



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Monday, December 2, 2019
Time: 7:00 p.m.
Location: Council Chambers, 495 Hot Springs Road
Harrison Hot Springs, British Columbia

1. CALL TO ORDER

Meeting called to order by Mayor Facio.

2. INTRODUCTION OF LATE ITEMS

3. APPROVAL OF AGENDA

4. ADOPTION OF COUNCIL MINUTES

- (a) THAT the Regular Council Meeting Minutes of November 18, 2019 be adopted.
(b) THAT the Committee of The Whole Meeting Minutes of November 21, 2019 be adopted.

Item 4(a)
Page 1
Item 4(b)
Page 5

5. BUSINESS ARISING FROM THE MINUTES

6. CONSENT AGENDA

i. Bylaws	
ii. Agreements	
iii. Committee/ Commission Minutes	
iv. Correspondence	

7. DELEGATIONS/PETITIONS

8. CORRESPONDENCE

9. BUSINESS ARISING FROM CORRESPONDENCE

10. REPORTS OF COUNCILLORS, COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS

12. REPORTS FROM STAFF

- (a) Report of the Community Services Coordinator, Rhonda Schell – November 28, 2019
Re: Housing Needs and Supply Report

Item 12(a)
Page 11

Recommendation

THAT the Harrison Hot Springs Housing Needs and Supply Report, Housing Needs Summary, Housing OCP Brief and Engagement Strategy be received.

- (b) Report of the Community Services Coordinator, Rhonda Schell – November 28, 2019
Re: Animal Control Patrols

Item 12(b)
Page 59

13. BYLAWS

- (a) Report of the Planning Consultant – November 10, 2019
Re: Soil Removal and Deposit Bylaw 1146, 2019

Item 13(a)
Page 61

Recommendation

THAT Soil Deposit and Removal Bylaw 1146, 2019 be given three readings; and

THAT Soil Deposit and Removal Bylaw 1146, 2019 be referred to the Ministry of Energy, Mines and Petroleum Resources; and

THAT Soil Deposit and Removal Bylaw 1146, 2019 be referred to the Ministry of Environment and Climate Change Strategy.

14. QUESTIONS FROM THE PUBLIC (pertaining to agenda items only)**15. ADJOURNMENT**

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE REGULAR MEETING OF COUNCIL**

DATE: Monday, November 18, 2019

TIME: 7:00 p.m.

PLACE: Council Chambers
495 Hot Springs Road, Harrison Hot Springs, BC

IN ATTENDANCE: Mayor Leo Facio
Councillor Samantha Piper
Councillor Ray Hooper
Councillor Gerry Palmer
Councillor Michie Vidal

Chief Administrative Officer, Madeline McDonald
Deputy Chief Administrative Officer/CO, Debra Key
Infrastructure Manager, Troy Davis
Planning Consultant, Ken Cossey

ABSENT:

Recording Secretary: Irene Petty

1. CALL TO ORDER

Mayor Facio called the meeting to order at 7:00 p.m.

2. INTRODUCTION OF LATE ITEMS

None.

3. APPROVAL OF AGENDA

Moved by Councillor Vidal
Seconded by Councillor Palmer

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
RC-2019-11-08

4. ADOPTION OF COUNCIL MINUTES

Moved by Councillor Piper
Seconded by Councillor Vidal

THAT the Regular Council Meeting Minutes of November 4, 2019 be adopted, as amended.

**CARRIED
UNANIMOUSLY**
RC-2019-11-09

VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE REGULAR MEETING OF COUNCIL
November 18, 2019

2

Errors and Omissions:

On Page 3, under the Reports From Staff, Section 12(b) second motion, remove the words "THAT the meeting be adjourned at 7:55 p.m".

5. BUSINESS ARISING FROM THE MINUTES

None.

6. CONSENT AGENDA

None.

7. DELEGATIONS/PETITIONS

None.

8. CORRESPONDENCE

None

9. BUSINESS ARISING FROM CORRESPONDENCE

None

10. REPORTS OF COUNCILLORS, COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS

Councillor Piper

- November 6, 2019 attended Agassiz Harrison Chamber of Commerce presentation on Business Waste Sorting
- November 11, 2019 attended the Sto:lo Remembrance Day Service
- November 16, 2019 attended the Agassiz Agricultural and Horticultural Association 4H Awards Night
- November 18, 2019 attended Mountain Institution Citizen Advisory Committee Meeting

Councillor Vidal

- November 8, 2019 attended a film night at the Agassiz United Church
- November 11, 2019 attended the Sto:lo Remembrance Day Ceremony
- November 15, 2019 attended the first Annual Fraser Valley Health Care Fundraiser Gala

VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE REGULAR MEETING OF COUNCIL
November 18, 2019

3

Councillor Hooper

- November 5, 2019 attended a CNIB meeting on how to meet the needs of the Visually Impaired on Career and Employment (part of Agassiz Harrison Healthy Communities) in Burnaby
- November 7, 2019 attended an Agassiz Harrison Healthy Communities workshop
- November 9, 2019 attended the Hometown Hero exhibition at Agassiz Museum
- November 11, 2019 attended a Remembrance Day Service at the District of Kent
- November 13, 2019 attended the Kent Council Special Meeting on Air BnB
- November 14, 2019 took part in a telephone conference on the proposed launch of the Pathways Community Services Directory

Councillor Palmer

- November 8, 2019 attended a film night at the Agassiz United Church
- November 11, 2019 attended a Remembrance Day Service
- November 15, 2019 attended the first Annual Fraser Valley Health Care Fundraiser Gala

11. MAYOR'S REPORT

- Reported on the receipt of a thank you letter from the Agassiz Youth Baseball Association for the grant for the 2018-2019 season
- Announced that November is Adoption Awareness Month
- Announced that on December 4, 2019 the FVRD will hold an information session at the Memorial Hall from 5:30 to 7:30 regarding upcoming Waste Sorting requirements
- November 15, 2019 attended the Open House celebrating the 70th Anniversary of the Harrison Hot Springs Elementary School
- Commented on a report from the Office of the Seniors Advocate of BC which speaks to issues related to Long-Term Care Facilities in British Columbia.

12. REPORTS FROM STAFF

- (a) Report of the Planning Consultant – November 10, 2019
Re: Panhandle Lot Subdivision Policy 1.31

Councillor Piper excused herself from the Chambers at 7:09 p.m. due to a potential conflict of interest stating that this item may have a future impact on property she owns.

Moved by Councillor Palmer
Seconded by Councillor Vidal

THAT Panhandle Lot Subdivision Policy 1.31 be adopted.

Councillor Piper reentered the Chambers at 7:15 p.m.

CARRIED
RC-2019-11-10

VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE REGULAR MEETING OF COUNCIL
November 18, 2019

4

- (b) Report of the Planning Consultant – November 12, 2019
Re: The Official Community Plan review process

Moved by Councillor Piper
Seconded by Councillor Vidal

To start the Official Community Plan review process in January 2020.

**CARRIED
UNANIMOUSLY**
RC-2019-11-11

- (c) Report of the Infrastructure Manager – November 14, 2019
Re: Asset Management Policy

Moved by Councillor Piper
Seconded by Councillor Vidal

THAT Asset Management Policy No. 1.29 be approved.

**CARRIED
UNANIMOUSLY**
RC-2019-11-12

13. BYLAWS

None

14. QUESTIONS FROM THE PUBLIC (pertaining to agenda items only)

Questions from the public were entertained.

15. ADJOURNMENT

Moved by Councillor Vidal
Seconded by Councillor Palmer

THAT the meeting be adjourned at 7:42 p.m.

**CARRIED
UNANIMOUSLY**
RC-2019-11-13

Leo Facio
Mayor

Debra Key
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING**

DATE: Thursday, November 21, 2019
TIME: 10:00 a.m.
PLACE: Council Chambers
 495 Hot Springs Road
 Harrison Hot Springs, BC

IN ATTENDANCE: Mayor Leo Facio
 Councillor Ray Hooper
 Councillor Gerry Palmer
 Councillor Samantha Piper
 Councillor Michie Vidal

Chief Administrative Officer, Madeline McDonald
 Deputy Chief Administrative Officer/ Corporate Officer, Debra Key
 Financial Officer, Tracey Jones
 Infrastructure Manager, Troy Davis
 Community Services Coordinator, Rhonda Schell
 Engineering Consultant, Dave Cullen, CTQ Consulting

ABSENT:

Recording Secretary: Irene Petty

1 CALL TO ORDER

Mayor Facio called the meeting to order at 10:02 a.m.

2 APPROVAL OF AGENDA

Moved by Councillor Piper

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
COW-2019-11-01

3 ITEMS FOR DISCUSSION

(a) Report of the Chief Administrative Officer
Re: Age Friendly Committee Recommendations

Madeline McDonald, Chief Administrative Officer, presented the report listing recommendations from the Age Friendly Committee for Council's discussion and consideration.

Moved by Councillor Vidal

THAT the Village apply to the BC Recreation and Parks Association to become a participant in the Active Age and Choose to Move Programs; and

THAT Council approve the expenditure of up to \$2,600 from the 2019 Age Friendly budget to support the Active Age and Choose to Move Programs.

**CARRIED
UNANIMOUSLY**
COW-2019-11-02

*Village of Harrison Hot Springs
Minutes of the Committee of the Whole Meeting
November 21, 2019*

Moved by Councillor Palmer

THAT staff organize a community wide social event to take place in January of 2020 in appreciation of the work of the Age Friendly Committee; and

THAT a budget of \$1,200 be allocated in support of the event from the 2019 Age Friendly budget.

MOTION FAILED

Moved by Councillor Vidal

THAT staff organize a community wide social event in the Spring of 2020.

**CARRIED
OPPOSED BY COUNCILLOR PIPER
COW-2019-11-03**

Moved by Councillor Hooper

THAT the speed limit be reduced to a maximum of 40 km/hr on all Village streets and roads; and

THAT a budget of \$18,000 be included in the 2020 Financial Plan in support of this initiative.

**DEFEATED
OPPOSED BY COUNCILLORS PALMER, PIPER AND VIDAL**

Moved by Councillor Piper

THAT consideration to reduce the speed limit on all Village streets and roads to 40 km/hr be postponed until the review of the Provincial *Motor Vehicle Act* is complete.

**CARRIED
OPPOSED BY MAYOR FACIO AND COUNCILLOR HOOPER
COW-2019-11-04**

David Cullen, CTQ Consulting and Troy Davis, Infrastructure Manager entered the Chambers at 10:59 a.m.

**(b) CTQ Consulting Presentation – David Cullen
Re: Active Transportation Master Plan, Street Profiles, Beach Lagoon**

Mr. Cullen began his presentation with the Active Transportation Master Plan and Street Profiles. He referenced the Active Transportation Master Plan and presented two preliminary options for consideration by Council focusing on improving the streetscape, traffic flow, parking and safety on Lillooet Avenue.

*Village of Harrison Hot Springs
Minutes of the Committee of the Whole Meeting
November 21, 2019*

Moved by Councillor Piper

THAT Council accept Lillooet Avenue design profile Option 1 for inclusion in the Active Transportation Master Plan.

CARRIED
OPPOSED BY COUNCILLOR HOOPER
COW-2019-11-05

Mr. Cullen presented two preliminary options for Hot Springs Road improvements focusing on the need for parallel parking, bike lanes, sidewalks and adequate shoulders. Discussion focused on pedestrian safety.

Moved by Councillor Piper

THAT Council include both Option 1 and Option 2 design proposals in the Active Transportation Master Plan to be referenced as required along different sections of Hot Springs Road.

CARRIED
OPPOSED BY COUNCILLOR HOOPER
COW-2019-11-06

Recess for lunch at 11:56 a.m.

Reconvened at 12:32 p.m.

Mr. Cullen presented several options with regard to improvements to the Beach Lagoon area. Discussion ensued focusing on water quality, initial capital investment and ongoing maintenance costs, safety of users, insurance/liability.

Moved by Councillor Piper

THAT Council accept the preliminary Beach Lagoon Plan concept excluding reference to the boardwalk.

CARRIED
UNANIMOUSLY
COW-2019-11-07

David Cullen, CTQ Consulting and Troy Davis, Infrastructure Manager exited the Chambers at 1:29 p.m.

Tracey Jones, Financial Officer entered the Chambers at 1:30 p.m.

(c) Report of Tracey Jones, Financial Officer - November 12, 2019
Re: Tax Rates Review

Tracey Jones, Financial Officer, presented a report to Council on the review of the current tax multipliers and to provide the opportunity for Council to make any changes, if desired, to the 2020-2024 Financial Plan.

*Village of Harrison Hot Springs
Minutes of the Committee of the Whole Meeting
November 21, 2019*

Discussion ensued with a consensus that Council is comfortable with the current tax multipliers going forward.

Report received and filed.

Tracey Jones, Financial Officer, exited the Chambers at 1:41 p.m.

**(d) Report of Deputy Chief Administrative Officer/CO – October 15, 2019
Re: Barbeque and tents on the beach**

Debra Key, Deputy CAO/Corporate Officer presented report regarding options for the use of tents and barbeques to public spaces.

Moved by Councillor Vidal

THAT staff be authorized to prepare a draft Park Regulation Bylaw amendment bylaw to include provisions to:

- (a) regulate the use of sunshades and tents by restricting them to a specific size;
- (b) restrict the use of barbeques to designated pedestals to the area from the pathway east of Block 4 to Rendall Park; and
- (c) restrict the use of barbeque tanks to canister style cylinders

**CARRIED
OPPOSED BY COUNCILLOR PIPER
COW-2019-11-08**

**(e) Report of Deputy Chief Administrative Officer – October 25, 2019
Re: Council Procedure Bylaw**

Moved by Councillor Piper

THAT amendments to Council Procedure Bylaw No. 1002, 2012 and Miscellaneous Fee Bylaw No. 1049, 2014 be drafted for Council's consideration.

**CARRIED
UNANIMOUSLY
COW-2019-11-09**

Moved by Councillor Palmer

THAT a thorough review of Council Procedure Bylaw No. 1002, 2012 be completed and the draft be brought forward for Council's consideration.

**CARRIED
UNANIMOUSLY
COW-2019-11-10**

*Village of Harrison Hot Springs
Minutes of the Committee of the Whole Meeting
November 21, 2019*

Moved by Councillor Piper

THAT staff be directed by investigate the possibility of incorporating live streaming of Council meetings.

**CARRIED
UNANIMOUSLY**
COW-2019-01-11

Moved by Councillor Piper

THAT staff be authorized to prepare a statement for Council's consideration to address and acknowledge Sts'ailes First Nation Territory.

**CARRIED
UNANIMOUSLY**
COW-2019-01-12

4 ADJOURNMENT

Moved by Councillor Piper

THAT the meeting be adjourned at 2:30 p.m.

**CARRIED
UNANIMOUSLY**
COW-2019-01-13

Leo Facio
Mayor

Debra Key
Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council DATE: November 28, 2019

FROM: Rhonda Schell
Community Services Coordinator FILE: 1855-03-20

SUBJECT: Housing Needs and Supply Report

ISSUE: Receipt of the Housing Needs and Supply Report.

BACKGROUND:

This issue was raised at the June 3rd, 2019 Regular Council Meeting when staff was authorized to apply for a grant from the Ministry of Municipal Affairs & Housing under the UBCM Housing Needs Reports Program to complete a Housing Needs Assessment.

The Village of Harrison Hot Springs was awarded a grant in the amount of \$15,000 to complete a Housing Needs Assessment. The Whistler Centre for Sustainability was contracted to complete the assessment. The assessment covers the municipal boundaries of the Village.

In addition to extensive research, several engagement strategies were used to gather information, both qualitative and anecdotal. Engagement strategies included a housing input wall displayed at the Village Office, a stakeholder meeting and a community café conversation.

RECOMMENDATION:

THAT the Harrison Hot Springs Housing Needs and Supply Report, Housing Needs Summary, Housing OCP Brief and Engagement Strategy be received.

Respectfully submitted;

REVIEWED BY:

Rhonda Schell

Rhonda Schell
Community Services Coordinator

Madeline McDonald

Madeline McDonald
Chief Administrative Officer



HARRISON HOT SPRINGS

Naturally Refreshed

HARRISON HOT SPRINGS HOUSING NEEDS AND SUPPLY REPORT

NOVEMBER 27, 2019

Prepared by:



<u>COMMUNITY PROFILE</u>	<u>3</u>
1.1 ABOUT HARRISON HOT SPRINGS	3
1.2 POPULATION AND DEMOGRAPHIC CONTEXT	4
1.3 HOUSEHOLDS CONTEXT	6
1.4 ECONOMIC CONTEXT	7
<u>2 CURRENT HOUSING SUPPLY AND NEED.....</u>	<u>12</u>
2.1 CURRENT HOUSING SUPPLY	14
2.2 CURRENT HOUSING NEED SUMMARY	25
<u>3 ANTICIPATED HOUSING NEED AND SUPPLY (5 YEARS)</u>	<u>26</u>
3.1 POPULATION AND DEMOGRAPHIC PROJECTIONS	27
3.2 FUTURE HOUSING NEED.....	32
<u>4 ASSUMPTIONS & LIMITATIONS.....</u>	<u>35</u>
<u>5 SOURCES CITED</u>	<u>36</u>

Harrison Hot Springs Housing Needs Report

Community Profile

Note: Data and Rounding

Data reported as provided by Statistics Canada. Statistics Canada data rounds to the nearest five in its data sets. This creates different rounding results when data is combined, and cross tabulations are undertaken for analysis. Also, due to methodological changes for the 2011 Census many trend comparisons are only between 2006 and 2016. Also, all Census data for incomes and housing costs are for 2015 (4 years ago), though report as 2016 for the 2016 Census year.

1.1 About Harrison Hot Springs

The Village of Harrison Hot Springs is a small community at the southern end of Harrison Lake, and is a member of the Fraser Valley Regional District. It neighbours with the Sts'ailes First Nation, whose traditional territory includes Harrison Lake.¹ The Village is one of BC's designated Resort Municipalities, as tourism is its main economy, contributing to the Province's GDP from tourism.

The current community vision is:

A residential and resort community with an attractive and inviting village core of shops and services. A commitment to maintaining the scenic qualities, the environment, the quality of life and the vibrant and cultural life combined with a high standard of development.

Summary
Population <ul style="list-style-type: none">The overall population of Harrison Hot Springs is flat or declining, compared to communities in the Fraser Valley Region or British Columbia as a whole, which are growing.
Age Distribution <ul style="list-style-type: none">The overall median age is 58, and median age of homeowners is 60 compared to the median age of 42 of renters.36% or 510 residents are 65 years of age or older, with 190 over 75 years of age.The 2019 engagement participants noted there was an increase in pre-school aged children and younger families in Harrison between the Census year and 2019.
Households <ul style="list-style-type: none">There are 923 dwellings with occupants in 715 private households in the Village of Harrison Hot Springs. Of those, 580 or 81% are owner households and 145 or 19% are renter households.This figure leans slightly more toward ownership than the Fraser Valley Regional District (70%) and province (68%).Only 78% are in use by residents much lower than the Fraser Valley Regional District figure of 93%.The average household size of 2 is lower than the Fraser Valley Regional District average of 2.7.
Unemployment and Labour <ul style="list-style-type: none">Participation in the workforce by those aged 15 and above is much lower (48.6%) than the Fraser Valley Regional District (68.8%) and the province (63.9%), and has declined from 2006.Participation rates for Harrison renters is much higher than for owners and is closer to the Fraser Valley Regional District and provincial results overall.

Workforce and Industry <ul style="list-style-type: none"> The workforce living in Harrison is primarily involved in services compared to involvement in trades and primary industry, with a greater shift in this direction since 2006. Harrison residents work in more service sector services, which is different than others in the Fraser Valley Regional District who are more industry based.
Commuting <ul style="list-style-type: none"> Only about 25% of the workforce, or 135 Harrison residents, work in Harrison with the remainder commuting elsewhere or working in a mixture of locations due to the nature of their work. While the proportion of residents commuting for work outside the region has increased, 440 workers from the greater Fraser Valley Regional District (more than half of workers from Kent) indicate that they commute to a fixed place of work in Harrison.
Household income <ul style="list-style-type: none"> The median household income in Harrison is about 19% lower than the Fraser Valley Regional District household income. Median household income trended upwards from 2006 to 2016 and owner households' median income of \$67,350 in 2016 was 80% higher than the renters' median income of \$37,851. Lone parent households and single people in households, report lower incomes than couples and couples with kids.

Renter Demographic Summary	Owner Demographic Summary
<ul style="list-style-type: none"> 145 or 19% of the 715 households are renter households Median age of renters is 42 Average renter household size is 1.8 17% of households or 25 have children, 28% are couples without children, the remaining 55% are almost all one person households Participation and employment rates for renters are 67.4% and 65.2% respectively Of 145 employed, 41% or 60 work in Harrison Hot Springs Median household income of \$37,851 Median income renters are paying 35% of their income on the median rent costs 58% or 75-80 are spending 30% or more of their before tax income on shelter costs 	<ul style="list-style-type: none"> 580 or 81% of the 715 households are owner households Median age of homeowners is 60 Average owner household size is 2 16% of households or 95 have children, 50% are couples without children, the remaining 34% are almost all one person households Participation and employment rates for owners are 45.1% and 40.4% respectively Of 430 employed, only 16% or 70 work in Harrison Hot Springs Median household income of \$67,350 Median income owners are spending 19% of their median income on the median ownership costs 20% or 110 are spending 30% or more of their before tax income on shelter costs.

1.2 Population and Demographic Context

1.2.1 Population

According to Statistics Canada, the total population for the Village of Harrison Hot Springs was 1,435 in 2016, which was a 4% decrease from 2011.ⁱⁱ This declining trend differs than the Fraser Valley Regional District increase of 6.6%, and less than the provincial increase of 5.6%. The population trend also shows a declining population from 2006 as shown in Figure 1.

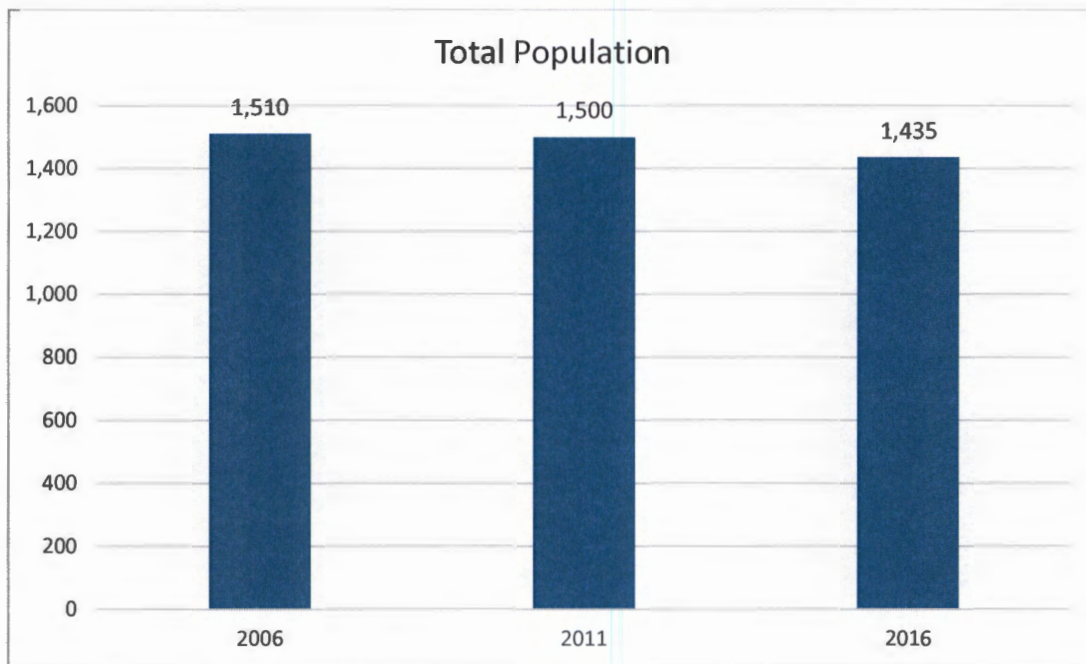


Figure 1: Population 2001-2016.

1.2.2 Age Distribution

The median age of residents in the Village is 58.5, which is older than the median age in the Regional District of 41.2, and provincial median age of 43. This median age increased most dramatically between 2011 and 2016 as shown in Figure 2. In addition, those aged 0-14 years of age make up only 9.9% of the population compared to 18.1% in the Regional District and 15.6% in the province as a whole. Those aged 65 and over make up 35% of the population, which is almost double the proportion in the Regional District of 18% and the province as a whole at 18%. The population is aging due to the number of those 0-14 and 15-64 in age declining to 2016 and the number of those over 65 increasing, as shown in Figure 2. Also, home owners tend to be older than renters at a median of 60.3 years of age compared to 42 years of age in 2016 respectively, which is lower for renters than in 2011 when the median age was 46 years old.

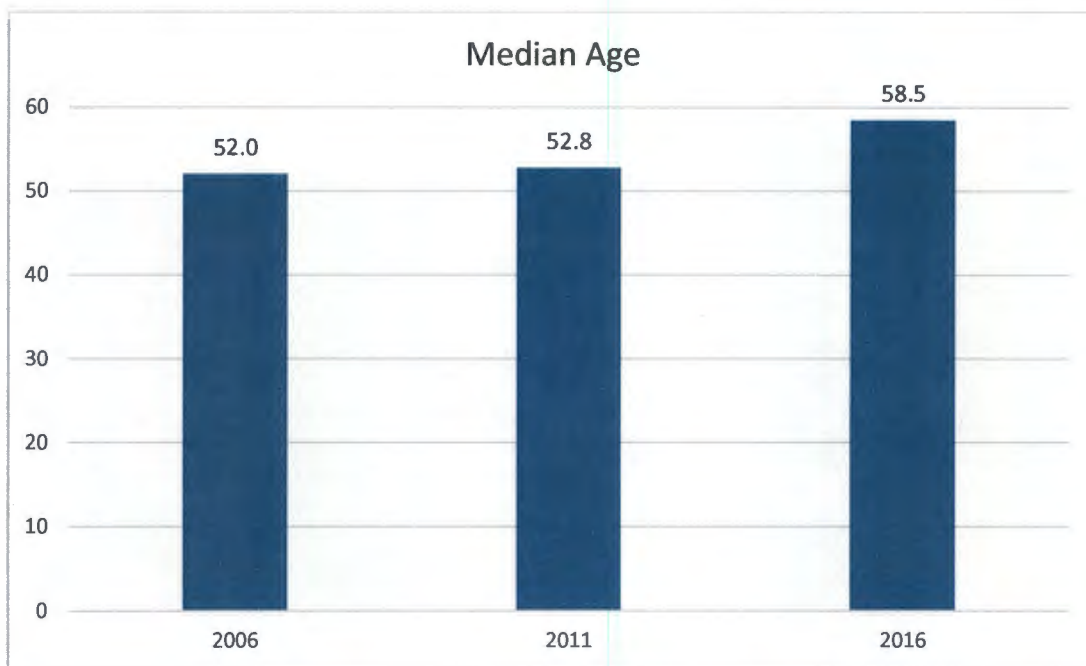


Figure 2 Median Age, 2006-2016

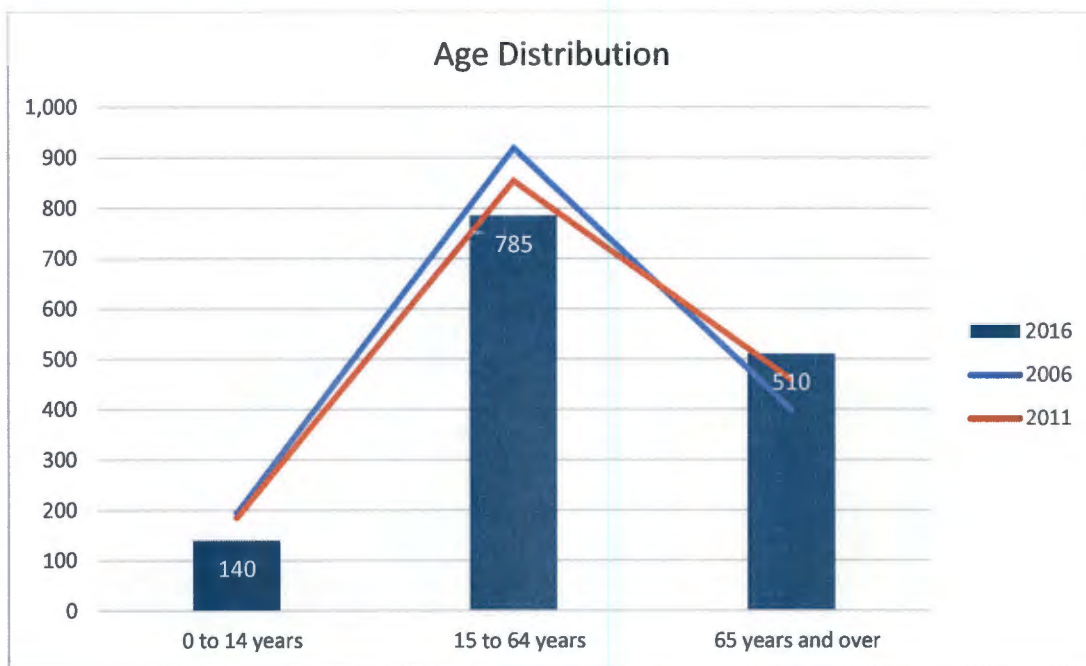


Figure 3 Age Distribution, 2006-2016

1.3 Households Context

There are 715 private households in the Village of Harrison Hot Springs which is about the same as in 2006 at 705. However, the average household size is slightly smaller in 2016 at 2 compared to 2.1 in 2006 and lower than the Fraser Valley Regional District average of 2.7. Only 17% of households have children compared to 38% in the region.

Of the households in 2016, 580 or 81% are owner households and 145 or 19% are renter households. This distribution is about the same as in 2006, and leans toward ownership slightly more than the region (70%) and province (68%). The average household size of owner households at 2 was about 11% or 0.2 persons larger than renter household size of 1.8 in 2016, which is a slightly lower difference between owner household size of 2.2 versus 1.8 for renter households in 2006.

Owner households are mostly census family households (66%) and renter households are mostly one (48%) and two or more unrelated people (10%) households

The distribution of households shifted somewhat to smaller households with 92% with 3 or fewer persons in 2016 compared to 87% with 3 or fewer persons in 2006. Most of this change was due to somewhat smaller owner households. The average number of occupants in renter households was maintained, but there was a shift from households with 5 or more persons and with 2 person to 3 person households.

1.4 Economic Context

1.4.1 Unemployment and participation rate

In 2016, 44.4% (575) of the population 15 years of age and over were employed with 48.6% (630) employed or looking for work, compared to 59.6% and 63.9% respectively for the province. Participation and employment is also lower than in the Regional District, which has an employment rate and a participation rate of 64.3% and 68.8% respectively. The participation rate in Harrison dropped by 5.5% points from 2006. In addition, the employment and participation rates are much higher for renters than owners at 67.4% and 45.1% respectively for participation rates and 65.2% and 40.4% respectively for employment rates.

1.4.2 Number of workers by industry

Of the 575 residents employed, the five largest employment sectors account for 58% of all jobs. The employment sectors for those living in Harrison are more service than industry based, thus varying significantly from the sectors in the region. The only similar sized sector (to the region) relative to the workforce is the retail trade at 9%. See Table 1.

Table 1 Employment by top five sectors, 2016

Village of Harrison Hot Springs				Fraser Valley Regional District		
Sector	Rank	#	%	Sector	Rank	%
Accommodation and food services	1	120	19%	Construction	1	17%
Health care and social assistance	2	80	13%	Manufacturing	2	13%
Construction	3	55	9%	Transportation	3	10%
Retail trade	4	55	9%	Retail Trade	4	9%
Educational services	5	50	8%	Agriculture, forestry	5	7%

Since 2006 there was an overall reduction in the workforce with a greater decline in number and proportion of primary and trades based industries (except construction) and an increase in service, health, recreation and accommodation/food services.

1.4.3 Commuting

Only about 25% or 135 of 575 workers actually work in Harrison at a fixed address and since 2006 workers commuting to a fixed place for work *outside* the immediate Fraser Valley Census Division has increased from 7% to 19% of the workforce. Workers are more mobile with the percentage working at no fixed workplace also increased from 10% (65 workers) in 2006 to 17% (95) in 2016. That said, 440 workers from the greater Fraser Valley Census Division (more than half from Kent) indicate that they commute to a fixed place of work in Harrison.ⁱⁱⁱ Given this dependency on workers from the greater region it might be worth understanding opportunities and needs for housing more of the workforce within Harrison.

Table 2 Commuting flow, Census 2016

Village of Harrison Hot Springs	2006	2016
Commute to a different region of in BC	7%	19%
Commute to a different area with the immediate region	66%	48%
Commute within Harrison Hot Springs	26%	31%
Commuters with a usual place of work	515	415
Total - Labour force population aged 15 years and over	705	630
Percentage commuting to a fixed place of work	73%	66%

1.4.4 Household income

The median household income of \$57,071 in Harrison is about 19% lower than the Fraser Valley region household income.^{iv} Median household incomes trended upwards from 2006 to 2016 and owner households' median income of \$67,350 in 2015 was 80% greater than renters' median income of \$37,851 as shown in Figure 4 and Table 3. This disparity in income between renters and owners is displayed in Figure 6 with the distribution of income across various income categories with almost double the percentage of renters earning below \$35,000.

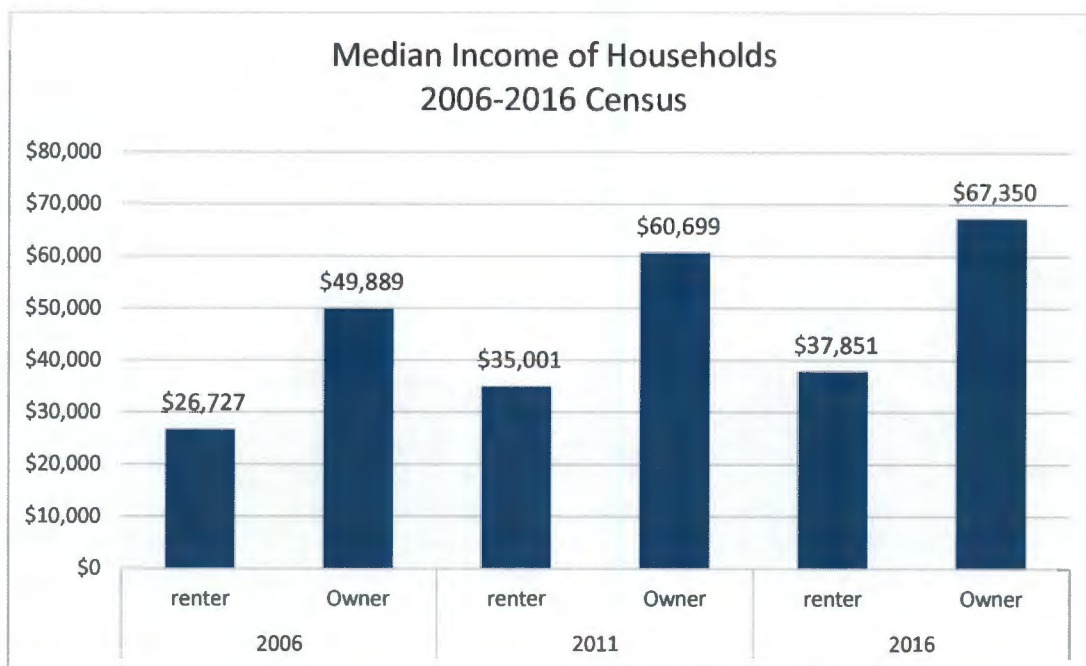


Figure 4 Household Income, renter/ owner adjusted to 2015, 2006-2016 Census

Table 3 Household Income all, adjusted to 2015, 2006-2016 Census

Household Income - All	2006	2011	2016
Median after-tax income	\$29,047	\$52,886	\$51,890
Median total income	\$47,737	\$55,022	\$57,071
Household Income - Owners	2006	2011	2016
Median after-tax income	\$ 31,004	\$ 58,138	\$ 58,637
Median total income	\$ 49,889	\$ 60,699	\$ 67,350
Household Income - Renters	2006	2011	2016
Median after-tax income	\$ 20,847	\$ 31,608	\$ 36,571
Median total income	\$ 26,727	\$ 35,001	\$ 37,851
Household Income - Size	2016		
Median income of one person households	\$ 33,088		
Median income of two-or-more households	\$ 72,363		

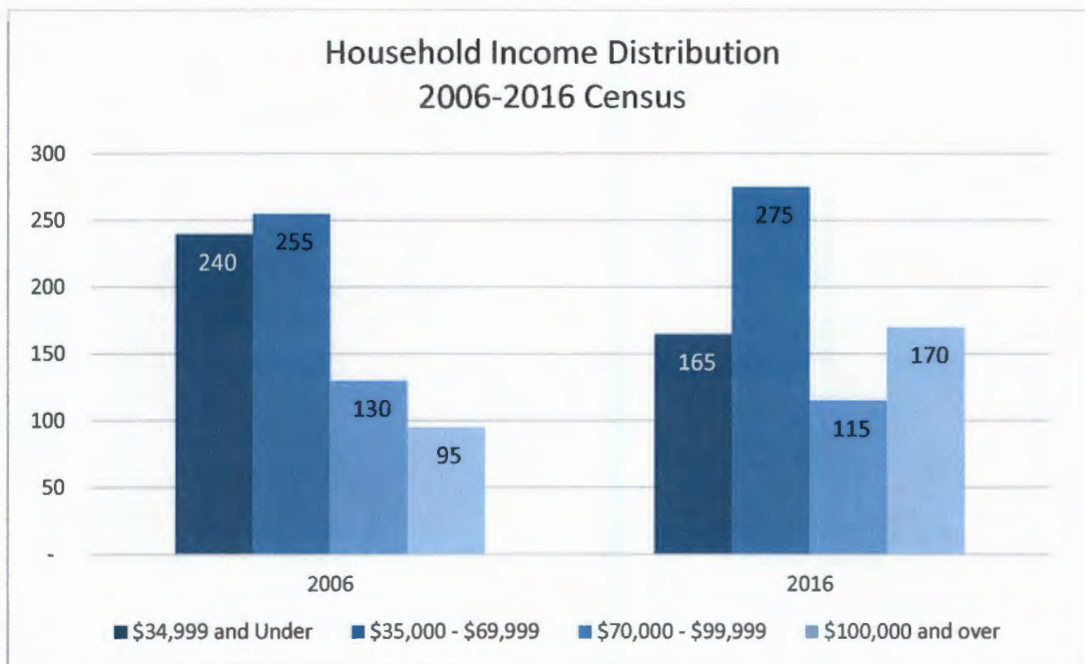


Figure 5 Household Income Distribution 2006 vs. 2016 Census

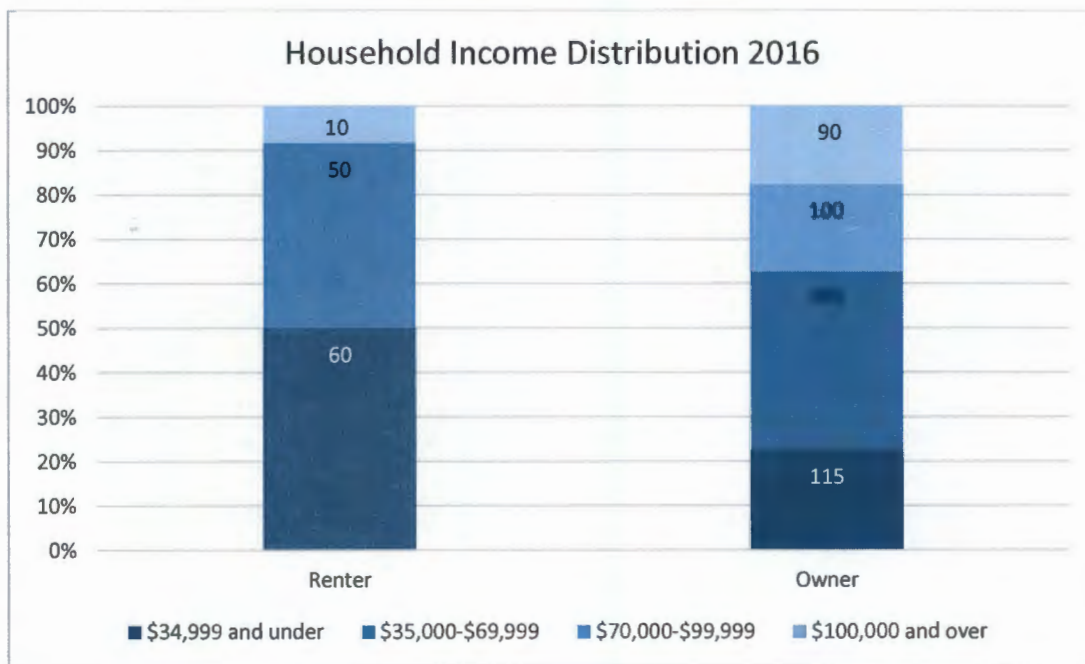


Figure 6 Household income distribution, Renters and Owners 2016 Census

In 2016 the median income of a one person household was \$33,088 and for two or more person households it was \$72,363. At a median income of \$42,880, lone parent households have significantly less income than couples with kids whose median incomes amount to \$106,752 and are similar to the regional incomes. See Table Figure 7.

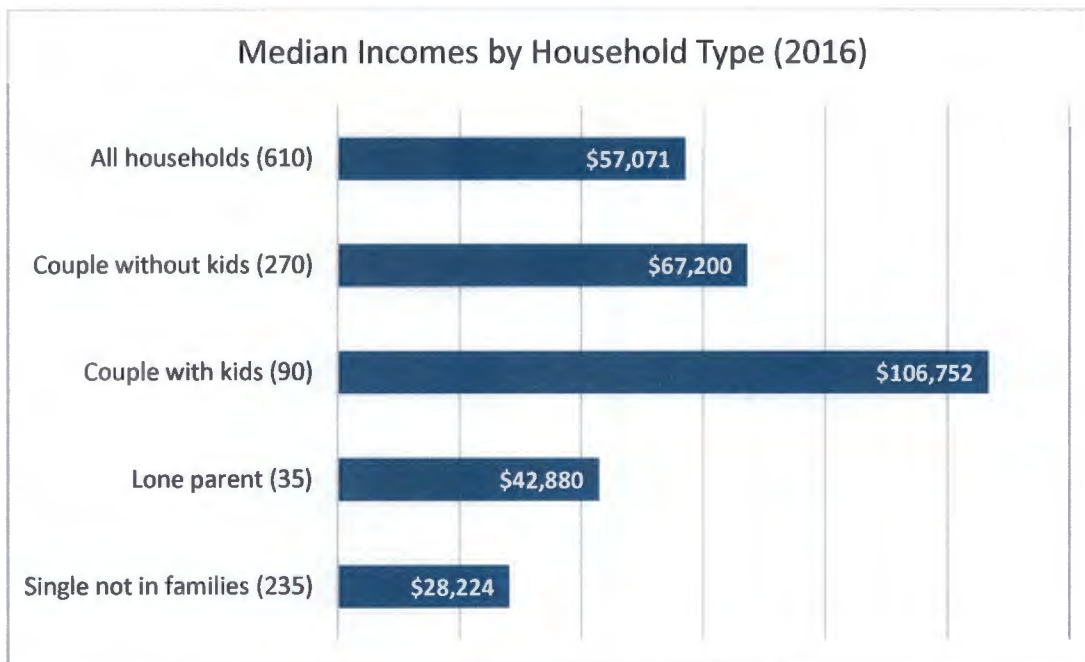


Figure 7 Median Incomes by Household Type, Census 2016



2 Current Housing Supply and Need

Summary	
<p>Housing units</p> <ul style="list-style-type: none"> A large majority of the dwellings (72%) continue to be detached homes. This compares to the provincial rate of 44%. The dwellings are relatively new and newer than homes in the region. Harrison's rental housing stock is older than the owned dwellings in the community. 	
<p>Housing Costs</p> <ul style="list-style-type: none"> The most recent rent calculation in October 2018 in the immediate CMHC Chilliwack survey zone for a two bedroom private apartment averages \$1,010, which is a \$110 (11%) increase over the \$900 price from the previous year. The private apartment vacancy rate for the Chilliwack Housing Survey Region in October 2018 was only 1.7%, which is below a healthy rate of 3.4%. The median assessed value for a residential home in Harrison Hot Springs in 2019 was \$604,690. This recent value represents an increase of 82% since 2011 when the median assessed value was \$341,823. 	
<p>Housing Affordability</p> <ul style="list-style-type: none"> Renters are paying a higher percentage of their income (35%) on rent costs compared to owners' median spend on housing (19% of median income) and compared to other renters in the region or province. Rent prices are increasing as is the ratio of shelter cost to income, making rental housing somewhat less affordable now compared to 2006. A near doubling in the assessed value of homes in Harrison over the past three to four years likely means that new homeowners earning a median income are facing greater affordability challenges than existing homeowners who likely paid much less for the property. From the engagement conducted, residents noted that housing unaffordability and under-housing were key issues. It was noted that, while housing in Harrison is much more affordable than neighbouring Metro Vancouver, as more working age families move to Harrison to find affordable housing, the housing stock being built is more expensive for families and may not reflect the community's need. For example, the cost of housing is still too high to attract workers for local Harrison jobs. There are no dedicated services for homeless residents. Seniors residing in Harrison Hot Springs currently need a diversity of housing options to accommodate the existing population, especially the 21.2% of seniors who are in core housing need (Fraser Valley Regional District, 2012). 	
<p>What is affordable rental?</p> <ul style="list-style-type: none"> Rental households in Harrison earning the median household income of \$37,851 are able to afford \$946.30/month in rental costs. This median income is able to afford a one-bedroom and smaller bachelor rental unit, but the two bedroom and larger units are a stretch. An owner earning a median income of \$67,350 is able to afford any of the rental units at the median monthly cost. 	<p>What is affordable ownership housing?</p> <ul style="list-style-type: none"> Owner households in Harrison earning the median household income of \$67,350 are able to afford \$1,684/month in housing costs. A one-bedroom strata unit is a stretch for the owner household earning the median income and the two and three or more bedrooms strata units are unaffordable. A renter earning the median of \$37,851 isn't able to afford any of the ownership units at the median monthly cost.

<p>Who needs more affordable rental housing?</p> <ul style="list-style-type: none"> • As incomes drop below \$30,000 both rental affordability and housing size choice diminish further. • Lone parent households and one person households in Harrison are more at risk of unaffordability as those earning the median income can just afford the rental prices for the appropriate dwellings size.^v • There are up to 50 renter and 70 owner households with incomes that cannot afford the lowest case median rent in the region of \$639/month. • Of the 145 renting households in Harrison, 58% or 75-80 are spending 30% or more of their before tax income on shelter costs. Most of those are one and two person households. • Of the 75-80, 25 are in severe need as they are spending between 50% and 100% of their income on housing. • About 8% or 10 of Harrison's rental households are inadequately housed due to overcrowding. • 71.4% of those in core housing need^{vi} in Harrison are renters. This percentage of renters is significantly higher than the Fraser Valley Regional District average of 34%. • In Harrison Hot Springs, 21.2% of seniors are in core housing need (Fraser Valley Regional District, 2012). 	<p>Who needs more affordable ownership housing?</p> <ul style="list-style-type: none"> • As incomes drop below \$70,000 both ownership affordability and housing size choice start to become limited. • Lone parent households and one person households in Harrison earning the median income cannot afford strata ownership prices for the appropriate dwellings size. • Couple families without children are stretched for affordability. • Those with children earning the median income can more than afford the appropriate sized median strata dwelling prices.⁶ • 110 out of 145 renter households and between 330 and 380 out of 580 owner households have incomes that cannot afford the current one, two/three bedroom strata dwelling median ownership costs. • Of the 575 owner households in Harrison, 20% or 110 are spending 30% or more of their before tax income on shelter costs. Most of those (90) households are one and two person households. • Of the 110 owner households, 10 are in severe need as they are spending between 50% and 100% of their income on housing • About 35 owner households in the 2016 Census indicated that major repairs were needed.
<p>Current Housing Needs</p> <p>General</p> <ul style="list-style-type: none"> • There are 185 households paying more than 30% of their income on housing. These households require housing at less than their market rates. • It is estimated then that as of 2016, 45 affordable housing units are required for the Village to help house those in the most critical housing situation. Most units need to be one-bedrooms. • Those in current need are mostly single person households, lone parents and or those on a fixed income. <p>Special Groups</p> <ul style="list-style-type: none"> • There are currently no shelters for individuals experiencing homelessness or housing for individuals at risk of homelessness. • Harrison has a lack of dedicated seniors' housing and age-related services within the Village. • There is a lack of rental housing options for families moving to Harrison. <p>Other housing findings:</p>	

- The current stock of vacation homes and larger single family homes satisfies the current needs.
- The lack of speculation/empty homes tax in Harrison may contribute to the fact that many homes are not occupied year round and are not rented out.
- Need to continue to monitor housing supply to ensure there is an adequate amount of new build for the community without oversaturating market.
- There are no long-term purpose-built rental units in Harrison Hot Springs.
- Current housing statistics and homeless counts may miss provisional accommodated and at-risk populations that need appropriate housing.
- The largest reason for homelessness is affordability but related health and addiction challenges contribute. There is a need to develop the continuum of care within Harrison Hot Springs and increase the number of social programs and social housing units.
- Location of new housing, and availability of transit and services, may contribute to the success of new housing.

2.1 Current Housing Supply

2.1.1 Housing Units

There are 928 dwellings in Harrison Hot Springs. Of the 720 occupied dwellings, the majority are single family homes, providing almost three quarters (72%) of all housing options. In comparison, the provincial rate of single detached dwellings is only 44%. Apartments in buildings with less than five storeys is the second most common dwelling type at 17% of the housing options, and row houses at 7%. To compare, only 38% of the 145 renter households live in single detached homes and 41% live in apartments with fewer than five storeys. That said, there are no long-term purpose built rental units in Harrison Hot Springs. The number of dwellings and breakdown of housing types is essentially unchanged from 2006.^{vii}

With 208 dwellings not occupied, only 78% of dwellings in Harrison Hot Springs are in use by residents. This figure is much lower than the Fraser Valley Regional District figure of 93% and likely indicates a vacation home market given the resort nature of the community. This “out of community” investment may put upward pressure on home prices. Despite the high percentage and number of unoccupied dwellings, vacation rentals are limited to the commercial core and are not allowed in any residential zone. The current stock of vacation homes and larger single family homes satisfies the current needs.

68% of the current dwellings in the community were built from 1991 onward. In general the dwellings are newer than those in the Fraser region as a whole where only 45% of the dwellings were built since 1991. Rented dwellings were mostly built before 1991 (57%).

Table 4 Dwelling Age, Census 2016

Village of Harrison Hot Springs Dwelling Age	2016 #	2016 %	2016 #	2016 %
	All	All	Rented	Rented
1960 or before	35	5%	0	0%
1961 to 1980	155	21%	75	50%
1981 to 1990	45	6%	10	7%
1991 to 2000	300	41%	45	30%
2001 to 2005	125	17%	10	7%
2006 to 2010	45	6%	10	7%
2011 to 2016	20	3%	0	0%

Harrison Hot Springs has seen a total of 51 housing starts so far in 2019. This is nearly double the number of starts completed in 2018. Single family homes were the most common dwelling type started and completed in 2018 and 2019. The construction of 14 semi-detached and 14 row houses in 2019 provide more density than in previous years. There have been no apartment starts or completions in the last couple of years. Harrison's market housing had a 100% absorption rate in 2019 as all 41 completions were sold.

Table 5 Housing Starts by Dwelling Type

Type	YTD-19	YTD-18
Single	23	28
Semi-Detached	14	0
Row	14	0
Apartment	0	0
All	51	28

Table 6 Housing Completions by Dwelling Type

Type	YTD-19	YTD-18
Single	28	13
Semi-Detached	6	0
Row	7	4
Apartment	0	0
All	41	17

Harrison Hot Springs, however, is also a tourist destination, which means the construction of multifamily units are often created for vacation homes as well as for residents. Harrison Hot Springs currently has a proposed 7 storey multi-use building and a 5 storey apartment building in the development permit process. If these developments comply with the Village's requirements they could potentially provide more rental options for the community. However, as the current zoning allows for tourist accommodation, the number of units available to residents for rent or sale is undetermined at this point in time.

Harrison Hot Spring's 2017 Zoning Bylaw states that short-term rentals are only permitted in Commercial zones. However, participants in the 2019 engagement did note that many strata bylaws restrict the number of rent eligible units to 20%. Restrictive rental bylaws have resulted in many units being left vacant.

2.1.2 Secondary suites

Secondary suites are allowed in Harrison within the R2 zoning designation, most of which is comprised of smaller residential lots in the northeast section of the Village, with some larger R2 lots in the central portion of the community. Although allowed, secondary suites are not common in the Village due, in part, to the 14.55 meter flood construction level (FCL). The FCL applies to all residential development, eliminating the option of basement suites. Coach houses are also allowed within R2 zoning, provided the lot is large enough to accommodate the legislated building setbacks and lot coverage provisions, which can be problematic on smaller lots. Since the change to the zoning bylaw in 2018 to allow for coach houses, none have been built. To date, the R2 zoning provisions have done little to increase the rental accommodation stock within the Village.

2.1.3 Holiday Park

Harrison Holiday Park is a co-op ownership campground development with 410 RV lots on more than 40 acres located on Hot Springs Road. While the Holiday Park provides space for RVs in the summer (April 1-October 31), RV owners are required to move and look for other accommodation during the winter months, and many of them leave the community as there are few options available.

2.1.4 Rental Costs

The most recent Census data in 2016 is showing an average monthly rental cost of \$886 for the median size rental dwelling of two rooms. During that same year, the shelter to cost income ratio^{viii} for renters was 35, an increase from 32 in 2006. The most recent rent calculation in October 2018 in the immediate CMHC

Chilliwack survey zone for a two bedroom private apartment averages \$1,010, which is a \$110 (11%) increase over the \$900 price from the previous year.^{ix}

While the Census recorded a monthly cost of home ownership increase from 2006 to 2016 by \$120, the shelter cost to income ratio decreased over the same time frame from 21 to 19. More recent statistics are not available for comparison.

Table 7 Stats Canada, Shelter Costs 2006, 2016, - 2015 constant dollars

Village of Harrison Hot Springs		
All	2006	2016
Average monthly shelter cost	\$939	\$1,048
Average (Shelter-cost-to-income ratio) - STIR less than 100%	0.23	0.22
Renter – 150 Dwellings	2006	2016
Average monthly shelter cost	\$806	\$886
Average (Shelter-cost-to-income ratio)	0.32	0.35
Owner – 570 Dwellings	2006	2016
Average monthly shelter cost	\$968	\$1,088
Average (Shelter-cost-to-income ratio)	0.21	0.19

A cursory search of www.craigslist.com finds a very limited selection of rental units in Harrison Hot Springs. Additionally, the private apartment vacancy rate for the Chilliwack Housing Survey Region (which includes Harrison's) in October 2018 was only 1.7%, which is very low. There are no purpose built rental units in Harrison Hot Springs so it is anticipated that rental options (especially affordable ones) will remain very limited until dedicated affordable units are constructed.

There are also no shelter beds for beds for those at risk for becoming homeless. (2016 Census, BC Housing 2019)

2.1.5 Ownership Costs

The median assessed value for a residential home in Harrison Hot Springs in 2019 was \$604,690. **This recent value represents an increase of 82% since 2011** when the median assessed value was \$341,823 as shown in Figure 8.

Most dwellings are three plus bedrooms (70%) and only twenty or 2% are considered one bedrooms (as shown in Table 6). The value of the dwelling types varies mainly between the dwelling ownership structure and not the number of rooms in the dwelling. For example a two bedroom detached home/duplex is valued at 48% more than a two bedroom row house/condo yet a three bedroom plus detached home/duplex is valued at only 19% more than the two bedroom detached home/duplex.

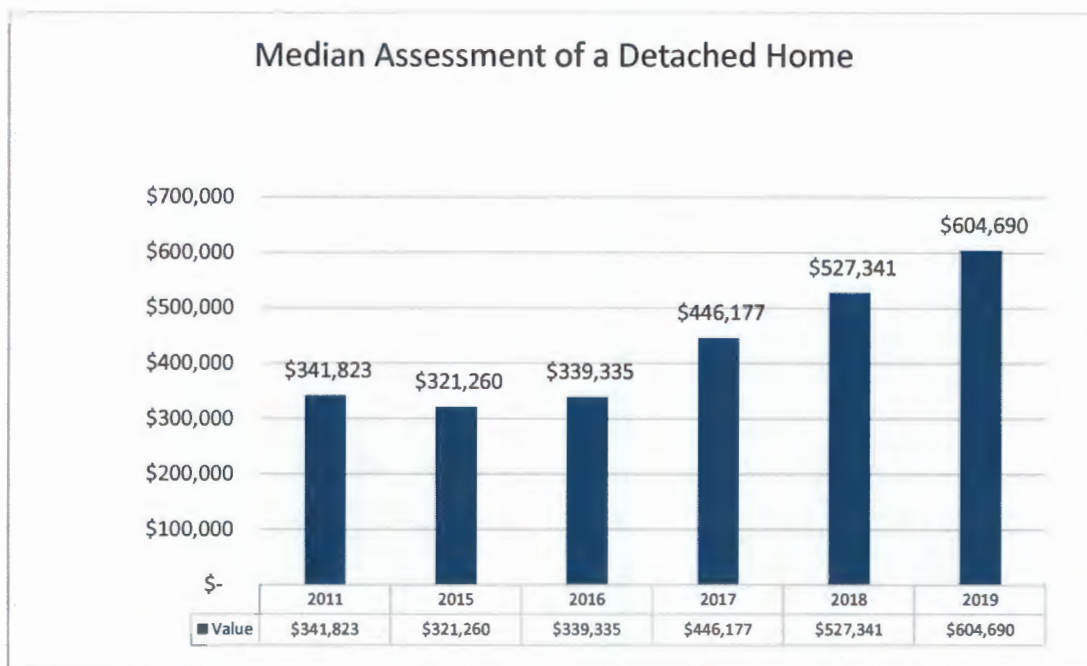


Figure 5 Median Assessment, BC Assessment 2011-2019

Table 8 Average Value, BC Assessment 2019

Property Type	Number of Units	Average Assessed Value
Residential (Detached, Duplex)	621	\$ 606,709
Strata Residential (Condo, Townhouse)	326	\$ 387,020
One bedroom	Number of Units	Average Assessed Value
Residential (Detached, Duplex)	11	\$ 503,082
Strata Residential (Condo, Townhouse)	9	\$ 338,989
Two bedroom	Number of Units	Average Assessed Value
Residential (Detached, Duplex)	122	\$ 529,200
Strata Residential (Condo, Townhouse)	141	\$ 357,140
Three Bedroom+	Number of Units	Average Assessed Value
Residential (Detached, Duplex)	488	\$ 628,423
Strata Residential (Condo, Townhouse)	176	\$ 413,415

2.1.6 Affordable Housing Context

For a family of four that is living at the 2015 Canadian poverty line of \$37,542, renting a mid-priced 2-bedroom apartment costing \$1,300 a month would represent 41% of their income, far above the

affordability target of 30% of household income spent on rent. These numbers are reflected across the province, with one in five BC renters spending more than half their income on shelter.

Though Harrison Hot Springs is removed from the current affordability crisis dominating Vancouver (the second most expensive rental market in Canada), it is not immune to its effects. As homeowners sell at a profit in Vancouver, they seek new markets to purchase and Harrison, a desirable town close to major urban centers, is an attractive location. The median assessed value for a residential home in Harrison Hot Springs in 2019 was \$604,690. This recent value represents an increase of 82% since 2011 when the median assessed value was \$341,823, as shown in Figure 5. This increase in cost of living affects all community residents, but puts additional pressure on families with childcare requirements, seniors, and working poor. While still lower than Vancouver's living wage (\$20 an hour), the living wage determined for a family of four in the Fraser Valley is \$17.02, \$3.17 above BC's current minimum wage (Agassiz Harrison Observer, 2014).

From the engagement conducted, residents noted that housing unaffordability and lack of rental housing were key issues. While it was noted that housing in Harrison is much more affordable than neighbouring Metro Vancouver, the cost of housing is still too high to attract workers. In addition to this, there are no dedicated services for homeless residents.

2.1.7 Affordable Rental

Table 7 highlights that households in Harrison earning the median renter household income of \$37,851 are able to afford \$946.30/month in rental costs. The average household size for renters is 1.8 individuals and slightly lower than for owner-households (2.2 individuals), and renters (40%) are more likely to occupy one bedroom homes than owners (4%). The median income renter is able to afford a one-bedroom and smaller bachelor unit, but the two bedroom and larger units are a stretch. An owner earning the median of \$67,350 is able to afford any of the rental units at the median monthly cost.

Table 9: Affordable Rent, Census 2016 and CMHC

<	30%-35%	>	Median Renter Household Income	Affordable Monthly Rent (30% of Income)	Median Rental Prices
Village of Harrison Hot Springs			\$ 37,851	\$946.30	2016 Census (Av.): \$886 2018 CMHC Bachelor: \$639 One-bedroom: \$750 Two-bedroom: \$995 Three-bedroom: \$1,000

Table 8 highlights that the rental affordability junction in Harrison begins around the median renter income and spreads to lower incomes, limiting both affordability and housing choice for these households.

Table 10 Rental rates to income, Census 2016 and CMHC 2018

Rent as a % of income				Monthly Rental Rates			
Legend	<	30%-35%	>	Bach \$ 639	1 BR \$750	2 BR \$995	3 BR \$1,000
Income level	\$20,000			38%	45%	60%	60%
	\$25,000			31%	36%	48%	48%
	\$30,000			26%	30%	40%	40%

	\$35,000	22%	26%	34%	34%
	\$40,000	19%	23%	30%	30%
	\$50,000	15%	18%	24%	24%
	\$60,000	13%	15%	20%	20%
	\$70,000	11%	13%	17%	17%
	\$80,000	10%	11%	15%	15%
	\$90,000	9%	10%	13%	13%
	\$100,000	8%	9%	12%	12%
	\$110,000	7%	8%	11%	11%

Table 9 further highlights that the **lone parent households and one person households in Harrison are more at risk** as those earning the median income are just able to afford the rental prices for the appropriate dwellings size. Couple families with or without children earning the median income can more than afford the appropriate sized dwelling, but those at the bottom of the income generation scale may still have challenges.

Table 11 Affordable Rent, Census 2016 and CMHC

Village of Harrison Hot Springs Household (# of household types)	Median Household Income (All)	Affordable Monthly Rent (30% of Income)	Median Rental Prices
Lone Parent (45)	\$ 42,880	\$1,072	2016 Census (Av.): \$886 Two-bedroom: \$995 Three-bedroom: \$1,000
One person household (240)	\$33,088	\$ 827.20	2018 CMHC Bachelor: \$639 One-bedroom: \$750
Couple families without children (330)	\$67,712	\$1,692.80	2018 CMHC Bachelor: \$639 One-bedroom: \$750
Couple families with children (105)	\$105,216	\$2,630.40	Two-bedroom: \$995 Three-bedroom: \$1,000

In comparing actual household incomes and required incomes (Table 10) **there are up to 50 renter and 70 owner households that cannot afford the lowest case median rent in the region of \$639/month** and there are 75 renter and 140 owner households that cannot afford the two/three bedroom dwelling median rental costs.

Table 12 Income to rent comparison, CMHC Market Rent Scan

Income Category	Annual Household Income Level Required for Rentals (30% of income)	Renter households with incomes < affordable level	Owner households with incomes < affordable level	Monthly Rental Rates
Market Rental Scan October 2018	Bachelor \$25,560	50	70	Bachelor \$639
	One-bedroom \$30,000	50	100	One-bedroom \$750
	Two-bedroom \$39,800	75	140	Two-bedroom \$995
	Three-bedroom \$40,000	75	140	Three-bedroom \$1,000

2.1.7.1 Rental Households in Core Housing Need

There is an estimated 35 or 27% of rental households in core housing need and 25 of those are in a severe core housing need.* These are households that need housing that is below market rates and that is the right size and quality. Most core housing need households are one person households (30-35), but a few (fewer than 10) are two person households.

One of the main measures of the need for affordable housing and core housing needs is the number or proportion of households spending more than 30% of their income on housing and utilities. Of the 145 renting households in Harrison, **58% or 75-80 are spending 30% or more of their before tax income on shelter costs. Most of those are one (45) and two (25) person households and they need housing that is below their market rates.** Of the 75-80, **25 are in severe affordability need as they are spending between 50% and 100% of their income on housing,**^{xi} putting them at risk of homelessness and in need of housing that is significantly below market rates.

Overcrowding can also be an issue for housing and overcrowded conditions may indicate inadequate housing and affordability issues. **About 8% or 10 of Harrison's rental households are inadequately housed.**

Finally, housing requiring significant repairs also challenges tenants. In Harrison none of the renters in the 2016 Census indicated that major repairs^{xii} were needed.

2.1.8 Affordable Ownership

Note: Strata housing type ownership costs were used for this analysis as these dwellings were generally a more affordable option and assessed at a lower amount than the single family detached homes.

Table 11 highlights that owner households in Harrison earning the median household income of \$67,350 are able to afford \$1,684/month in housing costs. The average household size for owners is 2.2 individuals and slightly more than renter households (1.8 individuals), and owners are more likely to occupy two, and three plus bedroom homes than renters. The cost^{xiii} of a one-bedroom strata unit is a stretch for the owner household earning the median income and the two and three bedroom plus strata units are unaffordable. **A renter earning the median of \$37,851 is not able to afford any of the ownership units at the median monthly cost.**

Table 13: Affordable Ownership, Census 2016 and CMHC

	Median Owner Household Income	Affordable Monthly Costs (30% of Income)	Average Owner Prices
Village of Harrison Hot Springs	\$67,350	\$1,683.75	2016 Census (Av.): \$1088
			One-bedroom: \$1,933
			Two-bedroom: \$2,035
			Three-bedroom: \$2,289

Table 12 and 13 highlight that the owner affordability junction in Harrison begins just above the median owner income and spreads to lower incomes limiting both affordability and housing choice for these households. If the ownership costs of detached dwellings was used, the affordability junction would have been at a higher income level resulting in a greater number of income categories impacted by affordability and choice.

Table 14 Cost as a % of household income

Cost as a % of Household income				Monthly Ownership Rates (Strata)			
Legend			Max Home	Max Monthly Costs	1 BR\$ 1,933	2 BR \$2,035	3 BR+ \$2,289
Income level					Average Monthly Costs		
	\$20,000	<110,000	\$500		116%	122%	137%
	\$25,000	<110,000	\$625		93%	98%	110%
	\$30,000	<110,000	\$750		77%	81%	92%
	\$35,000	<110,000	\$875		66%	70%	78%
	\$40,000	\$130,000	\$1,000		58%	61%	69%
	\$50,000	\$175,000	\$1,250		46%	49%	55%
	\$60,000	\$220,000	\$1,500		39%	41%	46%
	\$70,000	\$265,000	\$1,750		33%	35%	39%
	\$80,000	\$310,000	\$2,000		29%	31%	34%
	\$90,000	\$355,000	\$2,250		26%	27%	31%
	\$100,000	\$395,000	\$2,500		23%	24%	27%
	\$110,000	\$445,000	\$2,750		21%	22%	25%
	\$120,000	\$490,000	\$3,000		19%	20%	23%
	\$130,000	\$540,000	\$3,250		18%	19%	21%
	\$140,000	\$585,000	\$3,500		17%	17%	20%
	\$150,000	\$630,000	\$3,750		15%	16%	18%

Table 13 highlights that the lone parent households and one person households in Harrison earning the median income cannot afford strata ownership prices for the appropriate dwellings size, whereas couple families without children are stretched. Those with children earning the median income can more than afford the appropriate sized median strata dwelling prices.

Table 15 Affordable Ownership, Census 2016 and CMHC

Village of Harrison Hot Springs Household (# of household types)	Median Household Income (All)	Affordable Monthly Housing Costs (30% of Income)	Average Strata Style Home Ownership Monthly Costs
Lone Parent (45)	\$ 42,880	\$1,072	Two-bedroom: \$2,035 Three-bedroom: \$2,289
One person household (240)	\$33,088	\$ 827.20	One-bedroom: \$1,933
Couple families without children (330)	\$67,712	\$1,692.80	One-bedroom: \$1,933
Couple families with children (105)	\$105,216	\$2,630.40	Two-bedroom: \$2,035 Three-bedroom: \$2,289

In comparing actual household incomes and required incomes for home ownership in Table 14 there are up to 110 (75%) renter and 330 (57%) owner households with incomes that cannot afford the median one bedroom strata dwelling in Harrison of \$1,933/month and there are 110 renters and between 330 and 380 owner households with incomes that cannot afford the current two/three bedroom strata dwelling median ownership costs (assuming ability for only a 5 or 10% down payment).

Table 16 Income to strata owner cost comparison, BC Assessment

Income Category	Annual Household Income Level Required for Owned Strata Homes (30% of income)		Renter households with incomes < affordable level for a current home	Owner households with incomes < affordable level for a current home	Monthly Strata Home Ownership Median Costs	
	Bachelor	-	-	-	Bachelor	-
	One-bedroom	\$77,320	110	330	One-bedroom	\$1,933
	Two-bedroom	\$81,400	110	340	Two-bedroom	\$2,035
	Three-bedroom+	\$91,560	110	380	Three-bedroom+	\$2,289

2.1.8.1 Owner households in core housing need

There is an estimated 10 or 2% of owner households in core housing need and all are in a severe core housing need.^{xiv} These are households that need housing that is below market rates and that is the right size and quality. All are one person households.

One of the main measures of the need for affordable housing and of core housing needs is the number or proportion of households spending more than 30% of their income on housing and utilities, etc. **Most of those (90) households are one (55) and two (35) person households and they need housing that is below their market rates.** Of the 110, 10 are in severe need as they are spending between 50% and 100% of their income on housing,^{xv} putting them at risk of homelessness and in need of housing that is significantly below market rates.

Overcrowding can also be an issue for housing and overcrowded conditions may indicate inadequate housing and affordability issues. Very few of the owner households are experiencing overcrowding.

Finally, housing requiring significant repairs also challenge tenants and in Harrison **about 35 owner households in the 2016 Census indicated that major repairs were needed.**

2.1.9 Special Groups

During the community engagement process, residents noted a lack of seniors' housing, and housing for those with disabilities and those who are homeless, all of which could be classified as special needs housing. While there is overlap between these demographics, seniors' housing and a homeless shelter are addressed separately.

In relation to all these groups, accessibility is a challenge in Harrison Hot Springs due to the flood construction level of 14.45 meters which result in elevated entry levels and the preponderance of entrance way stairs on most single family homes.

2.1.9.1 Special Needs Housing

Though the surrounding Fraser Valley area does have housing support services, including nursing care, group homes and transitional housing, Harrison Hot Springs does not have these housing services. Neighbouring Agassiz has a small stock of special needs housing, some of it subsidized, including retirement housing that provides support for seniors with disabilities (Fraser Health, 2019). However, this stock includes the mobile home park, which is not a long term housing solution. Agassiz also provides some independent living programs.

In 2012, Statistics Canada noted that 14% of the population over 15 reported a disability that limited their activities, and the age where difficulty was exacerbated was 43 years on average (Statistics Canada, 2018). UBC Sauder Centre's Affordable Housing Report noted that 3% of BC households are "served by social and cooperative housing," most of which are run by non-profits (UBC Sauder, 2019). As Harrison Hot Springs' population ages, and its community seeks to provide the means for residents to age in place and remain active in their neighbourhoods, supportive housing for those living with disabilities may factor into the locational decisions of residents. Other, related factors that impact the value of special needs housing are affordability, recognizing that the income of persons with disabilities is often significantly lower than that the general population, and reliance on public transportation; 20% of persons with disabilities regularly use public transportation and a further 8% use special transportation services.

If the Village of Harrison Hot Springs seeks to provide housing for a complete community, it is crucial to place special needs housing close to services that will benefit the residents and allow them to live close to public transportation.

2.1.9.2 Homelessness Needs

There has also been an increase in homelessness across the Fraser Valley. There are four different degrees of homelessness or housing insecurity: unsheltered or living on the streets; emergency sheltered; provisionally accommodated or lacking long term security and reliable housing; and at risk, those who are economically precarious or living in shelter that does not meet health or safety standards.

The Kent-Harrison area has a small homeless population, between 6-20 individuals. As of 2017, there were no emergency shelters for persons at risk of either homelessness or violence, nor was there any recognized transitional housing in the District of Kent (FVRD Housing Inventory, 2017). Three of the greatest reasons given for homelessness in the Fraser Valley were rent being too high (17% of responses), income too low (17%), and lack of suitable housing (12%). Most were chronically homeless (more than 180 days) and suffering from addiction or mental health issues. Many had lived in the community for several years, some over a decade (FVRD, Homeless Survey, 2017, BC Housing, Homeless Count, 2018). Most were long term residents of their community, but barriers to treatment prevented them from securing appropriate housing. Furthermore, Indigenous persons were at a disproportionately high risk of experiencing homelessness. Lack of affordable housing continues to be one of the largest barriers to shelter, and lack of appropriate shelter spaces can force homeless community members to use hospital emergency rooms in times of need, putting additional strain on these services: up to \$2559 per person more than the cost of providing housing. It is cheaper to provide housing for homeless populations, and to ensure that at risk populations do not become homeless, than it is to provide other services such as emergency medical or prison.

There are many reasons for homelessness, including family conflict, addiction, and lack of care/services. A larger survey of the homeless population in the Fraser Valley region noted that "68% of respondents reported addiction; 49% a medical condition; 47% mental illness and 29% disability" (FVRD, 2017). A BC

Government study of poverty noted that in addition to lack of support, financial and medical security, discrimination and stigma may prevent people from being able to access support and opportunity.

2.1.9.3 Seniors' Housing

The neighbouring community of Agassiz has a seniors' living complex that provides 50 one and two-bedroom Independent living suites and 68 long-term care rooms for seniors. A 2015 open house event held in Harrison Hot Springs found that residents were seeking a similar local housing option in Harrison. Participants of the community engagement in 2019 shared a similar sentiment. They voiced a need for independent seniors living as well as assisted living options. Relevant and accessible services are necessary to ensure seniors have the ability to age in place in their community. One participant noted that seniors in the community are more active than they have been in the past. Their lifestyles have changed, and housing options need to be reflective of that.

An Age-Friendly Plan was created for Harrison Hot Springs in 2015, which found that there were limited community programs, and that residents are required to travel to Agassiz to access community programs. However, travel requirements make it challenging for seniors to regularly access these services. Harrison earned Age-friendly recognition from the Province of BC in 2016 but some residents still feel there needs to be better accessibility, safety, and services for seniors.

In Harrison Hot Springs, a total of 21.2% of seniors are in core housing need (Fraser Valley Regional District, 2012). Households are deemed to be in core housing need when, in addition to spending more than 30% of their household income on housing, households cannot afford suitable and adequate housing in their community (CMHC, 2009). 71.4% of those in core housing need in Harrison are renters. This percentage of renters is significantly higher than the Fraser Valley Regional District average of 34%.

Seniors residing in Harrison Hot Springs currently need some more diversity of housing options to accommodate the existing population.

2.1.9.4 Families

Housing affordability analysis indicated that two parent families with children were the least impacted group by housing prices compared to couples without children, singles and lone parents. That being said, the 2019 engagement participants noted there was an increase in pre-school aged children and younger families in Harrison. While 72% of dwellings in Harrison are single family homes, a cursory search on www.craigslist.com finds a very limited inventory of single-family homes for rent, and the rental homes that are available range from \$2200 to \$2500 per month, which is affordable for the family making the median household income. Unaffordable housing prices will continue to have an effect on those families wishing to purchase their own home, and community members are concerned that the continued construction of new high-priced single-family homes will only exacerbate the issue.

According to the BC Government's Poverty Reduction Strategy, children living with a single parent are more than three times more likely to be living in poverty than children with two parents living with them, and that 40% of those in poverty are working. While the housing analysis didn't look into poverty numbers in Harrison, it did reveal that lone parent families with a median income were stretched to afford median rental rates and did not have enough income to cover the median cost of lower cost ownership housing.

2.2 Current Housing Need Summary

2.2.1 General

2.2.1.1 Affordable Need

Since 185 households (75 renter and 110 owner) are spending 30% or more of their before tax income on shelter costs, these represent the affordable need in the Village. Most of those are one (95) and two person (55) households and they need housing that is below the market rates they pay. The 185 total doesn't represent the total number of new units needed, but it does highlight the need for more affordable options in the community and the building type.

2.2.1.2 Critical Need

Within the group of households with an affordable need for housing, there is a current need for those experiencing housing challenges (affordable and/or suitability, and/or repair needs). Within renting households, 35 have core housing needs^{xvi} and of owner households 10 have core housing needs. It is estimated then that as of 2016, 45 housing units are required for the Village. It is hard to gauge what size of units, but most of the challenges are experience by those in one person households with a few in two person households. Apartments or rental suites could help fill this gap.

2.2.1.3 Supply and the Gap

Given the lack of one/two bedroom construction in recent years and the targeted market for anticipated projects there is unlikely to be any affordable rental supply being constructed in the near future.

Table 17 Number of units required currently

Current Critical Housing Need	Rental Units
Core Housing Needs	45
Supply Needed =	45
Anticipated Supply	Estimated at 0
Current Critical Need	45

As housing supply is added the prices will be impacted throughout the housing market yet (depending on migration to the community) it may not be enough improve the cost of housing for those current households with affordability challenges.

Given the small population and slow population growth, there is a need to continue to monitor housing supply to ensure there is an adequate amount of new build for the community and affordability without oversaturating market.

2.2.2 Special Groups

2.2.2.1 Special Needs and Supportive

In 2012, Statistics Canada noted that 14% of the population over 15 reported a disability that limited their activities, and the age where difficulty was exacerbated was 43 years on average (Statistics Canada, 2018). Though the surrounding Fraser Valley area does have housing support services, including nursing care, group homes and transitional housing, Harrison Hot Springs does not have these housing service for those with disabilities or impacted by age.

2.2.2.2 Seniors

With an aging population and a total of 21.2% of seniors in core housing need (Fraser Valley Regional District, 2012), seniors residing in Harrison Hot Springs currently need a diversity of housing options as well as age related programming to accommodate the existing population. The neighbouring community of Agassiz has a seniors' living complex that provides 50 one and two-bedroom Independent living suites and 68 long-term care rooms for seniors. A 2015 open house event held in Harrison Hot Springs found that residents were seeking a similar local housing option. Participants of the 2019 housing engagement shared a similar sentiment.

2.2.2.3 Families

Housing affordability analysis indicated that two parent families with children were the least housing cost impacted group of households. However, lone parent families with a median income are stretched to afford median rental rates and do not have enough income to cover the median cost of lower cost ownership housing. For families moving to Harrison it seems there is also a very limited inventory of single-family homes for rent, and the rental homes that are available range from \$2200 to \$2500 per month. Community members are concerned that the continued construction of new high-priced single-family homes will only exacerbate the issue. Some additional rental housing or affordable ownership for families may help to attract more families.

2.2.2.4 Homelessness

Harrison Hot Springs has a small homeless population, between 6-20 individuals. As of 2017, there were no emergency shelters for persons at risk of either homelessness or violence, nor was there any recognized transitional housing in the neighbouring District of Kent (FVRD Housing Inventory, 2017). It is cheaper to provide housing for homeless populations, and to ensure that at risk populations do not become homeless, than it is to provide other services such as emergency medical or prison. Therefore access to supportive housing could be helpful in this regard.

3 Anticipated Housing Need and Supply (5 years)

Projection Summary

Population and Demographic Projections

Population

- Harrison Hot Springs is anticipated to see slow growth over the next five years from 1,490 to 1,620.
- Growth will be due to the increase in population across the Fraser Valley, as the valley's population grows to accommodate renters and homebuyers pushed out of Vancouver's market.

Age

- The median age is projected to rise from about 60 to 65.5 over the next five years. Harrison has a significantly higher current and anticipated median age than that in the Fraser Valley Regional District.

Age distribution

- Those aged 65-84 and 85+ years will make up a larger proportion of the population in the next five years.

Households
<ul style="list-style-type: none"> Due to the influx of those 65+, and residents currently aging in place, Harrison Hot Springs is projected to continue to have a lower average household size of 1.9-2.0 persons per household than the surrounding area.
Supply
<ul style="list-style-type: none"> In 2019, Harrison Hot Springs saw nearly double the number of housing starts than it did in 2018; the majority of these new developments are single family homes, with some smaller rowhouse and semi-detached new builds. However, no apartments are currently being built.
Future Housing Needs
General
<ul style="list-style-type: none"> It is anticipated that in the next five years, the addition of several units of 1-2 bedroom housing will adequately service the community as its demographics shift. There may be a limited need for new 3-bedroom units for families. There is not an anticipated need for a significant housing stock increase, as the population increase will be slow. Instead there is a need to continue to monitor housing stocks to ensure that market housing needs are being met and the rate of building reflects the population increase. The 2020 anticipated housing need projection shows an increase in bachelor, 1- and 2-bedroom dwellings to support a wider variety of family and lifestyle needs. From 2022 onwards, the need for additional bachelor units will decrease; instead an anticipated need for more 1-2 bedroom units is indicated, reflecting a community that currently chooses a majority of detached homes, but may need to transition into smaller accommodations as the community ages.
Seniors
<ul style="list-style-type: none"> Though the population is not projected to increase to levels that would require large increases in housing stock, an ageing population and shift towards seniors ageing in place will require more housing units for fixed or low-income seniors. An ageing population and an average household size of 2.0 demonstrates a potential need for smaller housing typologies in the future as those currently living in detached homes look to downsize.
Workforce
<ul style="list-style-type: none"> Given the dependency on workers from the neighbouring community and greater region it might be worth understanding opportunities and needs for housing more of the workforce within Harrison or at least in Kent. Ensuring the right balance between vacation homes and workforce homes means that part-time vacationers actually have someone to serve them when they are in Harrison. A mix of accommodation types targeted at the workforce might include purpose built market rental dwellings and potentially more affordable ownership dwellings restricted to employees.

3.1 Population and Demographic Projections

Harrison Hot Springs is anticipated to see slow growth over the next five years. Harrison Hot Springs is seen as an affordable alternative to the rapidly growing and more expensive Metro Vancouver and surrounding areas. It is anticipated that the median age, already older than the surrounding region, will continue to shift towards an ageing population. Therefore, this study anticipates a need for the development of more special

needs housing, including seniors housing and programming, to support the population ageing in place. At present, there is a lack of market rental housing. A lack of smaller rental units and restrictive strata bylaws can make it difficult for lower earning households and younger families to find housing that allows them to live and work in Harrison Hot Springs. Many of the current houses are vacation homes that are empty in the off season. Therefore, this study projects a need for more smaller units, bachelors to 2-bedroom, purpose built rental housing and affordable starter homes.

The median total household income of Harrison Hot Springs is \$57,071, which is significantly lower than the regional median income of \$69,425. Many of the current workers in Harrison Hot Springs are seasonal, and the workers that reside here long term struggle to find reliable, appropriate affordable housing. As tourism is the largest economic driver in Harrison, it is imperative that Harrison finds a balance between the needs of long-term residents and vacation visitors.

In 2019, Harrison Hot Springs saw nearly double the number of housing starts than it did in 2018; the majority of these new developments are single family homes, with some smaller rowhouse and semi-detached new builds. This is a step towards densification and diversification of the housing stock, but at present there are no apartments or smaller units in construction.

3.1.1 Population Size

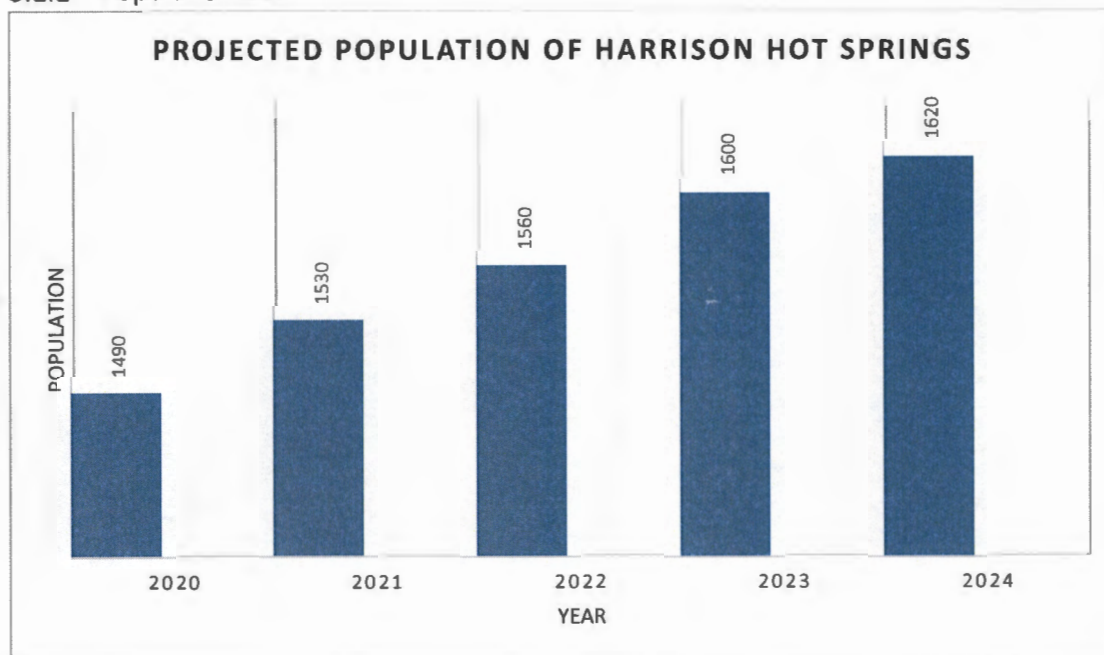


Figure 8 Projected population

Although Statistics Canada records of populations in Harrison Hot Springs has shown a decline over the last ten years, this projection shows a small increase. This is due to the increase in population across the Fraser Valley, as the valley's population grows to accommodate renters and homebuyers pushed out of Vancouver's market. Harrison Hot Springs' population has fluctuated in the past, with a massive increase between 1996 and 2001, before a gentle decline in 2016, and therefore long-term projection of population requires a long-term historical data set.

An increase in development and several projects in various building phases that would provide dense new housing projects will bring a small increase in Harrison Hot Springs population, as shown by data from Harrison Hot Springs combined with population data from the Fraser Valley Regional District and the Harrison-Agassiz Local Health Area. There is not an anticipated need for a significant housing stock increase, as the population increase will be slow. Instead a need to continue to monitor housing stocks is required to ensure that market housing needs are being met and the rate of building reflects the population increase.

3.1.2 Median & Average Age Projections

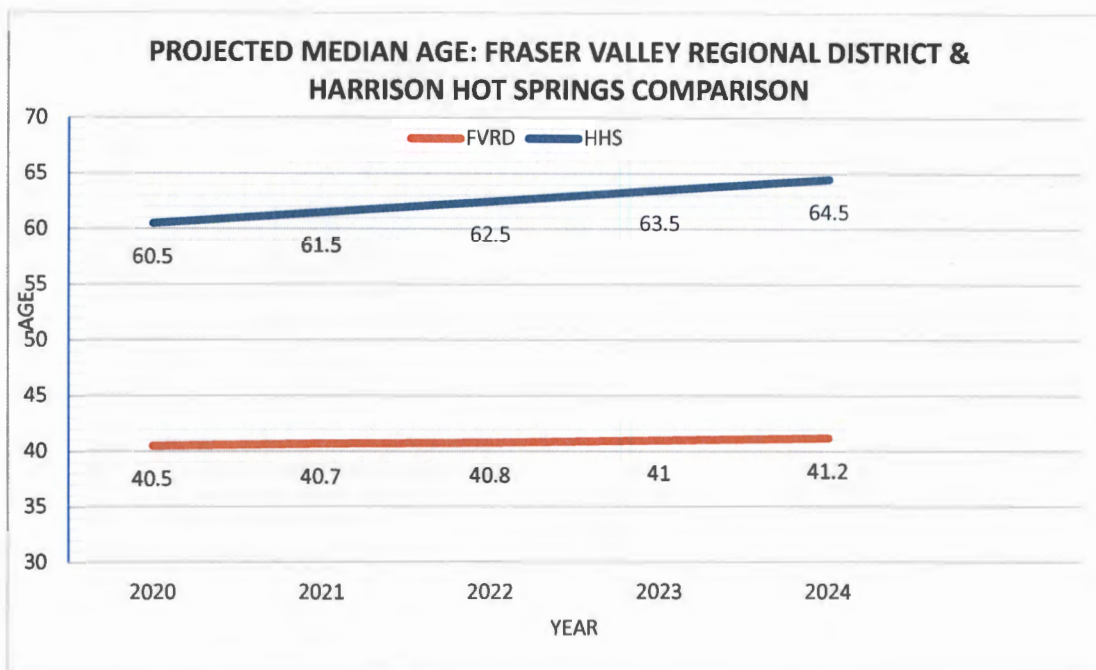


Figure 9: Median age projection

Data from Agassiz-Harrison Local Health Area was combined with BC Stats age distribution projections to calculate the median age in Harrison Hot Springs. The median age is projected to rise five years to 65.5 over the next five years. Harrison has a significantly higher current and anticipated median age than that in the Fraser Valley Regional District. The data from the previous ten years in Harrison Hot Springs and the Regional District both show a steady trend of ageing, and these numbers assume that residents will continue to age in their communities, as well as be joined by seniors and retirees from other communities.

Harrison's location, close to Vancouver and the fast-growing communities of Chilliwack and Abbotsford, make it an ideal community to age in place while residents are still able to live independently; the relatively more affordable home prices allow homeowners from other communities to purchase property in the area. However, lack of senior specific housing or age-related programming and health services may mean that this population will not be able to remain in their homes or communities should their health or faculties decline.

3.1.3 Anticipated Age Group Distribution

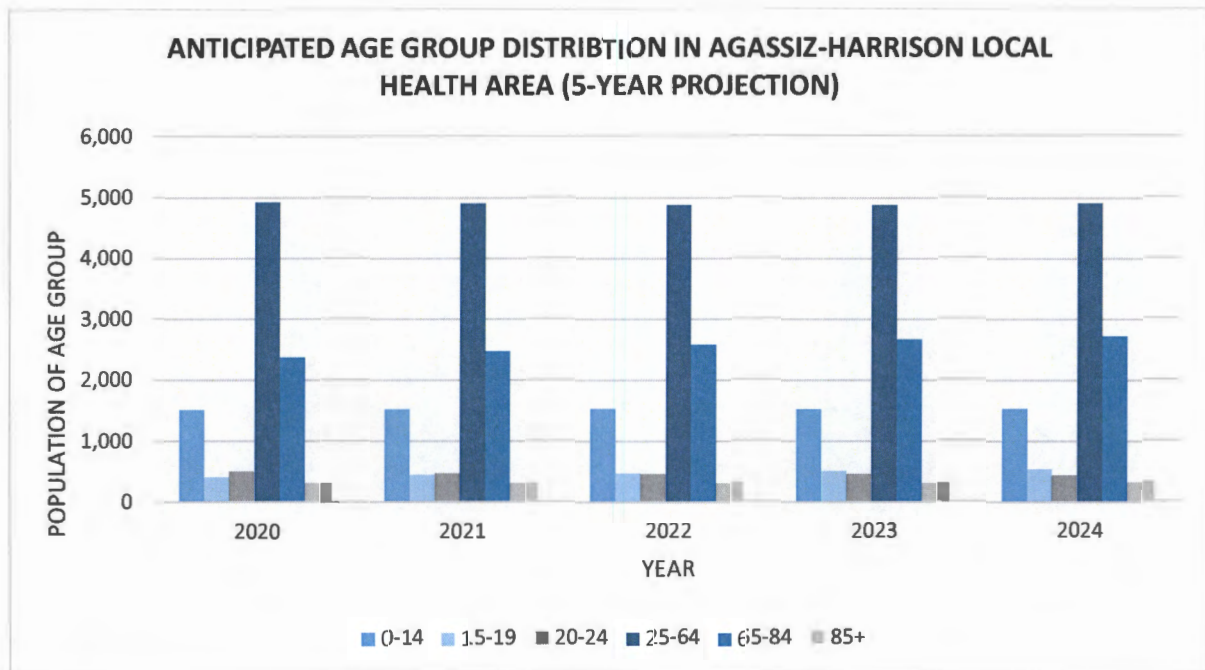


Figure 10: Age distribution projections

Data was extrapolated from the Agassiz-Harrison Local Health Area to create 5-year projections for the Village of Harrison Hot Springs. The projected median age was used to formulate a more accurate representation of the Village. While the data above is modeled on the information provided by statistics Canada, it should be noted that in the above graphs the largest grouping is between ages 25-64, a forty-year group; for comparison, the next largest group, seniors aged 65-84, represents only a twenty-year group. The following chart better illustrates the large portion of the population that seniors currently hold, and will likely continue to hold, over the next five years.

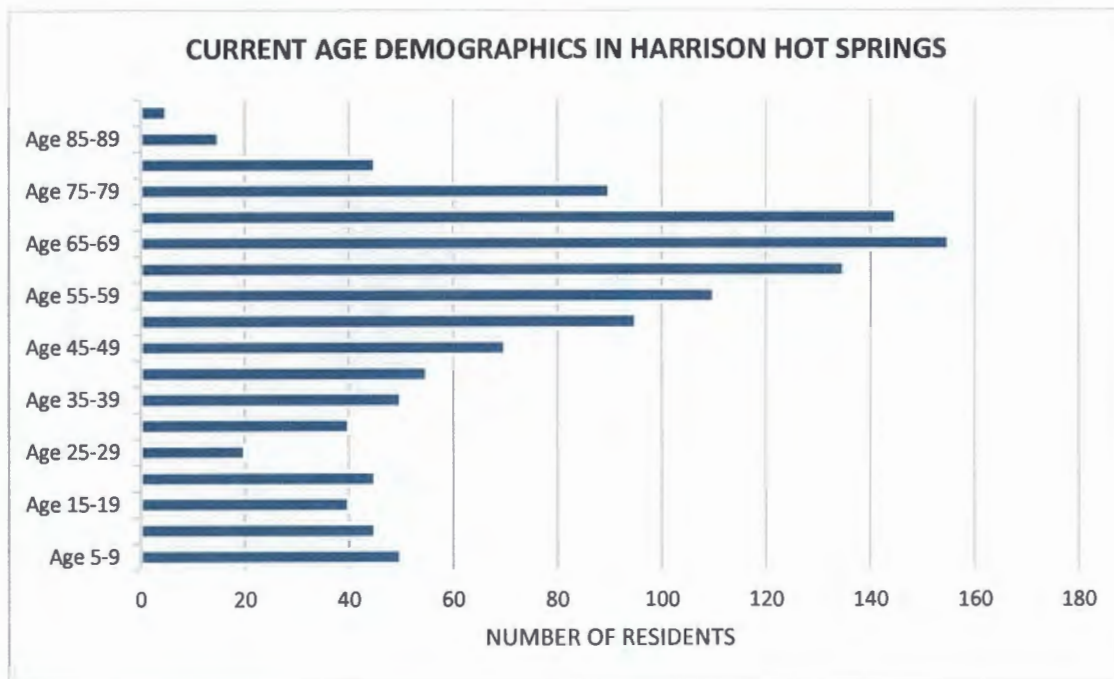


Figure 11: Age demographics

3.1.4 Projected Number of Households

The anticipated number of persons per household is predicted to remain at 2.7 over the next 5 years in the Agassiz-Harrison Local Health Area. However, due to the current lower average household size in Harrison and to the influx of retirees (65+), and residents currently aging in place, Harrison Hot Springs is projected to have a lower average household size of 1.9-2.0 persons per household. These household size projections and ageing population show there may be a future demand for a mix of smaller market housing options.



3.2 Future Housing Need

3.2.1 General

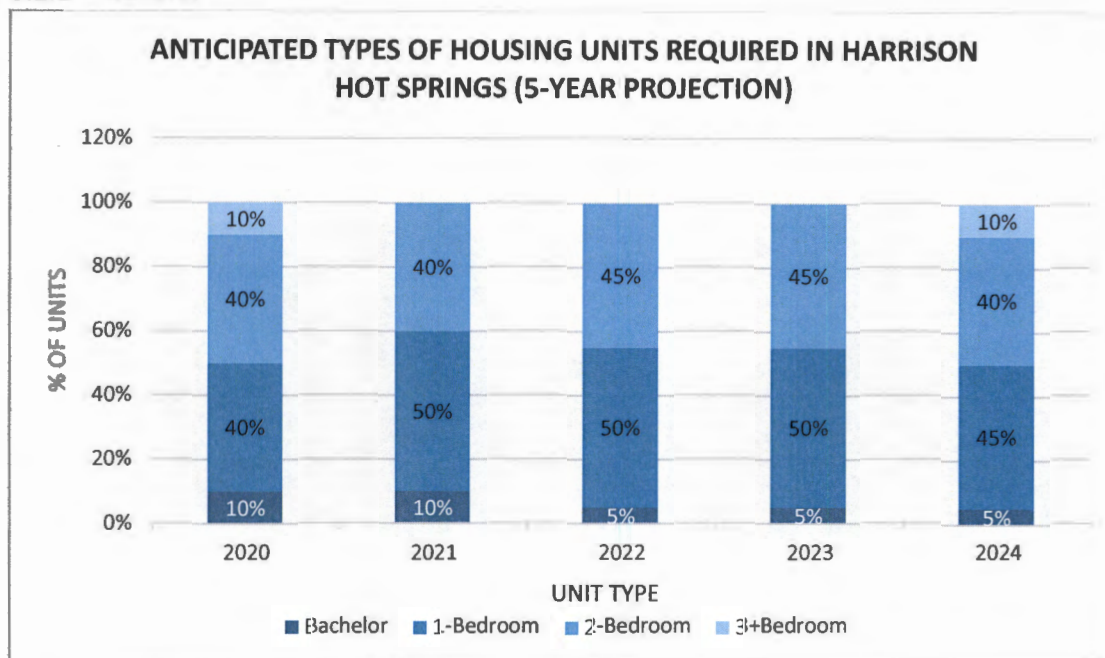


Figure 12 Anticipated housing types needed

A large majority of the current dwellings (72%) are detached homes in Harrison Hot Springs. This compares to the provincial rate of 44%. An ageing population and an average household size of 2.0 demonstrates a potential need for smaller housing typologies in the future as those currently living in detached homes look to downsize.

Though the population is not projected to increase to levels that would require large increases in housing stock, an ageing population and shift towards seniors ageing in place will require more housing units for fixed or low-income seniors. This is particularly important here as, at \$55,680, the median total income of households in Harrison Hot Springs is significantly lower than the Fraser Valley Regional District, which had a median total income of \$69,289.

As outlined in Figure 12, the 2020 Anticipated Housing Need projection shows an increase in bachelor, 1- and 2-bedroom dwellings to support a wider variety of family and lifestyle needs. From 2022 onwards, the need for additional bachelor units will decrease; instead an anticipated need for more 1-2 bedroom units is indicated, reflecting a community that currently chooses a majority of detached homes, but may need to transition into smaller accommodations as the community ages. This projection is based on the ageing population of Harrison and smaller household sizes compared to the surrounding region.

There is an anticipated potential need for a limited number of new 3-bedroom units over the next five years if there is an increase in the number of families. It is anticipated that in the next five years, the addition of several units of 1-2 bedroom housing targeted at the local population will adequately service the community as its demographics shift.

3.2.2 Special Groups

3.2.2.1 Seniors

Previously noted demographics and projections show there may be a future demand for a mix of some smaller market housing options for seniors.

In 2012, the Fraser Valley Regional District projected there would be a “shortage of units for seniors by 2036 if the secondary market rental rate is maintained.” This projection may be seen as quite conservative in 2019. Younger families have recently been relocating to Harrison and commuting to larger city centres for work to help remedy the high cost of living in urban centers. This has resulted in a higher ratio of full-time residents to vacationers in Harrison, and a significant price increase in single family homes and apartment prices in Harrison and the surrounding region over the last 5 years. Waitlists for affordable housing options are high throughout the region. Harrison residents reported condos in the village having a waitlist of one year or more. UBC Sauder’s study of housing affordability noted that 80% of baby boomers in private sector jobs will retire without a pension and will therefore require housing that is affordable on a fixed income (UBC Sauder, 2019).

A diversity of housing options is needed to accommodate the current population of seniors as well as the projected population. Low income seniors, especially those on fixed incomes, will face a shortage of affordable housing options in the near future if affordable and accessible housing options are not created.

3.2.2.2 Workforce

In 2016, 440 workers from the greater Fraser Valley Census Division (more than half from Kent) indicate that they commute to a fixed place of work in Harrison. Given this dependency on workers from the neighbouring community and greater region it might be worth understanding opportunities and needs for housing more of the workforce within Harrison or at least in Kent. Drawing a workforce from the larger region may be mutually beneficial in the short term; however, over time the demand for labour elsewhere may make this arrangement more challenging for Harrison businesses. Workforce housing can help to grow the Harrison population and secure staff for local businesses as the continued desire for vacation homes drives up housing prices. Ensuring the right balance between vacation homes and workforce homes means that part-time vacationers will have someone to serve them when they are in Harrison. A mix of accommodation types targeted at the workforce might include purpose built market rental dwellings and potentially more affordable ownership dwellings restricted to employees.

3.2.2.3 Families

Harrison Hot Springs anticipates and supports the vision to conservatively grow the community and make it attractive to young families. However, the purchase price of new builds continue to rise. Unaffordable housing prices will continue to have an effect on the “missing middle”, which refers to renter households that have incomes between \$30,000 and \$76,000 (BC Rental Housing Coalition, 2015). Community members are concerned that the continued construction of new high-priced single-family homes will only exacerbate the issue. It is anticipated that Harrison will need to see higher density starter homes, including townhouses, to accommodate some families currently residing in the community, as well as those moving to here. The creation of smaller starter homes could have a two-fold effect as it provides an option for the senior population to downsize and continue to age in place.

3.2.3 Total Current and Anticipated Need

Table 18 Number of units required now and for the next five years

Total Housing Need	Type and number
Current Critical Housing Need	Rental Units
Core Housing Needs	45
Supply Needed =	45
Anticipated Supply	Estimated at 0
Current Critical Need	45
Future Housing Need	Units
Total by 2024, several per year or one complex*	35
Anticipated Supply of 1-2 bedrooms	Estimated at 0
Future Need	35
Total dwelling need	80 units

(*A need for a significant housing stock increase is not anticipated, as the population increase will be slow. Instead there is a need to continue to monitor housing stocks to ensure that market housing needs are being met and the rate of building reflects the population increase.)

It is worth repeating that the majority of new stock should be 1-2 bedroom units in order to satisfy the current and anticipated housing need to 2024, and that many of these units could be targeted toward an aging population looking to downsize or access supportive services. There is some, but limited need for larger units.

As housing supply is added, prices will be impacted throughout the housing market, yet (depending on migration to the community) it may not be enough improve the cost of housing for those current households with affordability challenges. Given the small population and slow population growth, there is a need to continue to monitor housing supply to ensure there is an adequate amount of new build for the community and affordability without oversaturating market.

4 Assumptions & Limitations

1. Census data is only available up until 2016 for Harrison Hot Springs Village.
2. Due to statistics gathering processes, there is no direct year by year comparison of Harrison Hot Springs population compared to Local Health Area.
3. Due to limited available population information, comparison communities were used for cross reference purposes (Valemount & Radium).
4. Assumes that population of Harrison Hot Springs Village will increase slightly over the next 5 years based on:
 - a) A significant increase in building permits being issued in 2017 (36) and 2018 (43) compared to previous recent years.
 - b) Harrison Hot Springs is exploring rezoning possibilities to allow for higher density residential buildings.
 - c) BC Stats Projections of 5.8% growth over 5 years (2020-2024) in the Local Health Area of Agassiz-Harrison.
 - d) Stagnant growth in nearby comparable resort towns (Valemount and Radium).
5. The available data does not include information on short term leases, AirBnB or other informal temporary rental accommodations. It also does not account for residents of Agassiz-Harrison that live or work seasonally.
6. Data taken from 2001-2016 shows a relatively stable population. However, 1996- 2001 saw an increase of 33%. Projected models assume that there will be no large disruption in the community.
7. The National Occupancy Standard would put a couple in a one-bedroom unit. It should be noted that one and two person households would be spread across 1- and 2-bedroom units in this projection.
8. Data sources for projections include: CMHC Housing Portal, BCNPHA, Stats Canada, BC Community Health, Fraser Valley Regional District, Harrison Hot Springs OCP and Zoning bylaws, and Government of British Columbia data sources.

5 Sources Cited

5.1 Background, context and current housing need

ⁱ <http://www.stsailes.com/we-are-stsailes>

ⁱⁱ Statistic Canada Census 2016, 2011

ⁱⁱⁱ Source: Statistics Canada, 2016 Census of Population, Commuting Flow - Statistics Canada Catalogue no. 98-400-X2016325.

^{iv} Statistic Canada Census, 2006-2016

^v There are likely households earning less than the median income for their household type who may be in an unaffordable situation.

^{vi} Households are deemed to be in core housing need when, in addition to spending more than 30% of their household income on housing, households cannot afford suitable and adequate housing in their community (CMHC, 2009).

^{vii} Stats Canada Census 2006-2016

^{viii} Proportion of average total income of household which is spent on shelter costs, Stats Canada

^{ix} CMHC Market Survey October 2018, 2017

^x "extreme core housing need" has the same meaning as core housing need except that the household has shelter costs for housing that are more than 50% of before tax income.

^{xi} Stats Canada Census 2016

^{xii} The 'major repairs needed' category includes dwellings needing major repairs such as dwellings with defective plumbing or electrical wiring, and dwellings needing structural repairs to walls, floors or ceilings.

^{xiii} Mortgage rate 3.14 5 year, 25 year amortization, monthly payments, tax/heat/strata\$ 5% or 10% down payment where needed over \$550,000.

^{xiv} "extreme core housing need" has the same meaning as core housing need except that the household has shelter costs for housing that are more than 50% of before tax income.

^{xv} Stats Canada Census 2016

^{xvi} Households are deemed to be in core housing need when, in addition to spending more than 30% of their household income on housing, households cannot afford suitable and adequate housing in their community (CMHC, 2009).

5.2 Projections and anticipated housing need

1. <https://www.agassizharrisonobserver.com/news/living-wage-calculated-at-17-02-for-the-fraser-valley/>
2. <http://bcnpha.ca/wp-content/uploads/2017/04/BC-Affordable-Housing-Plan.pdf>
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 16. <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/1/1/Canada>

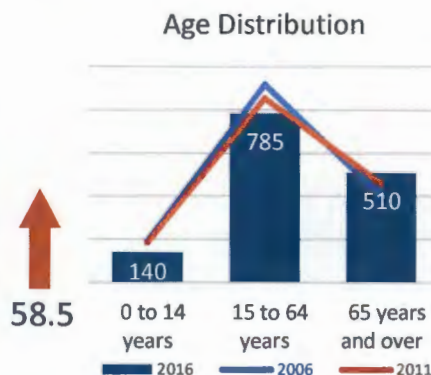
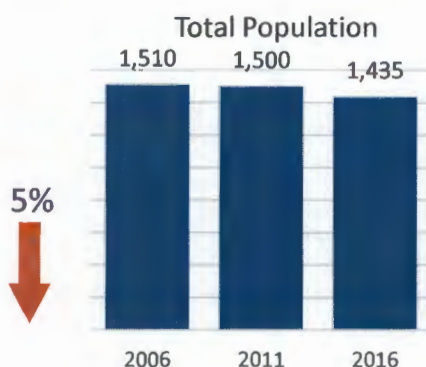
Community Profile

- The overall population of Harrison Hot Springs is 1,435 and the growth trend to 2016 is flat or declining. However, the Fraser Valley Regional District population as a whole is growing over the same time frame.
- The Village of Harrison Hot Springs has a higher proportion of older residents compared to the Fraser Valley Regional District and this population is aging with a median age of 58.5. About 36% or 510 residents are 65 years of age or older, with 190 over 75 years of age.
- A low proportion of Harrison's 720 households have children (17%) compared to the regional proportion of 38%.

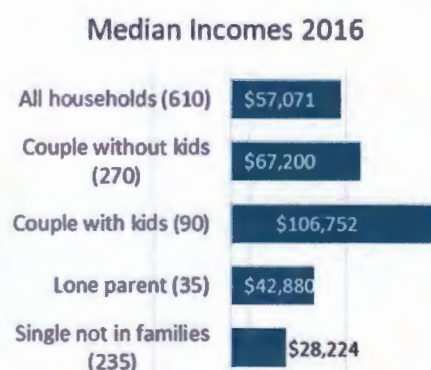
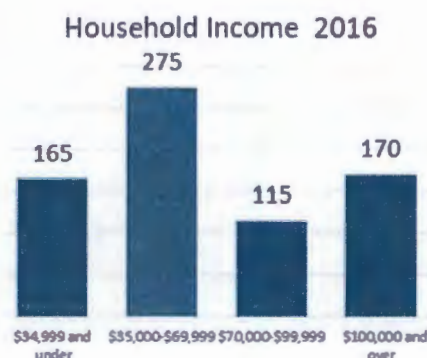


- Median household income (\$57,071) trended upwards from 2006 to 2016, yet is lower than the region.

- Owner households' median income of \$67,350 in 2016 was 80% higher than the renters' median income of \$37,851.



- In 2016 the median income of a one person household was \$33,088, and for two or more person households it was \$72,363.

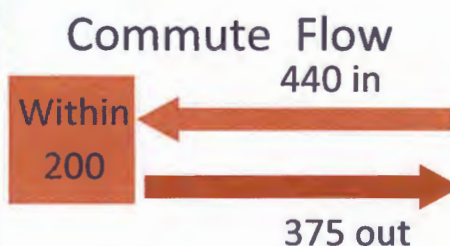


- At a median income of \$42,880, lone parent households have significantly less income than couples with kids whose median incomes amount to \$106,752.

- Only about 35% or 200 of Harrison's 575 workers actually work in Harrison Hot Springs at a fixed address.

- 440 workers from the greater Fraser Valley Census Division (more than half from Kent) indicate that they commute to a fixed place of work in Harrison.

Harrison Workforce			
Sector	Rank	#	%
Accommodation and food services	1	120	19%
Health care and social assistance	2	80	13%
Construction	3	55	9%
Retail trade	4	55	9%
Educational services	5	50	8%



Housing Context

- There are 928 dwellings in Harrison Hot Springs yet only 78% or 720 of dwellings in Harrison Hot Springs are in use by residents.
- Of those, 580 or 81% are owner households and 145 or 19% are renter households.
- Single family homes provide almost three quarters (72%) of all housing options. In comparison, the provincial rate of single detached dwellings is only 44%.
- Apartments in buildings with less than five storeys is the second most common dwelling type at 17% of the housing options, and row houses at 7%.
- 68% of the current dwellings in the community were built from 1991 onward compared to the regional district as a whole, in which only 45% of the dwellings were built since 1991.
- Rented dwellings were mostly built before 1991 (57%).

% of dwellings that are
single family

72%

of Vacation Home
Dwellings

208

Owner Dwellings

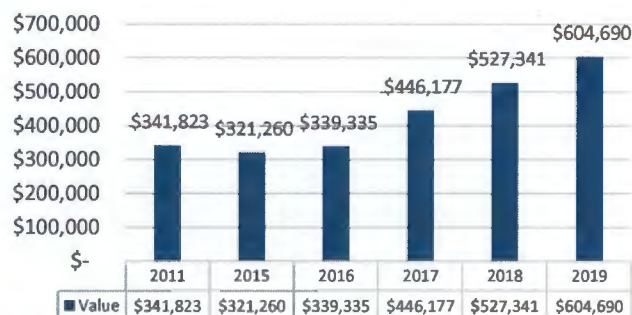
81%

Rented Dwellings

19%

	2016 #	2016 %	2016 #	2016 %
Dwelling Age	All	All	Rented	Rented
1960 or before	35	5%	0	0%
1961 to 1980	155	21%	75	50%
1981 to 1990	45	6%	10	7%
1991 to 2000	300	41%	45	30%
2001 to 2005	125	17%	10	7%
2006 to 2010	45	6%	10	7%
2011 to 2016	20	3%	0	0%

Median Assessment of a Detached



- The median assessed value for a residential home in Harrison Hot Springs in 2019 was \$604,690. **This recent value represents an increase of 82% since 2011** when the median assessed value was \$341,823.
- Most dwellings are three plus bedrooms (70%) and only twenty or 2% are considered one bedrooms.

Renter Demographic Summary

- 145 or 19% of the 715 households are renter households.
- Median age of renters is 42 years.
- Average renter household size is 1.8.
- 17% of households, or 25, have children, 28% are couples without children, and the remaining 55% are almost all one person households.
- Participation and employment rates are 67.4% and 65.2% respectively.
- Of 145 people employed, 41% or 60 work in Harrison Hot Springs.
- Median household income is \$37,851.

Owner Demographic Summary

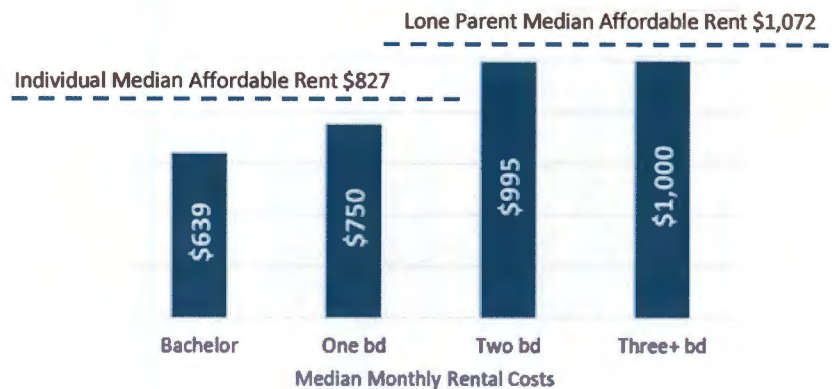
- 580 or 81% of the 715 households are owner households.
- Median age of homeowners is 60.
- Average owner household size is 2.
- 16% of households or 95 have children, 50% are couples without children, and the remaining 34% are almost all one person households.
- Participation and employment rates are 45.1% and 40.4% respectively.
- Of 430 people employed, only 16% or 70 work in Harrison Hot Springs.
- Median household income is \$67,350.

*Data sources: Population, income, dwellings, households: Statistics Canada Census. Rent, Vacancy rate: CMHC and Census. Assessed Value, specific dwelling types: BC Assessment. Building permits: BC Stats. Pop growth: BC Stats Local Health Area

Housing Need and Affordability

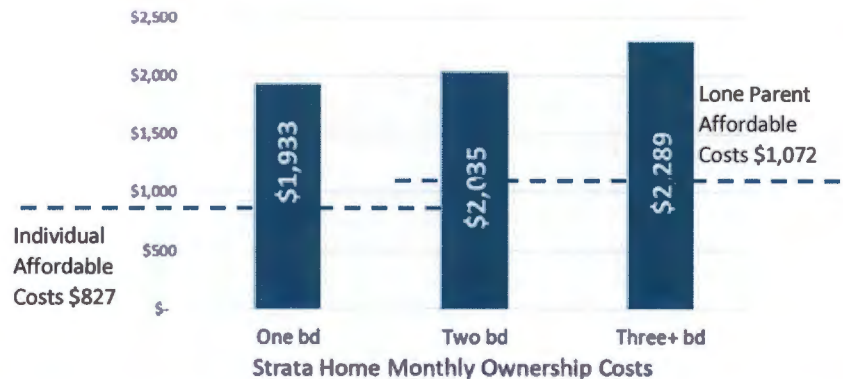
What is affordable rental?

- Rental households in Harrison earning the median household income of \$37,851 are able to afford \$946.30/month in housing costs.
- There are 50 renter and 70 owner households that cannot afford the lowest case median rent in the region of \$639/month.



What is affordable ownership?

- Owner households in Harrison earning the median household income of \$67,350 are able to afford \$1,684/month in housing costs.
- Fraser Valley Region owner households earning the median household income of \$81,807 are able to afford \$2,045/month in housing costs.
- 110 (75%) renter households have incomes that cannot afford the costs of a median one bedroom strata dwelling in Harrison of \$1,933/month.



Renters with a median income are paying 35% of it on the median rent costs.

58% or 75-80 renters are spending 30% or more of their before tax income on shelter costs.

Owners with a median income are spending 19% of it on the median ownership costs.

20% or 110 owners are spending 30% or more of their before tax income on shelter costs.

Regional vacancy rate for private rentals is:

1.7%

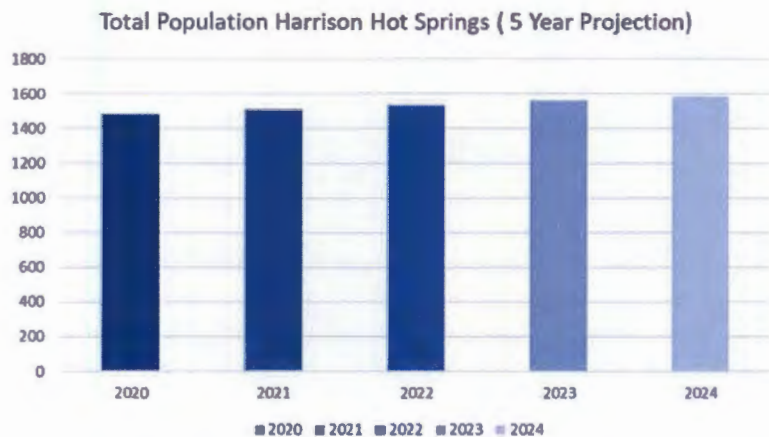
About 8% or 10 of Harrison's rental households are inadequately housed.

About 35 owner homes need major repairs.

Anticipated Housing Need and Supply (5 years)

Context

- Assumes that population of Harrison Hot Springs Village will increase slightly over the next 5 years based on:
 - A significant increase in building permits being issued in 2017 (36 total) and 2018 (43 total) compared to previous recent years.
 - Harrison Hot Springs is exploring rezoning possibilities to allow for higher density residential buildings.
 - BC Stats projections of 5.8% growth over 5 years (2020-2024) in the Local Health of Agassiz- Harrison.
 - Stagnant growth in nearby comparable resort towns (Valemount and Radium).



Trends and Needs

- An ageing population and an average household size of 2.0 demonstrates a potential need for smaller housing in the future as those currently living in detached homes look to potentially downsize.
- An ageing population and shift towards seniors ageing in place will require more housing units for fixed or low-income seniors.

Next 5 years
 **65.5**
12% Median Age

The 2020 anticipated housing need projection shows **an increase in bachelor, 1 and 2 bedroom housing** to support a variety of family and lifestyle needs.

From 2022 onwards, **the number of bachelor dwellings decrease**; instead an anticipated need for 1-2 bedroom units is indicated with a potential need to transition into smaller accommodations as the community ages.

We do not anticipate a need for new 3-bedroom units over the next five years as the majority of the households in Harrison Hot Springs Village consist of 1-2 people.

We anticipate that in the next five years, the **addition of several units of 1-2 bedroom housing will adequately service the community as its demographics shift.**

Harrison Hot Springs Housing Needs Assessment – Engagement Strategy

WHAT ARE WE ENGAGING ON?

The Village of Harrison Hot Springs wishes to undertake a Housing Needs Assessment that covers the municipal boundaries and meets the requirements of the Local Government Act. Furthermore, the Village is intending to update its Official Community Plan (OCP) in 2020, and wishes to use the information gathered in the Housing Needs Assessment to inform policy development.

It is important to engage residents and stakeholders in this process not only to inform the data collection, but to gain support for affordable housing, especially as the OCP update will involve policies to support affordable housing in the community. Additionally, it will be important to engage stakeholders whose support will be needed in the development of future affordable housing.

The purpose of engagement is to gather qualitative information about the current needs and upcoming demand for housing that would augment the quantitative data collected. Information collected would inform topics including, but not limited to:

- ✓ Homelessness and risk of homelessness
- ✓ Quality of housing (e.g. overcrowding, sub-standard housing conditions)
- ✓ Specific needs (e.g. single mothers, seniors, affordable rental)
- ✓ Anticipated employer needs/challenges for staffing, including seasonal staff
- ✓ Changes in households

HOW WILL WE ENGAGE?

We propose the following initiatives that will inform the current needs and supply and future demand:

1. HOUSING INPUT WALL

We will design a large poster size housing input wall (approximately 1m x 1.5m) that can be mounted at municipal hall on an easel. The wall can be moved to different locations as desired, and/or another wall poster can be printed and mounted elsewhere. We suggest posting the wall for two weeks, and promoting it through Village and partner communications channels.

The wall will solicit input on questions such as:

- What type of housing do you currently live in?
- Does your current housing meet your needs? Why or why not?
- What type of housing will you need in 15-25 years?



The input from the wall(s) will be compiled and used to augment the quantitative housing needs and supply data.

Proposed timing: September 30 – October 13

2. STAKEHOLDER MEETING

We will work with the Village to identify the appropriate stakeholders to engage for the housing needs assessment. Stakeholders will likely include, but may not be limited to, Village representatives, developers, non-profit organizations, Tourism Harrison Hot Springs, Fraser Health Authority, and the Harrison Agassiz Chamber of Commerce. We will host one meeting (2 hours) with all stakeholders, and be sure to include specific questions and discussion appropriate to all attendees.

Stakeholders will be provided (ahead of the meeting) the drafts of the community profile, the current housing need and supply and anticipated/future housing need and supply summaries. The stakeholders will be asked to address anything missing/inaccurate or needs to be changed, and to supplement the quantitative information gathered with qualitative information from their experience and knowledge.

Proposed date: October 17 or 18

3. COMMUNITY CAFÉ CONVERSATION

We will design and host a community drop-in session at a café in downtown Harrison. The café session will be promoted through Village and stakeholder channels, and participants can drop in any time during the two hour session for a coffee (on the house), conversation, and an opportunity to provide input. The conversation will be hosted by a member of the project team, and participants can also provide input on posters and a written questionnaire. Questions will focus on confirming the information in the draft community profile and housing need and supply summaries, and personal experience/knowledge to augment the written materials. The project team facilitator will take and gather all notes from the conversations and written input to update the draft reports.



Proposed date: October 17 or 18

4. ONLINE REVIEW

Once the draft housing needs report (current housing needs and supply, anticipated housing needs and supply, housing gap, key areas of local need, and number and percentage of households in core and extreme housing need) is written, it will be circulated to stakeholders and made available online for input. To keep feedback opportunities simple, we will either ask for any comments via email, and/or provide a brief downloadable questionnaire that respondents can fill out and email back to the Village. All input will be reviewed, and the draft report updated as necessary.

HARRISON HOT SPRINGS OCP BRIEF: HOUSING

Housing affordability and diversity are key to a livable community that continues to attract residents, allows them to age in place, and provides housing for employees who make our community tick and serve our visitors, vital to a vibrant tourism economy. Housing diversity means a mixture of rental and ownership housing, as well as a range of housing types – from single family to townhouses and apartments to seniors' housing.



Current situation

Population. While the population of the community remained steady between the last two Census periods, since 2016 there has been steady growth, and our median age continues to rise. Recent years have seen increasing numbers of younger families move to the community, which is increasing demand for housing and childcare needs.

Rising housing prices. Housing prices in Harrison Hot Springs are generally lower than in Greater Vancouver; however, housing prices have risen significantly in the last decade (median assessed value for single family home in 2019 was \$604,690, an 82% increase since 2011).

Rental availability. The rental vacancy rate is extremely low in the Harrison/Chilliwack Area (1.7% compared to 1% in the most immediate Abbotsford-Mission Area and 1% in the Vancouver Area). A healthy vacancy rate is considered as 3.4%.

Dwelling types. Of the 928 dwellings in Harrison Hot Springs, only 720 (78%) are in use by residents. Of those, 580 (81%) are owner households and 145 (19%) are renter households. Single family homes make up 72% of housing in Harrison; this compares to 44% for the rest of the province. 17% of housing is apartments under 5 storeys, and 7% is rowhouses. 70% of dwellings are 3 or more bedrooms. 68% of all dwellings were built since 1991; however 57% of rental dwellings were built prior to 1991. Although there are a couple of local spot zones for secondary suites, in general, secondary suites are not permitted in the community. 45 new fee simple lots have recently been built.

Median Assessment of a Detached Dwelling



Dwellings that are
single family

72%

Owner Dwellings

81%

Rental vacancy
rate

1.7%

Renters spending
30% or more of
their before tax
income on shelter
costs

58%

Apartments
(under 5 storeys)

17%

Rented Dwellings

19%

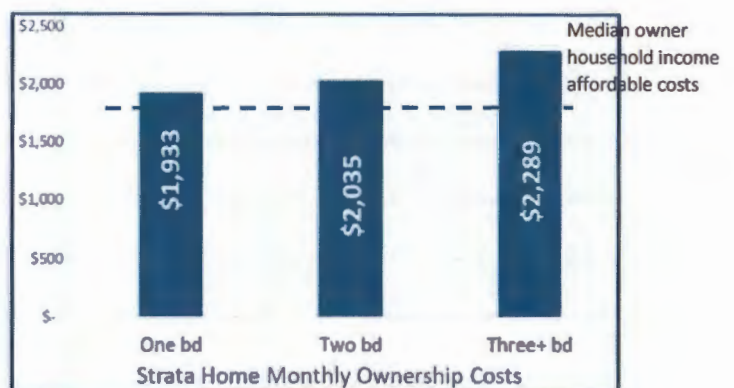
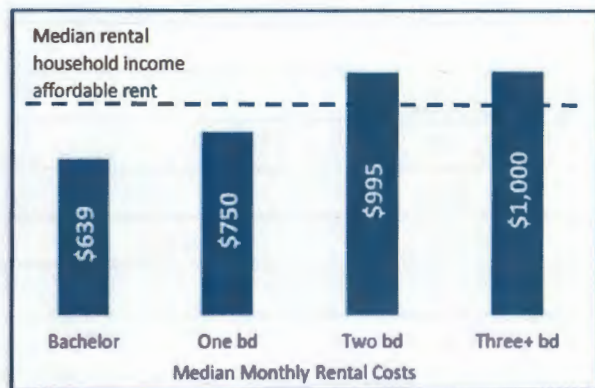
of vacation home
dwellings

208

Owners spending
30% or more of
their before tax
income on shelter
costs

20%

Affordability. Affordable housing is defined by CMHC (Canada Mortgage and Housing Corporation) as housing that costs 30% or less of a household's pre-tax income. Rental households in Harrison earning the median rental household income of \$37,851 are able to afford \$946.30/month in housing costs. There are 50 renter and 70 owner households that cannot afford the lowest case median rent in the region of \$639/month. Owner households in Harrison earning the median household income of \$67,350 are able to afford \$1,684/month in housing costs.



Projections

Population. It is anticipated that the population of Harrison Hot Springs will continue to see moderate growth in the next 5-10 years, with an increase in younger families moving to the area, but also with an overall increase in median age. The average household size is not expected to change at approximately 2.0.

Tourism. Tourism is expected to continue to be the main economic driver for Harrison, and therefore ensuring employee housing will be important.

Building and development. A number of new homes are expected to be built in the next five years: 34 townhouses, 35 duplexes and 48 bareland strata lots. A seven story multi-use (commercial/residential) building and a five storey, 60 unit apartment building and marina are also in the development application stage.

Infrastructure. The water treatment plant can serve buildout capacity (5000 people) and water infrastructure can serve 9000 people.

Current OCP

Goal: Provide for a mix of housing types for all ages and incomes. The strategy to achieve this goal is to designate lands for a variety of housing types and to provide density bonus incentives for affordable and special needs housing. A diverse supply of housing, including seniors' housing, is important to the future of the community.

The current goal has met with mixed success. While there is some diversity in housing, the large majority is single-family detached homes; there is little rental housing; and no housing specifically designed for seniors or those with special needs.

OCP Considerations

There is still land available for residential development in the community. Creating higher density, more compact development, including infill in the existing village core and including multi-family housing, will help to create more diverse housing types. Exploring incentives and zoning to allow secondary suites in single family neighbourhoods can add to the rental housing mix. Policies to support aging in place will also be important to address housing needs of our seniors. Developing a suite of incentives for building affordable housing, including purpose built rental, potentially using housing agreements to keep rental housing affordable, will help increase rental options. While new regulations for the MRDT (municipal and regional district tax) allow funds to be used for affordable housing, Harrison is currently not allocating this tax revenue towards that purpose.

For more information, please contact: community@harrisonhotsprings.ca

*Data sources: Population, income, dwellings, households: Statistics Canada Census. Rent, Vacancy rate: CMHC and Census. Assessed Value, specific dwelling types: BC Assessment. Building permits: BC Stats. Pop growth: BC Stats Local Health Area



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council DATE: November 28, 2019

FROM: Rhonda Schell
Community Services Coordinator FILE: 2240-20-31

SUBJECT: Animal Control Patrols

ISSUE:

To update Council on the Animal Control Services in the Village.

DISCUSSION:

Animal Control Services have been regulated and enforced under a Sub Regional Animal Control Service Agreement by the Fraser Valley Regional District (FVRD) since 2016. The FVRD collects \$4,400 annually from the Village of Harrison Hot Springs (VHHS) for Animal Control. That is a total including tax requisition and dog licences. This covers the basic care facility infrastructure plus anticipated ACO time for call outs, but not general patrols.

The Village's Bylaw Enforcement Officer takes an educational approach when interacting with owners who have animals at large. Aggressive, barking, unlicensed, or at large animals are to be reported to the FVRD Animal Control Officer (ACO).

Village of Harrison Hot Springs Statistics

	2016	2017	2018	2019*
Pound Intakes	3	1	4	2
Aggressive Dog Investigations	6	10	10	2
Offending Designated Aggressive Dog Investigation	-	-	-	1
Barking Complaint Investigations	4	7	5	8
General Dog-at-Large Calls	14	10	24	6
Unlicensed Dog Calls	5	-	4	-
Deceased Dog call	-	-	1	-
Welfare Complaint	-	-	2	1
Confined no Ventilation	-	-	1	-
Total	32	28	51	20

* 2019 Statistics up to November 13, 2019

Issues Affecting Statistics

Activity in 2018 by two local residents who still refused to leash their dogs generated on going complaints for the FVRD. Bylaw Enforcement Officers remind people daily of the requirement to have dogs on leash.

Proposed Options

1. Status Quo with animal control provided on an on-call basis.
2. Dedicated Animal Control Officer: Proposed patrols up to 600 hours annually concentrated from June through September on Friday thru Sunday would cost approximately \$25,000.
 - \$20,000 (\$33/hr plus benefits)
 - If overtime is incurred, the rate is \$49.02/hr
 - \$5,000 transportation

Respectfully submitted:

Rhonda Schell

Rhonda Schell
Community Services Coordinator

REVIEWED BY:

Madeline McDonald

Madeline McDonald
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** November 10, 2019

FROM: Ken Cossey, MCIP, RPP **FILE:** 3900-01
Planning Consultant

SUBJECT: Soil Removal and Deposit Bylaw 1146, 2019

ISSUE:

Seeking approval on the Soil Removal and Deposit Bylaw.

BACKGROUND:

Land development activities, such as the clearing of land, the stock piling of soil on a cleared site, the grading of slopes, the excavation of a site, the construction of roads requires soils to be removed or deposited. The stockpiling of or the removal of soils can lead to surface runoff, disputes with neighbours, or dust and dirt on the roads.

Many landowners are interested in depositing or removing soil from their property for a variety of reasons, including the regulatory requirement to achieve flood construction elevation levels during property development. For the purposes of this bylaw, soil includes topsoil, gravel, sand, rock, peat, silt and clay.

The offer for free soil or the opportunity to generate income from depositing soil can be tempting but can result in significant hardship for property owners if the deposition is not done correctly.

To help avoid these problems, the deposition of contaminated soil, which includes rubble or construction waste, and soils which are deemed to be contaminated under the provisions of the *BC Contaminated Sites Regulation* will be prohibited.

The attached bylaw has been created to protect property owners as much as they are to protect neighbouring properties, the Village's infrastructure and function in an environmental stewardship manner.

In addition to the above, the Village has no regulatory mechanism in place to prevent an individual or company from dumping "dirty dirt" on a construction site and leaving it there.

Currently the only regulatory authority that is applicable to the placement of soil, within the Village boundaries applies only to lands within the Agricultural Land Reserve (ALR). The Agricultural Land Commission, through their Bylaw No. 2 can regulate the placement of fill on any Agricultural Land Reserve area. Adjacent to the Village, the District of Kent has Bylaw 1491 in place, but that only applies to lands with the District's boundaries.

For local governments the *Community Charter* can be utilized to regulate, prohibit and impose requirements for the removal and placement of soil on non-ALR land.

The recommended application fee, while not in this Bylaw, is a flat fee of \$200.00 per application. This fee, if approved, will be included in Schedule A of the Miscellaneous Fee Bylaw and any enforcement provisions will be introduced into the Bylaw Notice Enforcement Bylaw

REVISIONS TO THE BYLAW INCLUDE

Council reviewed the draft Bylaw during their meeting of November 4, 2019. Council required the following be added to the Clean Soil definition in the Bylaw:

- The inclusion of noxious weeds,
- The inclusion of woody debris
- The inclusion of harmful or parasitic soil dwelling pests

RECOMMENDATIONS:

- 1/. That Soil Deposit and Removal Bylaw 1146, 2019 be given three readings;
- 2/. That Soil Deposit and Removal Bylaw 1146, 2019 be referred to the Ministry of Energy, Mines and Petroleum Resources; and
- 3/. That Soil Deposit and Removal Bylaw 1146, 2019 be referred to the Ministry of Environment and Climate Change Strategy

Respectfully submitted;

**REVIEWED BY and Concurrence
with the RECOMMENDATIONS:**

Ken Cossey

Ken Cossey, MCIP, RPP,
Planning Consultant

Madeline McDonald

Madeline McDonald
Chief Administrative Officer

Attachments (1) Soil Removal and Deposit Bylaw 1146, 2019

SOIL REMOVAL AND DEPOSIT BYLAW

FOR THE VILLAGE OF
HARRISON HOT SPRINGS

BYLAW NO. 1146, 2019



Table of Contents

PART 1.0	APPLICATION AND ADMINISTRATION	3
1.1	Title	3
1.2	Purpose	3
1.3	Application and Interpretation Requirements of the Bylaw	3
1.4	Severability	4
1.5	Definitions	4
PART 2.0	PROHIBITIONS, ENFORCEMENT AND EXEMPTIONS	6
2.1	Prohibitions	6
2.2	Exemptions to the requirements of this Bylaw	7
PART 3.0	GENERAL REQUIREMENTS	7
3.1	Security	8
3.2	Insurance	8
3.3	Permit Term	8
3.4	Permit Issuance	9
3.5	Repair of damage	9
3.6	Revocation of a Permit	9
PART 4.0	SOIL PERMIT APPLICATION REQUIREMENTS	9
4.1	Application Requirements	9
4.2	Soil Profile	11
PART 5.0	VIOLATIONS, ENFORCEMENT AND PENALTIES	11
5.1	Violation	11
PART 6.0	EFFECTIVE DATE	12
6.1	Effective Date	12

**Village of Harrison Hot Springs
Soil Deposit and Removal Bylaw No. 1146, 2019
A BYLAW TO REGULATE SOIL REMOVAL AND DEPOSIT
WITHIN THE VILLAGE OF HARRISON HOT SPRINGS**

WHEREAS section 8(3)(m) of the *Community Charter, SBC 2003, Chapter 25*, as amended from time to time, authorizes Council by Bylaw to regulate, prohibit and impose requirements in relation to the removal of Soil and the deposit of Soil or other material

AND WHEREAS section 15(1) of the *Community Charter, SBC 2003, Chapter 25*, as amended from time to time, Council may, provide for a system of licenses, Permits or approvals, the establishment of terms and conditions for the issuance of the of the license, Permit or approval and the continuation or cancellation of the license, Permit or approval;

AND WHEREAS section 195(1) of the *Community Charter, SBC 2003, Chapter 25*, as amended from time to time, authorizes a municipality to set fees for the removal of Soil and or the deposit of Soil from a site;

NOW THEREFORE the Municipal Council of the Village of Harrison Hot Springs in open meeting assembled enacts as follows:

PART 1.0 APPLICATION AND ADMINISTRATION

1.1 Title

- a) This Bylaw may be cited for all purposes as the "Soil Removal and Deposit Bylaw No. 1146, 2019".

1.2 Purpose

- a) This Bylaw has been enacted for the purpose of regulating the removal and deposit of Soil within the Village of Harrison Hot Springs in the general public interest.

1.3 Application and Interpretation Requirements of the Bylaw

- a) This Bylaw applies to all Lands located within the boundaries of the Village of Harrison Hot Springs and as shown on Schedule "A", the Zoning Map of the *Village of Harrison Hot Springs Zoning Bylaw 1115, 2017*, as amended from time to time.
- b) The Village recognizes that within areas designated as Agricultural Land Reserve (ALR) under the *Agricultural Land Commission Act, SBC 2002, Chapter 26*, as amended from time to time, and located within the Village boundaries this Bylaw has no force or effect unless the Soil deposit or extraction is permitted under the *Agricultural Land Commission Act* or related Regulations.
- c) The Village recognizes that any permit issued under the authority of the *Mines Act, RSBC 1996, Chapter 293*, as amended from time to time, is applicable to all Land located within the Village's boundaries.

- d) The Village recognizes that any permit, order or agreement issued under the authority of the *Environmental Management Act*, SBC 2003, c. 53, as amended from time to time, is applicable to all Land located within the Village's boundaries.
- e) This Bylaw applies to the removal and deposit of Soil within the Village's boundaries, as amended from time to time.
- f) This Bylaw applies to the deposit of Soil on any Lot located within the Village's boundaries, brought in from outside of the Village's boundaries, as amended from time to time.
- g) This Bylaw applies to the removal and deposit of the Soil from within the Village's boundaries that is to be deposited or is intended to be deposited outside of the Village's boundaries, as amended from time to time.
- h) Words used in the present tense include the future tense.
- i) Words used in the singular include the plural.
- j) The use of the abbreviation "M" indicates that the unit of measure is based upon the metric system and must be interpreted as a metre.

1.4 Severability

- a) If any section, subsection, sentence, clause, or phrase of this Bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, such decision must not affect the validity of the remaining portions of this Bylaw.

1.5 Definitions

- a) The definitions contained in the *Village of Harrison Hot Springs Zoning Bylaw 1115, 2017*, as amended from time to time plus the following definitions below apply to this Bylaw.

Applicant

means the individual applying for a Permit under this Bylaw, and if they are not the owner of the Lot than the authorized individual acting as an agent for the owner;

Contaminated Site

has the same definition as outlined in the *Environmental Management Act*, SBC 2003, c 53, as amended from time to time;

Community Drainage System

has the same definition as outlined in the *Village of Harrison Hot Springs, Subdivision and Development Bylaw, No. 578, 1993*, as amended or replaced from time to time;

Clean Soil

means Soil that is free from Soil Dwelling Pests, food waste, construction and demolition waste, masonry, rubble, rocks, concrete, asphalt, glass, unchipped lumber, Wood Waste, Noxious Weeds, drywall, plastics, biological waste, compost, manure, fertilizers or other soil conditioners and is not Soil from a Contaminated Site;

Noxious Weed

has the same definition as outlined in the *Weed Control Act*, RSBC 1996, c.487 as amended from time to time and includes Schedule A, Part I (Provincial Weeds) and is limited to the Fraser Valley portion of Part II of Schedule A of the *Weed Control Regulation*, BC Reg 66/85 as amended from time to time;

Permit

means the written authority granted by the Village pursuant to this Bylaw, for either the removal or deposit of Soil from or on a non-Contaminated Site;

Qualified Professional

means an individual, whether acting alone or together with another Qualified Professional, who:

- a) is registered and in good standing with one or more of the following professional organizations:
 - i) Association of Professional Engineers;
 - ii) Association of British Columbia Forest Professionals;
 - iii) College of Applied Biologists;
 - iv) Applied Science Technologists and Technicians of British Columbia;
 - v) British Columbia Institute of Agrologists;
 - vi) British Columbia Society of Landscape Architects

and for sediment and erosion control purposes only:

- i) Certified Professional in Erosion and Sediment Control;

Sediment or Sediment Laden Water

means any sediment, rock, gravel, sand, soil silt, clay, earth, construction or excavation wastes or other substances whether or not suspended in water;

Site Profile

has the same definition as outlined in the *Environmental Management Act*, SBC 2003, c 53, as amended from time to time;

Soil

has the same meaning as Soil contained within the *Contaminated Site Regulation*, BC Reg 375/96, as amended from time to time;

Soil Dwelling Pests

means any organism living in the soil that exists in a harmful parasitic relationship;

Works and Services

has the same definition as the Village of Harrison Hot Springs, *Subdivision and Development Bylaw, No. 578, 1993*, as amended or replaced from time to time; and

Village

means the Village of Harrison Hot Springs;

Wood Waste

means any of the following; hog fuel, mill ends, bark, sawdust, tree stumps, branches, wood debris, logs or log ends.

PART 2.0 PROHIBITIONS, ENFORCEMENT AND EXEMPTIONS

2.1 Prohibitions

- a) No person will cause or permit the removal or deposit of Soil greater than 10 M³ on any Lot within the Village of Harrison Hot Springs unless a Permit has been granted pursuant to this Bylaw;
- b) Notwithstanding section 2.1(a) and (c), no person will cause or permit the removal or deposit of Soil on any Lot within the Agricultural Land Reserve unless it is approved in writing by the Agricultural Land Commission;
- c) No person will cause or permit the deposit of Soil on any Lot located within the Village of Harrison Hot Springs, that is not Clean Soil;
- d) No person will discharge, cause, suffer or permit another person to discharge or deposit Sediment or Sediment Laden Water directly into a Community Drainage System nor must they allow any Sediment Laden Water to leave their site; and
- e) There must be no deposit or removal of Soil within 30 M of the Miami River and any tributary system, without approval from the applicable government having jurisdiction.

2.2 Exemptions to the requirements of this Bylaw

- a) Any Soil that is deposited on or removed from Agricultural Land Reserve Land and has the approval of the Agricultural Land Commission to remove Soil from the Lot or deposit Soil on the Lot;
- b) Any Soil, notwithstanding the above Clean Soil definition, that is deposited or removed as approved by a permit issued under the *Mines Act*, RSBC 1996, Chapter 293, as amended from time to time;
- c) Any Soil, notwithstanding the above Clean Soil definition, that is deposited or removed as approved by an order, agreement or permit issued under the *Environmental Management Act*, SBC 2003, c. 53, as amended from time to time;
- d) Is relocated from the same Lot, within the Village's boundaries, as it originates from;
- e) Is required for any construction or the repair of any Works or Services done by or on behalf of the Village, the Province or the Federal Government;
- f) Is from or on any parks or other Village controlled Lands. This includes any parks administered through the Fraser Valley Regional District;
- g) Any permit issued by the Federal Government under the *Plant Protection Act*, S.C. 1990, Chapter 22, as amended from time to time and or the *Plant Protection Regulations*, SOR/95-212, as amended from time to time; and
- h) Driveways for which the Village has granted a driveway permit.

PART 3.0 GENERAL REQUIREMENTS

- a) If applicable, in addition to receiving approval from other governments having jurisdiction, any Soil removal or deposit must adhere to all applicable Village Bylaws.
- b) The Village may refuse to issue a permit if the proposed Soil removal or deposit activity, as outlined on the submitted plans, and application form does not comply with this Bylaw or if the proposed Soil removal and Deposit would, in the Village's opinion, adversely affect the natural environment or any adjacent properties, rights-of-way, Highways, utilities or drainage infrastructure.
- c) As a part of the Village's efforts to control Sediment Laden Water discharge from any Development site, the owners or agents of the site are expected to adhere to best management practices including but not limited to the following:
 - i. retaining existing vegetation where possible;
 - ii. restricting vehicle access to the site;
 - iii. the use of silt fencing around stockpiles and at the toe of disturbed sites;
 - iv. completely cover temporary stockpiles of soil and surround stockpiles with a silt fence;

- v. install and maintain filter bags inside any catch basins, lawn basins, exposed manholes or any open storm water access points;
 - vi. divert any surface water runoff away from any cleared areas;
 - vii. ensuring any surface water runoff is channeled through swales;
 - viii. keep all sands, gravels, spoiled materials and concrete mix off of any paved surfaces, by regularly sweeping the affected Highway.
- d) If the holder of a Permit wishes to deviate in any way from the approval Permit issued or any conditions associated with the Permit, they must make an application for a revised Permit.
 - e) The Village is hereby authorized at all reasonable times to enter upon and inspect any Lot to ascertain whether the provisions of this Bylaw, the Permit and any conditions related to the Permit are being complied with. A person must not interfere, hinder, obstruct any authorized agent of the Village assigned to enforce this Bylaw from entering onto a Lot or in the exercise of their duties.
 - f) A Permit must not be transferred to a third party without the written consent of the Village.
 - g) Any person engaged in the Soil removal or deposit operation must ensure that no dust or Soil can leave the site, so as to constitute a nuisance to another property.

3.1 Security

- a) The amount of security required will be based on \$4,000.00 per Lot where the Soil is to be deposited or removed from. If required, an Applicant must provide the Village with an irrevocable letter of credit for the security
- b) When the Permit holder completes all the conditions and requirements of the Permit, the Village must return the security deposit or whatever remains in the security deposit account to the Permit holder who provided the security, within 30 days of a final inspection completed by the Village.

3.2 Insurance

- a) As a minimum condition on any Permit issued, the Applicant must maintain at all times throughout the term of the Permit comprehensive liability insurance in the amount of \$2,000,000 per Permit that:
 - i. names the Village as an additional insured; and
 - ii. provides for no expiry date until the Village advises that the policy is no longer required. The Village must advise the holder of the Permit after 30 days of the project completion and the Village is satisfied that all conditions have been addressed.

3.3 Permit Term

- a) The term for any Permit must not exceed two years from the date of issuance. If the work is not completed during this time period, then a new application is required prior to the work commencing.

3.4 Permit Issuance

- a) The Village may;
 - i. refuse the application for a Permit;
 - ii. issue the Permit without conditions; or
 - iii. issue the Permit with conditions

3.5 Repair of damage

- a) Any damage to Village property, as a result of either the removal or deposit of Soil must be repaired immediately by the Permit holder. If any part thereof is not completed in accordance with the provisions of this Bylaw, the Permit Holder shall be in default and as such, the Village may call for and receive the funds secured by deposit and the Village may complete the work at the cost of the Permit Holder and deduct from any funds held by the Village as security hereunder, the cost of such completion, and the balance of the deposit, if any, shall be returned to the Permit Holder less any administration fees required by the Village.

3.6 Revocation of a Permit

- a) If the Permit holder fails to comply with the requirements of this Bylaw or any condition associated with the issuance of a Permit, the Village may revoke the Permit, by providing written notice to the Permit holder. The written notice must be mailed to the Permit holder and is to be considered mailed if the address that is used is the same address as used by the Permit holder on their application.

PART 4.0 SOIL PERMIT APPLICATION REQUIREMENTS

4.1 Application Requirements

Every application for a Permit pursuant to this Bylaw must be made in writing to the Village in the form prescribed by the Village, as amended from time to time and must contain the following:

- a) The civic address of the Lot, the Legal description of the Lot and a copy of the current State of Title Certificate, that is not more than a week old, for the Lot under consideration and if applicable a copy of any charges filed against the State of Title Certificate, the name of the Lot owner and a signature of the Lot owner or the owner's letter of authorization if the owner is not the Applicant;
- b) A description on the type of Soil to be removed and if applicable a description of the Soil to be deposited;
- c) A site plan drawn at a scale of 1:5:000, depicting distances to any adjacent property lines, Buildings or Structures, Highways, rights-of-way, drainage systems, fences, driveway access and egress points, the contours for the site, the surface water drainage direction and the distance to the Miami River and any tributaries;

- d) When required by the Village, a report by a Qualified Professional, certifying that the Soil to be removed or deposited meets the requirements of any provincial or federal regulations regarding contaminants and if it is to be deposited on any Lot within the Village's boundary it is certified as Clean Soil;
- e) When required by the Village, a report created by a Qualified Professional Engineer, certifying that the Soil to be removed or deposit will not cause a geo-technical hazard.
- f) A drawing or sketch depicting the Lot access route, the haul route and a dated photograph of the Highways to be used;
- g) A clean water management plan; this could include but not be limited to any or all of the following:
 - i. a clean water interceptor ditch;
 - ii. a clean water interceptor berm;
 - iii. the use of a temporary downspout and gutter connection
- h) Aggress and egress controls; this could include but not be limited to any or all of the following:
 - i. a wheel wash facility;
 - ii. rock mulch access and egress pads;
 - iii. mud mats
- i) Perimeter control measures; this could include but not be limited to any or all of the following:
 - i. general silt fencing;
 - ii. wire backed silt fencing;
 - iii. wood mulch berm;
 - iv. fibre log barriers
- j) On-site water management; this could include but not be limited to any or all of the following:
 - i. interceptor ditch and the use of swales;
 - ii. slope drains
- k) Storm inlet protection; this could include but not be limited to any or all of the following:
 - i. filter sock inserts;
 - ii. sediment barrier berms or check dams
- l) Erosion control; this could include but not be limited to any or all of the following:
 - i. temporary stockpile protection;
 - ii. temporary slope protection;
 - iii. the use of straw mulch;

- iv. rolled erosion control products;
 - v. broadcast and or hydraulic seeding
- m) Paved road surface sweeping and maintenance; this could include but not be limited to any or all of the following:
- i. hand sweeping;
 - ii. mechanical sweeping;
- n) Project planning or phasing; this could include but not be limited to any or all of the following:
- i. vegetation retention;
 - ii. project phasing;
 - iii. wet weather operating procedures;
 - iv. project scheduling; and
- o) Sediment barriers; this could include but not be limited to any or all of the following:
- i. contour silt fencing;
 - ii. straw wattles;
 - iii. wood mulch berms;
 - iv. rock mulch berms;
 - v. straw bale barriers

4.2 Soil Profile

- a) The Village may require that a Site Profile be completed, at no cost to the Village, for either the removal of or the deposit of Soil within the Village's boundaries. The Applicant for the Permit may also be required to provide funding to the Village such that a third party review can be performed on the submitted Site Profile.
- b) If required the Site Profile must follow the requirements of the Administrative Guidance on Contaminated Sites, Version 5 August 2013, issued by the Ministry of Environment, as amended from time to time.

PART 5.0 VIOLATIONS, ENFORCEMENT AND PENALTIES

5.1 Violation

- a) This Bylaw is designated under the provisions of Section 260 of the *Community Charter, SBC 2003, c. 26*, as amended from time to time, as a Bylaw that may be enforced under the provisions of the *Village of Harrison Hot Springs Bylaw Notice Enforcement Bylaw, 855*, as amended from time to time;
- b) Any person who:
 - i) violates any provision of this Bylaw, or

- ii) who suffers or permits any act or thing to be done in contravention of this Bylaw, or
- iii) who neglects to do, or refrains from doing anything required to be done by any of the provisions of this Bylaw, or
- iv) prevents or obstructs or attempts to prevent or obstruct the authorized entry of any of the Enforcement persons noted in Section 2.1(l) above,

commits an offence and is subject to penalties under the *Village of Harrison Hot Springs Bylaw Notice Enforcement Bylaw, 855*, as amended from time to time; and

- c) Each day that a contravention or violation of or failure to perform any provision of this Bylaw continues to exist will be deemed to be a separate offence.

PART 6.0 EFFECTIVE DATE

6.1 Effective Date

READ A FIRST TIME THIS _____ DAY OF _____, 2019

READ A SECOND THIS _____ DAY OF _____, 2019

READ A THIRD TIME THIS _____ DAY OF _____, 2019

**APPROVED by the MINISTRY of Energy
Mines and Petroleum Resources this _____ DAY OF _____, 2019**

**APPROVED by the Ministry of Environment
and Climate Change Strategy this _____ DAY OF _____, 2019**

ADOPTED THIS _____ DAY OF _____, 2019

Mayor

Corporate Officer