

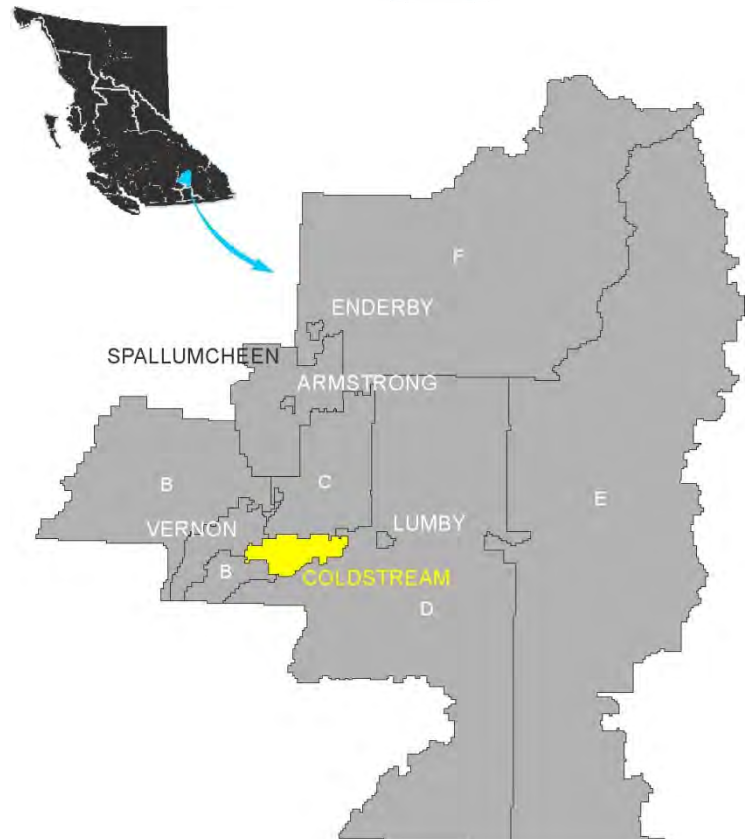
COLDSTREAM



Image Source: www.picturebc.ca

REGIONAL CONTEXT

Coldstream BC is located at the north end of Kalamalka Lake in the Coldstream Valley immediately east of Vernon. Coldstream is easily accessible via Highway 97 and Highway 6. Due to its proximity to Vernon and the ease of travel through the Okanagan Valley on highway 97, Coldstream coordinates many services with its neighbouring communities. Coldstream contains a large portion of the Regional District population (approximately 12% or 9,471 residents), and is bound by Kalamalka Lake to the south, Vernon's boundaries to the west and north, and the Coldstream Valley to the east. The Regional District of North Okanagan is comprised of; Armstrong, Coldstream, Enderby, Lumby, Spallumcheen, Vernon and 5 unincorporated areas, B through F. Coldstream's economy has historically been dominated by forestry and agriculture but has now transitioned to manufacturing, retail trade and services.



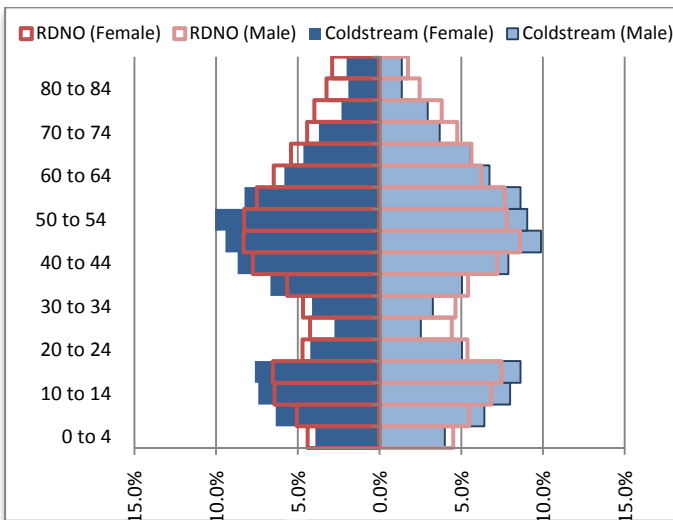
POPULATION

The population of Coldstream has fluctuated slightly over the ten year period from 1996 through 2006 but has seen an overall increase at an average annual rate of 0.5% per year. The population of Coldstream in 2006 was 9,471 up from 8,975 in 1996.

In 2006, the population of Coldstream represented 12.3% of the total population of the Regional District of North Okanagan. The median age of the population was 44.3 years, slightly lower than the RDNO at 44.8 years, but significantly higher than BC at 40.8 years.

The following population pyramid illustrates the distribution of the population of Coldstream in 2006 by age and sex.

Figure 1: Population Distribution by Age and Sex, 2006 (% of Total), Coldstream and RDNO

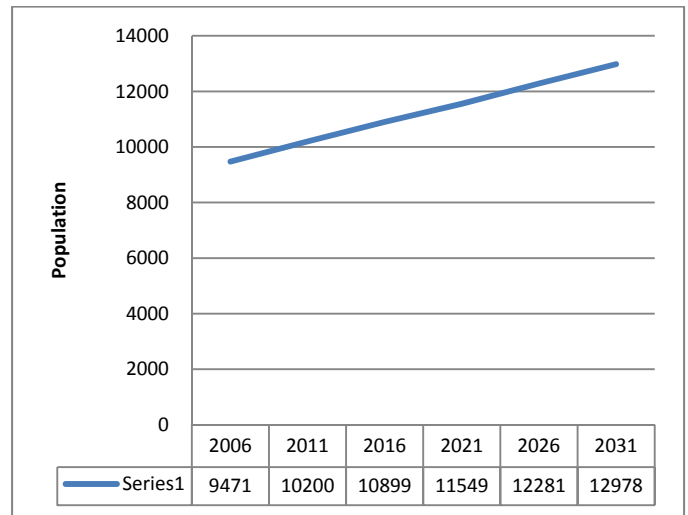


As illustrated, the population of Coldstream is comprised largely of an older population, with a significant gap in population in the 20-40 year age range. With an increasing aging population and a significantly reduced child bearing population the number of deaths per year will continue to increase at a greater rate than the number of births, resulting in a negative natural increase. This trend will have significant implications for housing, health care services and employment. The distribution of the population in Coldstream closely mimics that of the RDNO with the exception of an even further pronounced bulge in population in the 45 to 60 year age range.

Looking forward to the year 2031, Coldstream is expected to continue to grow at a moderate rate of 1.26% annually,

slightly higher than the rate seen in the previous ten year period. This growth will result in an expected total population of 12,978 people in 2031.

Figure 2: Population of Coldstream, 1996 – 2031, 0.7% Annual Growth Rate



HOUSEHOLDS

The average number of persons in a private household within Coldstream is 2.7, slightly higher than the RDNO at 2.4, or BC at 2.5.

There are a total of 2,840 census families in private households within Coldstream. The size of census families within Coldstream are comparable to BC with 49.1% two person families, 18.8% three person families, 20.6% four person families, and 11.3% five or more person families. The portion of two person families in Coldstream is lower than the average within the RDNO (57.7%) more closely mimicking BC.

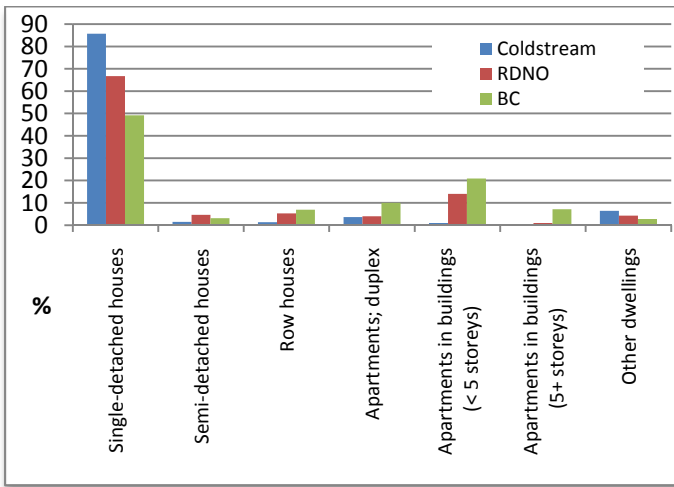
The average value of a dwelling in Coldstream was \$413,234 in 2006. The average gross rent for a private dwelling in Coldstream was \$863 in 2006 and for an owner the average major payments were \$968. Of the total dwellings occupied by usual residents, 38% of tenant occupied, and 16% of owner occupied households spent more than 30% of their household income on housing. This is considered to be above the level of affordability for housing. Of the total number of private dwellings (3,410), 600 households are spending more than 30% of their household income, or 18% of Coldstream households.

HOUSING STOCK

There were a total of 3,423 occupied private dwellings in Coldstream in 2006, 90.7% of which were owned and 9.2% were rented. The percentage of ownership of dwellings is significantly higher than the RDNO at 77.2% and BC at 69.7%.

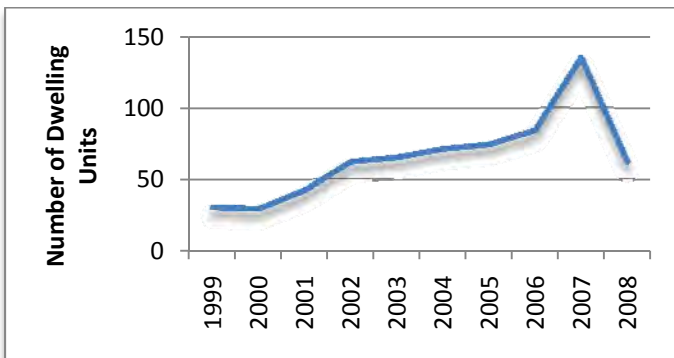
Coldstream has a very high percentage of single-detached houses, making up 85.7% of the total housing stock. This is significantly higher than the RDNO at 66.7% and BC at 49.0%.

Figure 3: Dwellings by Structural Type (As a % of Total Occupied Dwellings), 2006



Building permit activity has fluctuated in recent years, but in the period for 1999 through 2008, an average of 65 residential units were created per year. The highest building permit activity was seen in 2007 with 135 residential units being created.

Figure 4: Residential Building Permits, Number of Dwelling Units Created, 1999-2008



Looking forward to the year 2031 the total number of new dwelling units expected in Coldstream by 2031 is 1291. This

represents an average of 56 units per year. While lower than the average building permit activity in recent years, given the moderate population growth and the aging population the demand for increased residential units is not expected to sustain a greater rate of development.

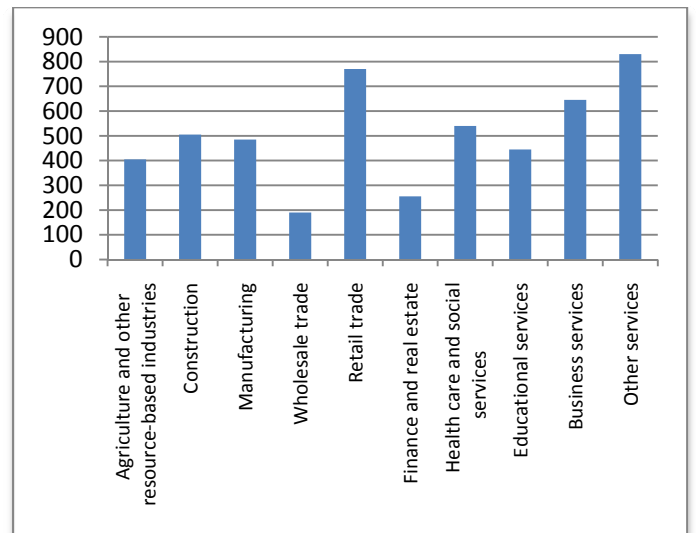
ECONOMY

Coldstream's employment rate is 64.2%, higher than the RDNO at 58.1% and BC at 61.6%. The participation rate of the labour force within Coldstream is 67.1%, higher than the RDNO at 61.9% and BC at 65.6%.

The median income of an individual over 15 in 2005 was \$26,905, higher than the RDNO at \$21,833, but similar to the BC average of \$25,722. The median income of a family in 2005 was \$77,860, significantly higher than both the RDNO at \$57,637 and BC at \$65,787.

The Coldstream economy is similar to many of the other north Okanagan communities with the main industries being manufacturing and construction, retail trade and health and social services and business services. Agriculture and resource extraction play a large role in the economies of all north Okanagan communities, including Coldstream, but generally do not employ as many as these other industries.

Figure 5: Distribution of Labour Force by Industry, Coldstream, 2006



The total experienced labour force in Coldstream was 5,120 in 2006, or 54% of the total population.

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Amended by the Regional District of North Okanagan

This profile has been prepared as a supplement to the Regional District of North Okanagan Population, Employment and Housing Forecast, 2008-2031. For further information on data sources, assumptions, limitations and methodology please refer to the full report.
