



HARRISON HOT SPRINGS

Naturally Refreshed

VILLAGE OF HARRISON HOT SPRINGS

INTERIM HOUSING NEEDS
REPORT, 2025

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LIST OF ABBREVIATIONS

AHG- Anticipated Household Growth
BC - British Columbia
CERB - Canada Emergency Response Benefit
CMHC- Canada Mortgage and Housing Corporation
DTAM - Daily Trips by Active Mode
EA - Electoral Areas
ECHN - Extreme Core Housing Need
FVRD - Fraser Valley Regional District
HNR - Housing Needs Report
HRS - Hot Springs Road
MoTI - Ministry of Transport and Infrastructure
OCP - Official Community Plan
PEH - People Experiencing Homelessness
RBAT - Road, Bridge, and Active Transportation
RVRA - Rental Vacancy Rate Adjustment
SHF- Suppressed Household Formation

EXECUTIVE SUMMARY

In response to the Government of British Columbia's updated legislative requirements for Housing Needs Reports, the Harrison Hot Springs Interim Housing Needs Report 2025 provides an assessment of the Village's current and projected housing needs. These reports are mandated under provincial legislation to ensure municipalities and regional districts address housing gaps and plan for future development in a structured manner.

This report presents an update to the Village of Harrison Hot Springs' 2019 Housing Needs Report, aligning with the latest provincial policies and data-driven housing projections.

The five-year and twenty-year housing needs for Harrison Hot Springs are determined using six key components from the province's Housing Needs Calculator methodology:

- a. Supply of units to reduce extreme core housing need (households paying more than 50% of income for housing).**
- b. Supply of units to reduce homelessness.**
- c. Supply of units to address suppressed household formation.**
- d. Supply of units needed to meet household growth over the next five or twenty years.**
- e. Supply of units needed to meet at least a 3% rental vacancy rate.**
- f. Supply of units needed to meet local demand.**

As required by the Government of British Columbia, this report focuses on the following key areas:

- The number of housing units required to meet both current and anticipated demand for the next five and twenty years, as calculated using the Housing Needs Report (HNR) Method.
- A statement regarding the importance of housing proximity to transportation infrastructure, emphasizing the need for residential development near public transit, walkable areas, and active transportation networks.
- A summary of the actions taken by the Village of Harrison Hot Springs since the 2019 Housing Needs Report to address housing needs and implement changes in zoning and planning regulations.

The report confirms that the housing needs for the Village of Harrison Hot Springs are as follows:

- The five-year housing need (2021–2026) is projected at 185 units.
- The twenty-year housing need (2021–2041) is projected at 637 units.

Anticipated Household Growth:

Anticipated household growth (AHG) quantifies the additional households required to accommodate an increasing population over twenty years.

Extreme Core Housing Need:

Extreme core housing need (ECHN), as defined by Statistics Canada, refers to private households falling below set thresholds for housing adequacy, affordability, or suitability that would have to spend 50% (as compared to 30% for core housing need) or more of total pre-tax income to pay the median rent for alternative acceptable local housing.

People Experiencing Homelessness:

People experiencing homelessness (PEH) is a population not typically captured well in data sources such as the census. This component of housing need quantifies the supply of permanent housing units required for those currently experiencing homelessness.

Suppressed Household Formation:

Suppressed Household Formation (SHF) addresses those households that were unable to form between 2006 and the present due to a constrained housing environment. Households make decisions on housing based on the choices available to them; for example, young people may have difficulty moving out of their parents' homes to form households of their own, while others may choose to merge households with roommates due to a lack of available and affordable housing supply.

Rental Vacancy Rate Adjustment:

A Rental Vacancy Rate Adjustment (RVRA) adds surplus rental units to restore local vacancy rates to levels representing a healthy and well-functioning rental housing market. Typically, rates between 3% and 5% are considered healthy rates. These calculations use the more conservative rate of 3%.

The Demand Buffer:

The "demand buffer" is the calculated number of housing units reflecting additional demand for housing within a given community, beyond the minimum units required to adequately house current and anticipated residents. It is designed to better account for the number of units required to meet "healthy" market demand in different communities. Accounting for additional local demand helps address the needs of households who require or prefer housing with certain characteristics (e.g., housing location, unit size, transportation options, or amenities), thereby reducing pressure in the housing system. Examples of such demand include households seeking homes closer to jobs and schools, growing families looking for larger homes, and seniors looking to downsize in their existing communities.

CHAPTER 1: BACKGROUND

Municipalities and regional districts are required to complete Interim Housing Needs Reports (HNR) by January 1, 2025, using the new standardized HNR Method. The first “regular” Housing Needs Reports must then be completed by December 31, 2028, and every five years thereafter. These changes will help local governments and the B.C. government better understand and respond to housing needs in communities throughout B.C (Govt. of BC 2024a). Additionally, the Government of British Columbia has mandated the use of a new standardized Housing Needs Report (HNR) template to ensure uniformity in reporting and compliance with legislative requirements. This template provides a structured format for local governments to present data consistently, aligning with the Housing Needs Reports Regulation and the Vancouver Housing Needs Reports Regulation.

1.1 An overview of Housing Needs Report

The first legislative requirements for Housing Needs Reports were established in 2019, and required local governments to collect data, analyze trends, and present reports that describe current and anticipated housing needs in B.C. communities (Government of BC, 2024 a).

Housing Needs Reports help communities better understand their current and future housing needs. These reports help identify existing and projected gaps in housing supply by collecting and analyzing quantitative and qualitative information about local demographics, household incomes, housing stock, and other factors. A Housing Needs Report is critical to developing a housing strategy or action plan and informing land use planning (Government of BC, 2024 a).

As a result of the 2023 amendments to the Local Government Act and Vancouver Charter, changes were made to the timing and requirements for Housing Needs Reports. Municipalities and regional districts must now prepare Interim Housing Needs Reports by January 1, 2025, using the HNR Method to identify the 5- and 20-year housing needs in their communities. Municipalities (but not regional districts) must then update their official community plans and zoning bylaws by December 31, 2025, to accommodate the number of units identified. The first regular Housing Needs Reports are required to be completed by December 31, 2028, and every five years thereafter (Government of BC, 2024 a).

Detailed data collection, report content, and public reporting requirements are summarized in the Summary of Legislative and Regulatory Requirements for Housing Needs Reports (Government of BC, 2024b).

1.2 Interim Housing Needs Reports

All local governments are required to complete an Interim Housing Needs Report by January 1, 2025. The Interim Housing Needs Report must only include three new, additional items (Government of BC, 2024 a).

- The number of housing units required to meet current and anticipated need for the next 5 and 20 years, as calculated using the HNR Method provided in the Regulation;
- A statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation; and,
- A description of the actions taken by the local government, since receiving the most recent Housing Needs Report, to reduce housing needs.

Local governments may fulfill this requirement by updating their most recent Housing Needs Report to include these three items, or by completing an entirely new Housing Needs Report. (Government of BC, 2024 a). This report will be included as an appendix to Harrison Hot Springs' most recent Housing Needs Report from 2019.

1.3 The Housing Needs Method

The HNR Method is the methodology that local governments will use to calculate the total number of housing units their communities will need over five and twenty years (Government of BC, 2024a). The HNR Method consists of six components that are added together to provide the total number of housing units needed in a municipality or regional district electoral area.

The six components include:

- A. The number of housing units for households in extreme core housing need**
- B. The number of housing units for individuals experiencing homelessness**
- C. The number of housing units for suppressed households**
- D. The number of housing units for anticipated household growth**
- E. The number of housing units required to increase the rental vacancy rate to 3%**
- F. The number of housing units that reflects additional local housing demand (the “demand buffer”). This component is only included for municipalities. There is no requirement to apply the demand factor to regional district electoral areas.**

1.4 Data Sources

The HNR Method Relies on publicly available data sources. Data sources for each components include:

Components	Data Source
A: Housing units and extreme core housing need	<ul style="list-style-type: none">Government of BC (2024) Custom Census Reports 2021, 2016, 2011, 2006Statistics Canada (2022) Core Housing Need by Tenure
B: Housing units and homelessness	<ul style="list-style-type: none">Government of BC (2024) Custom Census Reports 2021, 2016, 2011, 2006Government of BC (2024) Preventing and Reducing Homelessness: An Integrated Data Project
C: Housing units and suppressed household formation	<ul style="list-style-type: none">Government of BC (2024) Custom Census Reports 2021, 2016, 2011, 2006
D: Housing units and anticipated household growth	<ul style="list-style-type: none">Government of BC (2024) Custom Census Reports for 2021, 2016, 2011, 2006Government of British Columbia (2024) Household Projections
E: Housing units and rental vacancy rate	<ul style="list-style-type: none">Government of BC (2024) Custom Census Reports for 2021, 2016, 2011, 2006Canadian Mortgage and Housing Corporation (n.d.) Housing Market Information Portal
F: Housing units and demand (the “demand buffer”)	<ul style="list-style-type: none">Government of BC Demand Factor Data

Table 1: HNR Method Data Sources

CHAPTER 2: COMMUNITY PROFILE

2.1 Location

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 (Harrison Hot Springs OCP, 2022). From Vancouver, Harrison Hot Springs is accessible in several ways. By car, the journey requires approximately 1 hour and 38 minutes via the Trans-Canada Highway. Alternatively, access is available via the VIA Rail train to Agassiz, which operates twice weekly and takes around 2 hours and 3 minutes, followed by a short taxi ride to Harrison Hot Springs. Public transportation is also an option, beginning with the Fraser Valley Express (Route 66) bus from Carvolth Exchange in Langley to Downtown Chilliwack, with a transfer to the Agassiz-Harrison Route 71 bus, resulting in a total travel time of approximately 3 hours and 49 minutes.



2.2 Demography

2.2.1 Total Population

The total population of Harrison Hot Springs has demonstrated fluctuations between 2006 and 2021. In 2006, the population stood at 1,510, slightly decreasing to 1,500 by 2011. A further decline was observed in 2016, with the population dropping to 1,435. However, by 2021, the population increased significantly to 1,905, reflecting a remarkable recovery with a growth of approximately 32.8% between 2016 and 2021.

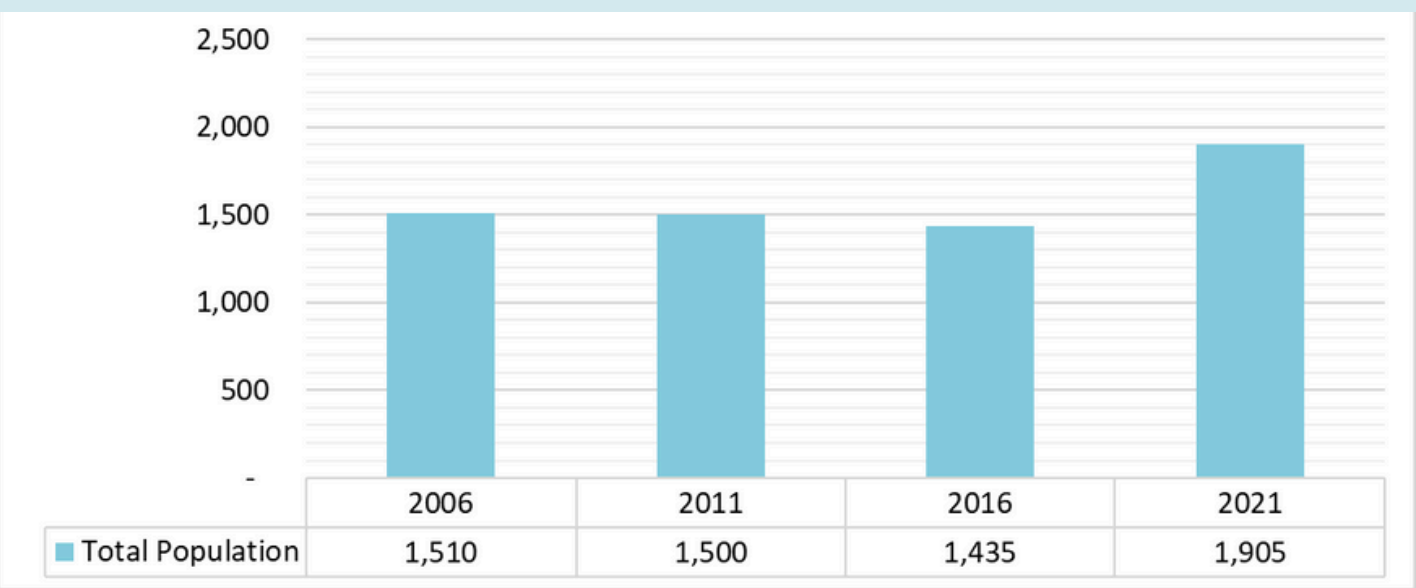


Figure 1: Total Population 2006,2011, 2016, 2021 (Source: Statistics Canada)

2.2.2 Age- Sex Composition

The population pyramid of Harrison Hot Springs shows a total of 935 males and 970 females, with a balanced gender distribution across most age groups. The 60 to 64 years group has the highest concentration, while younger (0 to 14 years) and older (70+ years) age groups are smaller. Overall, the data highlights an aging population with a significant middle-aged and senior presence.

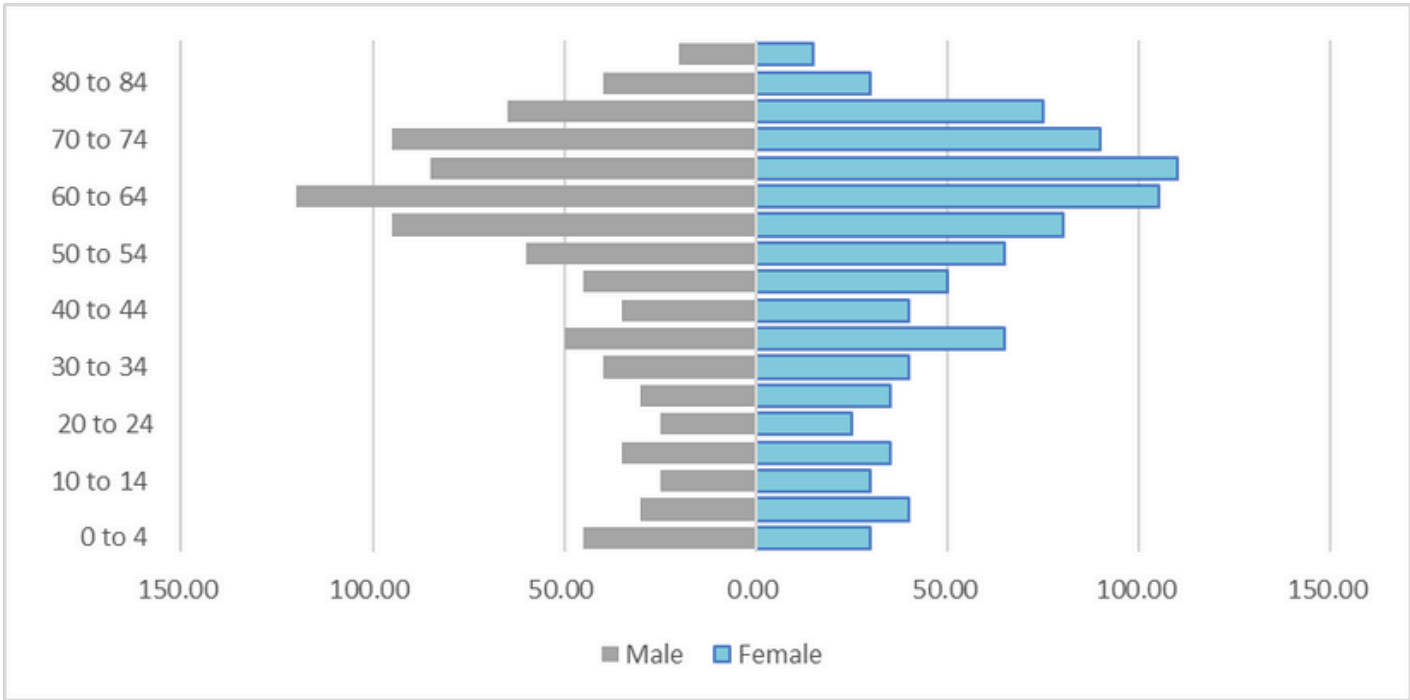


Figure 2: Population Pyramid 2021 (Source: Statistics Canada, 2021)

2.3 Economy

2.3.1 Employment Status

The table 2 shows labor force participation by gender, with 780 individuals in the labor force (420 males, 365 females). Of these, 715 are employed (385 males, 325 females), and 65 are unemployed (30 males, 35 females). Additionally, 840 individuals are not in the labor force (380 males, 460 females).

	Total	Male	Female
In the labour force	780	420	365
Employed	715	385	325
Unemployed	65	30	35
Not in the labour force	840	380	460

Table 2 : Employment Data (Source: Statistics Canada, 2021)

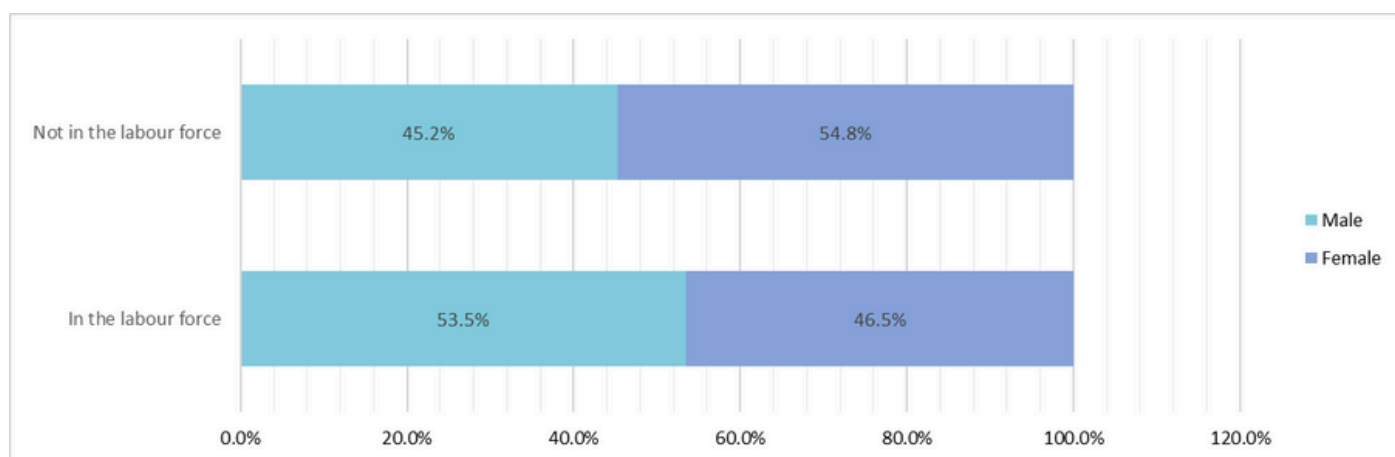


Figure 3: Labour Force (Source: Statistics Canada, 2021)

The chart further illustrates the gender distribution within the labor force and non-labor force categories. Male population make up 53.5% of the labor force, while females account for 46.5%. Conversely, females represent a larger proportion of those not in the labor force at 54.8%, compared to 45.2% for males. This disparity indicates a higher rate of male participation in the workforce.

2.3.2 Income of individuals in 2020

	Total	Male	Female
Median total Income in private households	37,600	46,800	30,000
Median after-tax income	34,800	42,400	28,400

Table 3: Median Income of 2020 (Source: Statistics Canada, 2021)

The table 3 highlights income disparities between genders, showing a median total income in private households of \$37,600 overall, with males earning \$46,800 and females earning \$30,000. After taxes, the median income drops to \$34,800, with males at \$42,400 and females at \$28,400. These figures emphasize a notable gender income gap both before and after taxes.

CHAPTER 3: EXISTING HOUSING STOCK

3.1 Population

In 2021, the population of the Village of Harrison Hot Springs reached 1,905 residents, marking a 0.33% increase from the 2016 population of 1,435 residents (Table 4). In comparison, the provincial population growth rate over the same period was 7.6%.

	Population (2016)	Population (2021)	Growth Rate (2016 - 2021)
Village of Harrison Hot Springs	1,435	1,905	0.33%
British Columbia	4,648,055	5,000,879	7.6%

Table 4: Village of Harrison Hot Springs Population, 2016 and 2021 (Source: Statics Canada, 2021)

3.2 Housing Stock and Housing Type

In 2021, there were 885 occupied private dwellings in the Village of Harrison Hot Springs with a total of 1,860 persons in private households. The most common dwelling types in the village were single-detached houses, which accounted for 65%, apartments in buildings with fewer than five storeys, which made up 15.3%, and row houses, which comprised 11.3%.

	Village of Harrison Hot Springs		British Columbia	
Structural Type	Count	Proportion	Count	Proportion
Single-detached house	575	65.0%	866,340	42.4%
Semi- Detached house	45	5.1%	62,890	3.1%
Row house	100	11.3%	168,590	8.3%
Apartment or flat in a duplex	5	0.6%	249,835	12.2%
Apartment in a building (less five storeys)	135	15.3%	417,475	20.4%
Apartment in a building (five or more storeys)	0	0.0%	21,845	10.9%
Other single-attached house	0	0.0%	3,760	0.2%
Movable dwelling	15	1.7%	51,100	2.5%
Total occupied private dwellings	885	100%	2,041,835	100%
Persons in private households	1,860	100%	4,915,945	100%

Table 5: Occupied private dwellings by structural type of dwellings, Village of Harrison Hot Springs (Source: Statistics Canada, 2021)

3.3 Household Size

The Village of Harrison Hot Springs had 880 private households in 2021. Most households (50%) had two persons, followed by one-person households (28.4%). The average household size was 2.1, lower than British Columbia's average of 2.4.

	Village of Harrison Hot Springs		British Columbia	
Household Size	Count	Proportion	Count	Proportion
1 person	250	28.4%	600,705	29.4%
2 persons	440	50.0%	719,865	35.3%
3 persons	95	10.8%	296,200	14.5%
4 persons	60	6.8%	256,700	12.6%
5 or more persons	35	4.0%	168,355	8.2%
Total	880	100%	2,041,825	100%
Average household size	2.1	n/a	2.4	n/a

Table 6: Private households by household size, Village of Harrison Hot Springs, 2021 (Source: Statistics Canada, 2021)

3.4 Estimated Housing Need

Table 7 presents the five-year and twenty-year housing need projections, with additional details provided in Appendix A. The estimated five-year housing need for the Village of Harrison Hot Springs between 2021 and 2026 is 185 units, representing a growth of approximately 21.0% in the existing stock of 885 occupied private dwellings.

Key drivers of the five-year housing need include:

D. Anticipated Growth, which accounts for 42.22% (137.31 units) of the total new units.

F. Additional Local Demand, contributing 0.37% (0.69 units) of the total new units.

C. Suppressed Household Formation, representing 9.84% (18.2 units) of the total new units.

The five-year housing need estimate for 2021 to 2026 reflects an increase compared to the projections in the Village of Harrison Hot Springs Housing Needs Report 2019. The 2019 report projected a need for 80 additional housing units by 2024, citing slow population growth. It emphasized monitoring housing stocks to ensure market needs are met and building rates align with population trends. The housing needs estimates in the 2019 report were based on historical trends including fertility, mortality, and migration rates within the Fraser Valley Regional District.

The estimated twenty-year housing need in the Village of Harrison Hot Springs is 637 units between 2021 and 2041. The estimated twenty-year housing need would represent a growth of 72.4% on the existing stock of occupied private dwellings in the Village of Harrison Hot Springs. The largest drivers of 20-year housing need are components:

- D. Anticipated Growth - accounts for 72.18% (459.8 units) of total new units
- F. Additional Local Demand - accounts for 11.44% (72.85 units) of total new units
- C. Suppressed Household Formation accounts for 11.48% (73.12 units) of total new units

Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	3.8	15.19
B. Persons Experiencing Homelessness	6.62	13.24
C. Suppressed Household Formation	18.28	73.12
D. Anticipated Growth	137.31	459.8
E. Rental Vacancy Rate Adjustment	0.69	2.76
F. Additional Local Demand	18.21	72.85
Total New Units – 5 years	185	n/a
Total New Units – 20 years	n/a	637

Table 7: Five-year and Twenty-year housing need (Source: HART 2024)



CHAPTER 4: TRANSPORTATION INFRASTRUCTURE

The Village of Harrison Hot Springs has a well-developed road network, including municipal and Ministry-controlled roads, bridges, and active transportation routes. The 2019 Road, Bridge, and Active Transportation Master Plan guides infrastructure improvements, focusing on road safety, connectivity, and sustainable mobility to support the Village’s growth and accessibility needs.

4.1 Existing Transport Infrastructure

An overview of the existing transportation infrastructure in Harrison Hot Springs, which facilitates active transportation and other modes of travel, is provided.

Transportation Infrastructure	Description
Pavements	The Village has a total of 12.3 kilometers of paved roads, with an additional 4.6 kilometers of roadways under the jurisdiction of the Ministry of Transportation and Infrastructure (MoTI). In addition to the road network, the Village's municipal infrastructure includes bridges and culverts. The street network comprises 3.62 kilometers of collector roads, 4.81 kilometers of arterial roads, and 8.20 kilometers of local roads, bringing the total road length to 16.63 kilometers.
Bridges	The Village owns two highway bridges that cross the Miami River at two locations along McCombs Drive. The Village also owns and maintains two pedestrian bridges that cross the Miami River. Along Hot Springs Road, the MoTI owns and maintains two more bridges.
Active Transportation	The existing active transportation network consists of a gravel multi-use trail along the Miami River Banks and Harrison Lakefront, along with several informal single-track trails in the East Sector and West of Hot Springs Road.
Major Roads and Highway	The Village has 12.3 km of paved roads and 4.6 km of Ministry-controlled roadways, along with bridges and culverts as part of its infrastructure. Hot Springs Road (HSR, Highway 9), an arterial road under MoTI jurisdiction, serves as the main entry and exit point, extending north into the Village as Lillooet Avenue. Traffic is dispersed via two collector roads, McPherson Road and McCombs Road/Eagle Drive, with a network of local roads and lanes connecting the remaining lots.

Table 8: Transportation Infrastructure (Source: Road, Bridge, and Active Transportation Mater Plan, 2019)

4.2 Transportation Infrastructure Initiatives

The primary initiative undertaken by the Village of Harrison Hot Springs to enhance its transportation system is the 2019 Road, Bridge, and Active Transportation Master Plan, which is detailed in the following section.

4.2.1 Road, Bridge, and Active Transportation Master Plan, 2019

The Road, Bridge, and Active Transportation (RBAT) Master Plan is intended to guide the development and enhancement of the transportation infrastructure within the Village of Harrison Hot Springs. The plan focuses on improving road safety, connectivity, and accessibility while promoting sustainable and active transportation modes such as walking and cycling. It provides a strategic framework for infrastructure investments and outlines recommendations for upgrading existing facilities, incorporating modern transportation principles, and addressing future community growth needs.

The Road, Bridge, and Active Transportation (RBAT) Master Plan outlines some key issues and provides recommendations to address them.

Key Issues:

Aging Infrastructure:

- Many roads within the Village are approaching the end of their service life, requiring significant investment in maintenance and replacement.
- Limited funding resources make it challenging to balance maintenance and the development of new infrastructure.

Safety Concerns:

- Several intersections and roadways present safety risks due to high vehicle speeds and inadequate pedestrian and cyclist protection.
- The lack of protected bike lanes and pedestrian crossings increases vulnerability.

Limited Public Transit Options:

- The Village currently lacks a public transportation system, limiting mobility options for residents and visitors.
- Seasonal tourism fluctuations make it difficult to sustain a cost-effective transit solution.

Connectivity and Accessibility Challenges:

- The current transportation network is primarily designed for automobiles, limiting connectivity and accessibility for pedestrians and cyclists.
- The absence of well-integrated active transportation infrastructure hampers mobility.

Parking Constraints:

- Increased tourist activity creates parking congestion, impacting residents and local businesses.
- Inefficient parking management leads to overcrowding and aesthetic concerns.

Key Recommendations**Infrastructure Upgrades and Maintenance:**

- Prioritize road rehabilitation and replacement projects based on a dynamic priority matrix.
- Implement preventative maintenance strategies to extend the lifespan of existing infrastructure.

Enhancing Safety Measures:

- Introduce traffic calming solutions such as speed reductions and intersection improvements.
- Develop protected bike lanes and pedestrian-friendly pathways to enhance safety.

Active Transportation Development:

- Expand the active transportation network by incorporating dedicated pathways and micromobility options.
- Reconfigure existing roadways to better accommodate walking and cycling.

Exploring Transit Opportunities:

- Assess the feasibility of integrating with regional transit systems to improve connectivity.
- Encourage shared mobility options such as ridesharing and seasonal shuttle services.

Parking Management Solutions:

- Develop strategic parking plans to optimize available space and accommodate seasonal demand.
- Introduce smart parking technologies to improve efficiency and convenience.

4.2.2 Active Transportation

The Daily Trips by Active Mode (DTAM) metric measures the proportion of daily trips made by walking and cycling. Nearby municipalities achieve around 10%, with targets set between 15% and 25% by 2030. The Village of Harrison Hot Springs aims for a 15% DTAM goal, which can be achieved by dedicating 30% of transportation infrastructure to active modes and micromobility, such as e-bikes and e-scooters.

The focus is on improving connectivity and accessibility by implementing protected infrastructure on arterial and collector roads and shared spaces on local roads. Measuring infrastructure allocation offers an effective way to track progress. A decision matrix in Table 9 evaluates projects based on cost-benefit to prioritize investments that maximize impact.

Project	Infrastructure Type	Route Volume	Easy Construction	Length (m)	Percentage of Network
McCombs Drive	Separate Two-Way Bike Lane	High	Yes	1777	15%
Eagle Drive	Protected Two-Way Bike Lane	High	No	744	6%
Miami River Drive	Protected Two-Way Bike Lane	Moderate	No	1158	10%
Hadway Avenue	Vehicle Single-Laning, Over-Sized Shoulder Bike Lanes	Low	Yes	252	2%
McPherson Drive	Protected Two-Way Bike Lane	Miami River Drive	Yes	400	3%

Table 9: Active Transportation (Source: Road, Bridge, and Active Transportation Mater Plan, 2019)

4.3 Statement Regarding the Location of Housing in Proximity to Transportation Infrastructure

The Official Community Plan (OCP) 2022 emphasizes the importance of integrating residential development with transportation infrastructure to support accessibility, connectivity, and sustainable community growth.

The OCP states in Section 7.3.1(c) that:

"Medium density residential development (townhouses) will be considered for sites that have good proximity to the Village's amenities, are well serviced with water, sewer, and roads, and are compatible with surrounding lands. Such sites must also be considered part of the Multi-Family Residential DPA, if a rezoning application is approved by Council."

The plan further encourages housing in areas with easy access to infrastructure, stating in Section 7.3.5(a):

"Encouraging residential development in areas that are walkable and have access to existing infrastructure such as roads, transit, and community amenities will help to create a more sustainable and connected community."

It also recommends that future residential growth should focus on areas with strong connectivity to transportation networks. Section 7.3.2(b) states:

"The configuration and density of future development will take into account the capacity of the road system and the available services and encourage compatibility with existing low-density residential land uses."

CHAPTER 5: ACTIONS TAKEN TO ADDRESS HOUSING NEEDS

5.1 Housing Needs Report 2019

The 2019 Housing Needs Report for the Village of Harrison Hot Springs highlights key housing challenges, including an aging population, rising demand for affordable and rental housing, and the need for diverse housing options. The table below outlines the key opportunities and strategies.

Category	Opportunities	Strategies
Affordable Housing	Develop more affordable rental and ownership units	Promote secondary suites and coach houses
	Focus on smaller housing units for low- and middle-income	Partner with non-profits for affordable housing
Seniors' Housing	Increase independent and assisted living options	Develop age-friendly housing policies and services
	Support seniors aging in place	Provide incentives for senior-focused housing projects
Workforce Housing	Attract workers by providing affordable rental options	Encourage employer-sponsored housing programs
	Reduce commuting by offering local housing opportunities	Develop rental units targeted at service industry
Rental Housing Growth	Address lack of long-term purpose-built rentals	Offer financial incentives to developers
	Improve stability for renters	Expedite permitting for rental housing projects
Densification	Encourage row houses and multi-unit developments	Modify zoning to support higher density developments
	Provide more affordable options through densification	Promote mixed-use development
Vacation Home Market	Encourage year-round occupancy	Implement policies to deter speculative purchases
	Reduce empty homes	Introduce regulations on short-term rentals

Table 10: Highlights of Housing Needs Report (Source: 2019 Housing Needs Report)

5.2 Actions Taken Since the 2019 Housing Needs Report

The Housing Needs Report for the Village of Harrison Hot Springs was finalized in November 2019. The following list outlines the actions taken by the Village since the report's finalization to reduce the identified housing needs.

- **Official Community Plan (OCP) Update:** In 2022, the Village adopted a new OCP, Bylaw No. 1184, 2022, which outlines objectives and policies concerning future development and land use.
- **Affordable and Social Housing Inventory:** In collaboration with the District of Kent, the Village contributed to the 2020 Affordable and Social Housing Inventory. This compilation provides information on housing resources in the area, assisting residents in identifying available affordable and social housing options.
- **Village Lands Master Plan Development:** The Village is in the process of creating a Master Plan for a portion of its civic lands. This plan aims to guide the future use and development of these lands, potentially incorporating diverse housing options to meet community needs.
- **Point-in-Time Homeless Count and Survey:** Through collaboration with the Fraser Valley Regional District (FVRD), the Village of Harrison Hot Springs has participated in social and affordable housing surveys to support local housing and homelessness initiatives. These surveys provide valuable data to identify unmet housing needs, address gaps in health services, and enhance funding applications to improve community support systems.
- **Sanitary Sewer and Stormwater Master Plan:** Set for release in 2025, this critical infrastructure initiative is instrumental in supporting future housing development.
- **Fraser Valley Regional Growth Strategy:** The Village of Harrison Hot Springs is reviewing and updating its Official Community Plan (OCP) to align with the Fraser Valley Future 2050 Regional Growth Strategy, focusing on Section 4.4: Ensure Housing Choice and Affordability. The plan includes housing affordability, diverse housing options, agricultural worker housing, seniors and affordable housing, homelessness solutions, mental health advocacy, and energy efficiency.

CHAPTER 6: NEXT STEPS

The Village of Harrison Hot Springs will review and update its Official Community Plan (OCP) to ensure it accommodates and aligns with the projected housing needs for the next 20 years. As per provincial requirements, local governments must ensure their OCPs and zoning bylaws align with projected housing needs determined by the Housing Needs Reports (HNR) methodology. As part of this initiative, the Village will engage in extensive public consultation to gather valuable community input, fostering greater awareness and understanding of the five- and twenty-year housing needs. The feedback collected will help shape policies that address affordability, accessibility, and diverse housing options.

In accordance with provincial legislation, the Village of Harrison Hot Springs is required to produce an updated Housing Needs Report by December 31, 2028. This report will build upon the findings of previous assessments, providing a comprehensive evaluation of ongoing housing needs and identifying emerging trends that may impact the community. The updated report will serve as a guiding document to ensure that housing policies and initiatives are effectively tailored to address the evolving demographic and economic landscape, supporting sustainable growth and enhancing the overall quality of life for residents.



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APPENDIX A.

FIVE-YEAR AND TWENTY- YEAR HOUSING NEED DETAILED BREAKDOWN

A.1 Component A: Extreme Core Housing Need

Extreme Core Housing Need (ECHN), as defined by Statistics Canada, refers to private households falling below-set thresholds for housing adequacy, affordability, or suitability, that would have to spend 50% (as compared to 30% for core housing needs) or more of total pre-tax income to pay the median rent for alternative acceptable local housing (Government of British Columbia 2024c)

To calculate the required new units for ECHN, average ECHN rates (% of households) by tenure, taken from the past four census reports, are multiplied by the total number of households by tenure in the most recent census report. Using the average rate over multiple census years minimizes variations from short-term effects, such as the impact of CERB payments during Covid (Government of British Columbia 2024d)

Total Households	2006	2011	2016	2021
Owner	580	565	575	720
Renter	130	100	140	170

Table 11: Private households by household size, Village of Harrison Hot Springs, 2021 (Source: Statistics Canada, 2021)

	2006		2011		2016		2021		
Extreme Core Housing Need	#	% of total	#	% of total	#	% of total	#	% of total	Harrison Hot Springs VL (CSD, BC)
Owners with a mortgage	n/a		n/a		n/a		n/a		0.00%
Renters	20	15.38%	0	0.00%	30	21.43%	0	0.00%	9.20%

Note: Data for owners with a mortgage is only available for 2021 (2021 value=0). 2006, 2011 and 2016 values were not available for owner with a mortgage (n/a).

Table 12: Total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN rate (Component A-Step 2) (Source: HART 2024)

Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owner	720	n/a	n/a
Owners with a mortgage		0.00%	0.00
Renters	165	9.20%	15.19
Total New Units to Meet ECHN - 20 years			15.19

Table 13: Estimated total of owners with a mortgage and renter households in ECHN in 2021 (Steps 3 and 4) (Source: HART 2024).

A.2 Component B: Housing Units and Homelessness

People Experiencing Homelessness (PEH) is a population not typically captured well in data sources such as the census. This component of housing needs quantifies the supply of permanent housing units required for those currently experiencing homelessness. (Government of British Columbia 2024c).

To estimate SHF, 2006 census data – the earliest available data for a time when housing supply was less constrained – is used to determine headship rates by tenure and age cohort. Headship rate is calculated by dividing the number of households by population for a given cohort. 2006 headship rates are then applied to population data from the most recent census report to estimate how many additional households might have formed under more favourable housing conditions (Government of British Columbia 2024c).

	Local Population			
Regional Population	#	% of region	Regional PEH	Proportional Local PEH
317,670	1,860	0.59%	2,262	13.24
Total New Units to Homelessness Needs - 20 years				13.24

Table 14: Estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need (Component C - Steps 1-3) (Source: HART 2024).

A.3 Component C: Housing Units and Suppressed Household Formation

Suppressed Household Formation (SHF) addresses those households that were unable to form between 2006 and the present due to a constrained housing environment. Households make decisions on housing based on the choices available to them; for example, young people may have difficulty moving out of their parents' homes to form households of their own, while others may choose to merge households with roommates due to lack of available and affordable housing supply (Government of British Columbia 2024c).

Calculation:

To estimate SHF, 2006 census data – the earliest available data for a time when housing supply was less constrained – is used to determine headship rates by tenure and age cohort. Headship rate is calculated by dividing the number of households by population for a given cohort. 2006 headship rates are then applied to population data from the most recent census report to estimate how many additional households might have formed under more favourable housing conditions (Government of British Columbia 2024c).

Table 6.5, Table 6.6, Table 6.8, Table 6.9, and Table 6.10 calculate the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

	Local Population	
Age – Primary Household Maintainer 2006 Categories	Owner	Renter
Under 25 years	0	20
25 to 34 years	30	25
35 to 44 years	80	15
45 to 54 years	110	25
55 to 64 years	140	10
65 to 74 years	150	25
75 years and over	70	10

Table 15 : Owner and renter households in 2006 by age of the primary household maintainer (Component C - Step 1) (Source: HART 2024).

	2006 Households	
Age – Primary Household Maintainer 2021 Categories	Owner	Renter
15 to 24 years	10	0
25 to 34 years	50	15
35 to 44 years	70	30
45 to 54 years	65	40
55 to 64 years	205	35
65 to 74 years	145	25
75 to 84 years	165	15
85 years and over	15	0

Table 16 : owner and renter households in 2021 by age of the primary household maintainer (Component C- Step 1, continued) (Source: HART 2024).

		2006		2021	
Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	70	130	40	85
	20 to 24 years	60		45	
25 to 34 years	25 to 29 years	35	120	55	130
	30 to 34 years	85		75	
35 to 44 years	35 to 39 years	85	170	120	205
	40 to 44 years	85		85	
45 to 54 years	45 to 49 years	105	225	70	170
	50 to 54 years	120		100	
55 to 64 years	55 to 59 years	105	275	160	410
	60 to 64 years	170		250	
65 to 74 years	65 to 69 years	150	260	145	335
	70 to 74 years	110		190	
75 years and over	75 to 79 years	70	135	175	270
	80 to 84 years	45		75	
	85 years and over	20		20	

Table 17 : Population by age category in 2006 and 2021 (Component C-Step 2) (Source: HART 2024).

	2006 Households		2006 Population	2006 Headship Rate	
Age Categories – Household Maintainers	Owner	Renter	Total	Owner	Renter
15 to 24 years	0	20	130	0.00%	15.38%
25 to 34 years	30	25	120	25.00%	20.83%
35 to 44 years	80	15	170	47.06%	8.82%
45 to 54 years	110	25	225	48.89%	11.11%
55 to 64 years	140	10	275	50.91%	3.64%
65 to 74 years	150	25	260	57.69%	9.62%
75 years and over	70	10	135	51.85%	7.41%

Table 18: 2006 headship rate of each age category for both renters and owners (Component C-Step 3) (Source: HART 2024).

	2006 Headship Rate		2021 Population	2021 Potential Households	
Age Categories – Household Maintainers	Owner	Renter	Total	Owner	Renter
15 to 24 years	0.00%	15.38%	85	0	13.08
25 to 34 years	25.00%	20.83%	130	32.5	27.08
35 to 44 years	47.06%	8.82%	205	96.47	18.09
45 to 54 years	48.89%	11.11%	170	83.11	18.89
55 to 64 years	50.91%	3.64%	410	208.73	14.91
65 to 74 years	57.69%	9.62%	335	193.27	32.21
75 years and over	51.85%	7.41%	270	140	20

Table 19 : Potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant (Component C- Step 4) (Source: HART 2024).

	2021 Potential Households		2021 Households		2021 Suppressed Households		
Age Categories – Household Maintainers	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	0	13.08	10	0	-10	13.08	3.08
25 to 34 years	32.5	27.08	50	15	-17.5	12.08	0
35 to 44 years	96.47	18.09	70	30	26.47	-11.91	14.56
45 to 54 years	83.11	18.89	65	40	18.11	-21.11	0
55 to 64 years	208.73	14.91	205	35	3.73	-20.09	0
65 to 74 years	193.27	32.21	145	25	48.27	7.21	55.48
75 years and over	140	20	180	15	-40	5	0
Total New Units to Meet Suppressed Housing Need - 20 years							73.12

Table 20 : Number of suppressed households (Component C-Steps 5 and 6) (Source: HART 2024).

A.4 Component D: Housing Units and Anticipated Growth

Anticipated Household Growth (AHG) quantifies the additional households required to accommodate an increasing population over twenty years.

Calculation:

To estimate AHG, data is drawn from the recently updated BC Stats household projections. Two 20-year growth scenarios are developed:

- The Local Household Growth scenario uses household growth projections for the applicable municipality to determine the number of housing units needed.
- The Regionally Based Household Growth scenario takes the applicable municipality's or EA's number of households from the most recent census report, and applies the projected 20-year regional household growth rate (%), to determine the number of housing units needed.

The average of the two scenarios is taken as the new units required for AHG for housing needs calculations. Regional district EAs will only calculate a Regionally Based Household Growth scenario, due to data availability, and no average will be taken.

Regional District Projections	2021	2041	Regional Growth Rate
Households	118,220	177,611	50.24%

Table 21 : 20-year population projection and growth rate for your regional district (Component D -Steps 1) (Source: HART 2024).

Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Local Household Growth	n/a	885	1,360.00	475.00
Regionally Based Household Growth	50.24%	885	1,329.60	444.60
Scenario Average				459.80
Total New Units to Meet Household Growth Needs - 20 years				459.80

Table 22 :New homes needed in the next 20 years (Component D -Steps 2-5) (Source: HART 2024).

A.5 Component E: Housing Units and Rental Vacancy Rate

A Rental Vacancy Rate Adjustment (RVRA) adds surplus rental units to restore local vacancy rates to levels representing a healthy and well-functioning rental housing market. Including a RVRA in calculations of housing need has been recommended by multiple sources, including the Expert Panel on Housing Supply and Affordability (BC/Canada) and CMHC. Typically, rates between 3% and 5% are considered healthy rates. These calculations use the more conservative rate of 3%. (Government of British Columbia 2024c).

Calculation:

The RVRA calculation uses Primary Rental Market Vacancy Rate data from CMHC for each applicable municipality or EA. The difference between the units required to reach a healthy vacancy rate of 3% and the estimated existing number of rental units is taken as the additional number of new units required (Government of British Columbia 2024c). The calculations are shown in Table 23.

	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%	165	170.10
Local Vacancy Rate	1.40%	98.60%		167.34
Total New Units to Achieve 3% Vacancy Rate - 20 years				2.76

Table 23 :Difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate (Component E - Steps 1-4) (Source: HART 2024).

A.6 COMPONENT F: Housing Units and Demand (the “Demand Buffer”)

The final component included in the HNR Method is a calculated number of housing units reflecting additional demand for housing within a given community, beyond the minimum units required to adequately house current and anticipated residents. This is called the “demand buffer” and is designed to better account for the number of units required to meet “healthy” market demand in different communities. Accounting for additional local demand helps address the needs of households who require or prefer housing with certain characteristics (e.g., housing location, unit size, transportation options, or amenities), thereby reducing pressure in the housing system. Examples of such demand include households seeking homes closer to jobs and schools, growing families looking for larger homes, and seniors looking to downsize in their existing communities (Government of British Columbia 2024c).

For the purposes of HNRs, a demand factor based on a ratio of housing price to housing density is calculated for each applicable municipality. This factor is then multiplied by the sum of the housing units calculated for Components A (housing units to address extreme core housing need), B (housing units for persons experiencing homelessness), C (housing units to address suppressed household formation), and E (housing units to increase the rental vacancy rate) to determine the additional local housing demand. The calculations are shown in Table 24.

Component	Result
A. Extreme Core Housing Need	15.19
B. Persons Experiencing Homelessness	13.24
C. Suppressed Household Formation	73.12
E. Rental Vacancy Rate Adjustment	2.76
Total	104.31
None	None
Demand Factor	0.7
Total New Units to Address Demand Buffer - 20 years	72.85

Table 24: Additional demand for new housing (Component F - Steps 1 & 2) (Source: HART 2024).

A.7 Total Five-year and Twenty-Year Housing Need

To determine the total 20-year housing need, the total new units calculated for each of the six components (i.e., Components A-F) are summed and rounded to the nearest whole number for the applicable municipality or regional district electoral area (Government of British Columbia 2024c).

The 5-year total number of new housing units for the applicable municipality or regional district electoral area (EA) is the sum of the six components below, rounded to the nearest whole number (Government of British Columbia 2024c).

Component		Calculation
A	Extreme Core Housing Need	The total number of housing units for this component is distributed over 20 years, therefore the twenty-year result is divided by 4 to calculate the five-year number.
B	Persons Experiencing Homelessness	The total number of housing units for this component is distributed over 10 years, recognizing the urgent needs of this population, therefore the twenty-year result is divided by 2 to calculate the five-year number.
C	Suppressed Household Formation	The total number of housing units for this component is distributed over 20 years, therefore the twenty-year result is divided by 4 to calculate the five-year number.
D	Anticipated Growth	The total number of housing units for this component is calculated using the same method as the one described for Component D for the 20-year calculation above, except the references to 20 years will be changed to 5 years. In other words, it uses BC Stats household projection data for the applicable municipality and regional district, for the 5 years after the most recent census report (e.g., 2026 for the 2021 census).
E	Rental Vacancy Rate Adjustment	The total number of housing units for this component is considered over 20 years, therefore the twenty-year result is divided by 4 to calculate the five-year number.
F	Additional Local Demand	The total number of housing units for this component is distributed over 20 years, therefore the twenty-year result is divided by 4 to calculate the five-year number.

Table 25: Housing Needs Calculator Calculations (Source: HART 2024)

The sum of six components is calculated in table 6.

Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	3.8	15.19
B. Persons Experiencing Homelessness	6.62	13.24
C. Suppressed Household Formation	18.28	73.12
D. Anticipated Growth	137.31	459.8
E. Rental Vacancy Rate Adjustment	0.69	2.76
F. Additional Local Demand	18.21	72.85
Total New Units – 5 years	185	n/a
Total New Units – 20 years	n/a	637

Table 26: Five-year and Twenty-year housing need sum (Source: HART 2024)