Conversations, Community Survey

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#### OCP Vision

The community vision is a statement that outlines the community's desired future, capturing shared values and aspirations. The following vision statement was developed and refined using input from residents, business owners, and community groups during the first phase of the OCP update process.

*"With a creative and diverse economy, healthy environment, and a high quality of life, the Town of Golden is a sustainable, inclusive and resilient mountain community in the heart of the Rockies."*

Participants of the pop-ups and drop-ins, as well as respondents of the community surveys were asked to review the revised vision. Most participants (52.1%) liked the revised statement. Another 35.8% found it to be "OK" but felt it was missing several key themes, including:

- **Affordability:** Respondents highlighted the importance of maintaining affordable cost of living for the community and felt this should be more clearly reflected in the vision.
- **Healthy environment:** Participants raised concern about how this vision can be achieved on the current economic development model, particularly in relation to the environmental health and air quality.
- **Wordings:** Participants noted that the vision felt slightly generic, and could be more aspirational, some also found the wording to be conflicting or vague.
- **Geographical location:** A few comments were noted on the geographical location of Golden, which could be more accurately described as "nested between the Rockies and the Purcells".

Participants who did not support the vision shared similar concerns but expressed a stronger view on the wording. Feedback emphasized that the statement should be more action-oriented, fact-based, representative of Golden's unique character, and oriented toward the future.










A revised vision statement was generated based on feedback that was suggested by one participant.

*"Golden is a resilient and inclusive mountain community that stewards its natural environment, supports a diverse local economy, and delivers a high quality of life — today and for generations to come."*

## Guiding Principles

The OCP’s guiding principles support the vision and provide a framework to inform decision-making and help guide and direct future growth and community development in Golden. All policies included in the draft OCP align with at least one or more of the guiding principles. The following principles were refined according to what residents, business owners, and community groups identified as the “most important” during the first phase of the OCP update process.

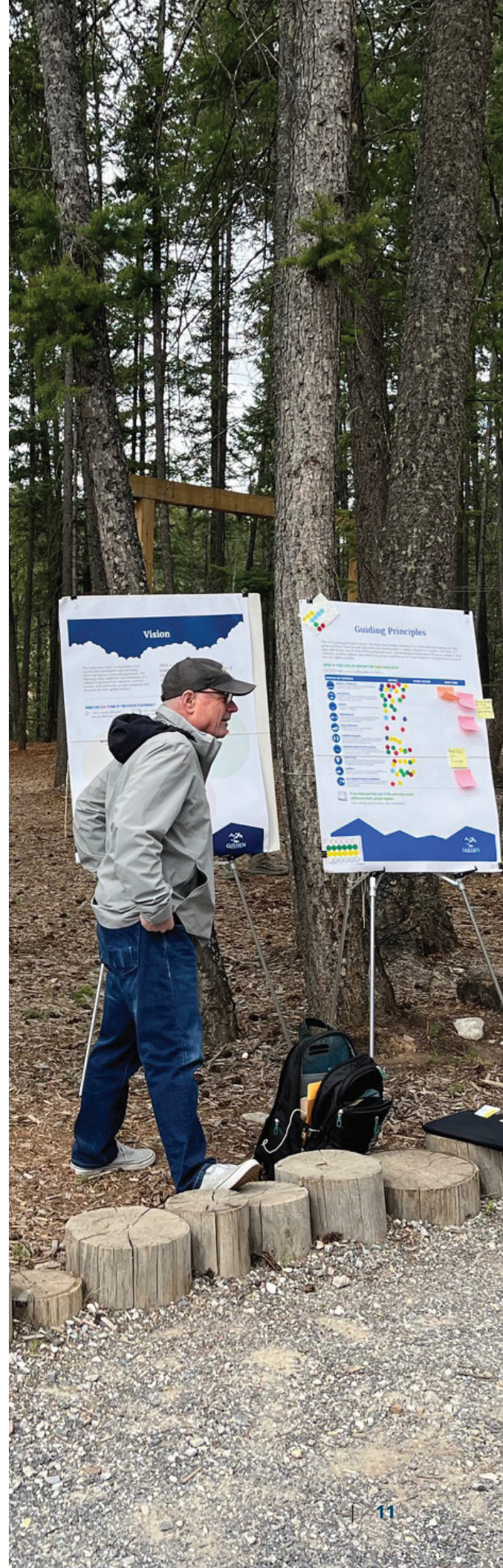
Please indicate your level of support for the principles and add any comments below.

Updated OCP Principle (results from community survey, pop-up and drop-in events)	Support	Do not support	Needs work
 <b>Housing and affordability</b> Encourage and support adequate and diverse housing options for all needs and incomes.	123	4	24
 <b>Revitalization</b> Encourage revitalization and beautification of Downtown Golden and support opportunities for new development, including a strong mixed-use core.	116	7	20
 <b>Resilience</b> Continue to manage natural hazards and plan for climate change-driven challenges.	116	9	17
 <b>Transportation</b> Improve transportation safety and accessibility through traffic calming, protected multi-use pathways and potential public transit options.	105	12	22
 <b>Parks and green space</b> Manage parks and open space and steward environmentally sensitive areas.	111	8	21
 <b>Community wellbeing</b> Work with local partners and organizations to support and address shared socio-economic and community health and wellbeing issues and opportunities.	108	8	20
 <b>Community infrastructure and services</b> Upgrade and improve essential infrastructure and services, such as sewer, roads, and waste systems, while considering affordability for residents.	128	2	15
 <b>Sense of place</b> Preserve and enhance Golden’s small-town character by supporting local businesses and ensuring developments are aligned with the community’s identity.	113	7	22
 <b>Prosperity</b> Recognize the importance of economic diversification and support opportunities for new development.	112	8	24
 <b>Relationship-building and partnerships</b> Seek opportunities to collaborate with local and regional partners, First Nations and Metis communities to meet community goals.	100	23	18

Across all priority areas, participants expressed strong overall support with community infrastructure and services, housing and affordability, revitalisation, and resilience as top priorities.

Key areas for improvement included:

- **Housing and Affordability:** Better reflect diverse housing needs across income levels, with more emphasis on low-income households and seniors. Participants supported new development but stressed it should not increase the cost of living.
- **Revitalization:** Encourage the removal, reuse, or redevelopment of derelict buildings and vacant commercial spaces.
- **Transportation:** Highlight the need for more reliable and accessible public transportation options.
- **Community Infrastructure and Services:** Address concerns about the cost burden on residents and explore sustainable ways to fund services.
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## OCP Community-wide Policies

These higher-level policies support the OCP’s broader vision and guiding principles. They highlight important focus areas for the updated OCP:

- Housing
- Downtown Revitalization
- Community Wellbeing and Safety

Respondents of the community survey were asked to review 16 community-wide policies and indicate whether they supported each direction.

### Housing

The following summarizes the results and key feedback for the housing policies collected from the community survey.

Community-wide Policies (results from the community survey)	I support this	I do not support this	I am unsure
<b>Housing</b>			
6. Increase the diversity of housing types and tenures by supporting the development of mixed-use, multi-unit housing and purpose-built rental.	92	9	12
7. Increase development of higher density ground-oriented housing in existing residential areas, including both infill development and redevelopment, to provide housing choice for families.	84	15	12
8. Increase the supply of rental housing, including non-market and below-market housing, in addition to other alternatives to market housing such as co-op and affordable ownership.	90	13	10
9. Permit short-term rentals (STR) in areas designated Residential areas only when the homeowner is living in the residence and operates the short-term rental as a home-based business operator.	71	25	17
10. Allow short term rentals in areas designated Mixed-Use Commercial Residential (i.e., Downtown Golden – north and south of the Kicking Horse River) only in mixed-use multi-unit buildings above a commercial ground floor.	58	34	20

Overall, housing policies received strong support, with Policy 6 receiving the highest support at 81%.

The two short-term rental policies received most opposition: Policy 9 received 63% support, while Policy 10 received the lowest support among all housing policies at 52%, with 30% opposed and 18% unsure about allowing STRs in mixed-use commercial buildings.

Participants who did not support or were unsure of policy 9 raised the following concerns:

- **Occupancy:** An occupancy threshold for STR permits was suggested to ensure STRs serve the needs of the community instead of being a long-term investment.
- **Demand and Impacts:** More study on STR demand and its impact on Golden's rental housing supply was recommended before expanding permissions.

Participants who did not support or were unsure of policy 10 raised the following concerns:

- **Reduction of Affordable Housings:** Allowing STRs in mixed-use buildings would reduce the availability of affordable long-term housing, particularly for residents without vehicles or with mobility challenges, the Town should prioritize housing in those areas for long-term residents.
- **Fairness and Consistency:** Owner-occupancy is required for residential STRs but not in commercial areas, which was seen as inequitable.
- **Commercial Space:** Commercial areas should be reserved for business growth given the limited commercial space currently available in Golden.
- **Infrastructure:** Adequate parking and infrastructure capacity would need to be confirmed before allowing STRs in mixed-use buildings.

While the three higher-supported policies (6, 7 and 8) were broadly well-received, some participants offered the following observations:

- **Policy 6:** Some noted the policy could be more specific in its direction.
- **Policy 7:** Concerns were raised about the implications of increased density and the impact on Golden's unique character, as well as the infrastructure capacity to support additional housing.
- **Policy 8:** Some participants expressed concern that the financial cost of non-market housing could largely fall on the existing residents.

## Downtown Revitalization

The following summarizes the results and key feedback for the downtown revitalization policies.

Community-wide Policies (results from the community survey)	I support this	I do not support this	I am unsure
<b>Downtown Revitalization</b>			
11. Direct mixed-use commercial development to the Downtown North and the Downtown South areas and encourage the incorporation of multi-unit housing with these developments.	81	14	17
12. Continue to invest in Downtown Golden through the revitalization and activation of underused and derelict properties. This includes exploring mechanisms to utilize municipal tax tools like revitalization tax exemptions for housing developments on vacant or derelict properties in Downtown Golden.	94	10	7
13. Undertake a Downtown parking needs and a management study that includes public consultation with downtown businesses and residents.	73	20	17

Overall, the three policies are well supported with over 65% support rate, with policy 13 being least supported with 66%.

Respondents who do not support (18%) and are unsure (15%) of this policy raised the following concern:

- Some questioned the necessity of a study, suggesting that parking is primarily an enforcement issue rather than a feasibility concern, and that a study may create unnecessary financial costs
- Participants were divided on the direction of parking management: some favoured removing parking in favour of pedestrian and cycling infrastructure, while others felt a parkade was needed to address existing parking challenges

Participants who did not support or were unsure of Policies 11 and 12 raised the following concerns:

- **Policy 11:** Careful consideration is needed to ensure parking capacity can support increased population density, and the development should be located near existing residential areas and community amenities. Height restrictions should be considered to preserve views. Some suggested that Policy 12 should be prioritized before pursuing Policy 11.
- **Policy 12:** Some participants suggested replacing tax exemptions with a vacancy tax charged to property owners, arguing that exemptions should be avoided where possible given the Town's need for revenue (*Note: this is not an authority that the municipality has been granted by the Province*).

## Community Wellbeing and Safety

The following summarizes the results and key feedback for the community wellbeing and safety policies.

Community-wide Policies (results from the community survey)	I support this	I do not support this	I am unsure
<b>Community Wellbeing and Safety</b>			
14. Explore opportunities to reduce speed limits and implement traffic calming and diversion measures to improve conditions for active transportation users (i.e., bikes, pedestrians, mobility scooters, etc.).	78	14	19
15. Collaborate with local, regional, and provincial partners on air quality monitoring and to investigate additional measures for air quality improvement, including supporting local partners working on the Community Wood Smoke Reduction Program.	81	17	12
16. Assess potential climate-related hazards and risks to enhance long-term climate resilience as public infrastructure is renewed.	85	8	19
17. Improve lighting, signage, and seating in public spaces to enhance safety and comfort for all ages and to help implement Golden's Age Friendly Community Plan.	84	9	18
18. Explore options for building relationships with local First Nations and Metis communities, increase cultural awareness and support ongoing reconciliation efforts within the Town of Golden.	71	20	18
19. Support local food initiatives.	99	4	9
20. Work with CSRD to expand existing recycling options and an organic waste diversion program.	93	9	10
21. Continue working with local partners, including the Golden Farmers' Market (Local Food Matters), Kicking Horse Culture and Tourism Golden to help animate Spirit Square and other public spaces downtown.	102	5	5

Overall, the eight policies received strong support, with support rates ranging from 65% to 92%. Policy 21 is most supported, and Policy 18 is the least supported with 18% not supportive and 15% unsure.

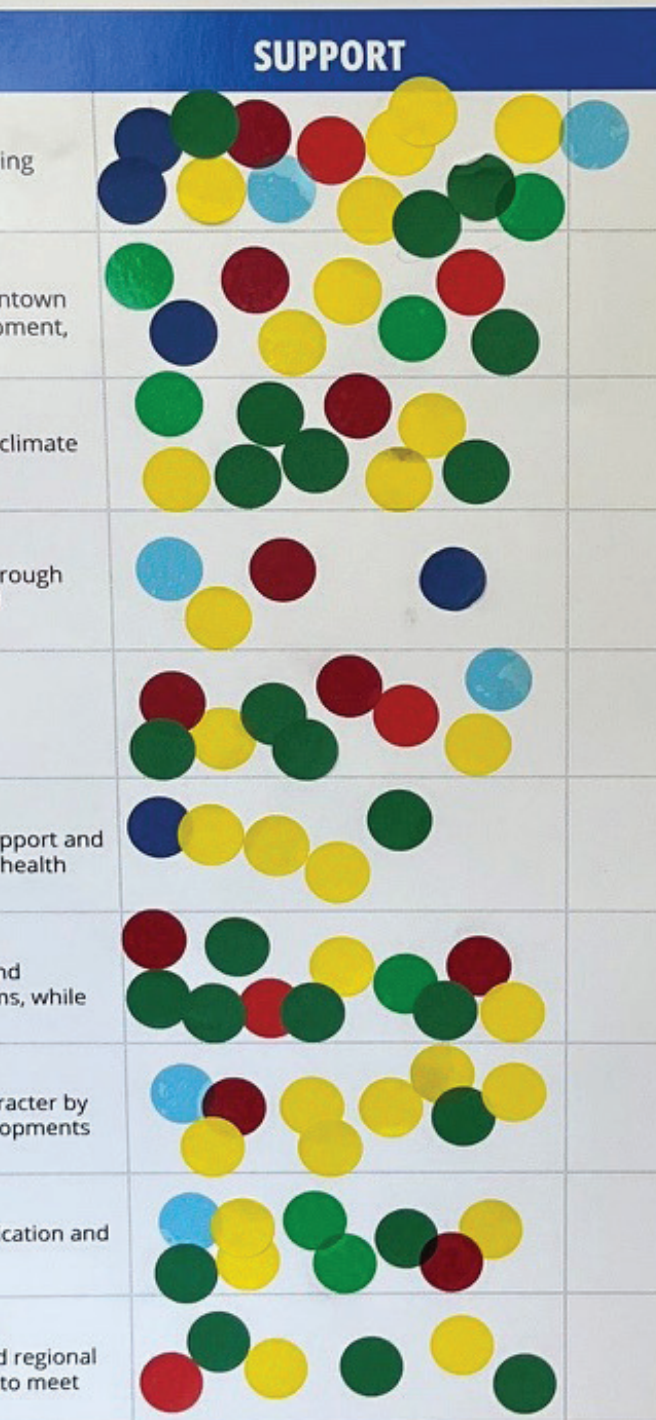
Participants who did not support or were unsure of Policy 18 noted that working with Indigenous communities is primarily a federal jurisdiction, making it difficult for a municipality to initiate, and that Golden has already made meaningful progress in this area.

Additional comments were raised on the remaining policies:

- **Policy 14:** Some participants felt that cycling safety and speed limits were not a pressing concern and considered this a lower priority compared to other policies.

## OR THESE PRINCIPLES?

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e any comments.

- **Policy 15:** Some noted that wood heat remains a common and necessary heating source for households that cannot afford electricity and suggested that scrap timber could be utilized as an alternative. It was also noted that smoke originates from multiple sources beyond residential wood burning.
- **Policy 16:** Some participants expressed concern about the financial implications of this policy and noted that the wording is too vague.
- **Policy 17:** Some considered this a lower priority and suggested that Dark Sky requirements should be followed. Concerns were also raised that additional signage may not be necessary and could contribute to light pollution.
- **Policy 19:** Some noted that the wording is vague and suggested that this work may be better suited to non-profit organizations rather than the Town.
- **Policy 20:** While recycling was broadly supported, some noted that recycling programs can be ineffective at times and suggested the focus should be on reducing waste at the source rather than diversion alone.
- **Policy 21:** Some participants commented their personal preference to which groups and initiatives would be supported, and concerns were raised about the financial implications of this policy.

## Land Use Designation

Participants of the pop-ups and drop-in events, and the community survey were asked to review selected land use designations and indicate whether they supported key policy directions included in them. The following table summarizes the results.

What is your level of support for these land use policies? (result from the pop-up and drop-in events, and community survey)	I support this	I do not support this	I am unsure
<b>RESIDENTIAL</b>			
22. Support compatible infill within existing residential neighbourhoods.	79	9	21
23. Maintain existing manufactured home parks.	93	8	13
<b>MIXED-USE COMMERCIAL RESIDENTIAL (DOWNTOWN)</b>			
24. Support mixed-use commercial/ office/ residential, including development that includes multi-dwelling unit uses.	94	10	9
25. Encourage the integration of residential uses above ground floor commercial uses	92	7	9
<b>COMMERCIAL</b>			
26. Limit residential uses in these areas so as not to draw desired activity away from the Mixed-Use Commercial Residential (i.e. Downtown) area.	52	25	32

Overall, the residential and mixed-use commercial residential policies received strong support, except for policy 26 with only 47% support, and 29% unsure.

Respondents who did not support or were unsure of policy 26 largely questioned the rationale for limiting resident uses in commercial areas. They noted that downtown would be the most convenient and accessible for residents, and restricting housing there contradicts with the broader goals of increasing density and housing supply. One commented that land use decisions should be addressed on a neighbourhood-by-neighbourhood basis rather than through a blanket policy, and one participant also noted that the proposed land use map doesn't align with existing residential uses. Some indicated that the policy wording was unclear.

It is worth noting that there is a contradictory view between responses to policies 25 and 26, while most participants supported residential uses above ground floor commercial, a smaller number commented that downtown should remain primarily commercial or that residential development should be limited due to parking constraints.

Additional comments were raised on the remaining policies.

- **Policy 22:** Concerns were raised about whether existing infrastructure and parking capacity can support infill development. Some participants were unfamiliar with the concept of infill housing, and one commented that it does not fit Golden's small-town character.
- **Policy 23:** Some participants indicated they were unfamiliar with the policy. Opinions were mixed; some suggested reducing, densifying, or phasing out manufactured

home parks, while others noted they remain a necessary source of affordable housing.

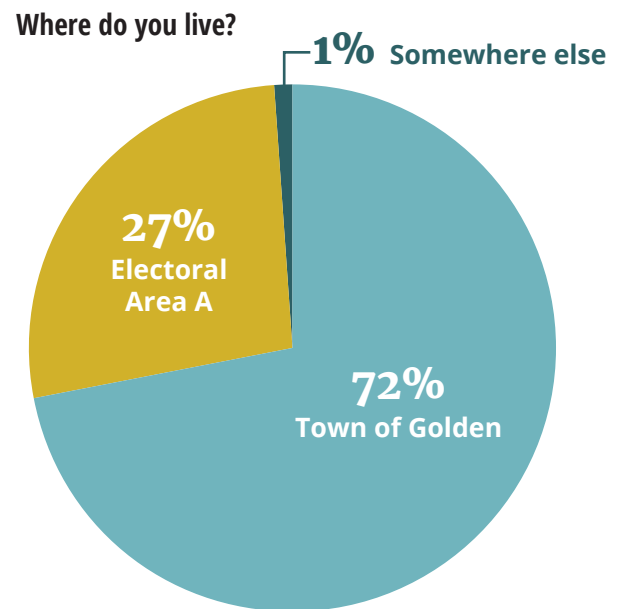
- **Policy 24:** Participants noted that increased density raises parking concerns, though some commented that any development is preferable to leaving buildings abandoned.
- **Policy 25:** A smaller number of participants commented that downtown should remain primarily commercial, or that residential development should be limited due to parking constraints.

### 3.1.2 OCP Survey

A total of 167 responses were recorded for the OCP community survey. The following summarizes the profile of the respondents.

#### Location

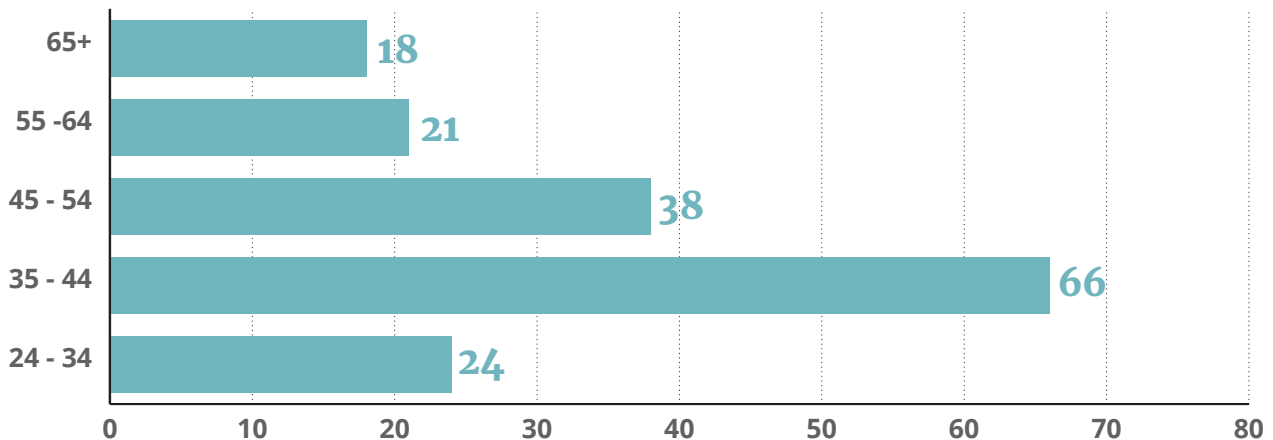
Most respondents were from the Town of Golden, with a smaller proportion from Electoral Area A. Only one respondent indicated they do not live in either area.



#### Age

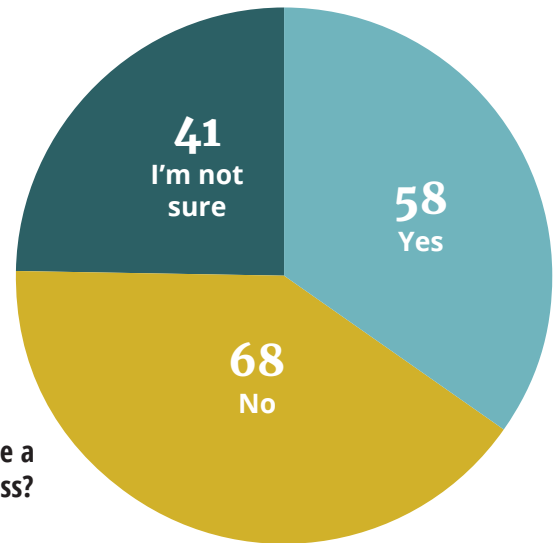
Respondents were mainly middle-aged adults, with the 35–44 age group being the most represented, no responses were received from residents under 25.

#### What's your age group?



## Phase 1 Participation

Just over a third of respondents had participated in Phase 1 of the OCP Update process, while a notable proportion were unsure. This suggests that the Phase 2 survey successfully reached new participants.



Did you participate in an event or complete a survey in Phase 1 of the OCP Update process?

### 3.1.3 Spirit Square Improvements

There is a separate project to explore potential improvements to Spirit Square, including a new washroom facility that is identified in the Town's Resort Development Strategy and funded through Resort Municipality Initiative funds. As improvements are connected to larger revitalization topics in the OCP Update project that two projects coordinated engagement and outreach.

During this round of engagement, outdoor signage was developed for use on Golden's outdoor poster shed, the Golden Sounding Board. One side featured OCP Update information, while the other side featured the design options for Spirit Square and sought feedback on which to option to pursue and develop further. The Sounding Board remained in Spirit Square for three weeks and attracted considerable attention and feedback.



# Appendix A: Public Engagement Comments

## Online Open House

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- Expressed safety concern and proposed additional policy: to work with MOTT, RCMP on traffic accidents, and closures on the TransCanada Hill (Golden Hill).
- Could also include support for speed restrictions on Hwy 95 upon entering the Town.
- Expressed concern for private owners and upkeep of buildings (graffiti)
- Suggestion to use public art incentives to combat graffiti on private buildings and the town to ensure graffiti removed from Town buildings in a timely manner.
- OCP Policy 6.6 wildfire DPA #20 – no wood trim – is this practical and can this be more specific/clarification needed. Look at additional options or alternative.
- Look at additional options or alternative
- Noting specific non-profits have been highlighted in the OCP, in particular in the Local Economy section. Suggestion to be more inclusive and open (there are many more non-profits that do great work in the Town). Additional suggestions to use different language within the OCP – “Such as....Including, but not limited to...Work with partners to provide...”
- Compile a list of “partners” in the OCP and specify which are “third party contractors” to be clear on the relationship with the Town.
- Also mention more than just BC Housing. Ex. Credit Union, CMHC etc.
- GCRS not mentioned at all.

## Open House and Pop-ups

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### Guiding Principles

#### Housing and affordability

- Encourage + support adequate housing options for diverse needs + low and moderate incomes.

#### Revitalization

- Encourage doing something with derelict buildings and vacant commercial land covered with junk.
- Remove derelict buildings. Downtown Golden looks embarrassing.

#### Transportation

- Need public Transport, concerned with Transit

#### Community infrastructure and services

- Need fibre optic internet

#### Prosperity

- Prosperity or just development?

#### Other comments

- Simplify/ combine

## Land Use Designations

- It seems we already have excess commercial space. Plan for what we actually need, e.g. multi-dwelling units?
- Support compatible infill within existing residential neighbourhoods takes away from character of neighbourhood

## Survey and Survey Workbooks

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### Vision

- I think when you're talking about quality of life and sustainability...all I can think about is the high cost to live in this valley. Is continuing to raise taxes every year sustainable? Does having the highest gas and groceries in all of BC give us a higher quality of life?
- Tell the high quality of life to newcomers
- It's not in the heart of the Rockies; it's nestled between the Rockies and the Purcells
- It does not address the at times severe shoulder season that affects all business in town. Having a diverse economy does not necessarily mean it is a strong economy.
- I'd like to see it include something about how activity based and important spending time being in the mountains is for our community.
- Sounds like we are trying to do everything. Creative? Why is that in there? Hard to be creative when everything gets push back from the town or the squeaky wheels who don't want change. And when we say inclusive, it sounds too much like a broken record, trying to fit in. Try "welcoming". With a dynamic and diverse economy, a healthy environment, and a high quality of life, the Town of Golden is a welcoming and community-driven, sustainable, and resilient mountain community in the heart of the Rockies. (And then actually live up to it!!!!)
- It is not sustainable in regard to the cost of living in Golden.
- "Working towards a" creative and divers economy,....
- It's very generic in current form, suggest making it more memorable and aspirational like: Golden is a resilient and inclusive mountain community that stewards its natural environment, supports a diverse local economy, and delivers a high quality of life— today and for generations to come
- There are a lot of conflicting priorities and vaguely defined statements in here. This may cause trouble as you use this to guide the OCP.
- maybe affordable should be in there if possible.
- The healthy environment could be healthier with a more gas & electric heated homes and a lot less wood burning in the winter and diverse economy.... I think that isn't a leading factor.
- I don't think it's fair to only allow C2 zoning to allow for short term rentals if they are North of the river. I speak on this heavily as our property hosts nurses and medical staff for the Hospital who often at times have no vehicle and need to be close to the hospital for the short terms that they are in town for. These budgets are \$105 per night which no short rental north of the river can satisfy this "low" of a budget especially since it's not consistent.
- Not sure that we can claim a healthy environment when the particulate air quality in town is so poor on a regular basis
- geographically incorrect. Golden is not in the heart of the Rockies.
- its good, just not true

- The word resilient doesn't feel right.
- Air quality needs work
- We shouldn't be promoting sustainability with the industry that supports our town. Just look at air quality.
- It's not forward looking for action orientated. All fluff no substance.
- What does it even mean. Just a bunch of random words thrown together.
- It's more of a statement than a vision statement. If you're stating "Golden is" then you're implying we've reached that goal, which imo means the vision is already complete. I think a vision statement needs to have some sort of goal or objective.
- Should be forward action based. This is fluffy.
- I didn't think it is a very healthy environment - the smog hangs low over the town from the mill and chimney smoke, along with yearly wildfires. The air quality is often poor. The noise and light pollution are too high. There is creative ways to diversify the economy, but unfortunately there is a lot of stake hold on most of the town by a small handful of people. It's also not very inclusive. I'd argue that it's exclusive. You have to know people and be around long enough to fit into the community and know what's going on and where things are. It's quite hard for an outsider to adapt easily into the Golden culture.
- It's a feelgood statement not backed up with fact
- I don't think everyone has a high quality of life. Times are hard. You may be striving for that, but we are not there now
- I don't feel like this represents Golden at all
- Air quality is poor. Cost of housing is high with no/too few options for low-income people
- Meaningless word salad
- High quality of life is laughable, if you are blue collar, it is not inclusive
- It's stupid and vague.
- What is a creative economy? What is a high quality of life and does the Town of Golden commit to ensuring everyone has a life at the standard? Do we have to geolocate ourselves? Are we moving the Town and this statement roots on the right side of the valley?
- Way too many vaccines in downtown buildings

## **Guiding Principles**

- Community infrastructure is the basis for growth and sustainability of the community. If we keep off setting costs 'affordable for residents' then off loads it to future generations as the town has done for the past 30 years.
- We have a limited amount of cash available for making changes. Dreams only come true with support for the entire community, as this IS a small community, we can't make sweeping alterations.
- Why are we treating Metis or Indigenous people like they are above everyone else? We talk about being inclusive and having strong community so why then does one group of people have a higher say on what happens on the land and in the community. Is that community? We as Canadian citizens can't keep apologizing for wrongs that were done to Indigenous people in some cases hundreds of years ago. When in fact they were doing these same wrongs to other tribes of Indigenous people for centuries before... but they aren't held to account for their actions. Only one group

of people has to constantly apologize. That isn't community in my eyes that makes an US vs Them and nobody will win when everyone isn't treated equally.

- We need an indoor pool. I know it feels insurmountable, but it needs to happen
- Access to the Lower Canyon for paddlers
- More park and more open space infrastructure
- I would set a higher standard than "manage parks and open space". We should aim to maintain, improve and expand parks and green spaces, to adapt them to community needs to encourage informal social gathering in green spaces, and to ensure that any major construction results in carefully designed green spaces in the surrounding/ changed landscape, for example, around the new bridge.
- The number one objective for town council should be to expand and strengthen the tax base by attracting new business to town and by nurturing existing businesses. Otherwise, none of the other objectives can be met.
- Prosperity - Support opportunities for new development that align themselves with community values. (i.e. new development that doesn't compromise quality of life for locals or community values. Bad examples of new development might include Banff style tourism infrastructure or an AI data center, etc...)
- Revitalization - ensure that it isn't speaking completely to gentrification and expand the scope beyond downtown Golden. There are many opportunities for revitalization outside of the downtown core, specifically as it relates to unoccupied, decrepit buildings. Prosperity - needs to include prosperity for all and not just large developers who have the ability to continue to prosper while others are barely making it by.
- Golden might seem nice for people who have been in the community for a while, so it's hard to see how much work this town needs to truly be community oriented. The canceled indoor pool and rec center is a good example of prioritizing one sect of the community rather than being inclusive
- Senior's housing is severely underdeveloped. My mom waited for more than two years on a list and finally had to relocate out of town. Not acceptable
- Transportation: 9th st. flow needs to improve traffic calming only where needed etc.; Seniors' transportation needed - local & out of town; Public bus transit needs to be well scheduled if we go there - not good last time it was tried.
- Community wellbeing - not sure what this includes (x2)
- Community infrastructure & services: Infrastructure limits growth. Developers pay for development. x2; If it needs to be done, it should be done in a timely fashion.
- Prosperity: be care of what development - refer to "sense of place"
- Resilience: Mitigation as well? Plan for climate change but also work to reduce emissions as well.
- Prosperity: I support new development but is all new development good? i.e. water bottle plant, Dollarama, big box stores
- Housing and Affordability: change from 'all needs and incomes' to 'low and moderate incomes. 'Revitalization: specifically addressing disused/ derelict buildings & eyesores e.g. Bob Wingate Transportation: Reduce need for car ownership by connecting currently 'cut-off' residential locations e.g. Upper Donald. Make more walk/ bike safe.
- Working class people cannot afford homes in Golden anymore. It only seems to be getting less and less affordable. I support community wellbeing, but we are one of the highest costs for fuel and food in the country. This does not support community wellbeing. I also support the Sense of Place but as said above the costs to live in

Golden are making our businesses drive their prices up causing a high cost of living for residents of the Town of Golden. New development is great as long as it is not driving the cost of living up for residents.

- Revitalization: Address the issue of vacant and derelict Store fronts in the downtown core
- Support food security initiative to help community. Vitalize community by not allowing buildings to sit derelict. Make owners develop or sell
- I consider communities like Edgewater and Radium, both of which are lower population density and less area than Golden, and both have public transit.
- I would like to see a priority list of these elements. Many of them can be contradictory and they definitely compete for resources. They are all important elements, but what comes first, and what gets sacrificed

### **Community-wide Policies**

*Increase the diversity of housing types and tenures by supporting the development of mixed-use, multi-unit housing and purpose-built rental.*

- I'd rather not see Golden become overrun like other small towns.
- Not specific enough. Be specific. Senior's housing!
- If by housing diversity you mean the ever-expanding camper/trailer park in the wetlands by Anderson Road? Then no I do not support that.
- This should be more specific. Are you wanting to approve multiplexes in residential. That's a bad idea. Look at Edmonton and Calgary. How about forcing burnt down motels and vacant lots to build first.
- Houses are too expensive here. We lose talented individuals (doctors, nurses, teachers) because of it. You can ski and mountain bike all you please, but high rent/ mortgages will eventually drive people away at a faster rate than they're replenished.
- Before we start building more, we need to deal with the problems we have now
- I believe that young people want to ultimately live and start families in detached homes with yards. I also believe that seniors need more choices for care homes. I do not believe we need more rentals. I think the town should decrease the development fees for both single family homes and seniors' complexes.
- If residents have to pay for this, I do not support
- I think focus on existing structures first. Making sure that there's more long-term vs the short term available. Incentive to have homeowners do long term
- Depends on location
- It is great to offer a diversity of housing types, but we need to make housing more affordable for working class families and residents of Golden.
- Less B&B's and more housing for residents
- LIMIT Airbnb. there are FAR too many and it creates a housing issue
- Depends on locations
- Multi-unit house is important, but NOT in the downtown area.
- I support increasing diversity of housing types, however we need the infrastructure to support first and foremost.
- I worry that all the housing will be sold to Airbnb people who don't live here. I also worry that my increasing the housing the infrastructure won't cope...
- These developments need be put in the proper locations in town
- This is likely the only way that "affordable" will happen.

- Yes, but focus on 'brown' (urban?) areas as opposed to developing on green areas, e.g. connecting derelict buildings into housing.

*Increase development of higher density ground-oriented housing in existing residential areas, including both infill development and redevelopment, to provide housing choice for families.*

- Infrastructure not in place to support greater population
- I do not want to see Golden become the next Canmore.
- Small town and multifamily does not support families
- We are losing outdoor space for families by creating higher density in residential areas. It is unhealthy to have no outdoor space to enjoy or play in.
- limit short term rentals and offer incentives for long term.
- Same as above
- Families who buy into residential areas do so because they want to raise their kids in a family friendly neighborhood. A house is a massive purchase and a big decision for families, they buy where they intend will remain a quiet neighborhood. Adding high-density house, especially if it is "affordable" housing, will lead to non-families in a family-oriented neighborhood, which is not ideal for those who purchased with the expectation it would remain family friendly.
- We need to deal with the problems we have now and not at the cost of the homeowners
- No high density.
- Infills are quite unsightly
- Adding more density and then allowing short term rentals doesn't fix anything
- Same as above.
- I live in a small town for a reason if I wanted to live high density area, I would live in a city
- Ground oriented?
- This depends on what type of infill is considered & if parking is available. We already have many vehicles parked on our residential streets. I would not like to see the character of our residential neighbourhoods change to a large degree.
- The housing unit going in beside DJ's strikes me as in the wrong place. But overall, the goal is a good one.
- is the town going to make these families pay for the upgrades to the water and sewer.
- I think multi-unit buildings for singles/couples with storage are so much more efficient than just subdividing the lots for more single-family houses with a tiny suite.
- Subdividing/propping up apartments etc. over houses without significant sewer upgrades and PARKING considerations will just congest the streets.
- Infrastructure above all.
- I come from a city where infills just took over the old neighborhoods; it was such a demand on the facilities (sewer, water, parking), and it destroyed so much of the. Harm of the neighborhood. My other concern with golden specifically is that more infills would mean generally larger and taller building, which would obstruct many residential homes views of the mountains which is a massive appeal for homeowners.
- As above plus please provide enough parking for High density areas.
- We need diverse housing however looking to redo current single-family homes is not the route. We need townhomes and apartment.
- Same as above. (Yes, but focus on 'brown' (urban?) areas as opposed to developing on green areas, e.g. connecting derelict buildings into housing.)

*Increase the supply of rental housing, including non-market and below-market housing, in addition to other alternatives to market housing such as co-op and affordable ownership.*

- Housing should be for those with working income. Social issues and housing should be addressed by the appropriate governments and not Golden taxpayers
- Build housing in general. Landlords can then decide to rent it or not.
- How? Tax dollars. Nope
- If this means to allow more projects from say BC Housing, then no this is a bad idea. You can find time and time again where BC Housing cuts funding for projects like these. Affordable housing is great if it can be done by locals or people with the community in mind. Eventually as you continue to add projects that are strictly low income, it will attract people who may cause issues in the community. Golden doesn't have enough resources to help with this. It's not something people want to admit but it is the truth. The RCMP will be the first ones to tell you that they take any "nonlocal mentally unstable" person towards Parson to drop them off because of our lack of resources.
- Below market? We don't need luxury but solid economical housing. We are a small tax base to cover the cost of subsidizing housing
- How is town ultimately going to be able to afford this. Stand up for your landlords with bylaws that are in-forced first.
- Same as last
- Not the Town's business. Stay out of trying to be developers.
- The people who currently live here need help. We can't afford to fund homes forgot new people.
- See above
- Encouraging more market housing will diversify the housing stock and minimize the need for social housing.
- Not sure how you can increase rentals unless you get rid of all the red tape so developers can just get on with it
- Encouraging market housing will alleviate some needs for social housing.
- I'm all for co-op housing if it's done properly but the tenant/owners must make a large investment into it.
- other alternatives to market housing? not sure what that means
- Needs clarification
- I have never heard of a market housing coop, or below market housing. Yes, we need affordable housing and rental options here, so maybe addressing the high number of Airbnb would fix that problem - I support people having the option to Airbnb, but maybe also not sure how to encourage long term rental options. Maybe providing homeowners with more rights than tenants, would be away to encourage more long-term rentals? And allowing people to have Airbnb not attached to their house would provide more options for families who want to provide a rental, but don't want it in their personal home due to having children or for safety reasons.
- As long as they are put in the right area
- Do not change the zoning from residential as above to allow short-term rentals esp. for luxury such as "The Sevens" @1551 Bowler Evans Drive. This is not what is needed. It takes scarce residential land from permanent residents. No bylaw & zoning changes in residential areas to allow for short-term rental without the criteria for #9.

*Permit short-term rentals in areas designated Residential areas only when the homeowner is living in the residence and operates the short-term rental as a home-based business operator.*

- I think it is also reasonable to allow STR in a case where there are two units and one is used as LTR, then 2nd could be STR
- This penalizes homeowners that own detached carriage houses. Why should having a suite in your house be any different than
- having a suite in your garage/carriage house for Airbnb? Both are on your property while you live in your house.
- Should be rental market inventory based. More rental housing inventory allows for more Airbnb. We still need shared housing for workers.
- We should show homeowners to do what they please with their homes
- I would like to build a second home on my lot for short term rentals and family visits, I won't build a long-term rental
- This is tricky, many of the folks who use short term rental in Golden are doing it to make ends meet and to remain in the community. There should be regulation around short term rental. But too many regulations just push them all to area A. There needs to be an incentive plan for longer term rentals - permitting fast lanes, tax incentives... something that is actually enforceable
- Short term rentals should be allowed commercially to help with businesses or even R2 zoned areas. People are putting money into their properties to add a secondary suite which costs over \$500 000 for just a Carriage home. That's a real estimate given by Peak
- Construction without any electrical or plumbing done. R1 zoned places, leave them out of the STR discussion so that keeps a large inventory to the community to thrive.
- Short term rentals should not be in residential areas.
- I feel if the main part of the home is occupied by a long-term tenant, then Airbnb should also be permitted.
- Honestly, the "living in residence" is silly. We want to short term rent our unit when we're traveling, which isn't allowed, but renting out a whole secondary suite as Airbnb is allowed. Makes no sense to me.
- Fuck Airbnb
- I don't think the homeowner needs to be in the residence. Short term rentals while homeowner lives on the property would be more sustainable
- Allow short term rentals, period - otherwise all that goes to the resort
- I feel like the Town worked hard to put together a STR policy that was suitable for Golden. Then they went and granted STR's to a developer that was contrary to the policy that they had already put into place. Many people made decisions regarding properties and now that's pretty much out the window. You lost credibility when you allowed STRs at the Sevens.
- No str, that is what hotels are for.
- Our STR bylaw is too strict. It restricts people operating viable and important businesses that offer accommodation types of visitors want. STRs should not be limited just to locations where the homeowner lives on site or to a commercial zone. The STR bylaw limits one type of property owner and is not fair.
- STR should be allowed even if it's not your primary residence
- investors can buy up residents and rent out as short term rentals to better off tourists while locals are left with increasing costs and squeeze to housing.

- Less short-term rentals more housing
- I support short term rentals in new developments but not in residential neighborhood
- Should be rental inventory limited. We need shared housing for workers.
- There should be a cap on the number of units/licenses available for this to promote long-term rentals
- I support but I also think those should be more research. Doe Golden have enough hotel space to accommodate tourists without Airbnb? (or less Airbnb)
- As long as they have proper parking for all vehicles.
- I support this in housing designated areas, however high-density locations and outside of town there should not be restrictions on how a property is rented - this needs to be balanced not heavy handed
- There should be a limit number in town and only year-long occupation should be allowed. i.e. if more than 20% unoccupied during the year, the str permit should be removed. To open for long term rental.
- I support this but it would need to be enforced.
- there needs to be more restrictions on short term rentals.
- People should be allowed to do what they want with their property, as long as they pay the appropriate taxes
- I think there should be more limitations placed on Airbnb properties in the town. Perhaps with a lottery method for licenses.
- Don't know why you ask what we say or our concerns are not looked at
- This needs enforcement.
- If Golden's infrastructure can handle it I am in favour
- I don't support losing viable rental units to short term rentals
- I am unsure this is in the community's best interest. It simply drives up the price of housing when people started turning homes into hotels in residential areas.

*Allow short term rentals in areas designated Mixed-Use Commercial Residential (i.e., Downtown Golden – north and south of the Kicking Horse River) only in mixed-use multi-unit buildings above a commercial ground floor.*

- Short-term rental should be assessed an additional tax that supports the added infrastructure necessary in development
- I don't think this is fair if all other short-term rentals have to have the owners living in the residence but then these STR's are allowed in mixed use areas. These STR's will continue to reduce affordable housing for the town.
- I believe renters need to be protected from the possible nuisance of a short-term rental as much as owners. If short-term rentals are allowed in multi-unit buildings (where affordable and accessible units are often located), new mechanisms need to be in place to prevent nuisance, especially noise nuisance.
- I think housing in town should be used for residents first so we can accommodate the population without needing to build a ton more.
- There are too many people who live out of town and own property that use it for Airbnb when plenty of people who want to live in town struggle to find a place
- We have enough short-term rentals & they do not fit into all Mixed-Use Commercial Areas e.g. former Horsfall application. Bylaw & zoning changes & new for sale, so we don't know what will go up. Concerns over these changes were voiced to the Town. We need long-term housing. This designation appears to be short term rentals already, when long-term 2-&3-bedroom units are what is needed.

- our town needs growth and residents need income options like Airbnb
- There are not many commercial buildings that have units above them. Commercial buildings should be left alone as they should be able to do whatever is necessary to aid in revenue for their businesses. The hospital and Durand manor rely on revolving contracts to bring nurses in at a budget of \$110 per night (all fees included). The hotels and motels are rarely this “cheap”. The newer places such as Riverstone and OSO have too high of operating costs to meet nursing budgets. I personally get 5-8 contracts a year for the hospital being so close to it. Many nurses do not come here with a vehicle either.
- It seems like there is more than enough short-term rentals available and we need more long-term rentals.
- there are no commercial units all ready. again, this would take away from potential businesses.
- accommodation provided commercially is hotels. no need to allow short term rentals. in other commercial buildings
- Still residential area and should be resident only
- Feels discriminatory
- There are residential homes in Mixed-Use Commercial; they shouldn't be different differently than other residential units.
- I want OWNERS not holiday renters.
- Short term rental available only where owner lives.
- A property investment should not be equal to hotel accommodations. There is a lack of affordable rentals due to increased investment properties. That leads to an increase and an expectation of further mixed-use development. If we want to encourage tourism numbers in the community, then we should reach out to hotel companies directly to increase competition.
- Too limited - unclear what application
- Short term rentals do not encourage long term rentals or buyers
- It should not have to be above a commercial ground floor. Purpose built residential/ tourist accommodations should be allowed.
- Seems too restrictive
- I think there needs to be a limitation on Airbnb in these places - should prioritise long term rental.
- As long as there is proper parking provided.
- Too many B and B's, not enough housing for residents
- This still feels like it needs some comparable structure to the residential rules. Otherwise, these areas will become filled with short term rentals and potential kick out the very limited commercial space we already have in Golden here too, limit the numbers and require more than 80% occupancy each year for example.
- Parking is an issue with these developments. Take the Oso building, excellent multi use building but no parking. Having to park on the side of the road in the mud and dirt is not what I would call inviting.
- How do we maintain a pleasant downtown atmosphere if there is low-cost housing available that causes folks to hang about in a negative way?
- why only in mixed-use multi-unit buildings above ground floor, why not adjacent to ground floor if possible?
- Mixed-use multi-unit buildings that include rental housing options should be

restricted to long-term residential only. Building in these areas provides a high level of accessibility for those who have limited physical mobility, or who do not own a vehicle.

- Allowing short term rental units only further encourages non-residents to purchase condo units and profit from them without any genuine or meaningful contribution to the community (other than tourist use). I would potentially support this initiative if the units
- permitted/utilized as short-term rentals were subject to a higher tax rate, due to the increased parking requirements and demand on town infrastructure (water, sewer, etc.).
- I support this but depends on height. I don't support all the downtown core adding 3-4 floors, for short term or long-term rentals
- I am unsure as we need some short-term rentals, but I'm concerned this town will lose its heart if everyone is airbnb-ing their place. Of do you mean short term rentals for seasonal workers such as ski instructors, as I fully support that.
- I support it if Golden's infrastructure can handle it
- I suppose that all properties previously designated as such must stay that way but no more should be permitted. This type of property does not serve the development of sustainable community.
- These buildings never have enough parking. I do support the concept of a rental in mixed use. But parking will soon be a major issue if more spots are not allocated to high-capacity buildings like this. Especially when you have busy storefronts on the ground floor.

*Direct mixed-use commercial development to the Downtown North and the Downtown South areas and encourage the incorporation of multi-unit housing with these developments.*

- Downtown north only unless it is not near existing residences & medical, library & care homes & such in the South areas downtown.
- Again, Parking is a really issue in the downtown core.
- Parking issues?
- Don't think housing downtown is a good idea. The ripple effect will be huge. No parking, you will install marking meters, that's just taking more money from your residents...
- The downtown is for commercial.
- See above.
- Seems a silly waste of time. Downtown is not attractive or set up parking wise for this
- maybe we should focus on a condensed downtown core being downtown north
- There needs to be timelines and consequences for abandoned and speculative buildings. Time to end the zombie buildings in town
- Businesses should be allowed to determine use
- How many Oso buildings do we need?
- I do support mixed use development downtown, but I am concerned about parking being a factor. If parking is not considered by the development, it will undoubtedly complicate parking matters downtown even further and could perhaps lead to paid parking or increased bylaw presence. Not something I want to see in the downtown.
- I have some concerns about building heights and views for current homeowners.
- I would support this initiative if there were height restrictions to how tall these buildings can be (<4 storeys), and restrictions placed on how many of the residential

units are permitted for short-term rental units. Priority should be placed on revitalizing derelict

- properties first.
- I support this but depends on height. I don't support all the downtown core adding 3-4 floors, for short term or long-term rentals.
- I support new builds outside of the downtown core being multi floor.
- Again, worried about the parking situation. And increased traffic. Therefore, even worse pollution.
- Does Golden have the infrastructure to deal with increased sewage etc.??
- I don't understand what you're saying
- not enough info on it known
- No more downtown housing. Revitalize spirit square yes, these new larger buildings need to be set on the fringe of town that allows for parking. Not changing the landscape we currently have
- we have plenty of derelict buildings around the downtown core which are an eye sore but also great land for these projects! the half-burnt motel is a great example
- Parking is always insufficient.
- Again, specifically fixing up the disused & derelict buildings first.

*Continue to invest in Downtown Golden through the revitalization and activation of underused and derelict properties. This includes exploring mechanisms to utilize municipal tax tools like revitalization tax exemptions for housing developments on vacant or derelict properties in Downtown Golden.*

- Not tax dollars
- Owner of derelict properties should be taxed extra, not given our taxes via exemption. Perhaps derelict buildings should be deemed unsafe or hazardous and should be required to be removed so something can be built.
- You don't need to have tax exemptions for this to happen. Just do what Calgary does, if you have a derelict property they will take it over and clean it up and the owner gets the bill or and the city now owns this property and resells it.
- I think we should increase the taxes on derelict properties which would encourage them to sell or develop the property. can the town give them a timeline to sell or develop the property.
- This might encourage more neglect only to get a freebie.
- vacancy tax needed on all derelict properties to force them to be sold off and developed
- So now we are going to pay the people who own derelict properties with our taxes?!
- These buildings need destroyed
- Rather than tax exemptions, specific taxes used to deter derelict from existing should be implemented. The town desperately needs income. Exemptions should be avoided when possible. If someone wants to continue to own a derelict / vacant property, great, but penalize them financially. That might spur a sale to someone who actually cares about the town
- I support this however would like to see it expanded to cover a wider range of the community and not just the downtown core
- Is this going to work? Nothing seems to change here. Derelict buildings an eyesore and poor reflection in town if vacant or derelict for over a long period (say 10 or 20 years), expropriate the landowner.

- If this means forcing people like Jack Wong to pay a hefty tax on unused buildings... then yes. Please figure out a way to allow the community to use these vacant eyesores!
- I don't want the town and our taxes to help pay for someone's development even if it means they are cleaning up a derelict
- We need bylaw to fine these buildings I support do not support tax exemption. We need taxation

*Undertake a Downtown parking needs and a management study that includes public consultation with downtown businesses and residents.*

- More parking means more cars and less room for human mobility
- Parking just isn't that big of a deal. I'd rather use the space for something more beneficial.
- I feel like money could be better spent in other places for now.
- There is plenty of parking off the main street. If accessibility needs are a reason, make more main street parking spots disability parking or 15 min parking
- You don't need to do a management study anyone can tell you it's a mess. You can't permit development of a mixed use/low-cost rental building in the downtown and then reduce the number of parking stalls needed. The CP rail parking lot should be paved and
- signage posted for parking in that area.
- get the new bridge finished first. see how the traffic patterns change. Downtown businesses raised such a stink about the new housing development downtown, I don't see them agreeing to anything but preserving and adding to parking.
- Parking is fine. Pave the CP lot. Invest in a few more crosswalks. Likely cheaper than a survey.
- Remove parking from downtown
- We don't need a study. Build a parkade, stop the streetside patio crap and possibly add meters to downtown high value parking spots.
- If this means implementing parking meters, then no.
- Park away from downtown. Pedestrian and bicycle friendly town first
- Downtown should limit parking and build a parking garage and make pedestrians and cyclists a priority. Studies.....wasting money. You just used up a perfect parking lot to build residential.
- We already know our parking problem is actually an enforcement issue. Please send Bylaw to enforce parking rules for a month consistently and review the situation in-house. Don't waste more money on a study.
- Enough wasted money on studies!
- Another management study? No thanks, just make some decisions already, too many tax dollars wasted on feasibility studies for my recollection there is a parking study that has been done and may need some updating, but I don't think we need to start from scratch
- Downtown should be exclusively for pedestrians, not for driving through or parking areas
- I'm not sure if another study is what's needed, other than establishing much more and adequate parking for all future developments.
- There is so much parking in Golden, I'm always surprised this seems to be an issue.

Cars are the worst; I love that I can bike everywhere. Shut down main Street, make it pedestrian only and fill it with plants. So, I suppose I do support a parking and usage study.

- The study should also look at how to alleviate parking by encouraging more ppl to walk or bike, instead of driving (& how to make downtown more pedestrian/ cyclist friendly)
- Don't need a study- need more parking
- Parking is a scape goat issue that is used in place of people's real fears. Spending money on a study will just be another opportunity to complain. Make a choice about how you want the parking to look and try it. Pay parking on the main strip, new bike racks to encourage biking to town. I think we have done plenty of studies on parking. Just make a choice, people will be mad, and then they will forget about it
- Reduce parking needs as much as possible. Town residents could be encouraged to bike. Electric bikes can also go far at tiny costs.
- Is a study necessary?
- This was supposed to happen before the current downtown housing development. It is imperative that businesses are canvassed for input BEFORE these projects are pushed through
- Has this not already been done?
- Any parking needs assessment should be coupled with a larger transportation study to confirm and understand need for public transit.
- As long as this does not include the town charging for parking. That would be unacceptable in such a small community
- I think better biking paths and bike racks. Less Parking in town. Have a parking lot just outside of downtown. Business owners should park there and let the customers park on Main Street.
- Not an issue right now
- We can't just look at one area of town
- Would need to see more information before supporting this. If tied in with increased efforts to promote active transportation I could support this.
- Pedestrian overpass CP rail lot to downtown side of 95S
- personally, parking downtown is not a priority - we should be 'greenifying' downtown spaces, encouraging walking & cycling, making spaces accessible to all, not facilitating more cars.

*Explore opportunities to reduce speed limits and implement traffic calming and diversion measures to improve conditions for active transportation users (i.e., bikes, pedestrians, mobility scooters, etc.).*

- I feel very safe in the community as it currently is.
- I ride my bike through the town all the time and never have issues with traffic.
- I would prefer to see additional bike lanes or wider side walks
- Cyclists are getting more and more inconsiderate whether I am on the road or sidewalk. Bylaw enforcement is a joke
- The e bikes and e scooters are more of a problem then traffic
- Just build the paths and make them wide enough for multi-use.
- speed limits are already fine, no need to slow the place down anymore
- Like active transportation. No need to change speed limits

- Not high on priority
- Bike lanes down highway 95 to Parson
- not sure what this would involve
- I don't see a great need for this but also could see the benefits.
- Turn the riverfront into a NO DRIVING zone
- If you can include the Trans-Canada Corridor, I think this is worth it. I think town itself is already in good shape
- yes, as long as electric bikes are not impeded on trails/some sidewalks. Lower speed limit around/near pedestrians.
- Our speed limits are low enough and once the bridge construction is complete the route for walkers and cyclists should be good.
- Our riverside pathways are excellent.
- Didn't recognize this to be a problem
- It depends - I found that the transportation plan went way too far. For example, the two new stop signs on Selkirk Hill - no idea what the point is there. Some of these measures seem ridiculous, while actually important things are not addressed.
- I would like to see designated bike lanes on 9th St. North
- I am supportive of this concept, however, am a bit hesitant depending on which traffic calming methods will be implemented.
- Speed bumps are often poorly compatible with smaller/lower vehicles (causing scraping, damage to undercarriage, etc.) and could pose a considerable accessibility challenge if implemented on essential routes. Traffic circles, albeit effective, frequently cause considerable confusion for motorists, which, if implemented on essential/main routes, could result in frequent accidents, closures, or congestion on critical thoroughfares in the downtown area.
- I agree that we have a parking issue and that we could use other forms of transportation. That said, I do not support closing off the downtown street permanently to cars and making it pedestrian only. That's a death sentence to the retailers in downtown.
- The streets are horrendously uneven and have potholes. I take seniors for bike rides and it's awfully bumpy for them haven't found it an issue, are we looking to hand out more tickets here really?
- Explore is the key word - make sure it works & is needed. Use speed bumps instead of unnecessary stop signs e.g. spruce drive, step/ start a waste of fuel and in many cases the stop sign is ignored when no other traffic.
- add: invest in/ explore public transit options. e.g., improving existing infrastructure - All shuttle equipped with ski racks?

*Collaborate with local, regional, and provincial partners on air quality monitoring and to investigate additional measures for air quality improvement, including supporting local partners working on the Community Wood Smoke Reduction Program.*

- I think wood burning is an important way that many of our lower economic range families heat their homes and losing the ability to afford heat their homes would be challenging and unattainable for some people.
- Until the price of power is not so high people need wood heat to be able to afford to heat their homes.
- Small town doesn't control these elements

- go after the mill & highways.... that's where most of the air pollution is coming from!
- This feels like a way to get away from wood heat use. In my experience it is more cost effective than propane or electric heat and
- I could not afford to heat my house in the winter any other way besides wood.
- Those idiots can kick rocks.
- Leave the wood stove owners alone! If you want to significantly improve it quality, then reroute the highway so we don't breathe in all
- the car fumes and get the CPR yard further out of town. Wood heat is an affordable source of heat for so many families.
- Encourage efficient stoves, like the blaze king, absolutely yes. But please do not even consider banning wood stoves.
- the wood smoke is not our major problem. Until town is willing to work directly with CP, BC MOTI, and the mill on how to reduce their emissions, placing blame on homeowners who burn wood to reduce heating costs is unfair.
- Free country to heat our homes with wood. We live in a valley that has inversion.
- wood burning is not the problem, poor burning practices and garbage burning is the issue
- Nothing will be done here. The program has not helped.
- No thanks, we heat our houses with wood, how about partnering with Forrest industry so residents can utilize scrap timber instead of burning it all, you are suggesting reducing our basic right to heat our homes while the forest industry continues to burn scrap piles unregulated
- Wood stoves are important to many residents.
- all good in the Blaeberry
- I think the dirt and dust is more of a problem that Smoke from Wood burning.
- This will mean nothing if CP and Pacific Wood Tech do not participate
- and remove wood stoves as much as possible. Or find a way to prevent their use. Smoke tax?
- I support reducing wood burning but again this is very simple ban wood burning in the town of Golden.
- Would have to find ways to get residents to change habits
- Much of Golden's growth came from the forest industry. Wood burning stove can make or break a family's ability to supply heat for their family. Inversion happens in Golden because of the mountains, not just because of wood smoke!
- I heat my home with a wood stove. I want to be able to do this. Don't want to be policed.
- people rely on wood heat to heat their homes. we shouldn't limit this
- I think the biggest air quality contributors is our geographic location Add weather conditions.
- Golden is now in the 'Red Zone' according to CAAQS (see attached graph), indicating that we need to reduce our ambient pollutants. Yet PM2.5 is trending upwards in Golden, even when wildfires are excluded. We need bylaws, government backed industry pressure...we have the data but now need action! The wording of this policy should include mention of the Red Zone and that this is a serious public health issue.

*Assess potential climate-related hazards and risks to enhance long-term climate resilience as public infrastructure is renewed.*

- This will drive up costs
- We don't need more studies and money spent on Climate-related hazards. We just need to build quality infrastructure from the start.
- More use of the crown land for trails and recreation. This will create access for future forest fires.
- This should include assessing roles and capabilities of emergency staff especially in light of recent changes to the structure and roles
- We need to log/thin the west side of the Columbia River with much more rapid-fire control measures as there are way too much fuel
- sitting ready to burn and cross over to the east side residential.
- Fires?
- Yes - but watch the cost on these things. At the end of the day, disasters will happen and we can't control everything. Let's build things to last, but not the last through every single eventuality
- I tried to get Town into some great grant opportunities for climate resilience and they fell short. The opportunity is there but I'm unsure town has the capacity to take this initiative.
- Pretty vague on that one
- I would love to know what you mean, as this is so vague.
- Is this an issue?
- As long as it is addressing real, local challenges. I don't want our resources spent fighting big oil.
- if this means thinning out brush around the town then yes, I support this
- Too vague, you are asking for support that is unexplained and could easily turn into a decision I don't support, of course we all support climate initiatives, but this gives no indication of what those will be. Please make specific commitments in this plan.
- But could cost a lot with high-priced consultants - use also known proven knowledge.

*Improve lighting, signage, and seating in public spaces to enhance safety and comfort for all ages and to help implement Golden's Age Friendly Community Plan.*

- I've never been anywhere and thought "oh wow could use a few more signs and lights" maybe that's just me.
- Wouldn't be a priority for me, but then I'm not old and don't have older family.
- We don't have money for more of this
- Not high on priority
- Lighting should ensure that it follows best practices to reduce light pollution and follow Dark Sky principles.
- Support but in case of lighting, needs to be 1) energy efficient i.e. LED bulbs & 2) reduce light pollution in line with recommendations from Dark Sky International. Light pollution can also be disruptive to migratory birds, bats, etc.
- Improve lighting, that meets Dark Sky requirements
- We differently don't need more signage in this community we already have a sign pollution problem and or more grossly expensive solar lighting!
- Not sure about the intention here, let's not make more light pollution
- More streetlights and benches sure...that LED sign is more of an eyesore than anything.
- Seems like a waste of our tax dollars when we have more important issues that

need to be addressed, such as finding a different well site that does not require chlorination. Or fixing the sewage plant.

- I support this however existing river pathway lighting should be maintained, half of them don't work
- I need more info about this to support or not support.
- Agree with the above but also need to look at actual pathways and pedestrian access points. As well, be consistent on the application of accessibility requirements for all businesses.
- Don't know enough about goldens age friendly plan
- Existing and new outdoor lighting needs to use updated designs to limit light pollution.
- Pretty good right now
- Unsure what public spaces are included
- Only that town lighting is very detrimental to wildlife. Perhaps we could have the types of lights that do less damage, like in Jasper.
- Or turn them off maybe between 2-6am. And make businesses turn their lights off at night, it's ridiculous!

*Explore options for building relationships with local First Nations and Metis communities, increase cultural awareness and support ongoing reconciliation efforts within the Town of Golden.*

- That should be the focus of national bodies
- Lots of work done here already. Have higher priorities
- This is all a bunch of crap... Reconciliation for what! Please stop spending any more dollars and or time on this issue. This is not a Town of Golden's issue and please STOP making it one!
- If Aboriginal communities want to be recognized hold events and fundraise Cultural awareness sure.
- I support maintaining a respectful and equal relationship with our native community, through keeping traditional knowledge alive. I do not support ongoing reconciliation efforts that involve UNDRIP principals or require us to acknowledge this is their land, not ours. You are going to lose SO many families to Alberta, as there is already a lot of uncertainty around the future of home ownership in BC, due to all this "reconciliation" nonsense. It's time to respect BOTH of our pasts, natives and settlers, and their combined contributions to our current Canada. Reconciliation has gone too far and is actually causing a wedge and continued division between Canadians, and it needs to stop. We ALL have value. We ALL have history in this country. And we ALL need to learn to value each other's history and strength and move forward living in the 21st century together as EQUALS.
- I feel like we do a suitable amount of programming and efforts on this currently
- I feel this has been going on long enough. Drop it already. We are all Canadian.
- This is important community development work, but not necessarily the highest priority for local government given all the things that need to be taken care of right now.
- we already have a great community
- Unsure on the use of UNDRIP. Don't want to lose access to land.
- We are good where we are at. Let them come to us.

- I'm not sure this direction as a whole makes sense.
- Be specific
- We already seem to be doing a good job on this, so just continue that.
- I think we are doing enough already
- It feels like a slippery slope. I would need more information
- I would need to know more about this before I could say I support it or I don't. I don't think reconciliation is needed for Metis, who chose this as their home, vs local First Nations for whom this territory is unceded.
- Would funding come from First nations and Metis communities to support the cost of exploring these options? I think Golden does a good job with cultural awareness and support already
- I am unsure of the population percentage and what we are doing already?
- I am in full support of our local Metis and any First Nations people living here, but I do struggle with supporting First Nations activities that don't take place in Golden, and when First Nations people come to Golden and act like they live here, I find that really confusing.
- I support working together with all community members and groups regardless of cultural and ethnic backgrounds.
- Not sure how these fits in - is it not something that is actively ongoing

*Support local food initiatives.*

- It's winter for six months. Local food is seasonal
- Is this the towns job? There are non-profits on all government levels that do this. Unless it's composting. That would be smart.
- The Food bank? Yes, some support is good. Not sure what else you are referring to and I don't know why it is in the plan.
- The local agricultural sector should be supported, but 'local food initiatives' can be a very different focus. I support sector development in agriculture, but that isn't the same as some of the programming done by the Food Bank or Local Food Matters
- It depends in what capacity
- Local food initiative work because they are well run and pro table again not an issue that the Town should be sticking their heads into.
- Support for local grown food but, our climate is against us. Need to ensure transportation routes are good
- too broad a statement
- It depends on what Food Initiatives - they are not created equal.
- Not sure what this implies
- This is vague. What does it mean?
- We are not in the business of financial supports to non-profits. Support with letters for grants etc. just do not support taxation money for non-profits

*Work with CSRD to expand existing recycling options and an organic waste diversion program.*

- Our recycling goes to LaFarge.
- Compost site at the dump is good enough.
- People can do it themselves
- I think reduction far outweighs recycling as a strategy and that the community leader's limited time and budget is better spent elsewhere

- More cost we don't need
- Bears are too much of an issue with garbage in town and with the increase in short term and their usual inability to control garbage
- this seems too soon
- It's not very user-friendly now with the user having to do all the sorting. Encourages to put everything in a black bag and garbage.
- Needs to be more simplified with sorting at the receiving end makes
- You're blowing it on the organic front. Lomi (or similar) in house composter pilot for residents will redirect Thousands of tons of food waste every year
- I certainly support the organic waste idea, but I do not believe recycling to be a functional program with less than 10% of recycled material actually being used a second time. I would prefer to see the town look at options like some scandals countries use
- where an incinerator would be built to incinerate many types of waste product to create power for the towns power needs.
- We have our own composting. Maybe not wholesale everywhere, but in apartment, condos, businesses.
- The town needs to work with CSRD and close the current landfill and build a new one that is environmentally sound. They should also be working with PWT to build a new incinerator that could cleanly burn waste and would provide electricity and central heat for municipal buildings.
- Yes, we need more better reuse and recycling to happen
- More recycling options are good, but I live in area A with our own compost, and the current options are fine.
- Should also include efforts to reduce waste, in particular plastic, as only around 9% of plastic in Canada is successfully recycled.

*Continue working with local partners, including the Golden Farmers' Market (Local Food Matters), Kicking Horse Culture and Tourism Golden to help animate Spirit Square and other public spaces downtown.*

- Farmers Market did FAR better at CP Lot - stop using spirit square it hinders attendance
- These non-profits have lots of money that they don't seem to be doing enough with, let's not add more
- Not necessary
- Historically the Farmer's Market was opposed to locating in Spirit Square. Now they are being treated as a key player - which is okay as long as long-term decisions for Spirit Square aren't being made based on an organization that may or may not continue to use the space in the future.
- Local taxpayers are drowning! We don't have money for these things.
- Are we funding them or just allowing them to use the space
- I would need more information on this how you would define "Animate". If this means subsidizing businesses and people from outside of the town, taking away profits and sales from businesses in the town, I am not in favor...
- Animate! We need to encourage use of our outdoor spaces in a healthy manner.
- I support local partners but it's unfair to lump them all together. Golden Farmer's Market and Local Food Matters have my support; Kicking Horse Culture does not. They don't even belong in the same category.

- Work with partners not financially supporting nonprofits but gift in kind spacing is good

## **Land Use Designations**

*Support compatible infill within existing residential neighbourhoods.*

- Does not fit the small-town model
- Only where it makes sense and lots are big enough
- Leave residential as residential housing.
- Doesn't look very good
- Specifically relating to the project that just started at the end of 13th. We have a huge sewage issue! Adding 26x2-4 more toilets to a system that is taxed seems wholly irresponsible. As well the lack of parking already is an issue that adding another 3 cars on any per home seems like a huge oversight.
- Not even sure what this means.
- Not sure what is compatible? Limit the amount & ensure parking. See question 7.
- I understand the reasoning, and think empty lots could be filled in.
- the greater density and variety of long- and short-term rentals the better
- There needs to be a baseline of standards. What is happening West of town for example?
- Compatible infill?
- Only if water and sewer upgrades and Parking is addressed.
- See my previous explanation on concerns about infills
- Don't understand
- If this means demolishing the abandoned buildings and rebuilding yes, if it means shoehorning more houses into people's backyards and choking the roads, then no.
- Not sure what infill is referring to?
- Don't understand the question
- Don't know what you mean by this statement
- I think supporting developers in using vacant land to develop instead keep touching the same buildings

*Maintain existing manufactured home parks as permitted use in the Residential designation.*

- in town park should be expropriated. Manufactured homes or tiny homes could remain under own ownership or coop/non-profit.
- This will only bring down property values of the current homeowners. Some of these parks are sitting on very valuable land and the town should encourage redevelopment of them.
- I think we should reduce the number of trailer parks they are meant to be temporary
- Phase out mobile home parks
- If houses weren't so damned expensive, we wouldn't need trailer parks.
- While mobile home parks are 'affordable' they are very low density. A better land use would be to densify mobile home parks and provide below market housing. Not everyone is entitled to a single-family home, including a single-family mobile home. We need to envision a future that is more diverse than relying on mobile home parks for affordability.
- golden seems integrated with industrial areas and trailer parks on all sides, can we focus industrial areas

- In the spirit of resiliency there needs to be a baseline standard for housing
- Anderson road has to go. I do not support that.
- I don't know enough to comment
- Not sure where this is; don't support mobile homes in residential areas
- Not sure what this means
- maybe address the mobile park west of town.
- These parks provide important lower cost housing options.

*Support mixed-use commercial/office/residential, including development that includes multi-dwelling unit uses.*

- I do not want Golden to expand its population a ton more. I like living in a small town that isn't congested.
- Parking has already been impacted by this. I support other options of land development in town.
- No more housing downtown or it will create an unnecessary parking problem.
- Not if they are all going to be short term rentals
- The business never last and then sit empty.
- leave downtown for offices and stores
- See my answer to question #10, same areas designated as such have had the zoning changed even with public concerns over the changes.
- I support as long as proper amount of parking is provide and it does not drive the cost of living up for working class.
- Only if parking issues are resolved.
- anything is better then abandoned buildings
- With height restrictions (to preserve beauty of natural landscape), limitations on number of residential units (due to existing lack of available parking spaces downtown), and limitations (or increased tax contributions) for any residential units being utilized as
- short-term rentals.
- If Golden's infrastructure can handle it
- Only if parking is properly addressed

*Encourage the integration of residential uses above ground floor commercial uses.*

- Overpopulation concerns. I like it small!
- Leave downtown for businesses, not housing. Do not create a parking problem.
- There isn't enough parking in the downtown.
- Only if they aren't short term rentals
- I would like to open my art studio to the public on weekends, but I live in a residential neighbourhood
- Again, only if parking issues are solved.
- With height restrictions (to preserve beauty of natural landscape), limitations on number of residential units (due to existing lack of available parking spaces downtown), and limitations (or increased tax contributions) for any residential units being utilized as
- short-term rentals.
- Not sure what this means
- I support, depending on specific location

- Already said above
- See above.
- If there is a height restriction. Perhaps

*Limit residential uses in these areas so as not to draw desired activity away from the Mixed-Use Commercial Residential (i.e. Downtown) area.*

- Allow for diversity in market options.
- Housing for all needs encourages diversification, staff housing options and commercial options.
- Being mixed should be always an option
- Get out of the way
- diversity is good, and rentals in commercial areas add the energy of the downtown core creating more vibrance
- Downtown is very small. Everything south of the river still should be considered as apart of downtown Golden as there are many under-utilized businesses that will eventually contribute to Golden's economy. I find this solution simple. Allow STR in commercially zoned places or R2. Or leave R1 and R2 alone so you can increase density and housing which will help with "affordability" should someone choose to invest an insane amount of money to add a second unit to rent out for \$1500/mo without utilities.
- We have limited land in the valley, so having residential in among the commercial areas is probably necessary to meet housing needs
- I feel this type of housing should be put anywhere safe and available, not limited to downtown.
- Allow residential in the commercial areas. More parking spaces.
- This topic should be dealt with on a neighbourhood-by-neighbourhood basis, not a blanket statement.
- Making the residential options in the mixed-use area is preferable to limiting residential use in the commercial areas. If there are reasonable opportunities for people to live in the commercial areas, they should be explored.
- The more options for housing the better. The downtown area will always be more desirable
- some residences in industrial areas / corridor OK.
- Doesn't this contradict the integration of commercial/ residential?
- unclear what this means.
- Would it truly draw activity away or would there just be more room for people to live? Businesses mixed with parks and homes feels nice. I'm on board for whatever Amsterdam's model is.
- The wording on this is unclear and difficult to understand
- Need housing
- Does this refer to like what Japan has? Because if so, I support their planning process.
- Ground floor - yes, but a vibrant downtown has people living right in it. Let's not force the downtown to be just one thing. Especially as we consider growing up in stories
- Why limit residential in commercial areas? Residents would need less travel, and the commerce would get clients on the spot.
- Again, only with parking issues are solved.
- this isn't a clear question. Also, this map doesn't match the Town of Golden Zoning Bylaw No. 1294, 2011. My home is on the map

- in this survey and appears to be subject to re-zoning.
- It took 5 years for Oso to be filled commercially. Golden is only big enough to sustain so many businesses
- Do we not need more housing everywhere? why limit residential in commercial areas?
- I am not sure if this would “draw away” from downtown, as opposed just give more housing options.
- Not sure why we would want to limit residential in commercial areas? Don’t we want to make more housing available?
- I don’t think this is necessary.
- We need to find affordable housing options
- The question isn’t clear.
- I agree with mixing commercial and residential.

### **Other Comments**

- Walkability is very important!
- The kicking horse river is a severely underutilizes asset. Development of river access / features in town should be undertaken, and work needs to continue / restart with CPKC to regain access points to the lower kicking horse
- Lower Canyon access for all paddlers! The Kicking Horse River is a world class river that no longer has access due to CP Rail. This would significantly improve tourism and the local paddling community.
- Bike lanes from Golden to Parson.
- There should be emphasis on working towards an indoor aquatic centre for the health and safety of residents of all ages.
- The Golden dump has not been very well operated for many decades and the OCP needs to address the residential land near the dump that is affected by garbage migration as well as Golden’s aquifers being affected by pollutants from the dump. The dump’s next phase will not be lined as promised in the past and has the potential to harm Golden’s drinking water as well as devalue the residential and tourist areas near this obsolete site.
- Additional Comments on 4.3 Transportation and Mobility
  - It is important for the Town of Golden to develop a Comprehensive Active Transportation Network Plan, informed by active transportation users, and with an emphasis on continuity of safe and accessible active transportation paths throughout the community.
  - Schedule F ‘Transportation Network’ as currently in the OCP draft document lacks the detail required to evaluate continuity and safety of an active transportation network. Any active transportation plan needs to show detail at the level of lane width, path
    - width, sidewalk width, etc.
  - Currently, Schedule F absolutely lacks detail around the most important transportation node in town, namely the new Hwy 95 bridge. We know the new bridge will have a multi-use path, but there is no clarity about how this path will connect to any network both North and South of the Kicking Horse.
  - Other priorities missing in the current Schedule F: a planned protected bicycle lane along Hwy 95 North of the Kicking Horse; a traffic calming mechanism at the Southern entrance to Town.

- Additional Comments on 4.6 Community Well-being
  - In order to assure safe and inclusive access for residents, it is important that the Town of Golden develop an indoor Air Quality plan for all Town managed buildings that does not only consider wood smoke and industrial exhaust, but also common airborne viruses (such as Covid, influenza, Measles, and RSV) as well as common airborne bacterial diseases (such as tuberculosis, Legionnaires' disease, meningococcal disease, etc.).
  - This recommendation stems from the Covid pandemic and the implications of airborne viruses (and airborne bacteria). We now know that Covid has an acute & a chronic phase. For many, the acute phase can now be relatively 'mild' because of vaccination,
  - but the chronic phase can continue to inflict all manner of long-term damage in a significant number of people (some current estimates are one in every three people)
  - A study by 19 Universities and medical Colleges from the UK, the USA, South Africa, Sweden, Denmark, the Netherlands, and Australia published just last month, talks about all the body systems that can be affected by the Covid virus: "Together, these findings suggest that Long COVID is a multifactorial condition involving complex, systemic disruptions across immune, vascular, and neurological domains." (Communications Medicine volume 6, Article number: 255 (2026))
  - The right to clean indoor air is increasingly recognized as a 21st-century equivalent to the 19th-century public health revolution that provided clean drinking water. To ensure safe and inclusive access to Golden's community buildings we need to take indoor air
  - quality seriously.
- The OCP is missing the critical point made earlier, the proverbial elephant in the room. The #1 priority should be to expand and build the tax base (but not by increasing taxes, but by adding and broadening our business base population). We need to attract new business and nurture the existing business base so we can actually afford all these other initiatives (as meaningful as they are). We have shuttered buildings all over the downtown core. There are few viable businesses during the spring and (especially) fall shoulder seasons. The mortality rate for business startups is high. There is a fundamental number of problems preventing small business from prospering, including zoning oddities, way too much red tape, high taxation, and infrastructure limitations on smart, measured development. We have a challenging seasonal business cycle to start with, from fluctuating traffic from locals and tourists, so it is tough going out there for small business. We tend to alienate newcomers' intent on starting business when these are the exact type of people the town needs to attract in order to prosper. What more can be done to help nurture and support existing and new business? The proposed OCP seems to gloss over this topic. The OCP needs to realign around this critical issue because without it, the rest is academic. Let's emphasize building our town's business foundation first, so that we can afford to accomplish the cool stuff that helps further contribute to the social fabric of the town.
- I think the fundamental draw to Golden comes from access to wilderness and recreation. What keeps people around is the interconnected and caring community. Development and land use should be focused on making Golden a desirable place to live by having strong public infrastructure, community programming and high quality

of life. If we make it enjoyable for the community and we can preserve the natural environment, the tourists will come regardless. Golden's small and underdeveloped and there's such a big potential to be a leader in sustainability and quality of life focused development. With many years spent in Edmonton seeing bad infill along with urban sprawl, development scares me a bit, especially when driven by profit motives. I don't know what the answer is, but I dream about having a community focused development strategy over profit and tourism.

- Social services in the community often are responsible for addressing and carrying the weight of the social inequities in the community. These disparities continue to grow with increase development. It would be nice to see a development fee or tax that can either be garnished from MRDT and/or new developments that go into a pot to help support local organizations and/or initiatives that are doing the hard work to support members in our community who are struggling. Alternatively, this could be turned into a micro-loan program, potentially in partnership with the Credit Union, that would allow residents to apply for the program and generate small amounts of revenue for the Town.
- Speed up development, don't undermine investment into infrastructure. Stop cheaping out!
- YES!! As a member of the whitewater community, I still find it SHOCKING that access to the Kicking Horse River put ins and take outs is not being considered, protect and worked on diligently.
- The rafting business in town brings in a large number of tourists every day all summer and in order to do this safely or at all access from the highway is needed.
- The fact that CP put an end to the access to the lower canyon after 40 years of use by both industry and the public is unfortunate, inappropriate and dangerous. Now people who want to take advantage of this amazing piece of world-renowned white water are either forced to put in above and paddle a very serious and often fatal stretch of class 5 rapids or consider trespassing on CP property. There are many possible solutions and having the towns support and power would be really beneficial.
- I was also disappointed to see that when the highway construction went through there was no action taken to restore a useable access point OR protect any of the current access points.
- I would like to see people and their access to the nature and activities that Golden has always being prioritized and protected over the desires of corporate entities like CP or the mill.
- Having better river access and access to our surroundings should be priority. That's why people live here. Supporting things like C2ci is important to help the community access the kicking horse river for SUP-ing, kayaking, and other recreational activities. There is poor access to the rivers, and the town should fight for improvement to show community support.
- It's important to develop and maintain Golden's recreation sector. It's a big reason why tourism lands here. Specifically, opening up access to the lower kicking horse river for whitewater kayaking. And the lower lower for SUP access.
- Maintaining the FSR up to Mt. 7 for biking, paragliding, and hiking (and sightseeing).
- And cleaning up the pit in at the bridge in Nicholson, and the boat launch (take out) near the airport.

- “Diversity” - a range of housing types, tenures & densities - really means we allow all housings. It has been used as justification for STRs. But we need to allow housing we need & limit what we don’t need. We have seen “diversity” used as a reason to allow short-term & luxury housing that we have enough of. We need long-term rentals:
  - multi-family housing,
  - smaller & lower cost houses (not a minimum size, large! such as in Bear’s Paw)
  - duplexes - not at \$875,000 each size, but smaller & affordable.
  - entry level housing so our children can return to Golden to live.
- Let’s keep Golden as our small towns with its quality of life - support our workers, our local small businesses & not be talked into fueling “left behind” by developers who want a profit from us. Thank you for this opportunity for input!
- It is already unaffordable in Golden for working class residents. I really hope the OCP is looking at this and not creating Town we are going to have to move away from as we cannot afford to live here.
- More focus on our rivers, trails and downtown beautification and cohesion
- A larger area for concerts and events to combine sports and music events together
- Farmers/Artist Markets on the weekends!!! So full time workers and weekend tourists can support locals, or a 2nd weekend vending opportunity in Spirit square for food truck vendors and artists
- Property speculation that leaves buildings sitting empty on Main Street undermines Golden’s economic vitality by reducing storefront activity, limiting space for local entrepreneurs, and weakening the “critical mass” that makes a downtown feel safe, welcoming, and busy year-round. When owners can profit by holding properties vacant, the community pays the price through lost jobs, fewer services, declining street life, and rising commercial rents that push out the very businesses that give Golden its character. Developing a clear policy—using tools like vacancy standards, incentives for active use, and fair penalties for long-term emptiness—would help keep downtown properties contributing to the community and ensure Main Street remains a thriving hub rather than a portfolio of idle assets.
- Encourage development and density in the downtown. Make property owners develop their properties. Support community development that helps the quality of life of citizens - housing and food security

## **Spirit Square**

---

*What do you like best about your preferred option (e.g. washroom locations, features, seating configuration)?*

- Keeps it off from the main square space so more options use. Also less visible.
- Love stage [being] central, but bathroom stay in current spot
- This option but with washrooms in option 1
- Contained river back current flowing through

*Are there other improvements you would like to see at Spirit Square?*

### **Site layout:**

- Washroom doors NOT off the lane.
- Washroom to south, stage to north.

- Option 1 but stage in option 2 position, set back + add storage room, option 2 permanent shade structure, don't block neighbours' River view of square.
- Built infrastructure (stage/ washrooms) backing onto Alley.

### **Shelter, seating and amenities:**

- Make sure some seats have backrest
- Fixed seating options that can be maintained through winter, increase public works money to keep it beautiful once built.
- Barn-style structure extend/ expand options (e.g. Pemberton)
- Water fountain

### **Greenery:**

- Trees.
- Seating in dike is great
- More trees
- More green trees/ grass

# Appendix B: Written Submissions

Written feedback received via email has been included verbatim (excluding personal information such as phone numbers).

**From:** [Warren Vaile](#)  
**To:** [Town of Golden - Engage](#)  
**Subject:** Re: Golden's future OCP  
**Date:** March 6, 2026 6:33:03 PM

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[External Email - Use Caution & Verify Links]

Please excuse our late reply.

Following are a few of our most important concerns for the Golden Plan 2026 to consider:

1. Clean up or demolish the eye-sore derelict properties scattered about town, largely on main roads and largely owned by Jack Wong & others.
2. Upgrades to the Sewer & Water Services are mandatory for the healthy growth of the town. The status of each should be annually assessed and not become a colossal surprise and huge deterrent as I understand has just happened.
3. As we also understand, Building Permit fees and off-site levies have sky-rocketed recently. Potential new builders and developers are being severely discouraged and penalized by the current practices. We definitely do not suggest that the decades of "too low fees" be recovered overnight by new projects. We suggest that there must be a sensible rate increase to get back on track.
4. Re-zone the old burned out hotel site so that it can move forward and be developed.
5. Stop signs at all intersections should be the same orientation for both north and south sides of town. If south side signs were changed, this would correct the trucking route problems caused by Golden Transport. A truck route should not be directed through residential streets.

Thank you for your attention. Hopefully this has been helpful.

Respectfully, Warren & Carol Vaile [REDACTED]

On Fri, Feb 13, 2026 at 3:50 PM Town of Golden - Engage <[engage@golden.ca](mailto:engage@golden.ca)> wrote:

Hi Warren and Carol,

Yes please do.

Also, we have a number of consultation events planned for next week. Please visit [www.golden.ca/ocp](http://www.golden.ca/ocp).

If you can't attend or you're somewhere warm we are doing an online open house Thursday evening.

Cheers,

**Phil Armstrong** RPP, MCIP

Director of Planning and Development

Town of Golden [www.golden.ca](http://www.golden.ca)

Telephone 250-344-2271 ext. 236

Email [phil.armstrong@golden.ca](mailto:phil.armstrong@golden.ca)

*Sent from the traditional unceded territory of the Ktunaxa and Secwépemc peoples, the chosen home of Métis heritage and other diverse Indigenous peoples.*

---

**From:** Warren Vaile [REDACTED]  
**Sent:** February 13, 2026 1:47 PM  
**To:** Town of Golden - Engage <[engage@golden.ca](mailto:engage@golden.ca)>  
**Subject:** Golden's future OCP

[External Email - Use Caution & Verify Links]

Can we send our planning ideas to this email address?

Thank you,

Carol & Warren Vaile [REDACTED]  
[REDACTED]

**From:** [Gur Manhas](#)  
**To:** [Phil Armstrong](#)  
**Cc:** [Town of Golden - Engage](#)  
**Subject:** Re: STR 1551 Bowle Evans Sevens  
**Date:** April 24, 2026 2:37:56 PM  
**Attachments:** ~WRD1886.jpg

---

[External Email - Use Caution & Verify Links]

Yes please do I would like to see the verbiage cleared up around this.

Gur Manhas  
780-977-8997



On Fri, Apr 24, 2026 at 2:34 PM Phil Armstrong <[Phil.Armstrong@golden.ca](mailto:Phil.Armstrong@golden.ca)> wrote:

Hi Gur,

ADOPTED OCP amendment Bylaw 1506, 2025(attached) states:

*Prohibit the rental of entire homes in residential areas as short term rentals and rather, allow short term rentals in new and existing residential areas similar to a home based business operator.*

*Also, allow short term rentals in commercial areas above a commercial ground floor without a home based operator model as well as the Canyon Ridge subdivision, the property located at 1551 Bowle Evans Drive (the Sevens), will be the only residential area where short term rentals will be **considered** without the home based business operator model, subject to, design considerations which lessen the potential impact on adjacent existing neighbourhoods.*

The DRAFT OCP states:

5.1.6 Short-term rentals will be **considered** without the home-based business operator model on the property located at 1551 Bowle Evans Drive (the Sevens), based on site and design considerations which lessen the potential impact on adjacent properties.

ADOPTED Zoning amendment bylaw 1507, 2025 (attached) states:

- **Sub Zone: High-Density Residential - R4-Short Term Rental (R4-STR)**
- Which allows **Short Term Rentals**

And this is also included in section 9.6.1.g. be replaced with: “As a limited exception to the requirements set out in Sections 9.6.1(a) to (g), a lawful Dwelling Unit in the **R4-STR**, C1, C2, C3, C4 and C6 zones may be used for Short Term Rental use when the Dwelling Unit is not occupied for Residential Use.”

The main point here is the zoning bylaw allows the use.

All that said, reply all stating you'd like the word considered relooked at as part of formal commentary on the draft OCP. I understand the clarity you are seeking.

Also, feel free to forward this email to those concerned.

**Phil Armstrong** RPP, MCIP

Director of Planning and Development

Town of Golden [www.golden.ca](http://www.golden.ca)

Telephone 250-344-2271 ext. 236

Email [phil.armstrong@golden.ca](mailto:phil.armstrong@golden.ca)

*Sent from the traditional unceded territory of the Ktunaxa and Secwépemc peoples, the chosen home of Métis heritage and other diverse Indigenous peoples.*

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**From:** TELUS Business Connect™ <[Do-Not-Reply@notifybusinessconnect.telus.com](mailto:Do-Not-Reply@notifybusinessconnect.telus.com)>

**Sent:** April 24, 2026 1:18 PM

**To:** Phil Armstrong <[Phil.Armstrong@golden.ca](mailto:Phil.Armstrong@golden.ca)>

**Subject:** New Voice Message from EDMONTON AB (780) 977-8997

[External Email - Use Caution & Verify Links]



TELUS Business Connect™

---

Dear Phil Armstrong,

You have a new voice message:

**From:** EDMONTON AB (780) 977-8997  
**Received:** April 24, 2026 at 1:18 p.m.

**Voicemail Preview:**

"Hey, Phil, if a quick question for you, I am getting some flack for the draft VP amendment and 5111 tribes will be considered for the non requirement for permanent residents for short term rentals. I just like that the language is not conducive to people being confident and it is approved and in place already. So I was hoping you could take a quick look at the draft OCP and ensure that that is changed in the next and and if there is any way it can even be replaced before that because people are pulling up the OCP draft online and then referencing it in conversations with me right now. Thank you."

To listen to this message, open the attachment.

Thank you for choosing TELUS Business Connect™.

---

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**From:** [David Camelot](#)  
**To:** [Town of Golden - Engage](#)  
**Subject:** Fwd: 6 hr winter day study  
**Date:** April 27, 2026 12:02:53 PM  
**Attachments:** [6 hr work day revised .pdf](#)

---

[External Email - Use Caution & Verify Links]

See pdf below

----- Forwarded message -----

**From:** David Camelot [REDACTED]  
**Date:** Mon, Apr 27, 2026 at 6:08 AM  
**Subject:** 6 hr winter day study  
**To:** David Camelot [REDACTED]

Ed

**Sunday, April 26, 2026**

## **6 hr workday revised**

### **The Seasonal Optimization of Labor: A Socio-Technical Analysis of the Six-Hour Workday in Winter Environments**

The contemporary labor landscape is increasingly defined by a tension between industrial-era scheduling norms and the biological realities of the human workforce. The traditional eight-hour workday, which became the global standard following the Industrial Revolution, was designed for mechanical consistency rather than human variability. However, as the global economy transitions toward knowledge-based and service-oriented sectors, the rigid adherence to a year-round, fixed-hour schedule is facing scrutiny, particularly concerning the drastic environmental and physiological changes that occur during the winter months. Research into the implementation of a six-hour workday during winter suggests that such a transition could catalyze a significant shift in productivity, employee health, and organizational efficiency. This report examines the multi-faceted implications of compressing labor hours in low-light seasons, drawing on empirical evidence from international trials, biological research into circadian regulation, and economic analysis of the "darkness tax" paid by northern economies.

### **Physiological Foundations and the Neurobiology of Winter Labor**

The fundamental driver behind the necessity for seasonal labor adjustment is the human body's deep-seated biological dependency on light. Natural light serves as the primary Zeitgeber, or "time-giver," for the human circadian rhythm, which governs the production of critical hormones such as melatonin and serotonin. During the winter months, particularly in northern latitudes, the significant reduction in sunlight hours creates a systemic mismatch between external social time and internal biological time. This misalignment is the root cause of widespread reductions in alertness, mood stability, and cognitive performance. [1][2]

### **Circadian Regulation and Neurotransmitter Flux**

The biological mechanism of this seasonal shift is centered in the pineal gland and the suprachiasmatic nucleus. In the presence of darkness, the body initiates the production of melatonin, the hormone responsible for promoting sleep and lethargy. In winter, when the sun sets as early as 4:30 PM in regions like Golden, British Columbia, or various parts of Canada and the northern United States, the body begins producing melatonin while employees are still expected to be at peak productivity. This leads to a state of biological sluggishness that directly undermines work performance. Conversely, serotonin levels, which are linked to emotional regulation and focus, tend to plummet during the darker months.

### **Neurochemical Factor**

**Biological Function**  
**Impact of Winter Darkness**  
**Workplace Manifestation**

Melatonin

Sleep/Wake Cycle Regulation

Increased production during daylight hours

Hypersomnia, morning sluggishness, daytime fatigue

Serotonin

Mood Stability and Focus

Decreased levels due to lack of UV exposure

Irritability, lack of engagement, "brain fog"

Norepinephrine

Alertness and Energy

Disrupted regulation

Slower reaction times, reduced cognitive sharpness

The clinical manifestation of this imbalance is often diagnosed as Seasonal Affective Disorder (SAD), which affects roughly 5% of the population with debilitating symptoms, while nearly 40% of individuals report milder "winter blues" that still significantly impact daily functioning. SAD is characterized by a "numbing" effect, loss of interest in activities, and social withdrawal, all of which are antithetical to a collaborative and innovative work environment. [1][2][3]

**The Role of Natural Light Exposure**

The implementation of a six-hour workday in winter—typically framed between 9:00 AM and 3:00 PM—functions as a structural health intervention. By allowing employees to arrive and depart during the limited window of natural daylight, organizations facilitate the regulation of the body's internal clock. Exposure to sunlight, even on cloudy days, has been shown to improve mental health outcomes, including indicators of depression, anxiety, and stress. For workers in northern latitudes, an eight-hour day often means commuting in the dark both ways, spending the entire duration of sunlight inside a building. This "sunlight starvation" exacerbates the symptoms of SAD and increases the likelihood of long-term burnout. [1][2][3]

**The Productivity Paradox: Efficiency Through Compression**

One of the most persistent objections to a reduced workday is the assumption that fewer hours necessarily result in lower output. However, empirical evidence suggests a "productivity paradox." This paradox is supported by theoretical frameworks such as Parkinson's Law, which posits that work expands to fill the time available for its completion. When time is artificially constrained to six hours, employees often experience a heightened sense of focus and a reduction in "filler" activities. [1][2][3]

### **Empirical Evidence from International Trials**

The Swedish experiments with the six-hour workday provide some of the most robust data on this transition. In Gothenburg, Toyota service centers have operated on a six-hour schedule for over 13 years, reporting a 25% gain in profit and significantly higher employee health. Similarly, the SEO company Brath doubled its revenue year-over-year after switching to six-hour days, proving that in knowledge-based industries, productivity is driven by creativity and intensity rather than a mere tally of hours.

#### **Case Study**

##### **Sector**

##### **Specific Outcomes**

##### **Key Driver**

Toyota Gothenburg

Automotive Service

25% profit increase; higher customer satisfaction

Faster, more cohesive mechanics; energy preservation

Brath

Knowledge/SEO

Doubled revenue; high staff retention

Focus on high-impact tasks; creativity boost

Filimundus

App Development

Increased innovation; stronger team cohesion

Reduced burnout; "fresh" mental state

Svartedalens

Healthcare

50% less sick leave; 2.8x lower absenteeism

Improved nurse alertness; better patient care quality

In the Svartedalens nursing home trial, the reduction of hours to six per day (with retained salary) led to an improvement in general well-being, specifically regarding stress and sleep. Nurses reported being more alert and energetic, allowing them to perform more activities with elderly residents, thereby increasing the quality of service. This suggests that in high-stress, physically demanding, or emotionally taxing roles, the eight-hour day may actually be counter-productive, leading to errors, accidents, and burnout. [1][2][3][4]

### **Cognitive Load and Diminishing Returns**

Research conducted by the Institute of Labor Economics indicates that employee productivity begins to decline drastically after the fifth hour of work. Long working hours are associated with increased risks of stroke, coronary heart disease, and adverse pregnancy outcomes. In the context of winter, this decline is even more pronounced as the lack of natural light triggers early fatigue. By capping the day at six hours, organizations can capture the period of highest cognitive efficiency while avoiding the "diminishing returns" phase where fatigue leads to mistakes and presenteeism. [1][2][3][4]

### **Operational Safety: Mitigating the Winter Driving Crisis**

The safety implications of a six-hour winter workday are particularly acute in regions prone to snow and ice. Winter driving conditions represent a massive logistical and safety challenge for the workforce. In Canada, nearly 30% of all car accidents occur on snowy or icy roads, and December—one of the darkest months—consistently sees the second-highest number of total collisions.

### **The Interaction of Darkness and Road Hazards**

Commuting in the dark during winter is significantly more hazardous than summer commuting. The combination of reduced visibility, slippery pavement, and impaired driver concentration creates a "perfect storm" for accidents.

- **Visibility Factors:** Heavy snow, sleet, and fog can reduce visibility to the point where braking distances exceed the distance a driver can see ahead. At night, glare from headlights on wet or icy roads further obscures hazards.
- **Thermal Dynamics of Ice:** Black ice is most prevalent at temperatures between 4°C and -4°C, often forming on bridges and overpasses before other road surfaces. This transparent ice is difficult to see even in daylight, and virtually invisible in the dark.
- **Work-Related Risks:** Nearly 40% of all work-related crashes that result in injury and time loss occur between November and February.

## Accident Metric (Canada)

### Statistic

### Source

Work-Related Crashes (Nov-Feb)

40% of all injury/loss-time crashes

Total Winter Accidents per Year

> 50,000

Increase in Claims (Dec/Jan)

49%

Roads impact on Speeds

30-40% reduction on arterials

A six-hour workday allows employees to avoid the "peak darkness" commutes. By shifting the workday to start after the sun has risen and end before the rapid temperature drop of sunset, organizations can significantly reduce the exposure of their employees to the most dangerous driving conditions. [1][2]

### **The Subsidized "Home-Stay" Model: Economic and Biological Stability**

A primary logistical hurdle in reducing work hours is the "income effect." If a reduction in hours leads to a decrease in take-home pay, workers may feel financially compelled to seek a second job, which would lead to the very burnout and fatigue the model seeks to avoid. To counter this, a "stay-at-home" requirement for the final two hours of the traditional shift could be implemented at a reduced rate, such as 1/2 pay.

### **Re-financing the "Darkness Tax"**

The subsidized pay helps maintain financial security, discouraging the second job cycle. Funding for this subsidy can be drawn from the massive operational savings generated by a 6-hour physical footprint:

### **ROI on National Health and Productivity**

Supporting employee mental health is increasingly viewed as a high-return investment. Figures from the World Health Organization indicate that every \$1 invested in treatment for depression and anxiety returns about \$4 in improved health and ability to work.

### **Environmental Sustainability and Energy Conservation**

The transition to shorter workdays has profound implications for the environment. In winter, commercial buildings require immense amounts of energy for heating, lighting, and ventilation.

### **Carbon Footprint and Commuting Reductions**

Research into reduced working hours consistently shows a strong correlation with lower emissions. A study spanning 24 countries found that a 10% reduction in work hours correlates with a 14.6% drop in carbon footprint.

### **Structural Implementation: The 4-Shift 6-Hour Model**

For industries that require continuous operation, such as healthcare, emergency services, or high-cost manufacturing, a six-hour workday requires a shift from the traditional 3-shift rotation (8 hours each) to a 4-shift rotation (6 hours each). Using the formula , this transition offers significant gains in operational stability.

### **Advantages of the 4-Shift System**

The 4-shift system ensures balanced utilization of production capacity, minimizing the need for short-term adjustments or excessive overtime. In healthcare, nurses in 6-hour trials were found to be half as likely to take sick time. Automated AI-powered shift scheduling, as used by Siemens Energy, can generate complex 4-shift rotations that account for employee preferences, leading to high (98%) employee satisfaction rates. [1][2]

### **Historical Precedent: The Wisdom of the Wadokei**

Adjusting work to the seasons is not a radical new concept but a return to a naturalistic approach to time. During the Edo period in Japan (1603–1868), the "seasonal time system" divided day and night into six segments each. Because the length of daylight changed with the seasons, the length of an "hour" (or toki) also changed.

To manage this, Japanese clockmakers developed the Wadokei, a unique mechanical clock adjusted to seasonal shifts. In winter, the daytime hours would move faster, reflecting the brevity of the sun, while nighttime hours slowed down. The modern 6-hour winter workday is a high-tech version of this philosophy—acknowledging that 60 minutes in the bright sun of July and 60 minutes in the freezing darkness of December are not biologically or economically equivalent.

### **Future Outlook: The Seasonally Adaptive Workplace**

The transition to a six-hour workday during the winter months—supported by a subsidized

home-stay requirement—is a viable, high-impact strategy. By aligning labor with the physiological needs of the workforce, companies can unlock productivity currently suppressed by the "winter blues" and SAD-related presenteeism. The organizations that lead this transition will negotiate the shift from industrial-era rigidity to biological-era adaptability, building a more resilient, efficient, and sustainable global economy.

1. <https://hickoryhouse.com/finding-light-in-the-darkness/> (Finding Light in the Darkness - Hickory House Recovery)
2. <https://extension.unh.edu/blog/2025/12/finding-light-darker-days-how-nature-supports-winter-well-being> (Finding Light in Darker Days: How Nature Supports Winter Well-Being - UNH Extension)
3. <https://www.munninsurance.com/why-do-insurance-companies-give-a-winter-tire-discount/> (Why Do Insurance Companies Give a Winter Tire Discount?)
4. <https://www.snapschedule.com/blog/6-4-6-4-6-4-ten-hour-rotating-shift/> (6-4 6-4 6-4 Ten Hour Rotating Shift Pattern| 24/7 Shift Coverage - Snap Schedule)
5. [https://www.researchgate.net/publication/398902686\\_The\\_Six-Hour\\_Workday\\_Literature\\_and\\_Cases\\_on\\_Productivity\\_Well-Being\\_and\\_Economic\\_Implications](https://www.researchgate.net/publication/398902686_The_Six-Hour_Workday_Literature_and_Cases_on_Productivity_Well-Being_and_Economic_Implications) ((PDF) The Six-Hour Workday: Literature and Cases on Productivity ...)
6. <https://4dayweek.io/schedule/6-hour-workday> (The 6-Hour Workday - A Viable Possibility? - 4dayweek.io)

**From:** [David Ratzlaff](#)  
**To:** [Town of Golden - Engage](#)  
**Cc:** [Katelynn Tomalty](#); [Andrew Ratzlaff](#); [Chris Ratzlaff](#); [Ruth Ratzlaff](#)  
**Subject:** Canyon Ridge ,  
**Date:** April 27, 2026 9:20:28 AM  
**Attachments:** [Lot 2B .pdf](#)  
[Zoning-Bylaw-Map1294-2011.pdf](#)  
[OCP 2026 .pdf](#)

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[External Email - Use Caution & Verify Links]

Hello team .

We have purchased a property in Canyon Ridge , see plans attached. This is a portion of the property that is now owned by us. Currently Zoned R1S- , we understand that some of the property is too steep for development but there is a significant portion that is under the 20 % slope . Any potential development would be reviewed and signed off by a professional Geotech.

We are concerned that the Draft OCP 2026 is showing that part of the property that we have purchased is being shown as Parks, Recreation and Open Space. See attached Draft OCP 2026 Plan .

This issue needs to be addressed before the OCP plan becomes official.

**David Ratzlaff**

President

HR Pacific Construction Management Ltd

[www.hrpacific.com](http://www.hrpacific.com)

901 10th St N | PO Box 1304

Golden, BC V0A 1H0

cell 250-272-5100

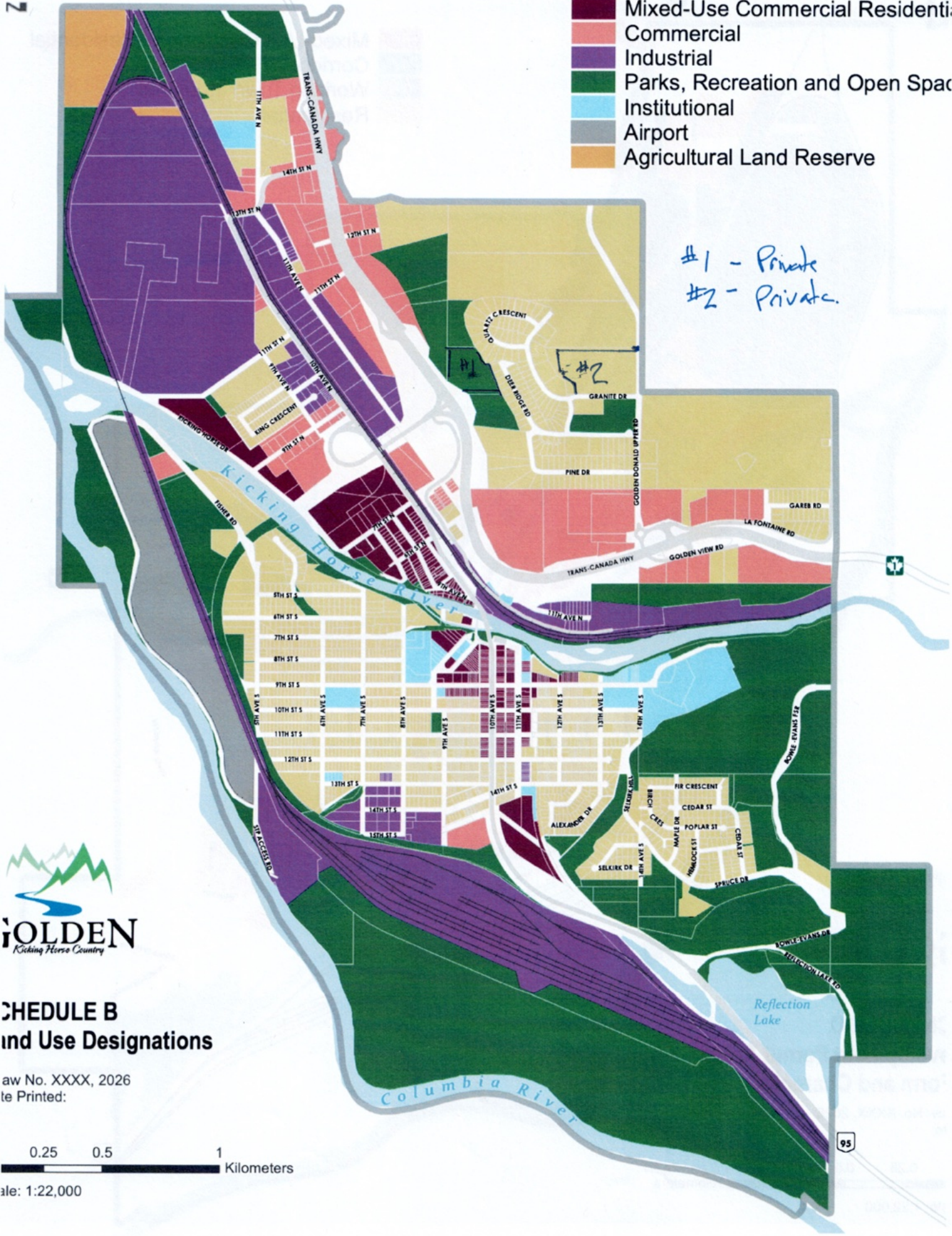


**HR**Pacific  
CONSTRUCTION MANAGEMENT



- Residential
- Mixed-Use Commercial Residential
- Commercial
- Industrial
- Parks, Recreation and Open Space
- Institutional
- Airport
- Agricultural Land Reserve

#1 - Private  
#2 - Private



## SCHEDULE B Land Use Designations

Law No. XXXX, 2026  
Effective Date:



Scale: 1:22,000





**From:** [Katie](#)  
**To:** [Phil Armstrong](#)  
**Cc:** [Town of Golden - Engage](#); ["John Ingram"](#)  
**Subject:** RE: OCP Feedback contact  
**Date:** April 27, 2026 11:29:51 AM  
**Attachments:** [image001.jpg](#)  
[image003.jpg](#)

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[External Email - Use Caution & Verify Links]

Hi all,

Thank you for the looping me in, Phil. I appreciate it.

To my comments I made last week about naming specific community organizations, I would ask that the 'Golden Family Center Society' is explicitly named (like the CED, Local Food Matters and Tourism Golden) into areas specific to section 4.6 Community Wellbeing. Additionally, anywhere else in the document to ensure a priority of community wellbeing and mental health services and programs.

An objective I would like to see in section 4.6, is the following: *Support and foster local mental health services that prioritize mental health services, anti-violence support services, substance use and misuse initiatives and programs.*

I would also ask that objective #6 is more specific, this is very vague- Who are local and regional stakeholders? You could replace with the following: *Continue to build and enhance relationships with the Golden Family Center, the Golden Women's Resource Society, and the Golden Community Resource Society while building relationships with regional stakeholders and service providers.*

Specifically, the verbiage below, I would ask to be considered on page 23<sup>-24</sup> to compliment the policy statements already outlined.

- Will collaborate with the Golden Family Centre to ensure that the design of public amenities reflects trauma-informed principles, including safety, dignity, privacy, and inclusivity for individuals accessing mental health and anti-violence supports.
- Establish a working relationship with the Golden Family Center and community partners to support prevention and response initiatives addressing gender-based violence, family violence, and community safety through education, outreach, and coordinated service pathways
- Prioritize engagement the Golden Family Center as a key partner in gathering community input, particularly from families, youth, and vulnerable populations who may face barriers to participation.
- Continue to work with the Golden Family Center to advocate for sustainable provincial and regional funding to ensure continuity of mental health, anti-violence

- and substance use services in the community
- Work to recognize and support the role of community hubs, including the Golden Family Center and the Youth Center, in strengthening child, youth and family wellbeing and social connection
  - Work to advance reconciliation by supporting anti-violence and mental health initiatives that are grounded in Indigenous perspectives, self-determination, and trauma-informed care.
  - (#3) Continue working with community organizations, such as the Golden Family Center, to identify how the Town can provide recreation programming that meets the needs of all ages and abilities.
  - (#6) Public safety should be broadened to include verbiage on anti-violence programs etc. notably our Victim Service program that is already a well established program supporting the needs of victims of violence and crime in our community.
  - (#5) vague. Replace with specific organizations within the TOG who are leading this work, like the Golden Family Center and the Golden Community Resource Society (childcare).
  - (#11) This could be more specific, like including the Golden Family Center, replacing 'local partners'
  - (#21) Replace with: Continue relationships with local schools and see opportunities to include **YOUTH** in community engagement processes
  - (#22) I think the Golden Family Center should be included here. We serve almost 250 unique individuals a month, that is youth, children and families. We have great insights into what children, youth, and families require or envision their public spaces to be.
  - Also (#7) – The Golden Family Center is currently partnering with Sd6 and the Golden Community Resource Society on an outdoor community gathering space that is inclusive and age friendly. Might be work being more specific here too.

Section 4.6 section appears to be very 'local food initiatives' heavy. I think it is necessary, but you might want to think about how you can take #12-#18, reducing from 6 points to maybe 2-3 points. Also, I think it is very important to name youth not naming them as 'students'. Detaching them from the school system is important. Offering them autonomy is more aligned with community wellbeing.

Thank you for listening and considering my feedback. I really appreciate your efforts on this so far, and realize the timeline is tight. Thank you for considering my additions to make section 4.6 more well rounded and reflective of our community reality.

Thank you,  
Katie

**Katie Hodder**  
**M.A., Leadership, CYCC, B.A (BCST)**  
Executive Director (She/her)

GFC logo for email



P.O. Box 415, Golden BC V0A1H0  
250.344.2000 ext. 126  
250.344.5225 fax  
[www.goldenfamilycenter.bc.ca](http://www.goldenfamilycenter.bc.ca)

*The Golden Family Center graciously acknowledges it's positionality on the unceded territory of the Ktunaxa people, shared with the Secwépmc people, and home of the Métis Nation Columbia River Society. We are grateful for the privilege to work and play in this valley.*

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**From:** Phil Armstrong [mailto:Phil.Armstrong@golden.ca]  
**Sent:** April 27, 2026 10:35 AM  
**To:** 'Katie' <katie.j@goldenfamilycenter.bc.ca>  
**Cc:** Town of Golden - Engage <engage@golden.ca>; 'John Ingram' <john@ecoplan.ca>  
**Subject:** RE: OCP Feedback contact

Hi Katie,

We are directing email feedback through [ocp@golden.ca](mailto:ocp@golden.ca) so nothing is missed. That said, I've included both in the cc line.

Thanks,

**Phil Armstrong** RPP, MCIP  
Director of Planning and Development  
**Town of Golden** [www.golden.ca](http://www.golden.ca)  
**Telephone** 250-344-2271 ext. 236  
**Email** [phil.armstrong@golden.ca](mailto:phil.armstrong@golden.ca)

*Sent from the traditional unceded territory of the Ktunaxa and Secwépmc peoples, the chosen home of Métis heritage and other diverse Indigenous peoples.*

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**From:** Katie <[katie.j@goldenfamilycenter.bc.ca](mailto:katie.j@goldenfamilycenter.bc.ca)>  
**Sent:** April 27, 2026 10:33 AM  
**To:** Phil Armstrong <[Phil.Armstrong@golden.ca](mailto:Phil.Armstrong@golden.ca)>  
**Subject:** OCP Feedback contact

[External Email - Use Caution & Verify Links]

Hi Phil,

I was wondering if you might be able to share John's contact with me. I have some feedback for the OCP, I hope I am not late in providing it. Was hoping you could connect me- Thank you!

Katie

**Katie Hodder**

**M.A., Leadership, CYCC, B.A (BCST)**

Executive Director (She/her)

GFC logo for email



P.O. Box 415, Golden BC V0A1H0

250.344.2000 ext. 126

250.344.5225 fax

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David Ratzlaff  
davidr@hrpacific.com  
Cell: 250-272-5100  
www.hrpacific.com

May 1 2026

Town of Golden

Attention: Planning Department / Mayor and Council]

**Re: Draft 2026 Official Community Plan**

Dear Mayor Ron Oszust, Jeremey Denegar., Phil Armstrong

I am writing regarding the Town of Golden's draft 2026 Official Community Plan and its potential effect on my company's property with PID 007-670-087.

My company owns this property and considers this land as development land. In particular, a portion of the property contains a developable bench with access, and that area is presently zoned Single Detached with Secondary Residential (R1S). ( see attached Plan ) It is also within existing development permit areas that contemplate residential development, including the Creative Residential and Corridor development permit areas. My understanding has always been that this portion of the property could support thoughtful residential development consistent with its zoning, the existing development permit area framework, and the Town's broader need for housing.

I'm concerned that the draft OCP could inadvertently designate much of this land in a way that no longer recognizes or supports that residential development potential. As I understand the draft mapping, my company's land could be placed into Parks, Recreation and Open Space designation. I appreciate the Town's desire to protect natural areas and provide park and open-space opportunities. That desire should not override my company's ability to develop the land.

If the OCP is adopted in a form that designates the developable portion of our land as Parks, Recreation and Open Space, the next zoning review could then be used — intentionally or unintentionally — to remove the current residential zoning or make residential development practically unavailable. From a landowner's perspective, that would look like the Town had effectively reserved private development land for public park, open-space, or environmental purposes without acquiring it. I do not believe that is what the Town intends, and I would prefer to address the issue now in a constructive way.

I am not opposed to discussing whether some portion of the property may appropriately contribute to parkland, open space, trail connectivity, or environmental protection. I recognize the importance of those objectives in Golden. The steeper portion of the property might be suitable for parks or greenspace, but the flat bench should certainly remain available for residential development. At the same time, any such discussion should occur through a collaborative planning process that also preserves the legitimate residential development potential of the property.



David Ratzlaff  
davidr@hrpacific.com  
Cell: 250-272-5100  
www.hrpacific.com

I respectfully ask that the Town revise the draft OCP mapping and related designations so that my company's land with PID 007-670-087 remains designated for residential use, consistent with its current R1S zoning and its longstanding residential development potential. If there are environmental, geotechnical, servicing, access, or design issues to be addressed, those can be worked through at the appropriate stage of subdivision, development, building permit, professional reporting, or development permit review. Those issues should not result in the wholesale redesignation of residentially zoned private land as park or open space.

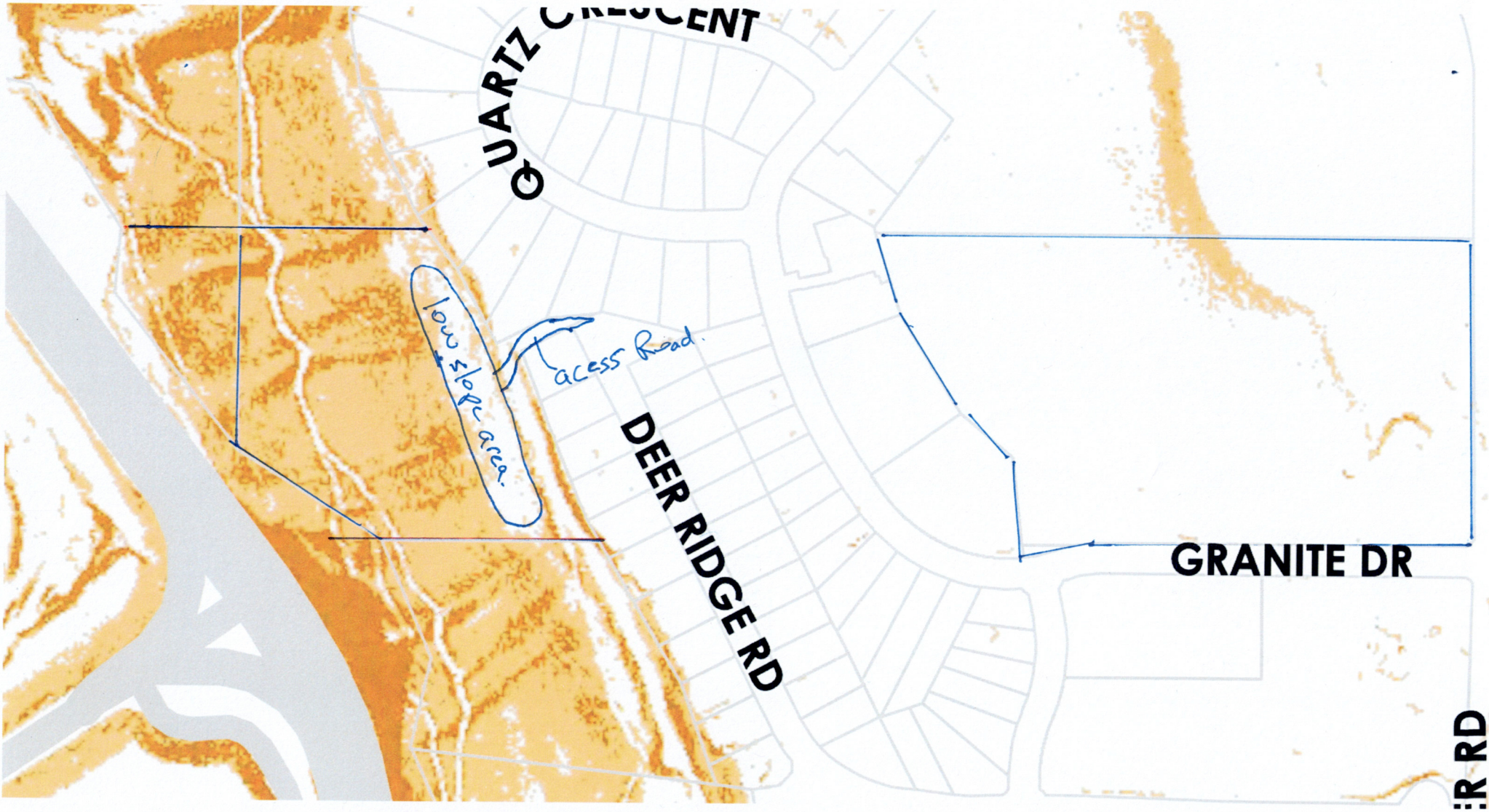
I would welcome the opportunity to work with Town staff to identify a practical solution that protects important environmental and community values while also confirming that the property remains available for residential development.

Please treat this letter as our request that the draft OCP be revised before adoption to ensure that the property remains available for residential development and is not included in the proposed area for Parks, Recreation and Open Space designation.

Yours truly,

A handwritten signature in black ink, appearing to read "D. Ratzlaff", with a long horizontal line extending to the left.

David Ratzlaff  
President of 0804482 BC Ltd.



**QUARTZ CRESCENT**

**DEER RIDGE RD**

**GRANITE DR**

**IR RD**

*low slope area.*

*access road.*

**From:** [REDACTED]  
**To:** [Phil Armstrong](#)  
**Subject:** Questions around DRAFT OCP  
**Date:** May 4, 2026 8:52:35 PM

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[External Email - Use Caution & Verify Links]

Hi Phil,

I realize I'm not a resident of Golden but this is where I shop, enjoy organized culture and eat cafe croissants, so if you have time, I have a few questions and comments about the draft OCP.

In the section about housing can you quickly explain what a "unit" is? Does that refer to apartments/dwelling units or to the number of beds? It would make a difference.

Does "stratification" mean creation of a strata?

It is mentioned several times that tourism is the leading economic pillar in Golden. Is this determined by money created/spent or by number of employees or some other metric? I was surprised because I think that it used to be institutional/industrial, specifically schools, hospital and lumber plant.

As I mentioned when I interrupted the Jane's Walk (sorry about that), there is a group of developers that seem interested in addressing development levies in ways that are easier for them and not wild or crazy. I think you answered some of my questions about them but I wonder if they might become a group to approach and even collaborate with. Which brings me to the point that Connie made during the zoom last week and that is whether naming groups such as GCED and Tourism Golden makes sense in an OCP -- even though I am a BIG fan of GCED, they might not be the right fit or available for future projects. Unless there is a reason for their specific inclusion in the OCP...

For example, on page 38 when you mention working with community partners on a seniors housing project there is no specifically named partner (although I think GCED has proven ability in this realm).

Re-treeing the community must have to face the pull of planting fruit trees to align with food security with the reduction of wildlife/human interactions. I didn't see that addressed directly in the OCP.

What is the problem with cul de sacs?

TYPO? On page 21, .13 probably needs to say "within".

Did I miss the section about chickens?

TYPO? 4.8 The Town of Golden is (not Is)....

p. 50 .17 is poorly worded. I read it a few times, including out loud, and it just doesn't work.

p. 61 covers wildfire urban interface issues but I'm not sure why the listed exemptions are there and what they are exempted from.

I have a few suggestions:

- spend more time on making it easier for staff working on the strip and living in town to get to work in a safe and timely fashion, even if this means requiring those commercial enterprises to create the mechanism to do it. If tourism is the leading economic pillar, they need to contribute to fair income for their workers.

- examine if the parking of commercial and regular traffic parked on the strip during road closures (which seem to be increasing) can be dealt with in a humane and sensible way

- consider identifying various districts in town like in big cities: The Distillery District (where Whitetooth Brewery, Ethos and Stolen Bell are located), The Commercial or River District (what you call Historic DownTown) and The Entertainment District (Cinema, Civic Centre, cannabis sellers and Bob Wingate's place)

- ensure that the creepy clown stays in the park whatever happens

- put an archway somewhere that you can hang the Roman-sounding phrase:

Improve the Public Realm

The last few suggestions are only half serious....

With great respect and appreciation,  
Joyce deBoer

## Phil Armstrong

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**From:** Caroline Tremblay <caroline@goldenced.ca>  
**Sent:** May 4, 2026 12:05 PM  
**To:** Town of Golden - Engage  
**Subject:** OCP Draft Feedback 2nd round  
**Attachments:** OCP feedback.docx

[External Email - Use Caution & Verify Links]

Good morning,

Please find attached the feedback I would like to contribute to the OCP.

Best,

Caroline



**Caroline Tremblay**

**CED Coordinator**

caroline@goldenced.ca  
250-344-1161

202 - 4219th Ave N, PO Box 746  
Golden, BC V0A 1H0

[www.goldenced.ca](http://www.goldenced.ca)

## OCP Draft – Feedback 2<sup>nd</sup> round – May 4<sup>th</sup> 2026

3.1. Housing and affordability – “for all needs and incomes” – focus on low and moderate incomes

4.1 Housing needs – “all tenure types and income levels” – focus on low and moderate incomes, both ownership and rental units

### Policies

.2 “income levels” – focusing on low and moderate income

.8 “in working with BC Housing” – or other funders?

.9 Do we need to encourage each multi-unit housing to have their own greenspace and children play area when there are community parks throughout the town?

4.2 Local Economy

### Policies

.7 “in working with BC Housing” – or other funders?

.8 Add Golden CED?

.15 Add Golden CED? (as we created the Child Care Action Plan and are in the process of updating it)

.16 Worth mentioning Golden CED?

4.4 Environment and Climate Action

“more frequent and intense weather events, heat at drought, and wildfires” – and floods?

4.6 Community Wellbeing

### Objectives

.4 Mention Golden CED and add attraction (not only retention and expansion)

### Policies

.8 Are there any other elements from the Age-Friendly Community Plan that should be mentioned?

4.8 Parks, Trails and Open Spaces

### Policies

.9 Same comment as before, do new developments need to provide green spaces (trails and/or parkland)?

## 5.2 Mixed-Use Commercial Residential

### Policies

.5 Mention Golden CED?

Figure: is that meant to be 10<sup>th</sup> Ave S rather than street?

## 5.6 Institutional

### Policies

.5 Mention Golden CED?

