

# FRASER VALLEY REGIONAL DISTRICT

## BOARD OF DIRECTORS

### OPEN MEETING AGENDA

Tuesday, June 23, 2020

( Immediately following the FVRHD Open Meeting )

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

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#### Pages

1. CALL TO ORDER

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

*All/Unweighted*

**MOTION FOR CONSIDERATION**

**THAT** the Agenda, Addenda and Late Items for the Fraser Valley Regional District Board Open Meeting of June 23, 2020 be approved;

**AND THAT** all delegations, reports, correspondence committee and commission minutes, and other information set to the Agenda be received for information.

3. DELEGATIONS AND PRESENTATIONS

3.1 Dr. Ron van Wyk

9 - 24

- Presentation of 2020 Homelessness Count Survey Findings and Conclusions

3.1.1 2020 Homelessness Survey Information

25 - 172

*All/Unweighted*

- Corporate report dated June 9, 2020 from Alison Stewart, Manager of Strategic Planning
- 2020 Homelessness Count and Survey Report

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board forward a copy of the final 2020 Fraser Valley Regional District Homelessness Survey to federal and provincial ministers responsible for the broad range of

issues relating to homelessness;

**AND THAT** the report's findings, in consultation with local government partners and service providers, be assessed in order to identify steps necessary to move forward on addressing homelessness in the region.

#### **4. BOARD MINUTES & MATTERS ARISING**

##### **4.1 Draft Fraser Valley Regional District Board Meeting Minutes - May 26, 2020 173 - 185**

*All/Unweighted*

##### **MOTION FOR CONSIDERATION**

**THAT** the Minutes of the Fraser Valley Regional District Board Open Meeting held May 26, 2020 be adopted.

#### **5. COMMITTEE AND COMMISSION MINUTES FOR INFORMATION AND MATTERS ARISING**

##### **5.1 Regional and Corporate Services Committee Meeting Minutes - May 12, 2020 186 - 190**

##### **5.2 Electoral Area Services Committee Meeting Minutes - May 12, 2020 191 - 199**

##### **5.3 Recreation, Culture and Airpark Services Commission Meeting Minutes - May 19, 2020 200 - 203**

##### **5.4 Draft Regional and Corporate Services Meeting Minutes - June 9, 2020 204 - 209**

##### **5.5 Draft Electoral Area Services Committee Meeting Minutes - June 9, 2020 210 - 217**

#### **6. CORPORATE ADMINISTRATION**

##### **6.1 Appointment of FVRD Officers 218 - 220**

*All/Unweighted*

- Corporate report dated June 23, 2020 from Jaime Reilly, Manager of Corporate Administration/Corporate Officer

##### **MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board appoint and designate the following named individuals as Officers of the Fraser Valley Regional District in the following capacities:

Kelly Lownsborough, Director of Finance/Chief Financial Officer in the capacity as the Corporate Officer assigned responsibility for financial administration

Kristy Hodson, Manager of Financial Operations in the capacity as Deputy Corporate Officer assigned responsibility for financial administration



**AND THAT** the previous appointments for Corporate Officer and Deputy Corporate Officer assigned responsibility for financial administration be rescinded.

## **7. FINANCE**

### **7.1 2020 Grant-In-Aid Request – Chilliwack River Valley Residents Association, Electoral Area “E”** 221 - 225

#### ***All/Unweighted***

- Corporate report dated June 23, 2020 from Kristy Hodson, Manager of Financial Operations
- Grant-in-aid application
- Proposed budget

#### **MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$3,350 to the Chilliwack River Valley Residents Association, funded from the 2020 Electoral Area “E” grant-in-aid budget to help offset the costs associated with creating a host program throughout the summer months.

### **7.2 2019 Electoral Area Annual Development Cost Charge Report** 226 - 228

#### **FOR INFORMATION ONLY**

- Corporate report dated June 23, 2020 from Jacqueline Clark, Accountant
- Fraser Valley Regional District Development Cost Charge Report 2019

### **7.3 2019 Fraser Valley Regional District Statement of Financial Information** 229 - 244

#### **FOR INFORMATION ONLY**

- Corporate report dated June 23, 2020 from Kristy Hodson, Manager of Financial Operations
- Fraser Valley Regional District Public Bodies Report 2019

## **8. BYLAWS**

### **8.1 North Fraser Harrison Mills Fire Protection Service Area Amendment Bylaw No. 1545, 2019** 245 - 249

#### ***All/Unweighted***

- Corporate report dated October 8, 2019 from Jaime Reilly, Manager of Corporate Administration and Reg Dyck, Manager of Electoral Area

Emergency Services

- Draft Bylaw No. 1545, 2019
- Statutory Approval

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board consider adopting the bylaw cited at *North Fraser Harrison Mills Fire Protection Service Area Amendment Bylaw No. 1545, 2019*.

- 8.2      **Zoning Bylaw 1597, 2020 Proposed rezoning of 10789 North Deroche Road, Electoral Area G to facilitate a single burial plot within an existing religious building**      250 - 263

***Motion No. 1: EAs/Unweighted***

***Motion No. 2: All/Unweighted***

- Corporate report dated June 9, 2020 from David Bennett, Planner II;
- Draft Bylaw No. 1597, 2020
- Application drawings
- Burial description
- Photo of existing room

**MOTION FOR CONSIDERATION**

**MOTION NO. 1:** **THAT** the Fraser Valley Regional District Board consider giving first reading to the bylaw cited *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1597, 2020* for the rezoning of 10789 North Deroche Road, Electoral Area G to permit a single burial plot within an existing religious use building;

**AND THAT** the Fraser Valley Regional District Board consider waiving the holding of a public hearing for *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1597, 2020* pursuant to section 464(2) of the Local Government Act.

**MOTION FOR CONSIDERATION**

**MOTION NO. 2:** **THAT** the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1597, 2020*.

**9. PERMITS**

- 9.1      **Development Variance Permit 2020-05 to waive the statutory minimum parcel frontage requirement for proposed Lot '1' to facilitate a two lot subdivision at 4498 Bench Road, Electoral Area E**      264 - 284

***Motion No. 1: EAs/Unweighted***

***Motion No. 2: All/Unweighted***

- Corporate report dated June 9, 2020 from Andrea Antifaeff, Planner I
- DVP Application
- Draft DVP 2020-05

**MOTION FOR CONSIDERATION**

**MOTION NO. 1:** THAT the Fraser Valley Regional District Board issue Development Variance Permit 2020-05 to waive the statutory minimum parcel frontage requirement for proposed Lot '1' at 4498 Bench Road, Area E, subject to the consideration of any comments or concerns raised by the public;

**AND THAT** that the Fraser Valley Regional District Board exempt proposed Lot '1' at 4498 Bench Road from the minimum parcel frontage requirement pursuant to Section 512(2) of the Local Government Act.

**MOTION FOR CONSIDERATION**

**MOTION NO. 2:** THAT the Fraser Valley Regional District Board authorize its signatories to execute all legal instruments associated with Subdivision File No. 3320-20-2020-00310.

**9.2      Development Variance Permit 2020-06 to reduce the exterior lot line setback at 43802 Loch Road, Electoral Area C**      285 - 303

***EAs/Unweighted***

- Corporate report dated June 9, 2020 from Julie Mundy, Planner I
- DVP Application
- Draft DVP 2020-06

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2020-06 for 43802 Loch Road, Electoral Area C, to reduce the exterior lot line setback from 6.0 metres to 1.5 metres clear to sky, to facilitate the construction of a single-family residence, subject to consideration of comments or concerns raised by the public.

**9.3      Temporary Expanded Service Area Application – Sasquatch Inn (Electoral Area C)**      304 - 322

***All/Unweighted***

- Louise Hinton, Bylaw Compliance and Enforcement Officer
- Liquor and Cannabis Regulation Branch application
- Proposed temporary patio extension
- Order of the Provincial Health Officer

## **MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board endorse the proposed application received June 11, 2020 for a temporary expansion of the service area of the liquor license for the Sasquatch Inn 46001 Lougheed Highway, Electoral Area C until October 31, 2020 subject to Provincial Health Department guidelines, and pursuant to the Food Service Establishments and Liquor Services Order Dated June 10, 2020.

**AND THAT** the Fraser Valley Regional District Board authorizes a blanket approval option to waive application endorsement requirements for future temporary expanded service area applications to allow restaurants, cafes and pubs to temporarily expand outdoor seating/patio until **October 31, 2020** subject to Provincial Health Department guidelines, and pursuant to the Food Service Establishments and Liquor Services Order Dated June 10, 2020.

## **10. CONTRACTS, COVENANTS AND OTHER AGREEMENTS**

- 10.1      **Authorization for the discharge of a geo-hazard covenant from the title of 47840 Chilliwack Lake Road, Electoral Area E**      323 - 326

*All/Unweighted*

- Corporate report dated June 9, 2020 from Julie Mundy, Planner I

## **MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to the discharge of covenant BM197518 and the registration of a replacement geo-hazard covenant to the title of 47840 Chilliwack Lake Road, Electoral Area E, subject to the completion of development permit 2019-08.

## **11. OTHER MATTERS**

- 11.1      **2020 Floodwater Mosquito Control Update**      327 - 331

**FOR INFORMATION ONLY**

- Corporate report dated June 9, 2020 from Lance Lilley, Manager of Environmental Services

- 11.2      **Vedder River Campground Bank Erosion**      332 - 370

- Presentation by Stacey Barker, Director of Regional Services

- 11.3      **ALR and Small Secondary Residence Consideration – Engagement Process**      371 - 374

*All/Unweighted*

- Corporate report dated June 9, 2020 from Katelyn Hipwell, Planner II

**MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board provide comments to the Ministry of Agriculture in response to the *Policy Intentions Paper: Residential Flexibility* in the ALR and the Ministry's on-going engagement and consultation with local governments.

**AND THAT** the comments provided in the discussion of this corporate report be considered the comments of the Fraser Valley Regional District Board.

**11.4      Addressing COVID-19 in Regional and Community Parks and Trails**

375 - 377

**FOR INFORMATION ONLY**

- Corporate report dated June 9, 2020 from David Urban, Manager of Outdoor Recreation Planning

**12.      CONSENT AGENDA**

**12.1      CONSENT AGENDA - FULL BOARD**

*All/Unweighted*

*All staff reports respecting these items are available on the FVRD website.*

**MOTION FOR CONSIDERATION**

**THAT** the following Consent Agenda item be endorsed:

**12.1.1      EASC-JUNE 2020**

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid up to \$1,500 to the Cultus Lake Goose Management Committee, funded from the Electoral Area "H" grant-in-aid budget, to help offset the costs of signs to help manage the goose population.

*Reference Item 5.1 of June 9, 2020 EASC Agenda*

**13.      ADDENDA ITEMS/LATE ITEMS**

**14.      ITEMS FOR INFORMATION AND CORRESPONDENCE**

**14.1      Municipal Finance Authority - Report to Members on activities for the period October 1, 2019 - May 15, 2020**

378 - 385

**14.2      Fraser Basin Council - Fraser Valley Update, June 2020**

386 - 386

**15.      REPORTS BY STAFF**

**16.      REPORTS BY BOARD DIRECTORS**

**17.      PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA**

Email submissions can be made to [info@fvrd.ca](mailto:info@fvrd.ca) before 1 pm, June 22, or you can watch the webcast meeting online and call our boardroom line at 604-702-5480 when the time for callers is announced.

**18. RESOLUTION TO CLOSE MEETING**

*All/Unweighted*

**MOTION FOR CONSIDERATION**

**THAT** the Meeting be closed to the public, except for Senior Staff and the Executive Assistant, for the purpose of receiving and adopting Closed Meeting Minutes convened in accordance to Section 90 of the *Community Charter* and to consider matters pursuant to:

- Section 90(2)(b) of the *Community Charter* - the consideration of information received and held in confidence relating to negotiations between the regional district and a provincial government or the federal government or both, or between a provincial government or the federal government and a third party.

**R E C E S S**

**19. RECONVENE OPEN MEETING**

**20. RISE AND REPORT OUT OF CLOSED MEETING**

**21. ADJOURNMENT**

*All/Unweighted*

**MOTION FOR CONSIDERATION**

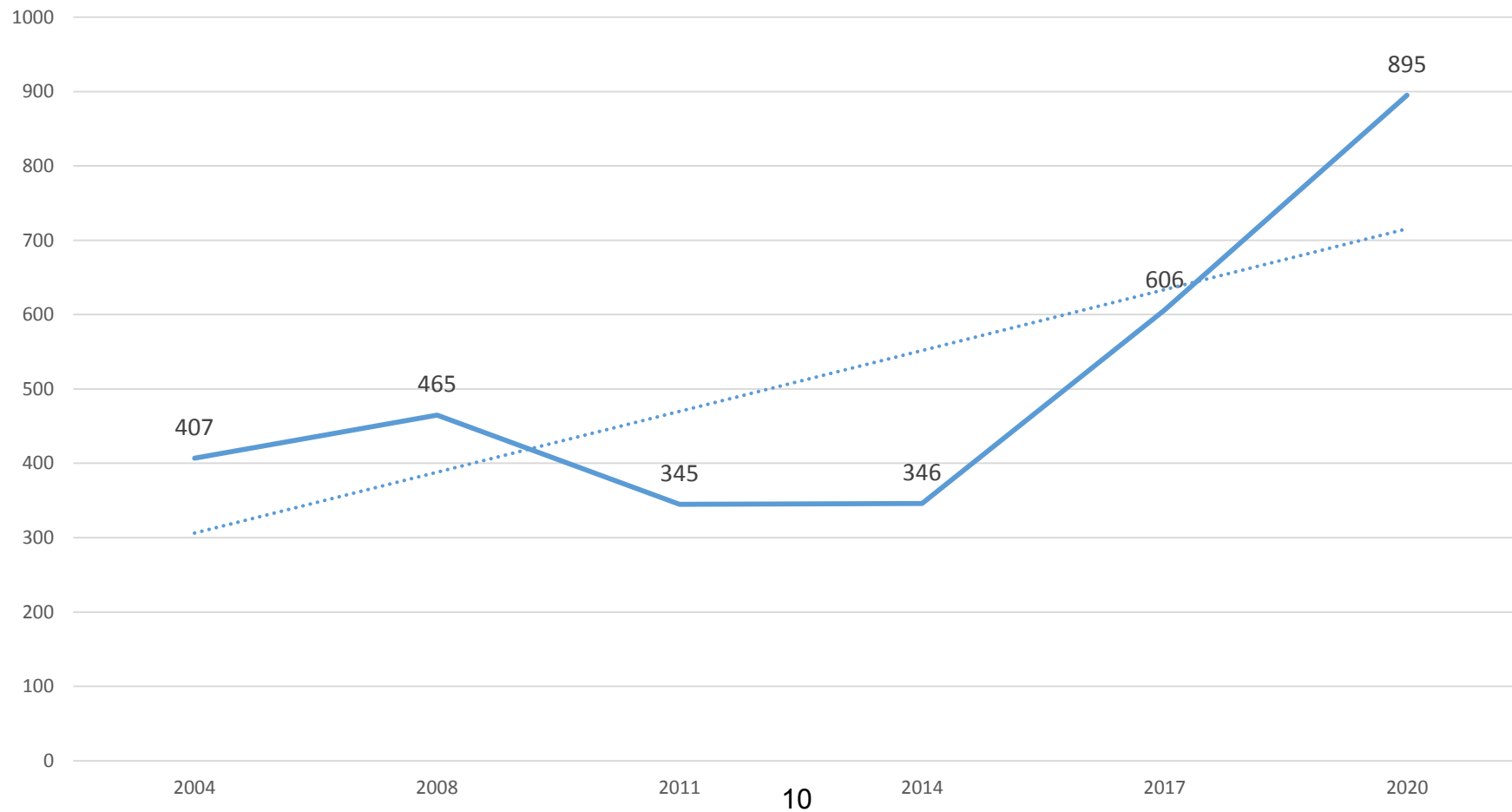
**THAT** the Fraser Valley Regional District Board Open Meeting of June 23, 2020 be adjourned.

# Findings and Conclusions

## 2020 FVRD Homeless Count & Survey

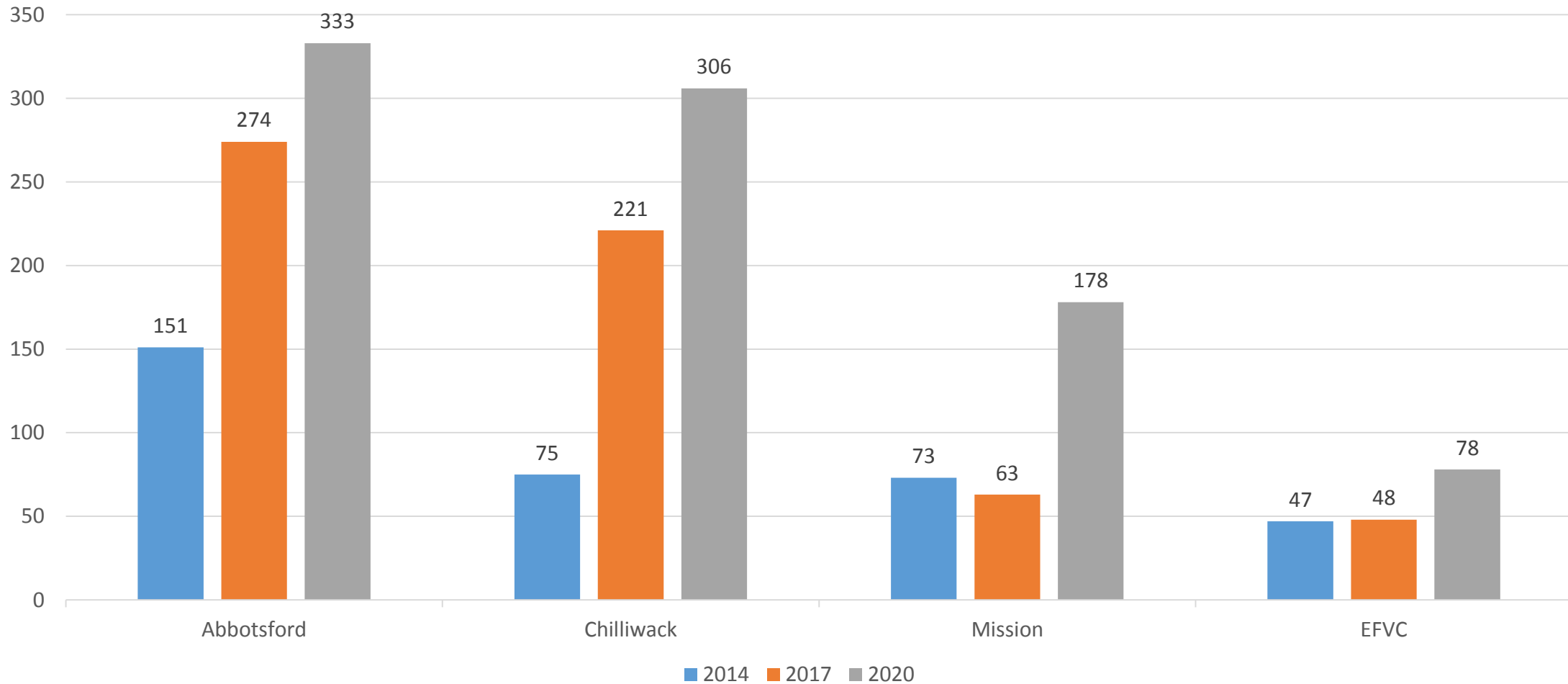
FVRD Board of Directors  
June 23, 2020

# FVRD Homeless population totals 2004-2020

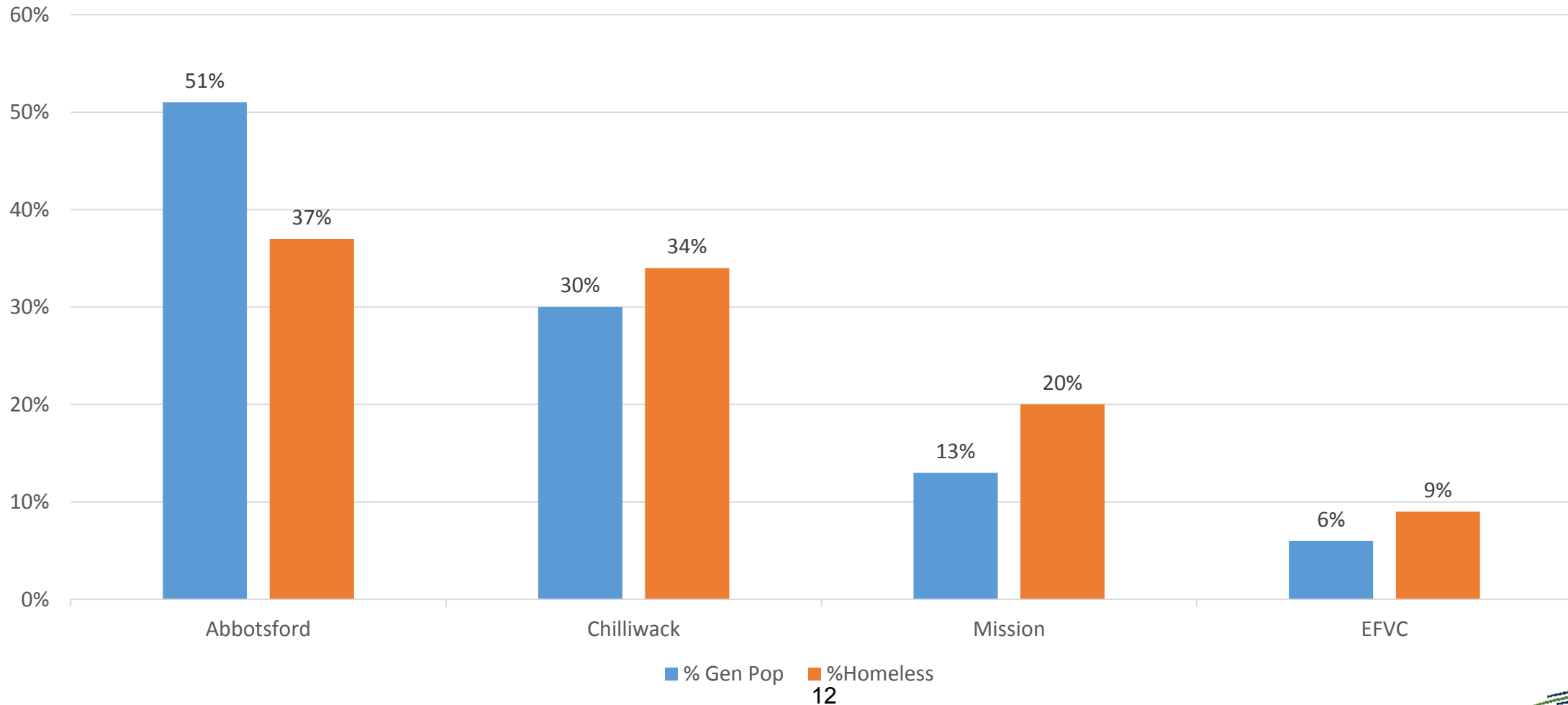




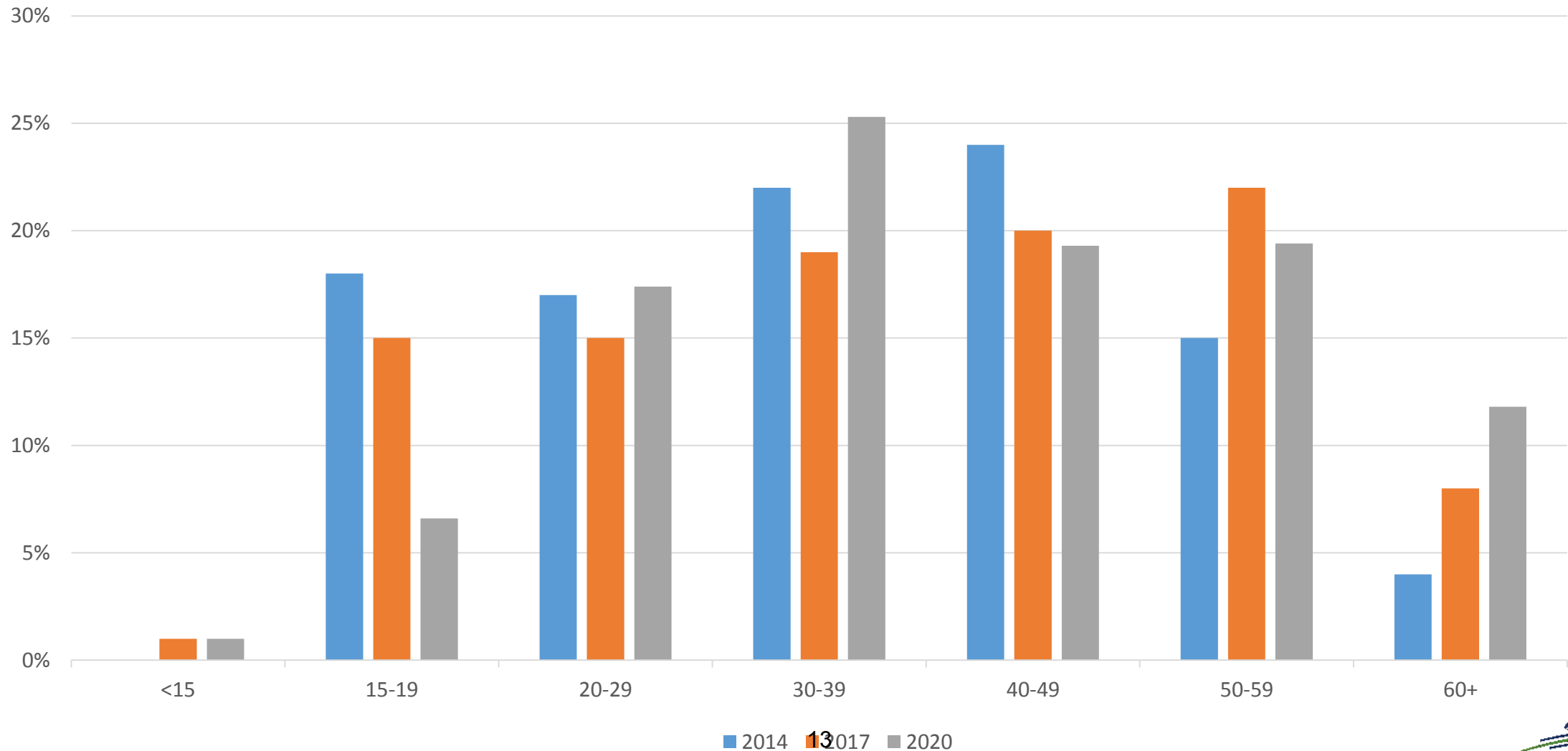
# Number of homeless people: 2014, 2017 & 2020 comparison by community



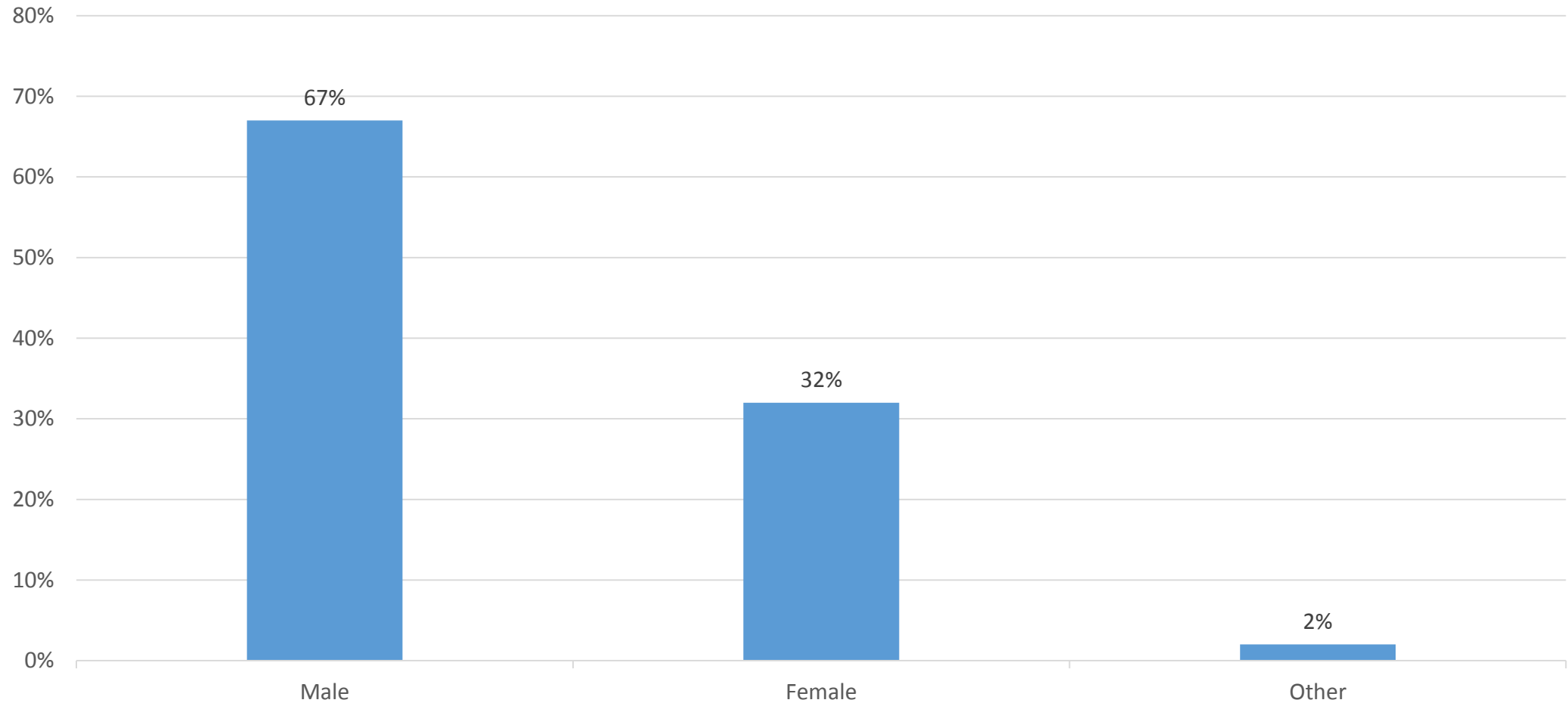
# Homeless proportion compared to proportion of general population by community -2020



# Age Distribution: 2014, 2017 & 2020 Comparison

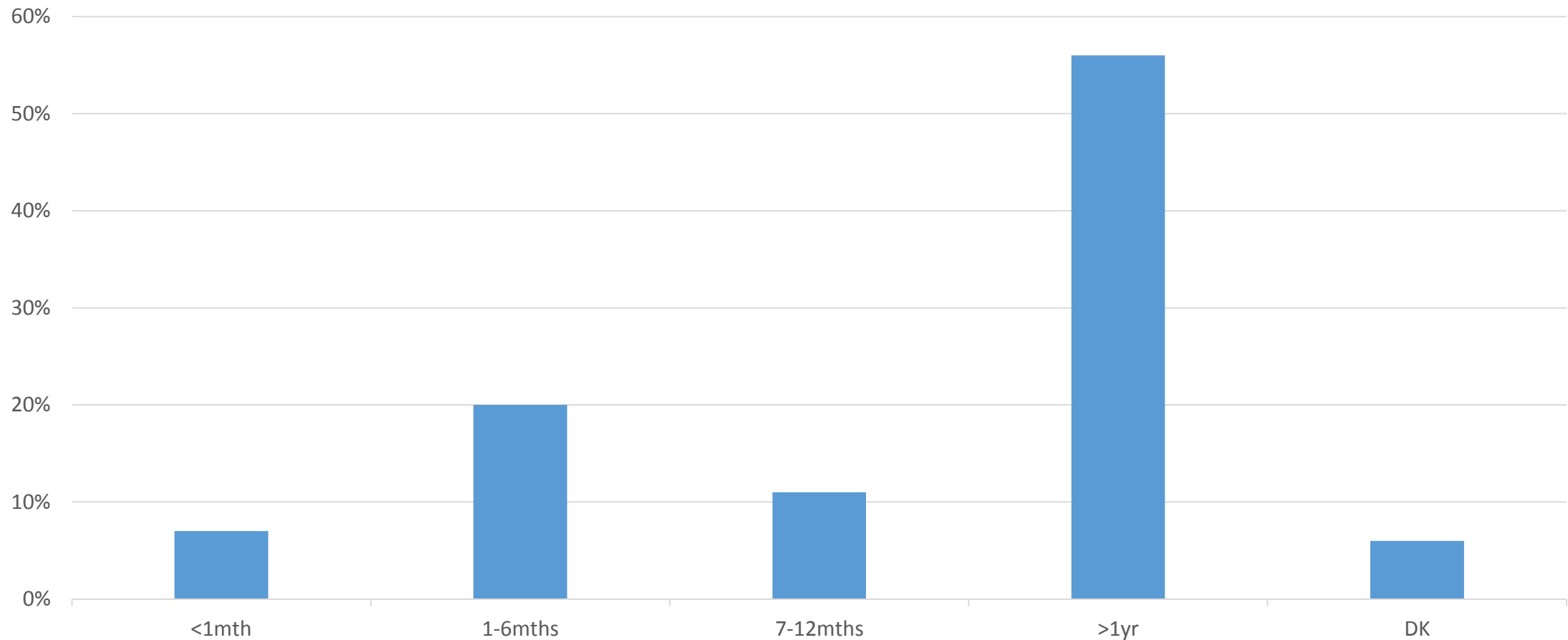


# Gender Distribution-2020

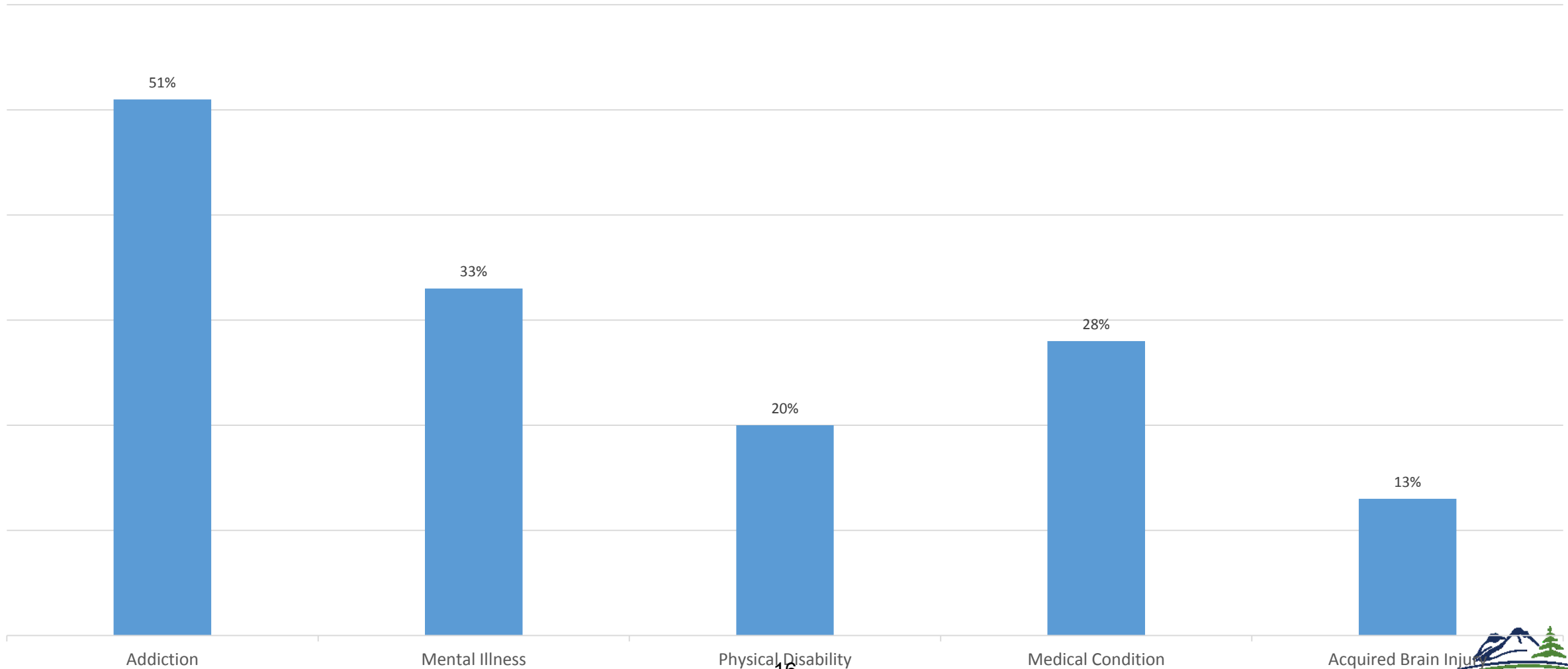


■ 2020

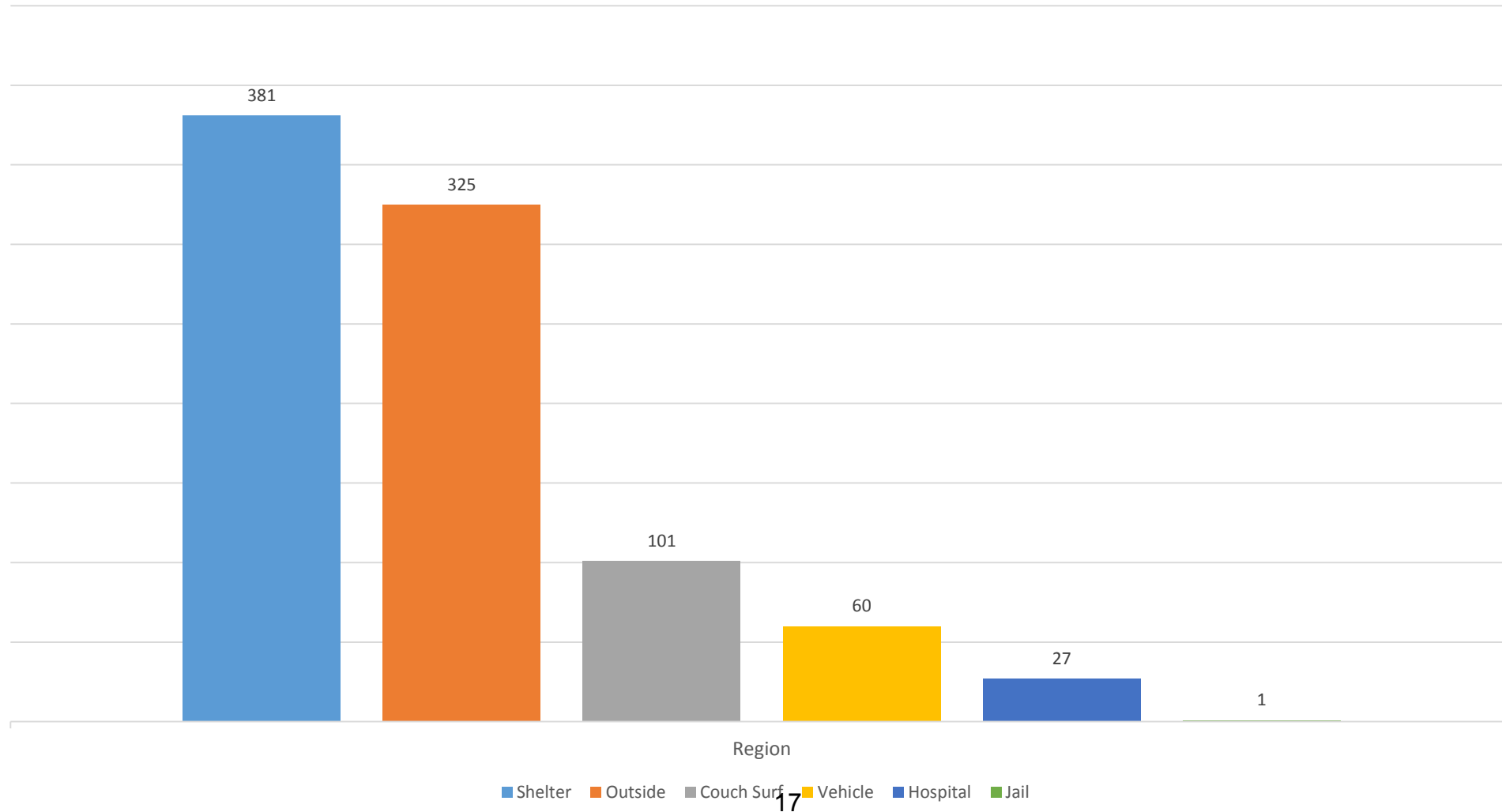
# Length of Homelessness - 2020



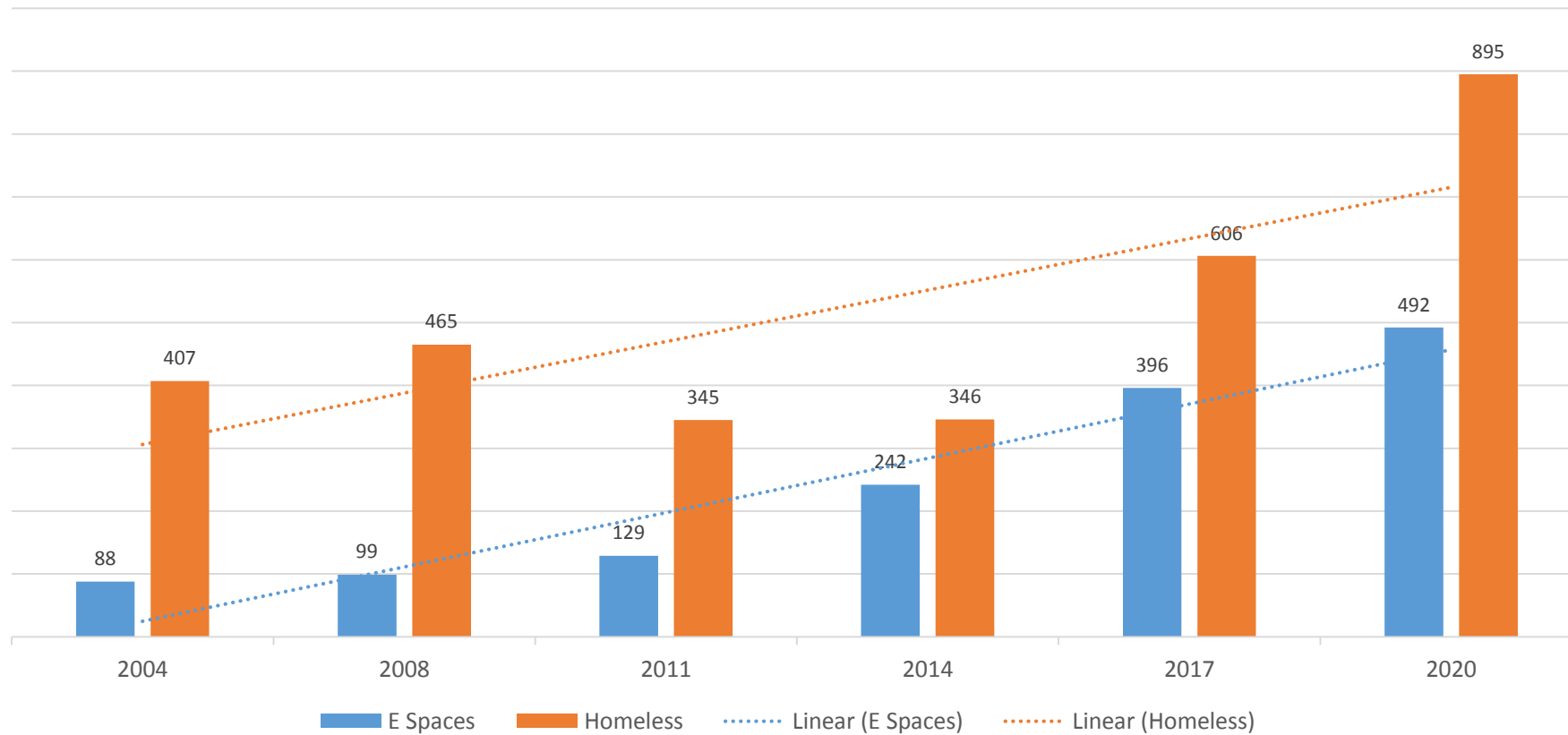
# Prevalence of Health Issues Region - 2020



# In Shelter & not In Shelter 2020



# Change in Emergency Shelter spaces and number of homeless 2004-2020





# Cause of Homelessness

Causes of homelessness coalesce around:

- high rent
- inadequate supply of affordable, suitable and supportive housing
- addiction
- mental illness
- family/relational breakdown

# Conclusions

1. Homelessness in the FVRD is both a housing and health care issue
2. Paradigm shift needed
  - In addition to emergency shelter; long term affordable and suitable housing linked with health care

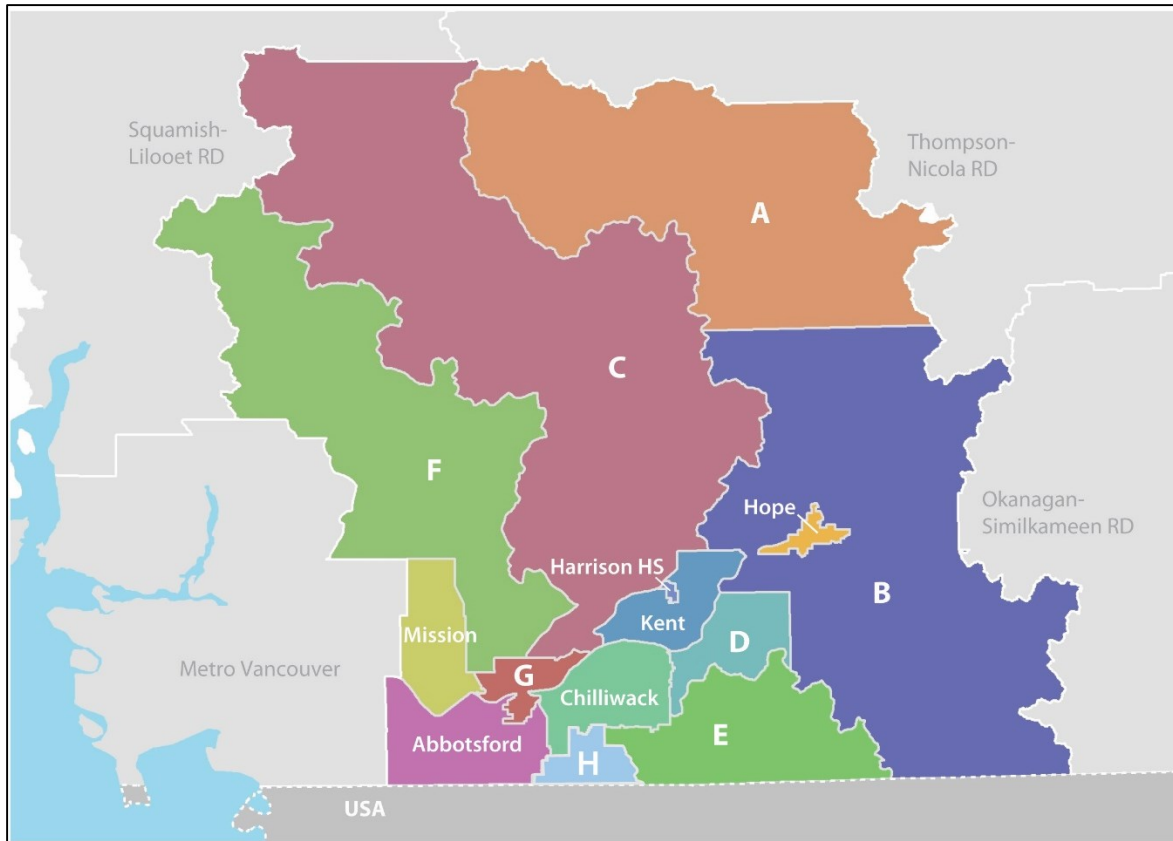
# Conclusions

3. Continued regional co-operation and collaboration regarding strategic and optimum use of local and regional resources to facilitate regional outcomes related to:
  - Arresting upward trend in homelessness
  - Reducing unintentional illicit drug toxicity deaths
  - Reducing hospital ER visits

# Conclusions

- Preventing hospital patients (including seniors) with no fixed address being discharged into emergency shelters or back into homelessness
- Reversing unsightly, unhygienic and real and perceived unsafe areas in local communities
- Reducing anti-normative and/or disruptive or violent behaviour through increased community integration

# Role of the FVRD



- Addressing affordable housing and homelessness through research, data, and other means.
- Contracted with Anron Consulting Inc. to coordinate count, capture data, analyze data and report out in support of affordable housing and homelessness response initiatives

# Community Partners

## **Funding:**

Fraser Valley Regional District

## **Coordination, Data Collection, Analysis, & Report:**

Anron Consulting Inc.

## **Abbotsford:**

Abbotsford Food Bank

Abbotsford Police Department

Archway Community Services

City of Abbotsford Housing & Homelessness Unit

Cyrus Centre

Fraser Health

Lookout Housing and Health Society

Many Ways Home Housing Society

Positive Living Fraser Valley

Raven's Moon Resources Society

Salvation Army

SARA for Women

The 5 & 2 Ministries

## **Agassiz-Harrison:**

Agassiz-Harrison Community Services

RCMP

## **Boston Bar:**

Boston Bar North Bend Enhancement Society

## **Chilliwack:**

Ann Davis Transition Society

Chilliwack Community Services

City of Chilliwack

Fraser Health

RCMP

Ruth and Naomi's Mission Society

Pacific Community Resources Society

Salvation Army

Wilma's Transition House

## **Hope:**

Hope and Area Transition Society

RCMP

## **Mission:**

District of Mission

Fraser Health

Mission Community Services

RCMP

SARA for Women

To: Regional and Corporate Services Committee  
From: Alison Stewart, Manager of Strategic Planning

Date: 2020-06-09  
File No: 6840-20-010

**Subject: 2020 Homeless Survey Preliminary Information**

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### RECOMMENDATION

**THAT** the Fraser Valley Regional District Board forward a copy of the final 2020 Fraser Valley Regional District Homelessness Survey to federal and provincial ministers responsible for the broad range of issues relating to homelessness;

**AND THAT** the report's findings, in consultation with local government partners and service providers, be assessed in order to identify steps necessary to move forward on addressing homelessness in the region.

### STRATEGIC AREA(S) OF FOCUS

Foster a Strong & Diverse Economy  
Support Healthy & Sustainable Community  
Provide Responsive & Effective Public Services

### BACKGROUND

**In the context of this survey, homeless persons are defined as persons with no fixed address and no place of their own where they pay rent and can stay for 30 days or more**

Understanding the nature of homelessness in the Fraser Valley has implications for government and non-government (NGO) health and social planning initiatives at a provincial, regional and municipal level. The Fraser Valley Regional District (FVRD) has supported the homelessness surveys over the years in order to better understand homelessness, track change over time and to support the efforts of our member municipalities in addressing homelessness in their respective communities. These homelessness surveys serve several purposes:

- To fulfill the requirement under the Local Government Act section 452 (1) to establish a program to monitor the Regional Growth Strategy (RGS).
- To build knowledge and capacity of decision makers, planners and other stakeholders in the region on the importance of understanding the implications of homelessness in our communities.

The FVRD has been working with municipal staff on the development and implementation of the 2020 homelessness count and survey. Given the COVID-19 emergency, efforts are being made to provide information in a timely manner to support local and senior government's efforts in addressing homelessness during this difficult time. This is a preliminary information release. Much more detailed regional and community level information will be released at the June 23, 2020 meeting of the FVRD Board with Dr. Ron van Wyk attending to discuss the findings and answer any questions the Board may have.

## **DISCUSSION**

On March 3 and 4, teams of volunteers conducted a 24-hour point-in-time survey of homeless people in the Fraser Valley Regional District (FVRD). The survey was coordinated with a similar process taking place at the same time in the Metro Vancouver region.

The FVRD has been involved in the 2004, 2008, 2011, 2014 and 2017 homelessness surveys. The results are a moment-in-time "snapshot" of homelessness throughout the Fraser Valley, from Boston Bar to Abbotsford and, when combined with the Metro Vancouver count, west through the Lower Mainland to Bowen Island. The long-term nature of the survey initiative, spanning 16 years, puts the most recent survey results in context.

According to the 2020 survey, there are 895 homeless individuals in the Fraser Valley. This number is a significant increase from 2017, when the count revealed 606 homeless individuals throughout the region living in shelters, transition houses, service centres and outside. Where previous surveys in 2011 and 2014 showed improvements in a number of communities, the rapid increase between 2014 and 2017 and continuing increases into 2020 is concerning.

In 2020 almost 43% of respondents indicated they stayed in a shelter, 36% lived outside and 7% lived in a car, van or camper. Overall, there has been an increase of shelter space in recent years, whereas 225 persons stayed in an official shelter on the night of the 2017 count, 381 persons were living sheltered in 2020, a 70 % increase. However, the number of persons living outside or in a car, van or camper also increased, from 201 persons in 2017 to 385 persons in 2020, a 91% increase.

The value of the homelessness surveys lies in monitoring the impact of initiatives aimed at reducing homelessness in the region and identifying gaps. Although many communities have made progress addressing homelessness in the form of shelter spaces, expanded outreach services and other programs, clearly more help is needed. The survey results are a valuable tool for presenting empirical evidence to senior governments of the challenges local government and non-government agencies are facing in this region.

The FVRD is also currently updating the region's Social Housing Inventory which will identify the recent investments in social housing units that reflects an approach that moves people from emergency shelters and unsheltered locations into more stable, supportive and longer term housing.



## **COST**

In accordance with 2019 budget.

## **CONCLUSION**

This summary report provides a brief overview of some of the key findings of the 2020 FVRD Homelessness Survey undertaken on March 3 and 4, 2020. **The final report is being reviewed and finalized and will be presented at the June 23, 2020 meeting of the FVRD Board** with Dr. Ron Van Wyk attending to discuss the findings and answer any questions the Board may have.

The FVRD has been working with municipal staff on the development and implementation of the 2020 homelessness count and survey. There is agreement that the next step should be an assessment of the report's findings, in consultation with service providers, to identify steps necessary to move forward on addressing homelessness in the region.

## **COMMENTS BY:**

**Stacey Barker, Director of Regional Services:** Reviewed and supported.

**Kristy Hodson, Acting Director of Financial Services:** Reviewed and supported.

**Jennifer Kinneman, Chief Administrative Officer:** Reviewed and supported.

# Fraser Valley Regional District 2020 Homeless Count and Survey Report

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DATA ANALYSIS | FINDINGS | CONCLUSIONS

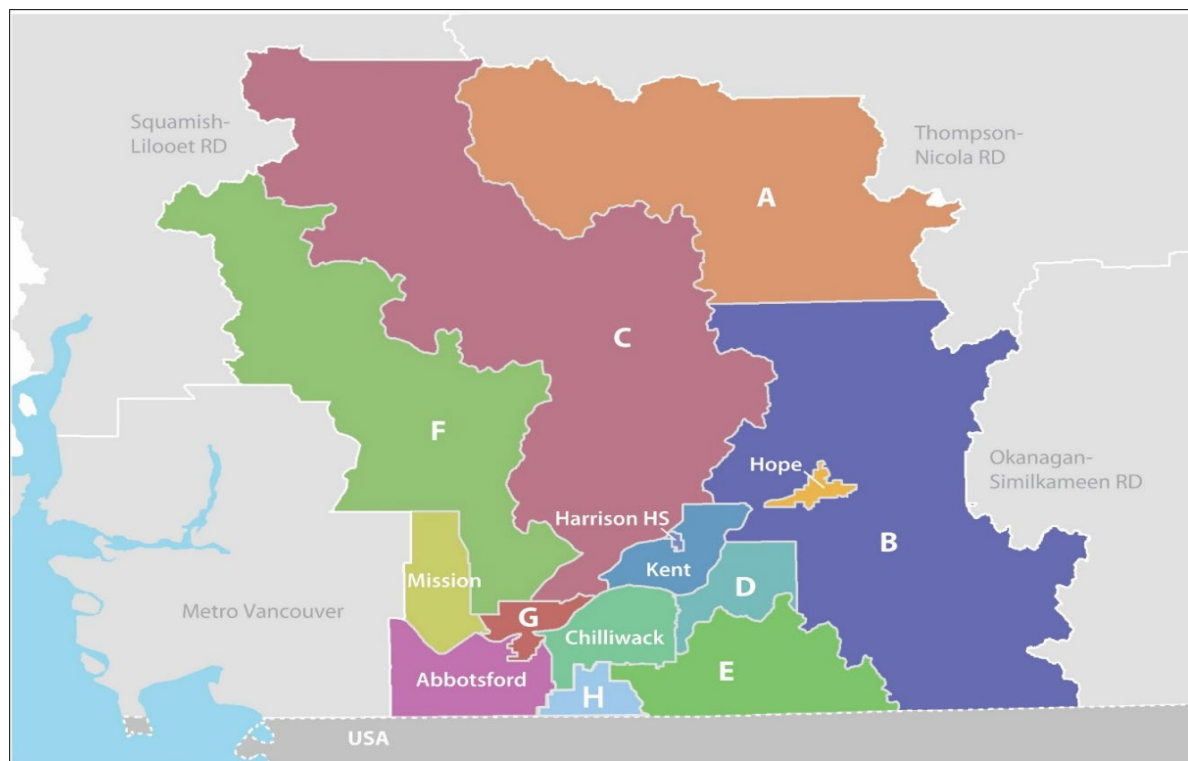


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Funding provided by:



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# ACKNOWLEDGEMENTS

A special word of appreciation is extended to the volunteer Community Coordinators for the work they have done with their teams of volunteers in assisting with logistical planning and the successful completion of the count and survey in their respective communities.

- Grace Admiraal, Agassiz-Harrison Community Services Society, Agassiz
- Kirstin Hargreaves, District of Mission, Social Planning, Mission
- Jodi Higgs, Pacific Community Resources Society, Chilliwack
- Roxanne Turcotte, Hope and Area Transition Society, Hope
- Jesse Wegenast, Archway Community Services Society, Abbotsford

A big thank you is extended to the following individuals and organizations for their support and contributions to the completion of this survey:

- Margaret Hendrickson, Boston Bar/North Bend Enhancement Society
- Dena Kae Beno, City of Abbotsford, Housing and Homelessness Coordinator
- Lynda Brummit, City of Abbotsford, Housing & Homelessness Unit
- Les Talvio, Cyrus Centre
- Stephanie Wilhelm, Cyrus Centre, Abbotsford
- Michael Sikora, City of Chilliwack, Social Development Coordinator
- Kirsten Hargreaves, District of Mission
- Kelly Ma, Fraser Health
- Roxanne Turcotte, Hope and Area Transition Society
- Tatyanna Horvath, Lookout Housing and Health Society
- Jeanette Dillabough, Raven's Moon
- Royal Canadian Mounted Police (RCMP) in Mission, Chilliwack, Agassiz-Harrison and Hope
- Cory Buettner, Ruth and Naomi's Mission Society
- Ian Pollard, Salvation Army Abbotsford
- Al Breitreuz, Salvation Army Abbotsford
- Dennis Steel, Salvation Army Abbotsford

Thank you to the volunteers in each community who stepped forward and conducted the interviews. Without their work, this survey would not have been a success. A special thank you goes to the homeless persons who participated in the survey by patiently answering very personal questions.

Thank you to the Fraser Valley Regional District for its financial and in-kind contribution towards this survey. Thank you to colleagues at various community organizations throughout the Fraser Valley, as well as community residents, officials, and elected leaders, for their interest in and support for this work.

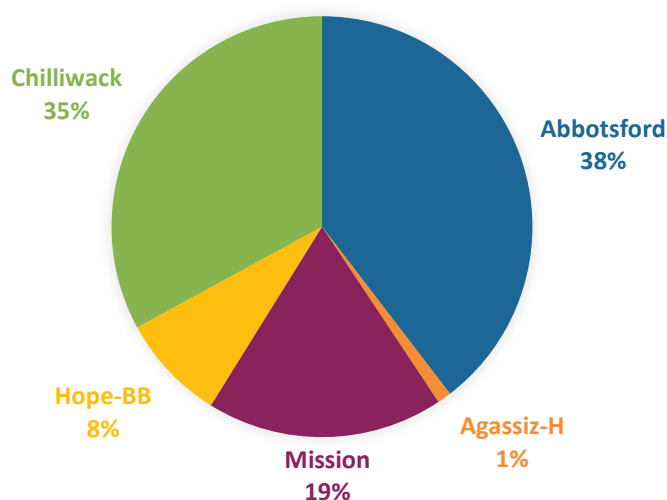
# EXECUTIVE SUMMARY

## Background

This 2020 report on homelessness in the Fraser Valley Regional District (FVRD) documents the process of the Point-in-Time count and survey conducted over a 24-hour period, March 3 and 4, 2020, in the communities of Abbotsford, Mission, Chilliwack, Agassiz–Harrison, Hope, and Boston Bar. Additionally, the report presents the count and survey data, provides analysis of the data, followed by findings and conclusions. The count took place two weeks before the declaration of a provincial state of emergency in response to the COVID-19 pandemic.

## Findings

1. The number of homeless persons in the FVRD based on 2020 Homelessness Count and Survey is 895. Of this number, 381 persons were in shelters, 325 outside, 101 couch-surfed, 60 were in vehicles, 27 in hospitals with no fixed address (NFA) and 1 in jail with NFA. Totals per community are:
  - 333 in Abbotsford
  - 306 in Chilliwack
  - 178 in Mission
  - 69 in Hope-Boston Bar
  - 9 in Agassiz-Harrison
2. The number of persons who are homeless in the FVRD is trending up.



**Figure 1 : 2020 FVRD Homeless Populations per Community (%)**

3. The following factors individually or in various combinations contribute to homelessness in the FVRD:
  - High rent
  - Low income
  - Inadequate supply of affordable, suitable and supportive housing
  - Addiction
  - Mental illness
  - Family or relational breakdown including conflict, abuse and violence
4. Chronic homelessness, i.e. homeless for 6 months or longer and living with addiction, mental health and other health problems, remains a large proportion of the homeless population at two thirds level.
5. The prevalence of addiction, mental illness, physical disability and other health issues remains concerningly high among those who are homeless in the FVRD. Juxtaposed by the relatively low number of respondents who reported receiving treatment. Respectively 49%, 32% and 13% of homeless persons in the FVRD live with addiction, mental illness and an acquired brain injury. This translates into 440, 287 and 112 individuals respectively.
6. The 2020 FVRD Point-in-Time count and survey once more reveals the urgent need for appropriate and suitable housing in the form of long-term housing and care facilities (care homes) for chronic homeless persons, including those 50 and older, inclusive of those living with addiction, mental illness, physical disability, acquired brain injury and those at risk of dying from unintentional illicit drug toxicity.
7. A significant number, 235 respondents, indicated that they had experience of being in government care. This number represent (26%) of the homeless population in the FVRD. Government care refers to foster care, youth group homes, youth agreements, independent living agreements and having been in residential school.
8. The gender composition of the homeless population continues to be in the order of one third females and two thirds males compared to the general population where the split is basically 50/50.
9. The single largest age category is 30-39 years of age. Compared to 2014 data, those 50 years of age and older has increased in number and proportion and those 19 years of age and younger has decreased in number and proportion.
10. At 22% as a proportion of the FVRD homeless population, First Nations and those with Indigenous Ancestry are over represented compared to their proportion of approximately 4% in the general population. Chilliwack has the biggest proportion of homeless persons who are First Nations or who have Indigenous Ancestry.
11. Fifty percent (50%) of respondents indicated that they rely on Income Assistance and Disability Allowance (Welfare) as a source of income.
12. Community based services, operated with support from tax dollars, voluntary charitable cash and in-kind donations, paid staff and volunteers, such as meal programs/soup kitchens,



foodbanks, emergency shelters, and extreme weather shelters provide much needed relief in respect of food and shelter to homeless people.

13. Outreach services and harm reduction services, mostly tax dollar funded, are well used by homeless persons to navigate daily issues, obtain medical supplies, harm reduction supplies and to connect to other services e.g. health care, legal services, attend to court related business, etc.
14. Fraser Health provided ambulance services, hospital-based emergency room care and non-emergency hospital services and care are also fulfilling an important role in terms of health care provisioning to homeless people.

## Conclusions

Continuing working towards an increase in affordable and suitable housing remains an important issue in the FVRD to enable low income individuals and families to have a place to call home and to prevent a further increase in homelessness.

Affordable housing remains an important issue for all people with low-income. However, existing affordable and social housing often lack suitability for those with mental illness, physical health ailments, addiction and acquired brain injury. This challenging reality is further compounded by the lack of adequate health care and support.

The need for appropriate and suitable long-term care facilities (housing) is evident in the prevalence of addiction, mental illness, acquired brain injury, physical disability and other health related ailments among homeless people. Further underscored by the degree to which health conditions go untreated or not treated in a timely fashion and the extent of usage of medical services reported by the 2020 respondents during the point in time count.

The 2020 Point-in-Time count reveals again that community services that experience high usage by people who live homeless include emergency rooms at hospitals. However, emergency rooms focus on providing urgent or emergency care and not long-term care for mental health challenges, physical ailments or disabilities, addiction, and acquired brain injury.

The lack of suitable long-term housing with support and care necessitates the consideration of a paradigm shift. A paradigm emphasizing suitability of housing and determining what constitutes suitability is imperative given prevalence of health issues, the diagnosis and prognosis thereof, and the age of those living homeless especially those 50 years of age and older. Policy and practice rethink are needed related to housing and health care necessary for those who live homeless.

Collaboration involving government (at all levels), the charitable sector, the not-for-profit sector, the private sector and the social enterprise sector is required to create long-term suitable and affordable housing and health care for homeless individuals living with mental illness, physical disability, addiction, and acquired brain injury.

Consideration of a new paradigm for appropriate and suitable long-term care housing and health care in the FVRD calls for regional co-operation and collaboration on the strategic usage and optimization of local and regional resources.

The conceptualization, design, testing and implementation of a different housing and health care paradigm and related strategies should be based on evidence and best practice. Consideration of a paradigm shift should include regional outcomes related to:

- Upward trend in homelessness
- Unintentional illicit drug toxicity deaths
- Visits to hospital emergency rooms adding to already long wait times at hospital emergency rooms
- Demand on hospital beds and hospital provided medical care
- The discharging of hospital patients with no fixed address into homeless shelters and or back into homelessness
- The role of emergency shelters to address what is not only a housing issue but also a health care issue
- Unsightly, unhygienic and real and perceived unsafe down town areas or other areas in local communities
- Anti-normative social behaviour
- Community integration to counter anti-social, anti-normative behaviour and increased alienation from community.

# 1. INTRODUCTION

## 1.1 Survey Background

Homelessness in the Fraser Valley Regional District (FVRD) has been empirically confirmed in 2004, 2008, 2011, 2014, 2017 and again now in 2020 through tri-annual Point-in-Time (PiT) counts and surveys of people who live homeless. The 2020 homelessness count and survey in the FVRD was completed with the collaboration of the following organizations listed in alphabetical order:

- Abbotsford Police Department
- Archway Community Services
- Agassiz-Harrison Community Services
- Boston Bar North Bend Enhancement Society
- Chilliwack Community Services
- City of Chilliwack
- City of Abbotsford
- Cyrus Centre (Abbotsford & Chilliwack)
- District of Mission
- Fraser Health
- Hope and Area Transition Society
- Lookout Housing and Health Society
- Many Ways Home Housing Society
- Ministry of Social Development and Poverty Reduction
- Mission Community Services
- Mission Friendship Centre
- Mission Mental Health
- Pacific Community Resources Society, Chilliwack
- Positive Living Fraser Valley
- Raven's Moon Resources Society
- Royal Canadian Mounted Police (RCMP) in Mission, Chilliwack, Agassiz and Hope
- Ruth and Naomi's Mission Society
- Salvation Army, Abbotsford and Chilliwack
- SARA for Women
- The 5 & 2 Ministries
- Union Gospel Mission (outreach)

**"In the context of this survey, homeless persons are defined as persons with no fixed address, no place of their own where they pay rent and can stay for 30 days or more"**

The same communities included in the 2004, 2008, 2011, 2014, and 2017 count were included in the 2020 count namely:

- Abbotsford
- Chilliwack
- Mission
- Agassiz-Harrison
- Hope
- Boston Bar

See Appendices at end of this report for community-specific reports for analysis, findings and conclusions relating to homelessness specifically in Abbotsford, Mission, Chilliwack, and Eastern Fraser Valley communities.

## 1.2 Survey Objectives

The objectives of the 2020 tri-annual count and survey are to:

- Determine whether homelessness is increasing or decreasing in the region
- Provide reliable data to support the work by the FVRD, municipal governments and the social services sector in working toward solutions regarding homelessness, including the need for additional suitable and supported affordable housing in the region
- Continue to increase awareness and understanding of homelessness, services and approaches to service delivery that are needed to continue to constructively respond to homelessness by preventing and reducing it
- Inform all levels of government, policy makers and community-based organizations about the extent of homelessness in the FVRD and the need for continued investment by both provincial and federal governments to increase the spectrum of suitable and supported social housing and concomitant support services and much needed additional related health care in FVRD communities

## 1.3 Defining Homelessness

Homelessness has been a systemic Canadian problem since the 1980s. Prior to this, there were homeless persons, but the issue intensified following economic and policy changes regarding the social safety net, housing provision and the role of the Canadian Mortgage and Housing Commission (CMHC)<sup>1</sup>.

Numerous definitions of homelessness exist worldwide. In 2012 the Canadian Observatory on Homelessness (COH) introduced a definition in relation to the Canadian context. The COH defines homelessness as “[describing] the situation of an individual or family without stable, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it.”<sup>2</sup> Furthermore, the COH identified a typology with four physical living situations: “1) Unsheltered, or absolutely homeless and living on the streets or in places not intended for human habitation; 2) Emergency Sheltered, including those staying in overnight shelters for people who are homeless, as well as shelters for those impacted by family violence; 3) Provisionally Accommodated, referring to those whose accommodation is temporary or lacks security of tenure, and finally, 4) At Risk of Homelessness, referring to people who are not homeless, but whose current economic and/or housing situation is precarious or does not meet public health and safety standards”.<sup>3</sup>

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<sup>1</sup> Gaetz, S. (2011). Canadian definition of homelessness: What’s being done in Canada and elsewhere? Toronto, ON: Canadian Homelessness Research Network Press.

<sup>2</sup> Canadian Observatory on Homelessness, 2012, p.1.

<sup>3</sup> Canadian Observatory on Homelessness, 2012, p.1.

The COH definition of homelessness sheds some light onto the reasons behind homelessness, noting “systemic or societal barriers, a lack of affordable and appropriate housing, the individual/household’s financial, mental, cognitive, behavioural or physical challenges, and/or racism and discrimination. It also notes that most people do not choose to be homeless, and the experience is generally negative, unpleasant, stressful and distressing”.<sup>4</sup> It can be postulated that the causes of homelessness demonstrate the challenging intersection of structural factors, system failures, and individual circumstances. People do not become homeless overnight; instead, it is the result of a constellation of risk factors, which, when combined, may lead to homelessness.<sup>5</sup>

This report on the 2020 homelessness count and survey considers two major factors in defining homelessness: the importance of maintaining consistency with previous FVRD surveys and similar research in Metro Vancouver and other BC communities to make useful comparisons, and the desire to include the variety of situations in which homeless persons can be found. Therefore, in the context of this survey:

**Homeless persons are defined as persons with no fixed address, with no regular and/or adequate nighttime residence of their own where they pay rent or which they own and where they can expect to stay for more than 30 days.**

Given this definition, the FVRD 2020 count and survey included persons who are in emergency shelters, safe houses, and transition houses. It also included those who are living outside in temporary make shift camps or some form of shelter, or in tents, those sleeping or spending time during the day on street sidewalks, bus shelters, under bridges, sleeping in vehicles, campers, motorhomes, and recreational vehicles. Included are also those individuals who “couch surf”, meaning they sleep at a friend’s place or family member’s place for a while or they trade favours or services for temporary shelter. Both of the latter instances are not permanent housing solutions. Lastly, included also are those with no fixed address in hospital and in jail at the time of the count. The main trait present in all the afore-mentioned living situations is that people lack their own home where they can live permanently and safely.

It is important to note the difficulty in accurately counting the more hidden homeless population, such as those who couch surf or who may be trading services or favours for temporary shelter. While this survey includes these situations in its definition of homelessness, people in these more hidden situations would most likely be significantly under-counted by means of a point-in-time count.

## 1.4 Methodology and Ethical Considerations

As already alluded to, a 24-hour snapshot survey method, known as a Point-in-Time (PiT) count, was used to enumerate as accurately as possible the number of homeless people in the FVRD. The count and survey were conducted on March 3 and 4, 2020, and coincided with a similar process in Metro Vancouver and other BC communities. Following the research methodology utilized in previous FVRD counts (2004, 2008, 2011, 2014 and 2017) the process included a nighttime and daytime component for data collection.

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<sup>4</sup> Canadian Observatory on Homelessness, 2012, p. 3.

<sup>5</sup> Gaetz, S. Donaldson, J., Richter, T., & Gulliver, T (2013). The state of homelessness in Canada 2013. Toronto, ON: Canadian Observatory on Homelessness Press.

### 1.4.1 Methodological Challenges

Gathering data on individuals living homeless has inherent challenges and although the PiT method is generally regarded as an acceptable method, it has limitations related to reliability and validity. Thus, it is important to note that a 24-hour snapshot survey does not capture each and every homeless person and participation in the survey by those who are identified as homeless is voluntary.

The number of people living homeless based on the 2020 PiT method used over a 24-hour period March 3 & 4, 2020 includes the number of homeless people who officially stayed in emergency shelters, temporary extreme weather shelters, and transition houses in communities where these are available, persons identified as living homeless by the interviewers using screening questions, plus persons with no fixed address, who were in hospitals and jails.

The demographic and health data, information on housing and homelessness and other personal information are based on responses by those voluntarily agreeing to be interviewed. Responses to survey questions are influenced by respondents' interpretation of the meaning of questions and further influenced by the respondents' physical, psychological, cognitive and emotional state at the time of the interview and the relative conduciveness or not of the physical setting during the interview.

Although the number of respondents enumerated is in all probability an undercount of the number of homeless people residing in the FVRD, it nevertheless does provide an overview of the current context, and contribute to longitudinal data analysis. The localized portrait that emerges from the data also assists with community planning at the municipal government level and provides data for continued advocacy with municipal, regional, provincial and federal governments.

For the purpose of further comparison, estimates derived from snapshot surveys may be compared with HIFIS data (Homeless Individuals and Families Information System). Additionally, communities can undertake a homeless count and survey using what is referred to as a Period Prevalent Method (PPM) whereby over a set period of time e.g. 3 or 6 months a "census" is undertaken of people who live homeless. Using this method various steps must be taken and procedures put in place to comply with statutory codes regarding privacy and confidentiality.

### 1.4.2 Ethical Considerations

In keeping with the principles of the Tri-Council Policy Statement (TCPS): Ethical Conduct for Research Involving Humans, this project recognizes that "the end does not justify the means". In other words, carrying out the survey should not harm any of the people involved (both interviewers and interviewees) physically, emotionally, or financially. The survey should in no way compromise the dignity of the persons surveyed or jeopardize their ability to receive services. The TCPS is guided by three principles including, respect for persons, concern for welfare, and justice. Accordingly, volunteer training included an ethics component and incorporated a discussion of appropriate conduct pertaining to respect, consent, fairness, equity, privacy, and confidentiality. The following approach was applied to ensure that the survey was conducted in accordance with accepted ethical guidelines:

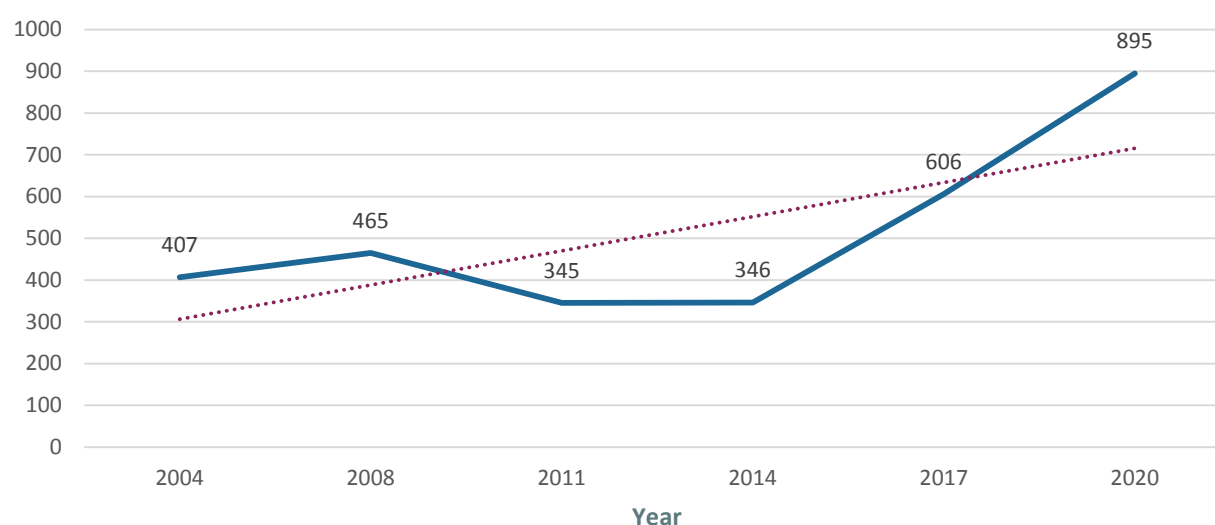
- Interviewers had to agree to keep shared information confidential, assure anonymity of interviewees, and only interview persons if they freely complied, based on informed voluntary consent.
- Interviewees were clearly informed about the nature of the project and were not deceived in order to elicit a response.

- Interviewers were selected from among people who have experience with people living homeless, an awareness of the realities contributing to homelessness, empathy for persons in this situation, and ease in relating to homeless persons.
- All interviewers attended a mandatory training session prior to the survey.

## 2. EXTENT OF HOMELESSNESS IN THE FVRD IN 2020

### 2.1 Number of Homeless People in FVRD Communities

The FVRD communities included in the survey are Abbotsford, Chilliwack, Mission, Agassiz– Harrison, Hope, and Boston Bar. The total number of homeless people enumerated during the 24-hour period on March 2 and 3, 2020 is **895 persons**. The distribution across the region is shown in Table 1. By comparing Census data with homeless count data, homelessness per capita rates can be calculated. Based on this, the per capita rate of homelessness in the FVRD increased from 0.22% in 2017 to 0.29% in 2020.



**Figure 2: FVRD Homeless population totals 2004-2020**

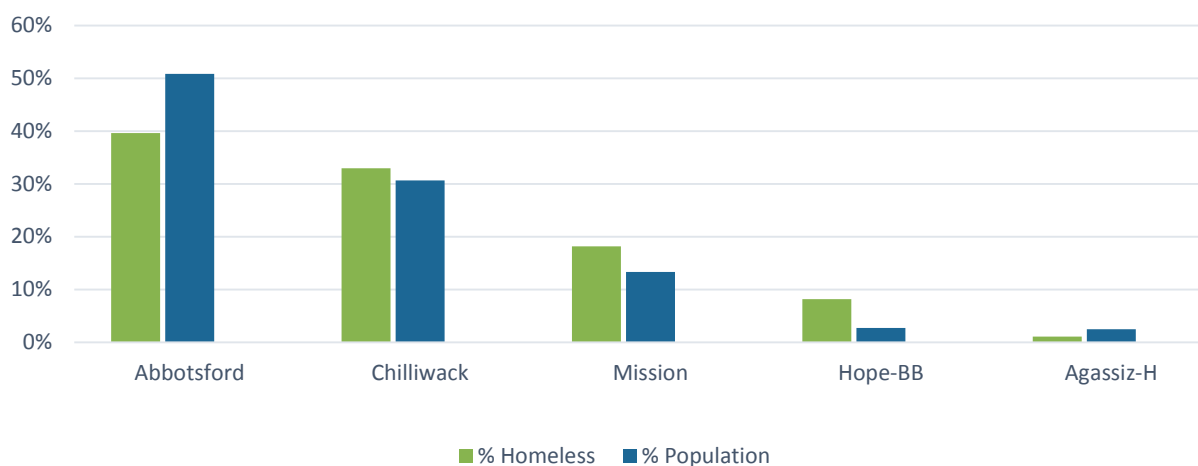
The per capita rate for Abbotsford increased from 0.19% in 2017 to 0.21% in 2020, Chilliwack from 0.26% to 0.33%, Mission from 0.16% to 0.44%, Hope, including Boston Bar/North Bend, from 0.64% to 0.85% and Agassiz-Harrison from 0.07% to 0.11%. Thus, a per capita increase in homelessness in all communities from 2017 to 2020, with the biggest per capita increase in Mission, followed by Hope and smaller per capita increases in Chilliwack, Abbotsford and Agassiz-Harrison.



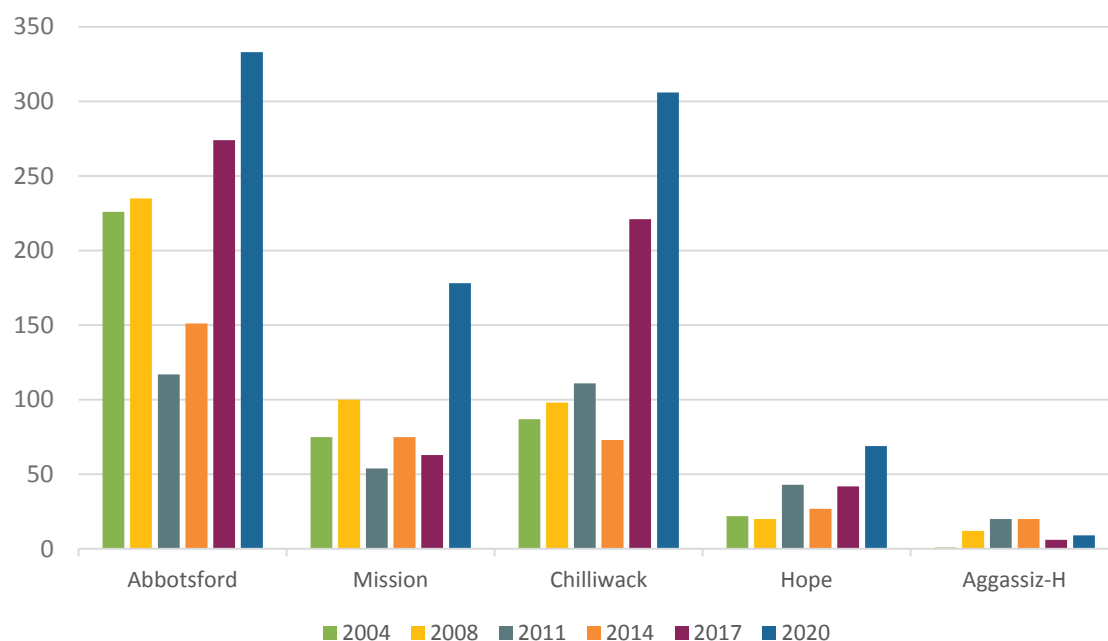
**Table 1: Number of Respondents per Community Compared to Relative Population Size**

DISTRICT	2017 (n) Persons	2017 (%) Persons	2017 (n) Population	2017 (%) Population	2020 (n) Persons	2020 (%) Persons	2020 (n) Population	2020 (%) Population
<b>Abbotsford</b>	274	45%	141,405	51%	333	37.2%	152,267	51%
<b>Chilliwack</b>	221	37%	83,800	30%	306	34.2%	91,797	30%
<b>Mission</b>	63	10%	38,830	14%	178	19.9%	39,873	13%
<b>Hope Boston Bar</b>	42	7%	6,473	2%	69	7.7%	8,095	3%
<b>Agassiz-Harrison</b>	6	1	7,540	3%	9	1.0%	7,540	3%
<b>Total</b>	<b>606</b>	<b>100%</b>	<b>278,048</b>	<b>100%</b>	<b>895</b>	<b>100%</b>	<b>299,572</b>	<b>100%</b>

The number of homeless persons in the FVRD increased from 606 persons in 2017 to 895 in 2020. The community of Abbotsford reported 59 more homelessness persons. The community of Chilliwack reported 85 more persons. Mission reported the largest increase in homeless persons from 63 persons in 2017 to 178 persons in 2020; that is 115 more people. Hope and Boston Bar/North Bend reported an increase of 33 persons and Agassiz-Harrison saw an increase from 6 to 9 persons.



**Figure 3: Homeless Persons compare with General Population per Community (%)**



**Figure 4: Homeless population totals per community: 2004– 2020**

## 2.2 Cause of Homelessness

The three causes for homelessness representing the largest response categories i.e. 20% or higher, during the FVRD 2020 survey are interpersonal conflict, family/relational breakdown including abuse (34%); income too low/lack of affordable/suitable housing (23%) and addiction (21%). See Table 2 below.

**Table 2: Causes for having lost housing**

Reason Given	2020(N)	2020(%)
Interpersonal Conflict, Family/Relational Breakdown including Abuse	230	33.5%
Income Too Low/lack of affordable/suitable housing	157	22.9%
Addiction	142	20.7%
Mental Health	52	7.5%
Physical Health/Disability issue	24	3.5%
Death of spouse/partner/family Member	16	2.3%
Building Sold	42	6.1%
Complaint	24	3.5%
<b>Total</b>	<b>687</b>	<b>100%</b>

## 2.3 How to end Homelessness

Respondents were asked what is keeping them from finding a home and how can their homelessness be ended. The reasons that respondents provided for keeping them from finding a home relate mostly to affordability and further complicated by health issues (see Table 4 below). The three main solutions for ending homelessness based on respondents' answers were:

- More affordable/suitable housing
- Higher wages/Employment
- Improvement in health and addiction

A further 29 or (6%) of respondents indicated that they don't know what would end homelessness for them. Table 3 is a reflection of the answers that the respondents provided for how to end homelessness.

**Table 3: How to end homelessness**

End of Homelessness	2020 (N)	2020 (%)
Affordable/Suitable Housing	278	58.0%
Higher wages/Employment	94	19.6%
Improvement in health and addiction	41	8.5%
Don't Know	29	6.0%
Other	38	7.9%
<b>Total</b>	<b>480</b>	<b>100%</b>

## 2.4 Reason for not finding a home

In response to the question what is keeping you from finding a home (place of your own), the majority of respondents (53%) cited "rent too high/income too low" as the reason for not finding a home. Another reason indicated by a significant proportion of respondents is addiction (15%) for not finding a place (housing) to stay in. Thirteen percent (13%) of respondents stated that they do not know what the reason is for not being able to find housing (see Table 4 below).

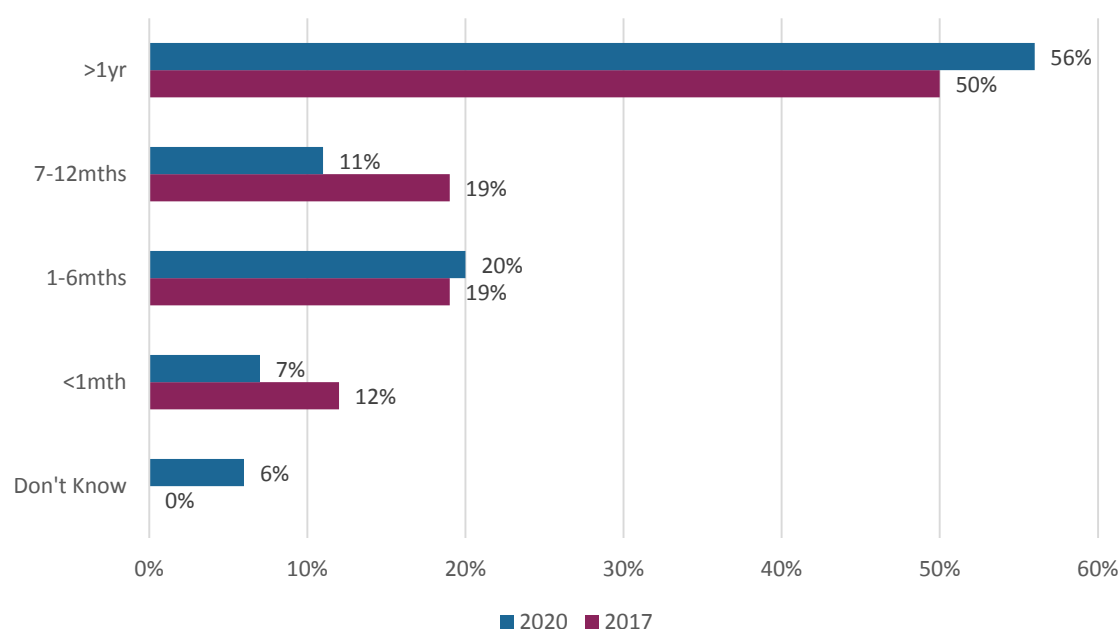
**Table 4: Reason for not finding a home**

Reason for not finding a home	2020 (N)	2020 (%)
Rent too high/Income too low	226	53.4%
Addiction	64	15.2%
Mental Health	19	4.5%
Other	58	13.7%
Don't Know	56	13.2%
<b>Total</b>	<b>423</b>	<b>100%</b>

## 2.5. Length of Homelessness

Under the National Homelessness Partnering Strategy (HPS), now known as Reaching Home Canada, the federal government defines two types of homelessness, chronic and episodic. “Chronically homeless refers to individuals, often with disabling conditions (e.g. chronic physical or mental illness, substance abuse problems), who are currently homeless and have been homeless for six months or more in the past year (i.e., have spent more than 180 cumulative nights in a shelter or place not fit for human habitation); Episodically homeless refers to individuals, often with disabling conditions, who are currently homeless and have experienced three or more episodes of homelessness in the past year (of note, episodes are defined as periods when a person would be in a shelter or place not fit for human habitation, and after at least 30 days, would be back in the shelter or inhabitable location)”<sup>6</sup>

Using the above description and based on data from the 2020 survey the proportion of chronic homeless people in the FVRD is 67% which is close to the 69% reported in 2017. Twenty percent (20%) are homeless for a period of one to six months. Only 6% of surveyed individuals reported that they are homeless for less than 1 month. However, the latter does not necessarily denote new entry into homelessness, as shorter durations of homelessness could also represent episodic homelessness. See Figure 6 below for length of homelessness comparing 2017 and 2020 data.



**Figure 5: Length of homelessness**

<sup>6</sup> Economic and Social Development Canada, 2016

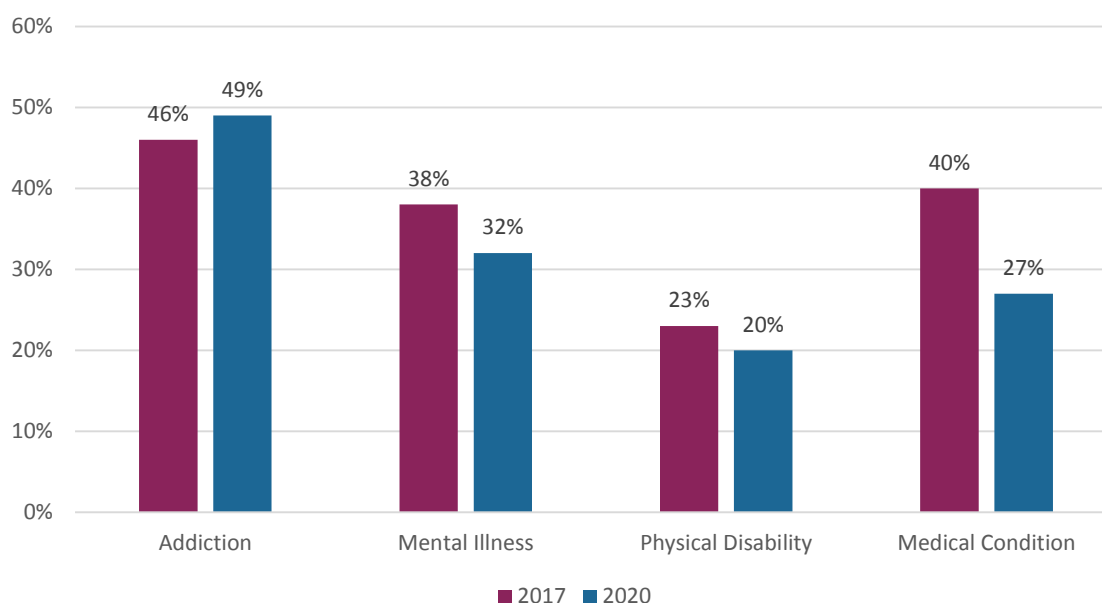
## 2.6. Health Problems

Survey respondents were asked to report health problems, i.e. medical condition, physical disability, mental illness and addiction (see Table 5 and Figure 7 below).

**Table 5: Reported Health Problems**

Health Issue	2017 (N)	2017 (%) <sup>7</sup>	2017 (TR)	2020 (N)	2020 (%) <sup>8</sup>	2020 (TR)
Addiction	333	45.9%	23.5%	440	49.2%	14.1%
Mental Illness	232	38.38%	16.0%	287	32.1%	13.9%
Physical Disability	142	23.4%	10.3%	170	20.0%	27.1%
Medical Condition	239	39.4%	25.7%	245	27.47%	35.5%

The individual cases reported for addiction are 440, mental illness 287, medical condition 245 and physical disability 170. Expressed as percentages of the total number of homeless persons, those living with addiction, with mental illness and physical disabilities represent respectively 49%, 32% and 20% of the homeless population in the FVRD (see Table 5 above). Responses from 2017 and 2020 show that homeless persons in the FVRD continue to reflect high prevalence of health problems and that most of it, according to responses received, goes untreated if the low percentages for receiving treatment is used as an indicator. To state it differently; a significantly low percentage of respondents indicated that they receive treatment in comparison to the substantial proportion that reported addiction, mental illness and other health problems.

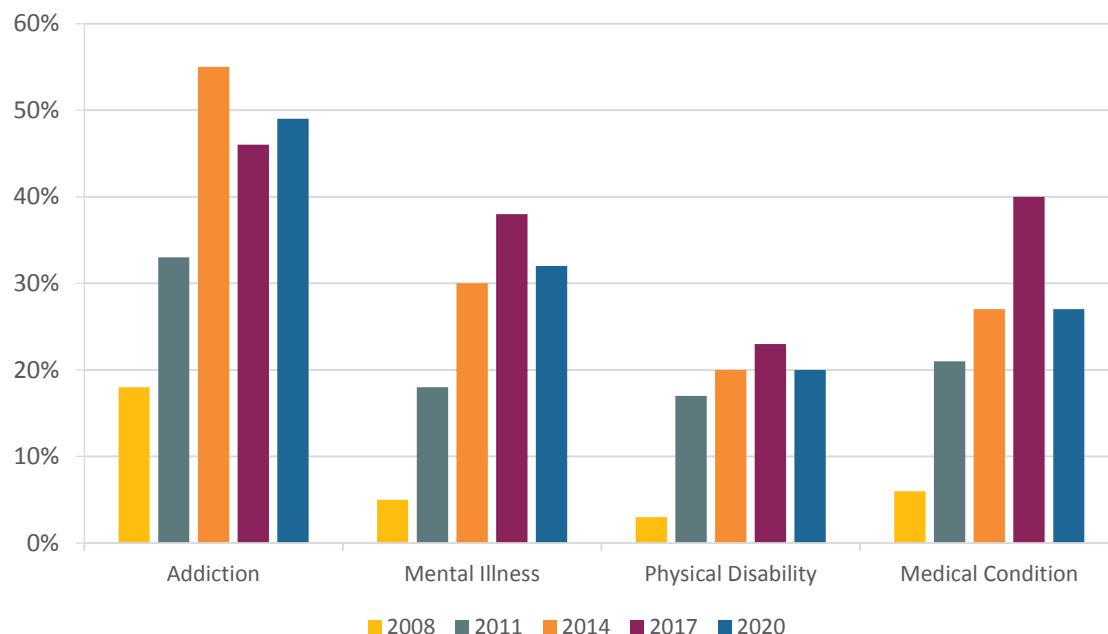


**Figure 6: Health Issues 2017 and 2020**

<sup>7</sup> Expressed as percentage of total homeless population of 606.

<sup>8</sup> Expressed as percentage of total homeless population of 895.

When comparing health issues based on data from 2008, 2011, 2014, 2017 and 2020 surveys (see Figure 8 below) it shows an increase over the period 2008-2017 of the proportions of homeless people living with addiction and mental illness and those who have a physical disability or reporting a medical condition. Since 2014 and each subsequent tri-annual count the percentage for addiction remains around 50%, mental illness around 30%, physical disability around 20% and medical condition around 25% with the exception of the 40% related to medical condition in 2017.<sup>9</sup>



**Figure 7: Health issues 2008-2020**

### 2.4.1 Acquired Brain Injury (ABI)

The 2020 survey included a new question related to acquired brain injury (ABI). An Acquired Brain Injury is any damage to the brain that occurs after birth and that is not related to a congenital or a degenerative disease. Causes may include traumatic injury, seizures, tumors, infectious diseases, events where the brain has been deprived of oxygen and toxic exposure such as substance abuse. The number of persons living homeless in the FVRD who reported having an acquired brain injury is 112, or 13% of the total homeless population. *An ABI is one of the key causes of disability in individuals under the age of 45<sup>10</sup> an ABI can have serious consequences for the person's level of independence<sup>11</sup>*

<sup>9</sup> Proportions calculated as a percentage of total homeless population for each tri-annual count.

<sup>10</sup> Canadian Institute of Neurosciences, Mental Health and Addiction, 2020.

<sup>11</sup> Canadian Brain Foundation, 2020.

## 2.4.2 Access to Family Doctor or Walk-In Clinic

Respondents were asked if they had access to a family doctor or a walk-in clinic. The 2020 data showed that 448 individuals, representing 52% of the total number of homeless persons in the FVRD were able to access medical services through a family doctor or a Walk-In Clinic. This number of 448 breaks down into 171 who make use of a Family Doctor and 277 who make use of a Walk-In Clinic as shown in the Table 6 below. This data also indicates an increase in the proportion of homeless persons accessing health care from 70% in 2017 to 85% in 2020.

**Table 6: Access to family doctor or walk-in clinic**

Service	2017 (N)	2017 (%)	2020 (N)	2020 (%)
Family Doctor	138	30.5%	171	32.6%
Walk-In Clinic	180	39.7%	277	52.7%
Neither	135	29.8%	77	14.7%
Total	453	100.0%	525	100.0%

## 2.7. “Sheltered” and “Unsheltered” Homeless Persons

The number of homeless persons staying in official shelters in the five communities within the FVRD was 225 or 37% in 2017 and 381 or 43% in 2020 and those surveyed outside including those in cars, vans, campers, trailers, RVs totaled 201 or 33% in 2017 and 385 or 43% in 2020. Those who reported that they were sleeping at the homes of friends or family (couch surfing) totaled 122 or 20% in 2017 and 101 or 11% in 2020. Persons with no fixed address in hospitals totaled 14 or 2% in 2017 and 27 or 3% in 2020 (see Table 7 below).

Fifty-nine (59) respondents indicated that they were accompanied by a spouse or partner and ten (10) respondents stated that they had children with them. Of these ten, five mothers were in Transition Houses with their children. The other five females were couching surfing with their children. Eight (8) respondents reported that they had pets with them.

**Table 7: Accommodation on night of count and survey**

Place Stayed	2020 (N)	2020 (%)
Shelter	381	42.6%
Jail	1	0.1%
Hospital	27	3.0%
Outside	325	36.3%
Car/van/camper	60	6.7%
Someone else's place	101	11.3%
Total	895	100.0%

## 2.8. Shelter and Transition House Beds in the Fraser Valley

Table 8 below provides a picture of the number of emergency shelter beds (S Beds), extreme weather beds (E Beds), women's transition house beds (W/T Beds) and youth shelter beds (Y Beds) available in 2017 and 2020 in each FVRD community. The total number of shelter and transition house beds available in 2017 was 396. Based on data obtained from shelter staff during the 2017 count, 238 individuals stayed overnight in shelters and transition houses across the region. This means that 158 beds were vacant across the region on the night of the homeless count in 2017. The total available shelter and transition house beds increased from 396 in 2017 to 492<sup>12</sup> in 2020. Shelter staff reported that 368 beds were occupied during the night of the 2020 count therefore 124 beds were vacant across the region. If all vacant shelter and transition house beds across the region were utilized during the night of March 3, 2020 there would still have been 403 homeless persons without shelter. This translate into 45% of the total of 895 homeless persons in the region in 2020. However, it is very important to realize that vacancies also relate to certain types of shelter facilities such beds/shelter for youth (18 years and younger) and beds/shelter for women with children fleeing conflict, abuse and/or violence. These shelter and transition house facilities are not suitable or appropriate to be used by homeless persons who do not fall into the sub-groups of youth, women and women with children.

**Table 8: Number of Shelter Beds<sup>13</sup> per Community**

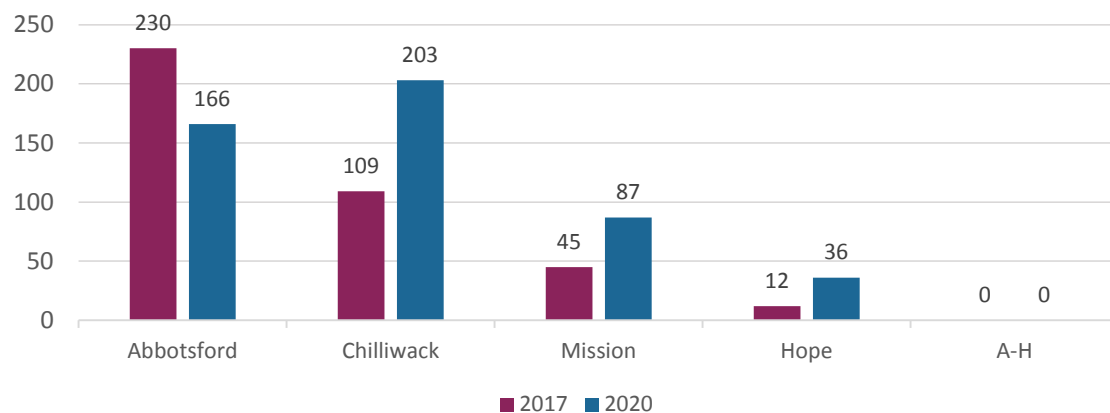
Community	S Beds 2017	E Beds 2017	W/T Beds 2017	Y Beds 2017	Total 2017	% 2017	S Beds 2020	E Beds 2020	W/T Beds 2020	Y Beds 2020	Total 2020	% 2020
<b>Abbotsford</b>	64	150	12	4	230	58%	90	48	12	16	166	34%
<b>Mission</b>	20	15	10	0	45	11%	27	50	10	0	87	18%
<b>Chilliwack</b>	42	47	12	8	109	28%	164	0	30	9	203	41%
<b>Agassiz-H</b>	0	0	0	0	0	0%	0	0	0	0	0	0%
<b>Hope-BB</b>	4	0	8	0	12	3%	28	0	8	0	36	7%
<b>Total</b>	<b>130</b>	<b>212</b>	<b>42</b>	<b>12</b>	<b>396</b>	<b>100%</b>	<b>309</b>	<b>98</b>	<b>60</b>	<b>25</b>	<b>492</b>	<b>100%</b>

Figure 9 below depicts the increase in emergency shelter beds in FVRD communities during the period 2017-2020. Agassiz-Harrison remains the only community with zero available beds in the FVRD and the total number of homeless (895) in the FVRD remains larger than the current number of 492 available beds.

<sup>12</sup> The increase relates mostly to emergency shelter beds and to a lesser extend to Women's Transition House and extreme weather beds. Extreme weather beds are not year-round beds and typically available from November to March each year.

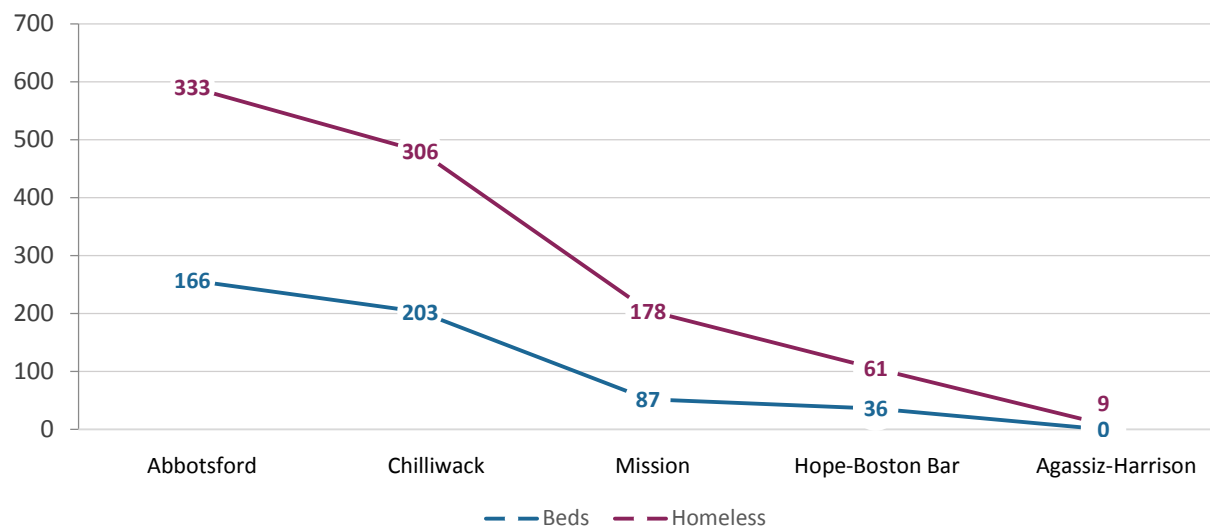
<sup>13</sup> Shelter beds inclusive of emergency shelters, extreme weather shelters, youth shelters and women's transition houses.





**Figure 8: Change in Shelter Beds<sup>14</sup> per community: 2017-2020**

Figure 10 below provides a picture of the relationships between availability of shelter beds and the number of persons living homeless. The number of available shelter beds are less than the number of homeless individuals in all the FVRD communities. Agassiz has zero beds. Mission has a total of 87 beds with a total count of 178 homeless individuals, thus 91 fewer beds than the number of homeless persons in 2020. Abbotsford has 167 fewer beds than homeless individuals, Chilliwack 103 fewer beds than homeless individuals and Hope has 25 fewer beds than homeless persons based on 2020 count and survey.



**Figure 9: Shelter Beds<sup>15</sup> compared to number of Homeless Persons by Community**

<sup>14</sup> Shelter beds inclusive of emergency shelters, extreme weather shelters, youth shelters and women's transition houses.

<sup>15</sup> Shelter beds inclusive of emergency shelters, extreme weather shelters, youth shelters and women's transition houses.

Respondents were also asked to state their main reasons for not having used an emergency shelter or transition house the night of the count. Just under a third (31%) of the respondents reported that they either dislike (23%) shelters or that they slept in their vehicle (8%). Social Development Canada (2016) reported that it is a nation-wide trend in all Canadian communities that fewer people are using shelters and a larger number prefer not to use shelters on a continuous basis. The number of homeless persons in the FVRD that slept in shelter beds during the 2017 count was 238 (39%) of the total of 606 homeless individuals and the number of homeless persons who used shelter beds during the 2020 count was 381 (43%) of the total of 895 homeless individuals. Based on these numbers the proportion of homeless persons sleeping in shelters in the FVRD has not decreased.

## 3. HOMELESS PERSONS IN FVRD COMMUNITIES

### 3.1. Overview of Homeless Persons in the Fraser Valley

Based on information obtained from homeless persons during the 2020 count and survey the following overview of homeless people in the FVRD can be presented.

### 3.2. Gender Identity

FVRD counts and surveys of people who live homeless have consistently found men to account for roughly two-thirds of respondents. The gender distribution of homeless persons surveyed in the Fraser Valley in 2017 and 2020 confirms this data, as 64% were male and 35% were female in 2017. In 2020 the proportions are 67% male and 32% female. As previously noted, the Point-in-Time method does not necessarily capture all persons who live homeless not to speak of the challenges to capture hidden homeless persons i.e. women, women with children, families and those who couch surf. Women form a significant proportion of the hidden homeless. As can be seen from Table 9 below, the gender distribution in the FVRD general population based on 2016 Census data breaks down almost evenly between males and females.

**Table 9: Gender of respondents compared to general population**

Gender	2017 (N) Homeless Persons	2017 (%) Homeless Persons	2020 (N) Homeless Persons	2020 (%) Homeless Persons	2016 (N) Census	2016 (%) Census
<b>Male</b>	352	64.1%	533	67.4%	289,470	49.6%
<b>Female</b>	193	35.2%	253	32.0%	294,560	50.4%
<b>Transgender</b>	2	0.4%	0	0.0%		
<b>Other</b>	2	0.4%	0	0.0%		
<b>Two-Spirit</b>	0	0%	1	0.1%		
<b>Non-binary</b>	0	0%	4	0.5%		
<b>Total</b>	<b>549</b>	<b>100%</b>	<b>791</b>	<b>100%</b>	<b>584,030</b>	<b>100.0%</b>

### 3.3. Age

The percentage of homeless youth in the category, less than 15 years of age and 15-19 year old in the FVRD decreased from 18% in 2014 to 15% in 2017 and to 7% in 2020. The single largest age group based on 2020 data is 30-39 years old that constitute one quarter or 25% of those who live homeless in the FVRD. The FVRD saw an increase in the age category 60 or older from 4% in 2014 to 8% in 2017 and 11% in 2020. The actual number of person 60 years and older more than doubled from 44 in 2017 to 92 in 2020 (see Table 10 below).

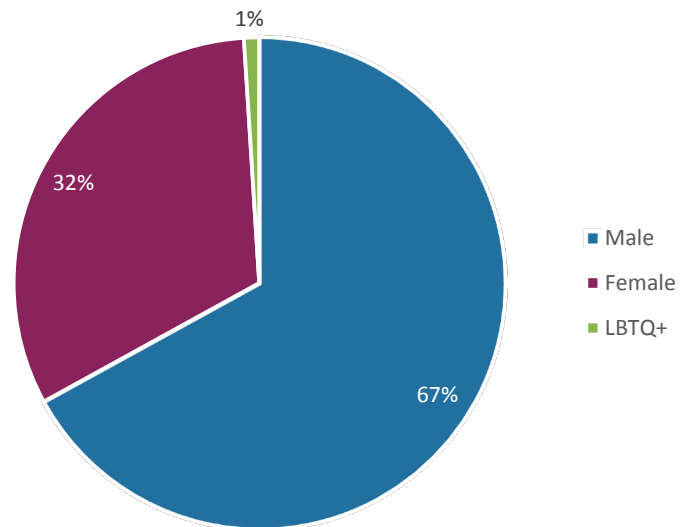
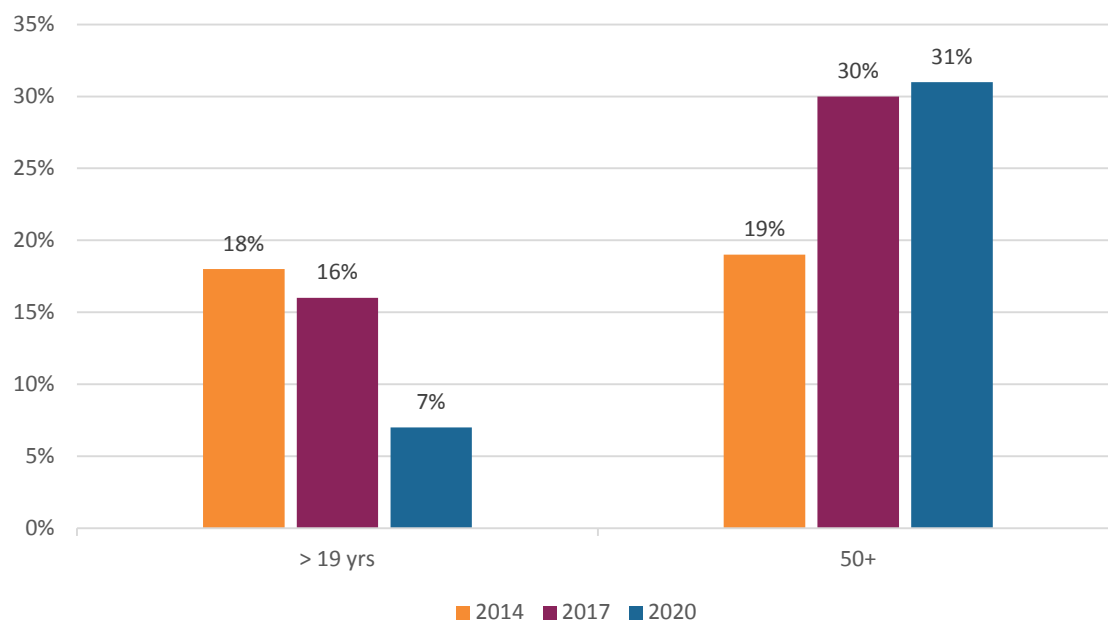


Figure 10: Gender composition 2020 FVRD homeless population

Table 10: Age of respondents - 2014, 2017 and 2020 comparison

	2014 (%)	2017 (N)	2017 (%)	2020 (N)	2020(%)
<b>Less than 15</b>	0.0%	7	1.3%	1	0.1%
<b>15-19</b>	18%	78	14.5%	52	6.7%
<b>20-29</b>	17%	81	15.0%	136	17.4%
<b>30-39</b>	22%	103	19.1%	197	25.3%
<b>40-49</b>	24%	109	20.2%	150	19.3%
<b>50-59</b>	15%	117	21.7%	151	19.4%
<b>60 or older</b>	4%	44	8.2%	92	11.8%
<b>Total</b>	<b>100%</b>	<b>539</b>	<b>100%</b>	<b>779</b>	<b>100%</b>

Figures 12 below depict the increase in the age category 50+ and the decrease in age category 19 years and younger over the period 2014-2020. The age group 60 and older presents special health and medical needs requiring a different approach to care than current emergency shelter system is geared for. Suffice to say that an emergency shelter for homeless persons is not an appropriate place for on-going care of a person with health concerns or special needs including needs linked to old age.



**Figure 11: Proportional decrease and increase for age categories 19 and younger and 60 and older: 2014 – 2020.**

### 3.4. Sexual Identity

Respondents that identified with being heterosexual or straight are the majority at 92% with the remaining 8% divided into smaller percentages of LGBTQ+ categories. A total of 11 individuals (2%) responded with “don’t know” to the question “How do you describe your sexual orientation?” (see Table 11 below).

**Table 11: Sexual identical of respondents**

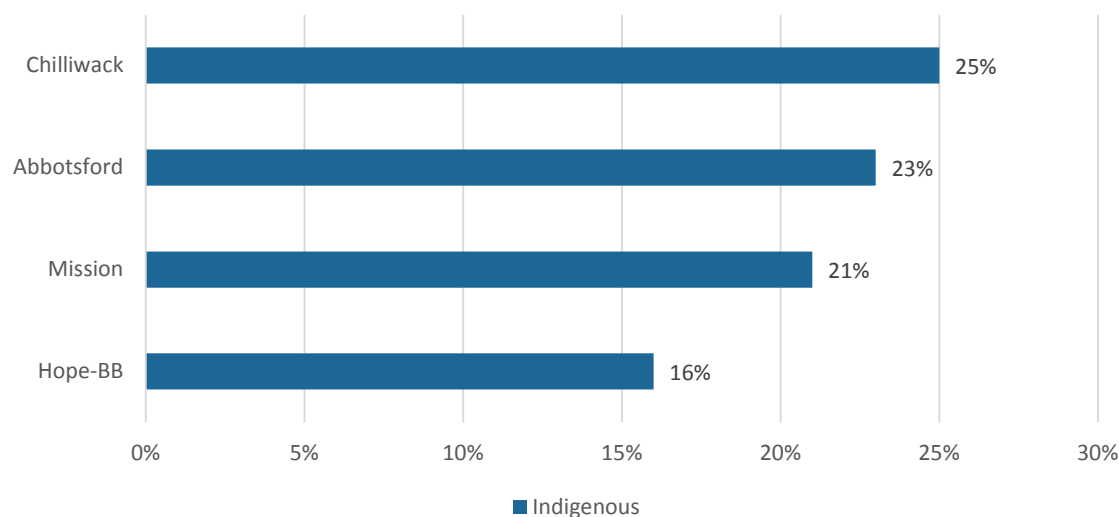
Sexual Identity	2017 (N)	2017 (%)	2020 (N)	2020 (%)
<b>Heterosexual/Straight</b>	410	89.9%	545	92.1%
<b>Bisexual</b>	30	6.6%	21	3.6%
<b>Two-Spirited</b>	5	1.1%	0	0.0%
<b>Gay</b>	4	0.9%	6	1.0%
<b>Other</b>	4	0.9%	2	0.3%
<b>Questioning</b>	2	0.4%	1	0.2%
<b>Don’t know</b>	0	0%	11	1.9%
<b>Pansexual</b>	0	0%	2	0.3%
<b>Lesbian</b>	1	0.2%	2	0.3%
<b>Not listed</b>	0	0.0%	2	0.3%
<b>Total</b>	<b>456</b>	<b>100.0%</b>	<b>592</b>	<b>100%</b>

### 3.5. First Nation/Indigenous Presence

Homeless individuals in the FVRD that identified as First Nation or with having Indigenous ancestry, total 200 in 2020, constituting 33% of the respondents compared to 174 or 35% of respondents in 2017 as depicted in Table 12 below. Two thirds of respondents do not identify as First Nation or as having Indigenous ancestry. The 200 respondents who identify as First Nation or having Indigenous ancestry represent 22% of the total homeless population in the FVRD in 2020 compared to 174 or 29% in 2017. Therefore, although the number of respondents who identified as First Nation or as having Indigenous ancestry has increased from 2017, their proportion of the total homeless population in 2020 is smaller given an increase in the number of homeless persons who do not identify as First Nations or as having Indigenous ancestry in 2020 compared to 2017.

**Table 12: First Nation/ Indigenous presence among homeless persons**

Aboriginal Homeless Presence	2017 (N)	2017 (%)	2020 (N)	2020 (%)
<b>First Nations</b>	118	23.7%	163	27.0%
<b>Other NA Indigenous Ancestry</b>	17	3.4%	5	0.8%
<b>Metis</b>	37	7.4%	28	4.6%
<b>Inuit</b>	2	0.4%	1	0.2%
<b>Other Indigenous Ancestry</b>	0	0.0%	3	0.5%
<b>Does Not Identify as Aboriginal</b>	323	65.0%	406	67.0%
<b>Total</b>	<b>497</b>	<b>100%</b>	<b>606</b>	<b>100%</b>



**Figure 12: First Nation/ Indigenous homeless persons as proportion of total homeless population per community (%)**

As depicted above (Figure 14) Chilliwack has the highest proportion of homeless individuals identifying as First Nation or as having Aboriginal ancestry, followed closely by Abbotsford and Mission and a smaller proportion in Hope-Boston Bar/North Bend. At 22% as a proportion of total number of people who live homeless in the FVRD, First Nations/Indigenous persons are overrepresented in the homeless population compared to the proportion of Aboriginal people in the general FVRD population.

### 3.6. Community From

Respondents were asked to indicate the community that they moved from to the FVRD community where they were interviewed. The percentage of homeless individuals that are from the community where they were interviewed in the FVRD or from another community in the FVRD make up 31% of the responses compared to 33% in 2017 and 32% in 2014. The rest of those found to live homeless in 2020 in FVRD communities moved to FVRD communities from Vancouver (25%), other parts of Canada (21%) and the rest of BC (20%).

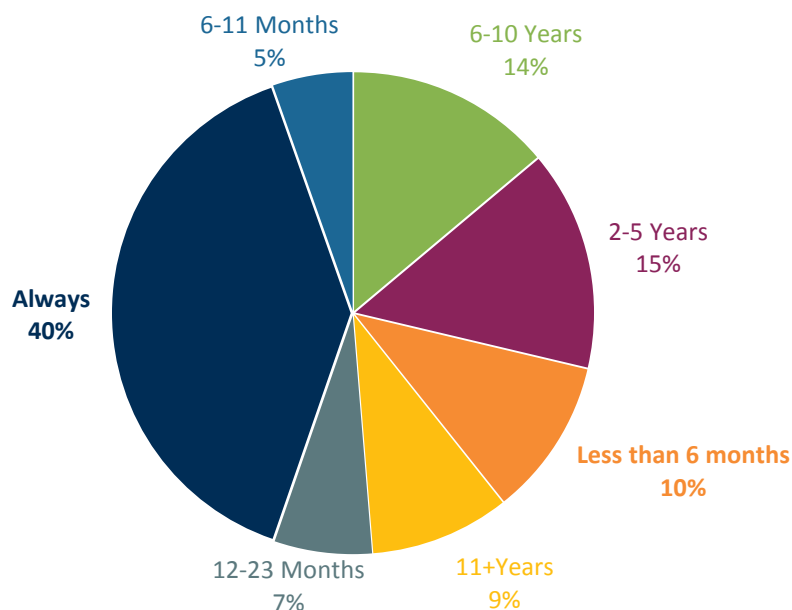
**Table 13: Community moved from**

Home Community	2014 (N)	2014 (%)	2017 (N)	2017 (%)	2020 (N)	2020 (%)
<b>FVRD</b>	67	32.7	109	33.0%	119	30.9%
<b>Metro Vancouver</b>	56	27.3	43	13.0%	94	24.5%
<b>Another Part of BC</b>	38	18.5	115	34.8%	76	19.8%
<b>Another Part of Canada</b>	39	19.1	46	13.9%	80	20.8%
<b>Another Country</b>	5	2.4	17	5.2%	15	3.9%
<b>Total</b>	<b>205</b>	<b>100.0%</b>	<b>330</b>	<b>100.0%</b>	<b>384</b>	<b>100%</b>

It is worth noting that these statistics can be misleading when looked at in isolation. It needs to be interpreted with the information on length of residency below. For example, a person reporting moving from another part of BC or Canada could be newly homeless but could have lived in the FVRD for more than a decade as is reflected in Table 14.

### 3.7. Length staying in local Community

Survey findings reveal that almost half (49%) of the those living homeless in 2020 lived in the FVRD for more than 11 years and more than a third (39%) have always lived in their community (see Table 14 and Figure 15 below).



**Figure 13: Length staying in local community**

**Table 14: Length of stay in local community**

Length of Residency	2017 (N)	2017 (%)	2020 (N)	2020 (%)
Less than 6 months	72	15.8%	57	10.4%
6-11 months	23	5.1%	29	5.3%
12-23 months	16	3.5%	36	6.6%
2-5 years	60	13.2%	81	14.8%
6-10 years	66	14.4%	76	14.0%
11 or more years	124	27.3%	51	9.3%
Always	94	20.7%	216	39.6%
<b>Total</b>	<b>455</b>	<b>100.0%</b>	<b>546</b>	<b>100%</b>

### 3.8. Sources of Income

There was no significant change in sources of income from the 2017 point in time count to the 2020 count. More than 90% of the respondents were unemployed during both counts. A small percentage (6%) reported that they hold either a part-time or full-time job in 2017 and 8% reported the same in 2020. To put it differently, in 2017, 48 individuals reported having a part-time or a full-time job. In 2020, 75 persons reported having a part time or full-time job. As a percentage of the total number of people deemed to live homeless in 2017 (606) and in 2020 (895) the percentage or proportion of those having a part-time or full-time job is 8%.

The two sources of income representing the biggest response categories were the same in 2017 and 2020 with Income Assistance (24%) in 2017, and 26% in 2020. By combining the two categories of



Income Assistance and Disability Allowance it is evident that Social Assistance (Welfare) constitutes 46% as a category for source of income in 2020 compared to 39% in 2017. Binning (bottle and can collection) remain the third highest reported source of income at 12% in both 2017 and 2020.

**Table 15: Sources of Income<sup>16</sup>**

Source of Income	2017 (N)	2017 (%)	2020 (N)	2020 (%)
<b>Income Assistance</b>	199	23.8%	257	26.0%
<b>Disability (Welfare)</b>	128	15.3%	197	20.0%
<b>Binning/Bottles</b>	105	12.6%	123	12.4%
<b>No Income</b>	74	8.9%	32	3.2%
<b>Other (GST/HST Refund/Child Tax Benefit)</b>	54	6.5%	83	8.4%
<b>Panhandling</b>	51	6.1%	66	6.6%
<b>Family/Friends</b>	50	6.0%	41	4.1%
<b>Part-time Job</b>	43	5.1%	65	6.5%
<b>Vending</b>	28	3.4%	35	3.5%
<b>Disability (CPP)</b>	24	2.9%	25	2.5%
<b>CPP</b>	18	2.2%	27	2.7%
<b>Honoraria/Stipend</b>	17	2.0%	0	0%
<b>Youth Agreement</b>	15	1.8%	0	0%
<b>Other Pension</b>	11	1.3%	7	0.7%
<b>Old Age Security</b>	10	1.2%	19	1.9%
<b>Full-time Job</b>	5	0.6%	10	1.0%
<b>Employment insurance</b>	3	0.4%	6	0.5%
<b>Total</b>	<b>835</b>	<b>100%</b>	<b>993</b>	<b>100%</b>

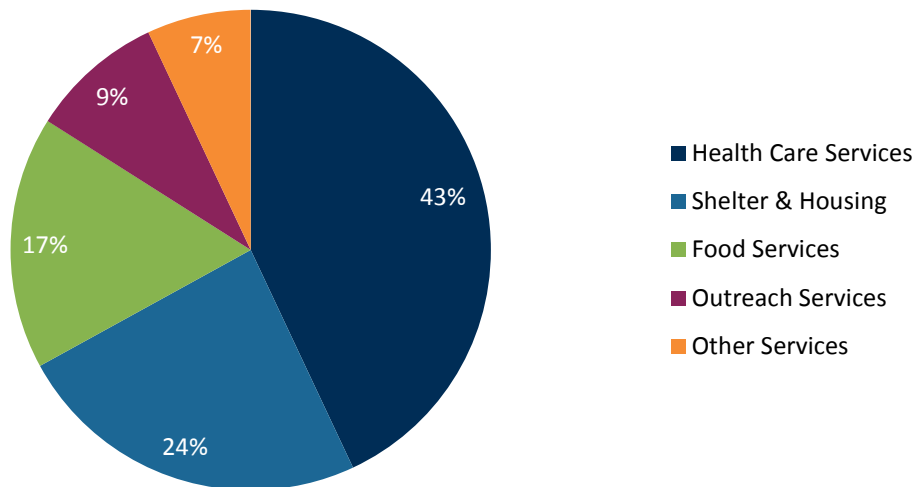
### 3.9. Service Usage

Respondents used various services over the twelve months preceding the count and survey as outlined in Table 16 below. The services representing the largest percentages of responses in 2020 are emergency shelter, meal programs/soup kitchen, extreme weather shelter, hospital emergency room, and outreach services. When services are clustered together then health care services constitute 43%, shelter and housing services 24%, food services 17%, outreach services 9% and the remaining other services 7% (see Figure 16 below).

<sup>16</sup> Respondents could check of all sources of income that apply to them hence the “N” column representing all responses and not individual respondents or cases. The “%” column expresses the responses for each income source as a percentage of the total number of responses for all sources of income.

**Table 16: Services Usage<sup>17</sup>**

Service Used	2017 (N)	2017 (%)	2020 (N)	2020 (%)
Meal Program/Soup Kitchen	303	10.7%	337	9.6%
Emergency Room	278	9.9%	304	8.7%
Food Bank	256	9.1%	255	7.3%
Emergency Shelter	0	0.0%	399	11.4%
Extreme weather shelter	255	9.0%	312	8.9%
Outreach	214	7.6%	301	8.6%
Harm Reduction	185	6.6%	265	7.5%
Ambulance	177	6.3%	198	5.6%
Other Addiction Services	160	5.7%	118	3.4%
Non-Emergency Medical	144	5.1%	181	5.2%
Health Clinic	0	0.0%	217	6.2%
Probation/Parole	126	4.5%	104	3.0%
Mental Health Services	119	4.2%	135	3.7%
Employment	106	3.8%	95	2.7%
Dental Services	77	2.7%	71	2.0%
Housing Help/ Eviction Prevention	65	2.3%	56	1.6%
Transitional Housing	53	1.9%	57	1.5%
Other	37	1.3%	38	1.2%
None	10	0.4%	62	1.8%
Newcomer Services	3	0.1%	5	0.1%
Total	2819	100.1%	3510	100%



**Figure 14: Services by usage**

Respondents could check of all sources of income that apply to them hence the “N” column representing all responses and not individual respondents or cases. The “%” column expresses the responses for each income source as a percentage of the total number of responses for all

### 3.10. Government Care

A total number of 114 individuals, representing 19% of the total homeless population in the FVRD, reported in 2017 that they had been in Government Care at some stage during their life. In 2020 the number is 235, constituting just more than a quarter or 26% of the total number of homeless people in the FVRD in 2020. For the purpose of this survey and the report on it, Government Care includes:

- foster care
- youth group home
- youth agreement
- Independent Living Agreement
- and Residential School.

### 3.11 Length in Canada

The percentage respondents that indicated that they were new to Canada within the last five years were 0.3% or 1 person and 0.4% or 2 persons respectively in 2017 and 2018. The 2017 and 2020 data show that the homeless population in the FVRD is almost exclusively made up of individuals who have lived in Canada for longer than five years and who did not come to Canada as immigrants or refugees (see Tables 17 and 18 below).

**Table 17: New to Canada within the last five years**

New Last 5 Years	2017 (N)	2017 (%)	2020 (N)	2020 (%)
Yes	1	0.3%	2	0.4%
No	363	99.7%	478	99.6%
Total	364	100.0%	480	100%

The majority (95%) of the respondents indicated that they are Canadian born. The number of individuals that indicated that they are immigrants increased from 7 (2017) to 29 (2020). One respondent specified 'Other' because of having dual US-Canada citizenship.

**Table 18: Canadian status**

Immigrant/Refugee	2017 (N)	2017 (%)	2020 (N)	2020 (%)
Immigrant	7	5.5%	29	5.0%
Refugee	1	0.8%	1	0.2%
Other	0	0.0%	1	0.2%
Canadian	119	93.7%	549	94.6%
Total	127	100.0%	580	100%

### **3.12 Service with Canadian Forces or First Responder**

The number of respondents that indicated that they served in the Canadian Forces were 16 in 2017 and 23 in 2020. In addition, six (6) former First Responders were amongst those living homeless in 2017 and four (4) in 2020. The percentage homeless individuals in 2020 that served as either First Responder or in the Canadian Forces therefore constitute 3% of the homeless population in the FVRD.

# SUMMARY OF FINDINGS

- The number of homeless persons in FVRD based on the 2020 Homelessness Count and Survey is 895. Of this number, 381 were in shelters, 325 outside, 101 couch-surfed, 60 were in vehicles, 27 in hospital (NFA) and 1 in jail (NFA).
- The number of persons who are homeless in the FVRD is trending up using 2014 as the base year.
- There is an increase in the number of homeless persons from 2017 in each of the five communities with the largest increase recorded in Mission.
- There is an increase in the proportion of homeless persons who were in shelters but also an increase in the proportion of those living in vehicles.
- Emergency shelter beds, with the exception of Abbotsford, have increased from 2017 but the number of homeless persons is still significantly higher compared to the available emergency shelter beds.
- The following factors individually or in various combinations appear to contribute to homelessness in the FVRD:
  - High rent
  - Low income
  - Inadequate supply of affordable, suitable and supportive housing
  - Addiction
  - Mental illness
  - Family or relational breakdown including conflict, abuse and violence
- The 2020 FVRD Point-in-Time count and survey once more reveals the urgent need for appropriate housing in the form of long-term housing and care facilities (care homes) for chronic homeless persons, including those 50 and older, inclusive of those living with addiction, mental illness, physical disability, acquired brain injury and those at risk of dying from unintentional illicit drug toxicity.
- Chronic homelessness i.e. homeless for 6 months or longer and living with addiction, mental health and other health problems remains, at a two thirds level; a large proportion of the homeless population.
- The prevalence of addiction, mental illness, physical disability and other health issues remains concerningly high among those who are homeless in the FVRD. Juxtaposed by the relatively low number of respondents who reported receiving treatment.
- Respectively 49%, 32% and 13% of homeless persons in the FVRD live with addiction, mental illness and an acquired brain injury. This represents 440, 287 and 112 individuals respectively.
- A significant number of respondents (235) indicated that they had experience of being in government care. This number represent (26%) of the homeless population in the FVRD.

Government care refers to foster care, youth group homes, youth agreements, independent living agreements and having been in residential school.

- The gender composition of the homeless population continues in the order of one third females and two thirds males compared to the general population where the split is basically 50/50.
- The single largest age category is 30-39 years of age. Those 39 years of age and younger and those 40 years of age and older are similar in proportion at roughly fifty percent each. However, those 50 years of age and older constitute a significant proportion at 31%. Compared to 2014 data those 50 years of age and older has increased in number and proportion and those 19 years of age and younger has decreased in number and proportion.
- Sexual identity is predominantly heterosexual or straight at 92% and the remaining 8% is made up of LGBTQ+<sup>18</sup> individuals.
- At 22% as a proportion of the FVRD homeless population First Nations and those with Indigenous Ancestry are over represented compared to their proportion of approximately 4% in the general population. Chilliwack has the biggest proportion of homeless persons who are First Nations or who have Indigenous Ancestry.
- Forty percent (40%) of homeless respondents have always lived in the local community and those who live locally make up 31% of the homeless population.
- Almost half (46%) of respondents rely on Income Assistance and Disability Allowance (Welfare) as a source of income.
- Eight percent (8%) reported employment, mostly part-time employment, as a source of income.
- Community based services, operated with support from tax dollars, voluntary charitable cash and in-kind donations, paid staff and volunteers, such as meal programs/soup kitchens, foodbanks, emergency shelters, and extreme weather shelters provide much needed relief in respect of food and shelter to homeless people.
- Outreach services and harm reductions services, mostly tax dollar funded, are well used by homeless persons to navigate daily issues, obtain medical supplies, harm reduction supplies and to connect to other services e.g. health care, legal services, court matters, etc.
- Fraser Health provided ambulance services, hospital-based emergency room care and non-emergency hospital services and care are also fulfilling an important role in terms of health care provision to homeless people.

# CONCLUSIONS

Continuing working towards an increase in affordable and suitable housing remains an important issue in the FVRD to enable low income individuals and families to have a place to call home and to prevent homelessness.

Appropriate long-term care homes are needed for chronically homeless individuals who live in the FVRD with specific medical issues and the need for concomitant medical care.

The discrepancy between the current social assistance income level, housing affordability and housing suitability presents a significant challenge for homeless individuals. This discrepancy is made starker by the reality of the prevalence of addiction, mental illness, physical disability, physical health ailments and acquired brain injury among homeless persons.

Affordable housing remains an important issue for all people with low-income. However, it often lacks suitability for those with mental illness, physical health ailments, addiction and acquired brain injury. This challenging reality is further compounded by the lack of adequate health care and support.

Addiction is a main factor that contributes towards unintentional illicit drug toxicity deaths in British Columbia (accidental and undetermined) that lead to a declaration of a public health emergency in April 2016. In 2018, 1,543 suspected drug toxicity deaths were recorded in BC and 981 in 2019. Abbotsford was among one of the communities that experienced the highest number of illicit drug toxicity deaths during 2019. Fraser Health recorded 282 deaths of illicit drug toxicity deaths during 2019. Thirty percent (30%) or 84 of these deaths in 2019 occurred in indoor locations that include, among others, social and supportive housing, SROs, shelters and 12% or 33 occurred outside in vehicles, sidewalks, streets, parks, wooded areas and campgrounds etc.<sup>19</sup>

In relation to the intersection with homelessness, the prevalence of unintentional illicit drug toxicity deaths remains a concern. The latter confirms the urgent call for a more homeless specific inclusive approach as part of any government plan e.g. the Pathway to Hope: Roadmap for making mental health and addictions care better for people in British Columbia.

The need for appropriate long-term care facilities (housing) is evident in the prevalence of addiction, mental illness, acquired brain injury, physical disability and other health related ailments. This need is further accentuated by the degree to which these conditions go untreated or not treated in a timely fashion and the usage of medical services reported by the 2020 respondents during the point in time count.

Point-in-Time counts reveal that community services that experience high usage by people who live homeless include emergency rooms at hospitals. Emergency rooms focus on providing urgent or emergency care and not long-term care for mental health challenges, physical ailments or disabilities, addiction, and acquired brain injury.

The lack of suitable long-term housing with support and care necessitates a paradigm shift. Consideration of a new paradigm is necessary. A paradigm emphasizing suitability of housing and determining what constitutes suitability, given prevalence of health issues, diagnosis and prognosis thereof, and age of those living homeless especially those 50 years of age and older. Policy and

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<sup>19</sup> BC Coroners Services of British Columbia, 2020.

practice rethink are needed related to the current urgent care model and much needed housing and health care by those who live homeless.

Consideration of a new paradigm for appropriate and suitable long-term care housing and health care in the FVRD calls for regional co-operation, collaboration on the strategic and optimum usage of local and regional resources. The conceptualization, design, testing and implementation of a different housing and health care paradigm and related strategies should be based on evidence and best practice.

Collaboration involving governments, at all levels, the charitable sector, the not-for-profit sector, the private sector and the social enterprise sector is required to facilitate the required paradigm shift in order to create long-term suitable and affordable housing and health care for homeless individuals living with mental illness, physical disability, addiction, and acquired brain injury.

Consideration of a paradigm shift should include regional outcomes related to:

- Upward trend in homelessness
- Unintentional illicit drug toxicity deaths
- Visits to hospital emergency rooms adding to already long wait times at hospital emergency rooms
- Demand on hospital beds and hospital provided medical care
- The discharging of hospital patients with no fixed address into homeless shelters and or back into homelessness
- The inadequacy of emergency shelters to address what is not only a housing issue but also a health care issue
- Unsightly, unhygienic and real and perceived unsafe down town areas or other areas in local communities
- Anti-normative social behaviour
- Community integration to counter anti-social and anti-normative behaviour and increased alienation from community.



# Fraser Valley Regional District 2020 Homeless Count and Survey Report

## APPENDICES SUB-AREA RESULTS

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**City of Abbotsford**  
**City of Chilliwack**  
**District of Mission**  
**Eastern Communities**

# Fraser Valley Regional District 2020 Homeless Count and Survey Report

## SUB-AREA RESULTS

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### City of Abbotsford



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- Fraser Valley Regional District
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- Many Ways Home Housing Society
- Positive Living of the Fraser Valley
- Raven's Moon Society
- Salvation Army, Abbotsford
- SARA for Women
- The 5 & 2 Ministries

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A big thank you is extended to homeless persons who patiently answered very personal questions.

# 1. INTRODUCTION

Homelessness in Abbotsford has been empirically confirmed in 2004, 2008, 2011, 2014, 2017, 2018 and 2020 through a count and survey of people who live homeless.

## 1.1 Survey Objectives

The objectives of the 2020 tri-annual count and survey are to:

- Determine whether homelessness is increasing or decreasing in the region;
- Provide reliable data to support the work by the FVRD, municipal governments and the social services sector in working toward solutions regarding homelessness, including the need for additional suitable and supported affordable housing in the region;
- Continue to increase awareness and understanding of homelessness, services and approaches to service delivery that are needed to continue to constructively respond to homelessness by preventing and reducing it; and
- Inform all levels of government, policy makers, community-based organizations about the extent of homelessness in the FVRD and the need for continued investment by both provincial and federal governments to increase the spectrum of suitable and supported social housing and concomitant support services in FVRD communities.

## 1.2 Defining Homelessness

Homelessness has been a systemic Canadian problem since the 1980s. Prior to this, there were homeless persons, but the issue intensified following economic and policy changes regarding the social safety net, housing provision and the role of the Canadian Mortgage and Housing Commission (CMHC)<sup>1</sup>.

Numerous definitions of homelessness exist worldwide. In 2012 the Canadian Observatory on Homelessness (COH) introduced a definition in relation to the Canadian context. The COH defines homelessness as “[describing] the situation of an individual or family without stable, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it.”<sup>2</sup> Furthermore, the COH identified a typology with four physical living situations: “1) Unsheltered, or absolutely homeless and living on the streets or in places not intended for human habitation; 2) Emergency Sheltered, including those staying in overnight shelters for people who are homeless, as well as shelters for those impacted by family violence; 3) Provisionally Accommodated, referring to those whose accommodation is temporary or lacks security of tenure, and finally, 4) At Risk of Homelessness, referring to people who are not homeless, but whose current economic and/or housing situation is precarious or does not meet public health and safety standards”.<sup>3</sup>

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<sup>1</sup> Gaetz, S. (2011). Canadian definition of homelessness: What’s being done in Canada and elsewhere? Toronto, ON: Canadian Homelessness Research Network Press.

<sup>2</sup> Canadian Observatory on Homelessness, 2012, p.1.

<sup>3</sup> Canadian Observatory on Homelessness, 2012, p.1.

The COH definition of homelessness sheds some light onto the reasons behind homelessness, noting “systemic or societal barriers, a lack of affordable and appropriate housing, the individual/household’s financial, mental, cognitive, behavioural or physical challenges, and/or racism and discrimination. It also notes that most people do not choose to be homeless, and the experience is generally negative, unpleasant, stressful and distressing”.<sup>4</sup> It can be postulated that the causes of homelessness demonstrate the challenging intersection of structural factors, system failures, and individual circumstances. People do not become homeless overnight; instead, it is the result of a constellation of risk factors, which, when combined, may lead to homelessness.<sup>5</sup>

This report on the 2020 homelessness count and survey considers two major factors in defining homelessness: the importance of maintaining consistency with previous FVRD surveys and similar research in Metro Vancouver and other BC communities to make useful comparisons, and the desire to include the variety of situations in which homeless persons can be found. Therefore, in the context of this survey:

**Homeless persons are defined as persons with no fixed address, with no regular and/or adequate nighttime residence of their own where they pay rent or which they own and where they can expect to stay for more than 30 days.**

Given this definition, the FVRD 2020 count and survey included persons who are in emergency shelters, safe houses, and transition houses. It also included those who are living outside in temporary make shift camps or some form of shelter, or in tents, those sleeping or spending time during the day on street sidewalks, bus shelters, under bridges, sleeping in vehicles, campers, motorhomes, and recreational vehicles. Included are also those individuals who “couch surf”, meaning they sleep at a friend’s place or family member’s place for a while or they trade favours or services for temporary shelter. Both of the latter instances are not permanent housing solutions. Lastly, included also are those with no fixed address in hospital and in jail at the time of the count. The main trait present in all the afore-mentioned living situations is that people lack their own home where they can live permanently and safely.

It is important to note the difficulty in accurately counting the more hidden homeless population, such as those who couch surf or who may be trading services or favours for temporary shelter. While this survey includes these situations in its definition of homelessness, people in these more hidden situations would most likely be significantly under-counted by means of a point-in-time count.

## 1.3 Methodology and Ethical Considerations

As already alluded to, a 24-hour snapshot survey method, known as a Point-in-Time (PiT) count, was used to enumerate as accurately as possible the number of homeless people in the FVRD. The count and survey was conducted on March 3 and 4, 2020, and coincided with a similar process in Metro Vancouver and other BC communities. Following the research methodology utilized in previous FVRD counts (2004, 2008, 2011, 2014 and 2017) the process included a nighttime and daytime component for data collection.

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<sup>4</sup> Canadian Observatory on Homelessness, 2012, p. 3.

<sup>5</sup> Gaetz, S. Donaldson, J., Richter, T., & Gulliver, T (2013). The state of homelessness in Canada 2013. Toronto, ON: Canadian Observatory on Homelessness Press.



### 1.3.1 Methodological Challenges

Gathering data on individuals living homeless has inherent challenges and although the PiT method is generally regarded as an acceptable method, it has limitations related to reliability and validity. Thus, it is important to note that a 24-hour snapshot survey does not capture each and every homeless person and participation in the survey by those who are identified as homeless is voluntary.

The number of people living homeless based on the 2020 PiT method used over a 24-hour period March 3 & 4, 2020 includes the number of homeless people who officially stayed in emergency shelters, temporary extreme weather shelters, and transition houses in communities where these are available, plus the persons identified as living homeless by the interviewers using screening questions, plus persons with no fixed address, who were in hospitals and jails. The demographic, health data, information on housing and homelessness and other personal information are based on responses by those voluntarily agreeing to be interviewed. Responses to survey questions are influenced by their interpretation of the meaning of questions and further influenced by the respondent's physical, psychological, cognitive and emotional state at the time of the interview and the relative comfort or not of the physical setting during the interview.

Although the number of respondents enumerated is in all probability an undercount of the number of homeless people residing in the FVRD, it nevertheless does provide an overview of the current context, and contribute to longitudinal data analysis. The localized portrait that emerges from the numbers also assists with community planning at the municipal government level and provides data for continued advocacy with municipal, regional, provincial and federal governments.

For the purpose of further comparison, estimates derived from snapshot surveys may be compared with HIFIS data (Homeless Individuals and Families Information System). Additionally, communities can undertake a homeless count and survey using what is referred to as a Period Prevalent Method (PPM) whereby over a set period of time e.g. 3 or 6 months a "census" is undertaken of people who live homeless. Using this method various steps must be taken and procedures put in place to comply with statutory code regarding privacy and confidentiality.

### 1.3.2 Ethical Considerations

In keeping with the principles of the Tri-Council Policy Statement (TCPS): Ethical Conduct for Research Involving Humans, this project recognizes that "the end does not justify the means". In other words, carrying out the survey should not harm any of the people involved (both interviewers and interviewees) physically, emotionally, or financially. The survey should in no way compromise the dignity of the persons surveyed or jeopardize their ability to receive services. The TCPS is guided by three principles including, respect for persons, concern for welfare, and justice. Accordingly, volunteer training included an ethics component and incorporated a discussion of appropriate conduct pertaining to respect, consent, fairness, equity, privacy, and confidentiality. The following approach was used to ensure that the survey was conducted in accordance with accepted ethical guidelines:

- Interviewers had to agree to keep shared information confidential, assure anonymity of interviewees, and only interview persons if they freely complied, based on informed voluntary consent.
- Interviewees were clearly informed about the nature of the project and were not deceived in order to elicit a response.

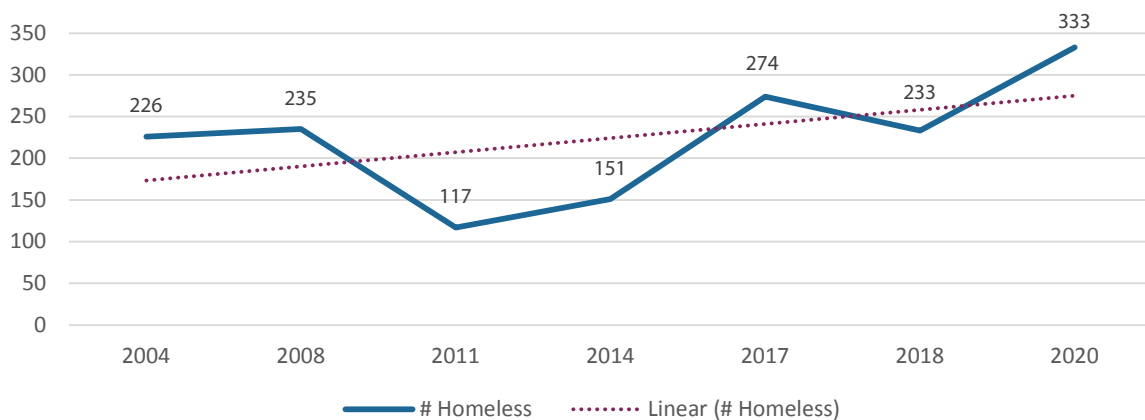


- Interviewers were selected from among people who have experience with people living homeless, an awareness of the realities contributing to homelessness, empathy for persons in this situation, and ease in relating to homeless persons.
- All interviewers attended a mandatory training session prior to the survey.

## 2. EXTENT OF HOMELESSNESS IN ABBOTSFORD IN 2020

### 2.1 Number of Homeless People

Three hundred and thirty-three (333) homeless people were deemed homeless in Abbotsford during the 24-hour period, March 3 and 4, 2020. The number of persons as determined by Point-in-Time (PiT) counts since 2004 is trending upwards in Abbotsford (see Figure 1). The per capita homeless rate in Abbotsford has increased from 0.19 in 2017 to 0.21 in 2020.<sup>6</sup>



**Figure 1: Abbotsford homeless count totals 2004-2020**

### 2.2 Reasons for Being Homeless

Survey respondents were asked to indicate what caused them to have lost their housing most recently. Relational and/or family breakdown, including conflict and abuse constitute the largest response proportion (28%), followed by “income too low” (24%), addiction (21%), and mental health (9%), (see Table 1).

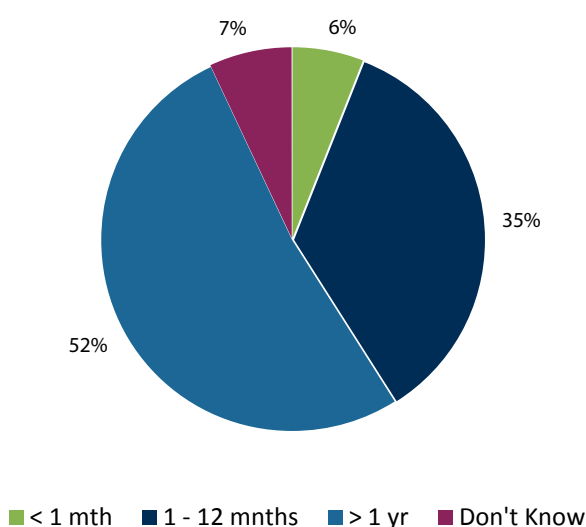
<sup>6</sup> The per capita rate is determined by comparing the total population based on census data with most recent homeless count data.

**Table 1: Cause for having lost housing most recently**

Reason Given	2020 (N)	2020 (%)
<b>Income Too Low</b>	79	23.7%
<b>Building Sold/Renovated</b>	24	7.2%
<b>Eviction due to complaint</b>	14	4.2%
<b>Addiction(s)</b>	70	21.0%
<b>Death of a family member/relative</b>	9	2.7%
<b>Relational/Family Breakdown including conflict and abuse</b>	92	27.6%
<b>Mental Illness</b>	30	9.1%
<b>Poor Physical Health</b>	15	4.5%
<b>Total</b>	<b>333</b>	<b>100.0%</b>

## 2.3 Length of Homelessness

Survey respondents were asked to indicate how long they had been homeless. Just over half (52%) are homeless for longer than a year. A significant proportion (22%) has indicated that they are homeless between 1 and 6 months. In 2014 the proportion of those who are homeless for longer than one year was 36%, this category increased to 53% in 2017, to 56% in 2018 and in 2020 it is at 52%. This highlights the apparent entrenchment of homelessness in Abbotsford or confirms the reality that a large proportion of the people who live homeless in Abbotsford are chronically homeless (see Table 2 and Figure 2 below).



**Figure 2: Length of homelessness 2020**

**Table 2: Duration of homeless: 2017, 2018, 2020**

Duration	2017 (N)	2017 (%)	2018 (N)	2018 (%)	2020 (N)	2020 (%)
<b>Less than one month</b>	20	8.7	15	7.5	14	6.0%
<b>1-6 months</b>	44	19.0	47	23.5	51	21.9%
<b>7 months – 1 year</b>	45	19.5	27	13.5	31	13.3%
<b>More than 1 year</b>	122	52.8	111	55.5	121	51.9%
<b>Don't know</b>	0	0	0	0	16	6.9%
<b>Total</b>	<b>231</b>	<b>100.0</b>	<b>200</b>	<b>100.0</b>	<b>233</b>	<b>100.0%</b>

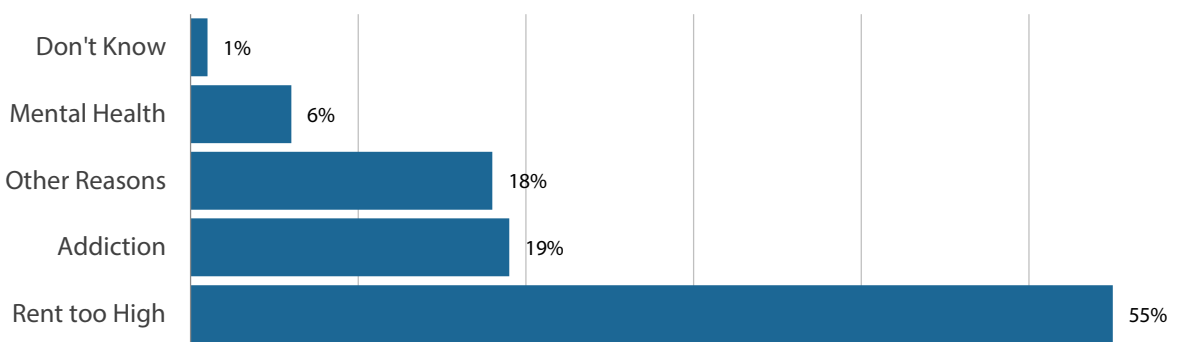
As part of the 2020 survey, respondents were asked what is keeping them from finding a place of their own. Affordability (rent too high), represents the largest response category at 55%, following by “Addiction” at 19% and “Other” at 18% as reasons why housing cannot be found.

Also, during the 2020 survey the question was asked, “What would help end your homelessness?”. Once more, the issue of affordability represents the largest response category (60%), followed by “Employment or higher income” at 19% and “Improvement in Mental Health and Addiction” represents 14% of the responses (see Table 4 below).

From the data in Tables 1, 3 and 4 it appears that the lack of affordable housing, according to those interviewed, plays a significant role in why people end up homeless. However, it also seems from the data in the same tables that family and relational breakdown including conflict and abuse within relations, health setbacks or deteriorated health, addictions and low income are indeed significant contributors to people becoming homeless, staying homeless and being unable to exit from homelessness. It is important to note how these factors or calamities take different twists and turns from person to person and intersect in different ways causing homelessness and in some instances trapping people in homelessness..

**Table 3: What is keeping you from finding a place of your own**

Reason	2020 (N)	2020 (%)
<b>Rent too high</b>	98	55.4
<b>Addiction</b>	34	19.3
<b>Mental Health issue</b>	10	5.6
<b>Other</b>	33	18.6
<b>Don't know</b>	2	1.1
<b>Total</b>	<b>177</b>	<b>100.0</b>



**Figure 3: Reasons for not finding a home**

**Table 4: What would help end your homelessness**

<b>Solution</b>	<b>2020 (N)</b>	<b>2020 (%)</b>
<b>Lower rent</b>	102	60.0
<b>Improvement in Health and Addiction</b>	25	14.7
<b>Employment</b>	33	19.4
<b>Other</b>	10	5.9
<b>Total</b>	<b>170</b>	<b>100.0</b>

## 2.4 “Sheltered” and “Unsheltered” Homeless Persons

The number of homeless persons surveyed in official shelters represent 37% of people who were homeless on March 3&4, 2020. People living outside during the same 24-hour period represent 41% of the total, and people who were “couch surfing” represent 11% of the total. In addition, 5% or 18 individuals stayed in their vehicle the night of March 3 and Fraser Health reported that 13 persons with no fixed address (NFA) were in medical care/treatment at the Abbotsford Regional Hospital the night of March 3, 2020. Abbotsford Police Department confirmed that one person with not fixed address was in jail the night of March 3 (see Table 5 below).

**Table 5: Accommodation on night of survey**

<b>Location</b>	<b>2020 (N)</b>	<b>2020 (%)</b>
<b>Shelter, Safe House or Transition House</b>	124	37.2%
<b>Outside</b>	138	41.4%
<b>Someone Else’s Place</b>	39	11.7%
<b>Car, Van or Camper</b>	18	5.5%
<b>Hospital</b>	13	3.9%
<b>Jail</b>	1	0.3%
<b>Total</b>	<b>333</b>	<b>100.0%</b>

Three female respondents indicated that they had children with them; four (4) children in total. An additional sixteen (16) respondents indicated that they were in the company of a spouse or partner.

Respondents were asked to state their main reasons for not having used a transition house or a shelter the previous night. The highest reason was “Turned Away”, (34%), followed by “Dislike” (20%), while those who indicated they stayed in their vehicle accounted for 9% and 8% said they could stay at a friend’s place. Respondents who said they could not get to the shelter or those who did not know the reason for not using a transition house or emergency shelter constitute 7% and 8% respectively (see Table 6 below).

**Table 6: Reasons for not using shelter/transition house**

REASON	2020 (N)	2020 (%)
Other	16	13.9%
Able to Stay with Friend/Family	9	7.8%
Dislike	23	20.0%
Turned Away	40	34.8%
Slept in Vehicle	10	8.7%
Don't know	9	7.8%
Couldn't get to Shelter	8	7.0%
<b>Total</b>	<b>115</b>	<b>100.0%</b>

## 2.5 Shelter and Transition House Beds in Abbotsford

Table 7 below provides a picture of the number of emergency shelter beds, extreme weather beds, women's transition house beds and youth shelter beds available. A total number of 124 homeless individuals stayed at official community shelters and the transition house the night of March 3, 2020. The total number of available beds in 2020, 166, consist of 35 beds at Salvation Army emergency shelter; 40 at Lookout Housing and Health Society Riverside Road shelter; 15 at The5&2 shelter for seniors; 16 at Cyrus Centre; 12 at SARA for Women Transition House and 48 extreme weather beds (10 at Warm Zone, 30 at Gateway Church and 8 at Look-Out Housing and Health Society). Although the number of year-round emergency shelter beds has increased from 80 in 2017 to 118 in 2020, extreme weather beds (which are not year-round) has decreased from 150 in 2017 to 48 in 2020, resulting in an overall reduction of 64 emergency shelters beds in Abbotsford from 2017 to 2020.

**Table 7: Shelter and transition house beds in Abbotsford**

Emergency Shelter Beds	2017	2020
Salvation Army	24	35
Look-Out Housing and Health Society (Riverside Road)	40	40
The 5&2 Ministries Shelter for Seniors (MCC Centre)	0	15
Cyrus Centre (Youth only)	4	16
Women's Transition House	12	12
<b>TOTAL (Year-round Emergency Shelter)</b>	<b>80</b>	<b>118</b>
Extreme Weather Shelter Beds		
Warm Zone	0	10
Gateway Church	0	30
Look-Out Housing and Health Society (Riverside Road)	0	8
<b>Cold/Wet Weather and Extreme Weather Shelter beds 2017</b>	<b>150</b>	
<b>TOTAL</b>	<b>150</b>	<b>48</b>

## 3. OVERVIEW OF HOMELESS PERSONS IN ABBOTSFORD

### 3.1 Gender

The gender distribution of homeless people surveyed in Abbotsford in 2020 breaks down into more than two thirds males (70%) and less than one third females (29%) with three persons having indicated “non-binary” in terms of gender identity. The 2020 gender distribution reflects a decrease in the proportion of females due somewhat to a small decrease in the number of females but mostly as a result of an increase in the number of males (see Table 8).

**Table 8: Gender of surveyed respondents**

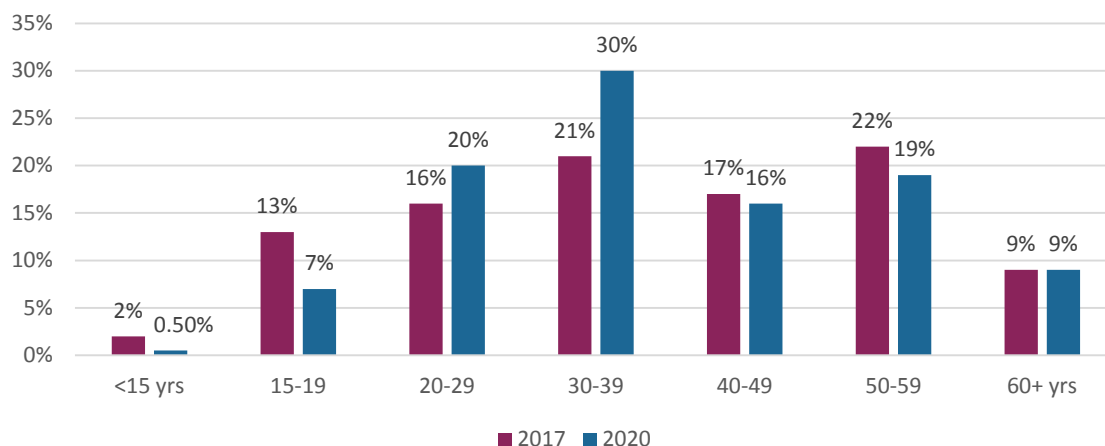
GENDER	2017 (N)	2017 (%)	2020 (N)	2020 (%)
MALE	166	63.1%	212	70.2
FEMALE	95	36.1%	87	28.8
NON-BINARY	0	0.0%	3	1.0
OTHER	2	0.8%	0	0.0
TOTAL	263	100.0%	302	100.0

### 3.2 Age

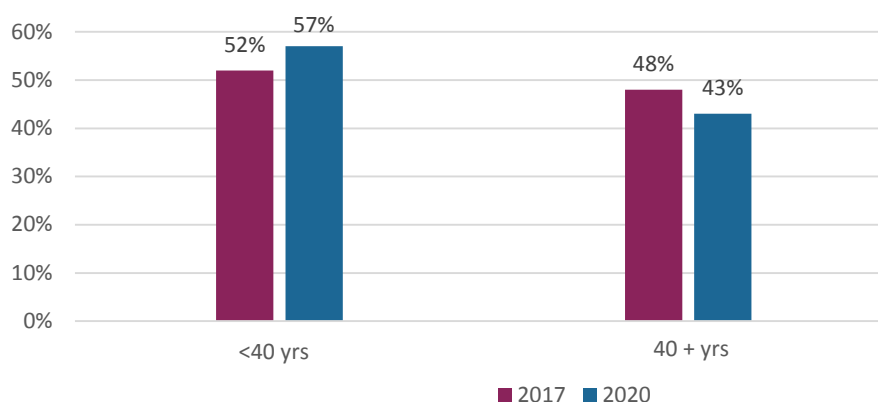
The single largest age group is 30-39 years old. Abbotsford saw somewhat of an increase in the proportion of those 40 and younger from 52% or 136 individuals in 2017 to 57% or 180 individuals in 2020 with the biggest increase in the age category 30-39 years of age. Correspondingly, there was a slight decrease in the proportion of those 40 and older (see Table 9 and Figure 6).

**Table 9: Age of surveyed respondents**

AGE	2017 (N)	2017 (%)	2020 (N)	2020 (%)
LESS THAN 15	5	1.9%	1	0.3
15-19	34	13.0%	22	7.0
20-29	41	15.5%	64	20.4
30-39	56	21.2%	93	29.6
40-49	45	17.0%	49	15.6
50-59	59	22.3%	58	18.5
60 OR OLDER	24	9.1%	27	8.6
TOTAL	264	100.0%	314	100.0



**Figure 4: Age of surveyed respondents 2017 and 2020**



**Figure 5: Change in age proportions 39 years and younger and 40 years and older: 2017 and 2020**

Half (50%) of the surveyed homeless persons in Abbotsford reported that they became homeless before the age of 30. This 50% is made up of 13% in the age range less than 15 years of age, 20% in the age range 15–19 years and 18% in the age range 20–29 years (see Table 10 below).

**Table 10: Reported age of first-time homelessness**

Age	2020 (N)	2020 (%)
Less than 15 years	30	12.7
15 – 19 years	48	20.3
20 – 29 years	42	17.8
30 – 39 years	37	15.7
40 – 49 years	29	12.3
50 – 59 years	13	5.5
60 + years	9	3.8
Don't know	28	11.9
<b>Total</b>	<b>236</b>	<b>100.0</b>



### 3.3 Health Problems

As was the case in 2014, 2017 and 2018, survey respondents were asked to report on their health problems. Addiction remains a major health issue with 164 individuals, representing 49% of the total number of homeless persons in Abbotsford, reporting that they live with addiction. This is followed by mental illness at 36% or 119 individuals, medical condition at 29% or 97 individuals and physical disability at 19% or 62 individuals (see Table 11).

**Table 11: Reported health problems<sup>7</sup>**

Health Issue	2014 (N)	2014 (%)	2017 (N)	2017 (%)	2018 (N)	2018 (%)	2018 (TR)	2020 (N)	2020 %	2020 (TR)
<b>Addiction</b>	78	51.7	183	66.8	137	58.8	16.8	164	49.2	10.4
<b>Mental Illness</b>	42	27.8	126	46.0	93	40.0	26.9	119	35.7	12.6
<b>Medical Condition</b>	39	25.8	136	49.6	101	43.3	29.7	97	29.1	26.8
<b>Physical Disability</b>	30	19.9	82	30.0	75	32.2	18.7	62	18.6	29.0

Respondents were asked if they receive treatment for their condition, illustrated as TR in Table 11, above. In all categories, a significant number of people are not receiving treatment. In 2020 only 17 or 10% of the 164 persons who indicated that they live with addiction answer affirmatively to the question whether they receive treatment or not. This is lower than the 17% who indicated in 2018 that they receive treatment. In 2018, 27% of those living with a mental health issue said they receive treatment compared to 13% in 2020. The proportion of people living with a physical disability who receive treatment increase from 19% in 2018 to 29% in 2020. The percentage of people who live with a medical condition in one form or another and who said in 2018 that they receive treatment was 30% compared with 27% in 2020.

#### 3.3.1. Acquired Brain Injury (ABI)

The 2020 survey included a new question related to acquired brain injury. An Acquired Brain Injury (ABI) is any damage to the brain that occurs after birth and is not related to a congenital or a degenerative disease. Causes may include traumatic injury, seizures, tumors, events where the brain has been deprived of oxygen, infectious diseases, and toxic exposure such as substance abuse.

Fifty (50) individuals or 15% of the 333 persons deemed to live homeless in Abbotsford reported to have an acquired brain injury. *An ABI is one of the key causes of disability in individuals under the age of 45,<sup>8</sup> and it can have serious consequences for a person's level of independence.<sup>9</sup>*

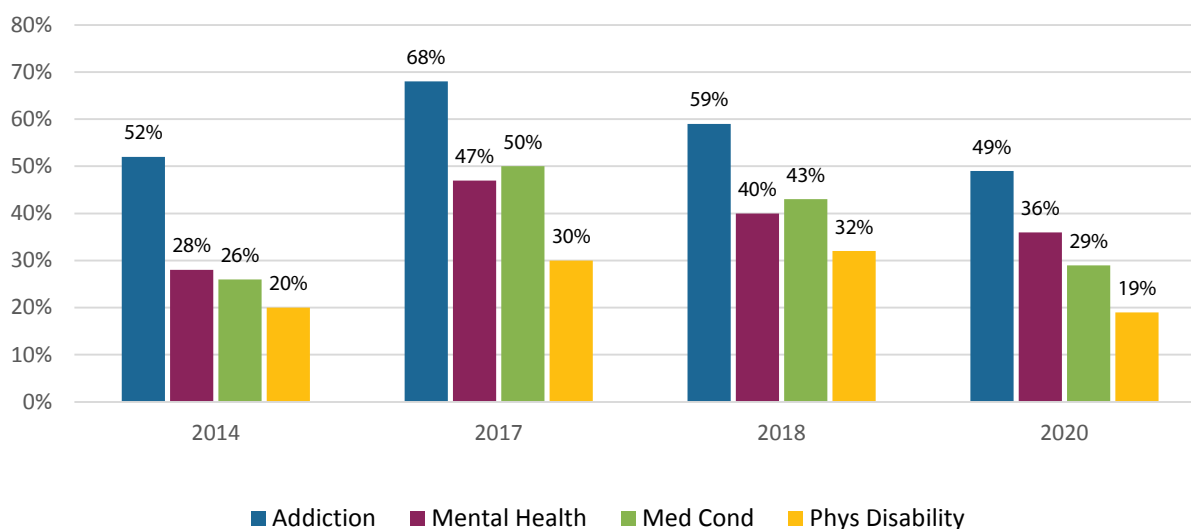
It is furthermore clear from Figures 6 and 7 below that the prevalence of persons living with addition remains in the order of 50% of the total number of persons who live homeless in Abbotsford as determined by means of Point-In-Time (PiT) homeless counts and surveys in 2014, 2017, 2018 and 2020. In terms of numbers there were 80 respondents confirming living with addiction in 2014, 183 in 2017, 137 in 2018 and 164 in 2020.

<sup>7</sup> The numbers in the "N" Column are expressed as percentages of the total number of homeless persons.

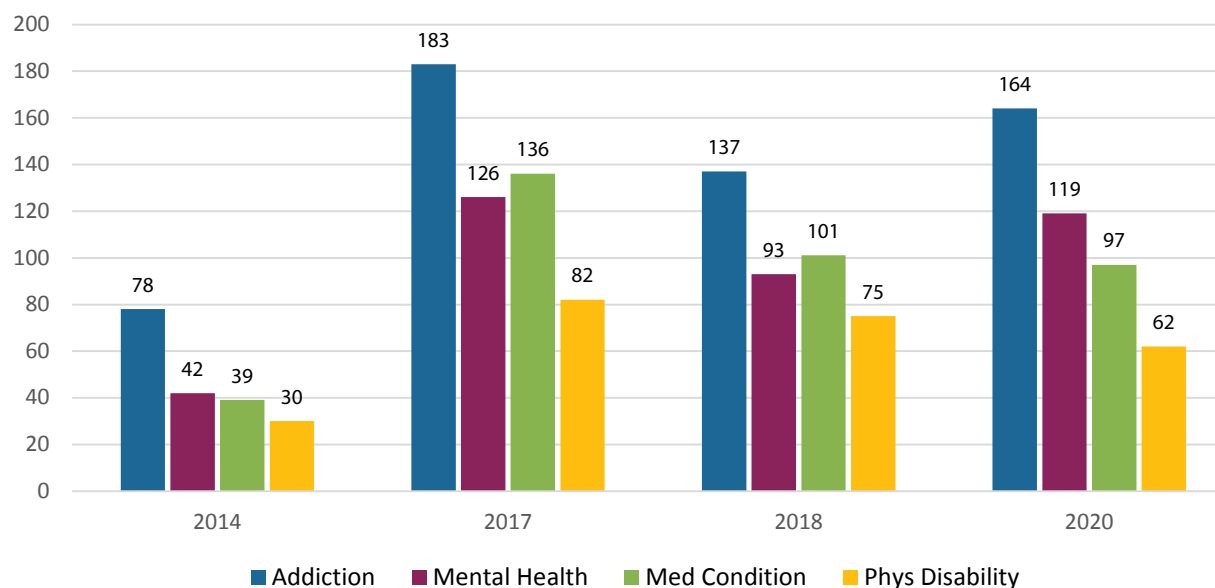
<sup>8</sup> Canadian Institute of Neurosciences, Mental Health and Addiction, 2020.

<sup>9</sup> Canada Brain Foundation, 2020.

Similarly, a significant proportion of person who live homeless also live with mental illness as self-reported by respondents. This proportion of persons, i.e. those living with mental illness remains at just under or just above the one third mark of the total population of homeless persons based on data from PiT Counts and surveys from 2014 to 2020. In terms of the number of people, there were 42 individuals reporting living with mental illness in 2014, 126 in 2017, 93 in 2018 and 119 in 2020.



**Figure 6: Self-reported health problems as percentages of total number of homeless persons**



**Figure 7: Self-reported health problems by numbers**

### 3.4 Access to Family Doctor or Walk-In Clinic

Respondents were asked if they had access to a family doctor or a walk-in clinic. The 2020 data showed that 164 individuals of the total of 333 homeless persons in Abbotsford reported that they access medical services through a family doctor (52) or Walk-In Clinic (112) as shown in the Table 12 (below). Longitudinal data show an increase in the use of Walk-In Clinic usage from 40% in 2017 to 54% in 2018 and 66% in 2020 (see Table 12 below).

**Table 12: Access to family doctor or walk-in clinic**

Service	2017 (N)	2017 (%)	2018 (N)	2018 (%)	2020 (N)	2020 (%)
<b>Family Doctor</b>	63	28.0%	66	45.2%	52	30.9%
<b>Walk-In Clinic</b>	92	40.8%	80	54.8%	112	66.7%
<b>Neither</b>	70	31.2%	0	0.0%	4	2.4%
<b>Total Accessing</b>	<b>225</b>	<b>100%</b>	<b>146</b>	<b>100%</b>	<b>168</b>	<b>100%</b>

### 3.5 First Nation/Indigenous Ancestry Presence

Survey design consultation with First Nations stakeholders called for specific Aboriginal designations for people to choose from with regard to being First Nation or having Indigenous ancestry. The proportion of respondents that self-identified as being First Nation or having Indigenous ancestry increased in Abbotsford from 28% in 2017 to 34% in 2020. This represent an increase in First Nation respondents and those stating Indigenous ancestry from 66 in 2017 to 77 in 2020 (see Table 13 below).

**Table 13: Aboriginal presence and homelessness percentage in Abbotsford**

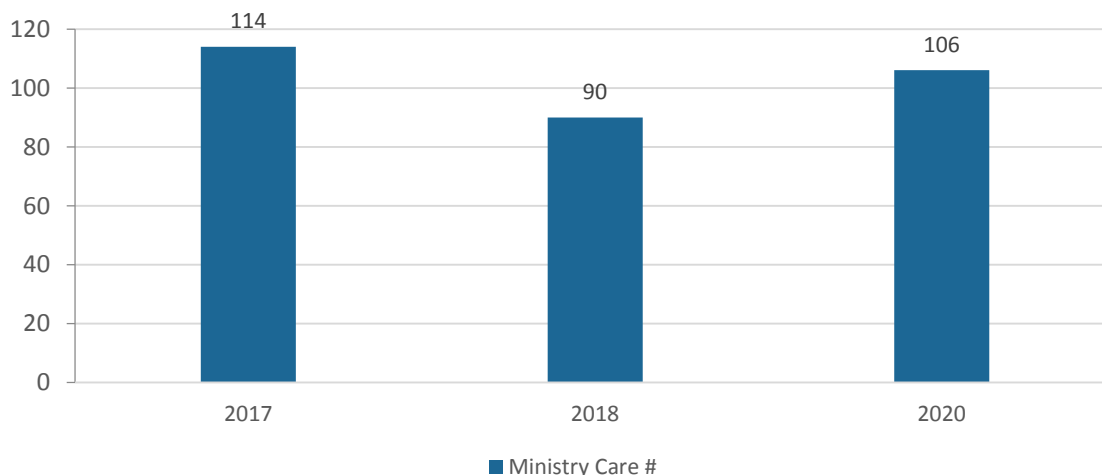
Identification	2017 (N)	2017 (%)	2018 (N)	2018 (%)	2020 (N)	2020 %
<b>First Nations</b>	39	16.3%	36	18.8	56	25.0%
<b>Inuit</b>	1	0.4%	0	0.0	1	0.5%
<b>Metis</b>	19	8.0%	10	5.2	16	7.1%
<b>Indigenous/Aboriginal Ancestry</b>	7	2.9%	11	5.8	0	0.0%
<b>Other North American Indigenous Ancestry</b>	0	0.0	0	0.0	2	0.9%
<b>Other Indigenous Ancestry</b>	0	0.0	0	0.0	2	0.9%
<b>Does Not Identify as Aboriginal</b>	173	72.4%	134	70.2	147	65.6%
<b>Total</b>	<b>239</b>	<b>100.0%</b>	<b>191</b>	<b>100.0</b>	<b>224</b>	<b>100.0%</b>

## 3.6 Ministry Care

The total number of homeless persons enumerated in 2020 was 333 and 106 respondents, representing 32% of the homeless population in Abbotsford reported that they have been in Ministry Care at some stage during their life. In 2018 the number of respondents who reported having been in Ministry Care was 90 compared to 114 in 2017 (see Figure 8 below). When expressed as a percentage of total homeless population the percentages are 32% in 2020, 39% in 2018 and 42% in 2017. Although this depicts a reduction in proportion relative to the total homeless population the actual number of individuals remain in the order of between 90 to 115 persons based on data from 2017, 2018 and 2020 counts and surveys.

In the context of this report “Ministry Care” includes:

- foster care
- youth group home
- youth agreement
- independent living agreement
- residential school



**Figure 8: Number of respondent in ministry care: 2017, 2018 & 2020**

## 3.7 Sexual Identity

The majority (87%) of the respondents identified as straight in 2017 compared to 92% in 2020. Respondents who identify as LGBTQ+ decreased from 31 (13%) in 2017 to 13 (6%) in 2020 (see Table 14 below).

**Table 14: Sexual identity of Abbotsford homeless population**

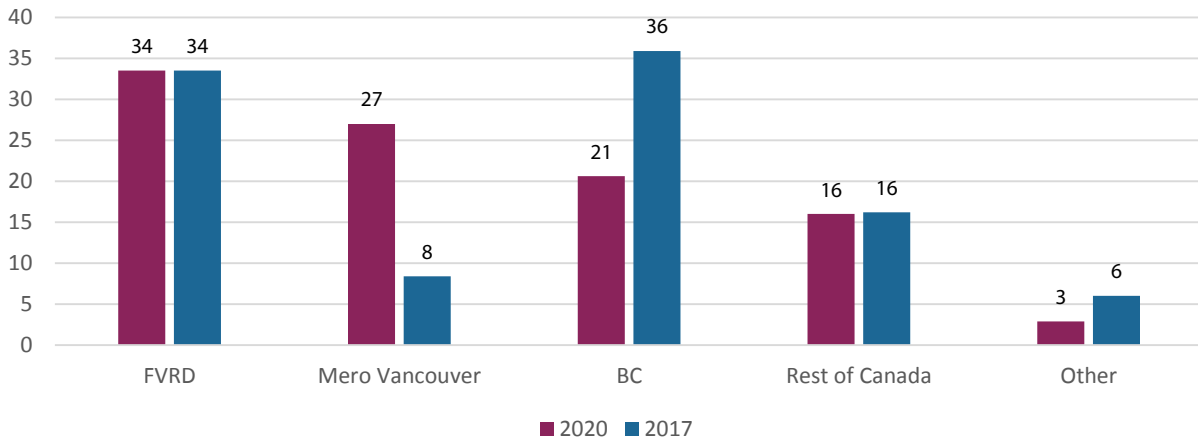
Sexual Identity	2017 (N)	2017 (%)	2020 (N)	2020 (%)
<b>Straight/Heterosexual</b>	199	86.5%	206	91.6
<b>Bisexual</b>	21	9.1%	8	3.6
<b>Two-Spirited</b>	2	0.9%	0	0.0
<b>Gay</b>	3	1.3%	3	1.3
<b>Other</b>	2	0.9%	0	0.0
<b>Questioning</b>	2	0.9%	0	0.0
<b>Lesbian</b>	1	0.4%	0	0.0
<b>Pansexual</b>	0	0.0%	1	0.4
<b>Not listed</b>	0	0.0%	1	0.4
<b>Don't know</b>	0	0.0%	6	2.7
<b>Total</b>	<b>230</b>	<b>100.0%</b>	<b>225</b>	<b>100.0</b>

### 3.8 Community From

Respondents were asked where they moved from. The percentage of the respondents that reported they are from the FVRD in 2017 remains the same in 2020 at 34%. The number of individuals that came from Metro Vancouver increased from 14 (8%) in 2017 to 46 (27%) in 2020 (see Table 15 below). Interpretation of this data must also consider the data in Table 16 and Figure 9 below.

**Table 15: Where did you move here from?**

Home Community	2017 (N)	2017 (%)	2018 (N)	2018 (%)	2020 (N)	2020 (%)
<b>FVRD</b>	56	33.5	24	16.8	57	33.5
<b>Metro Vancouver</b>	14	8.4	51	35.7	46	27.1
<b>Another Part of BC</b>	60	35.9	33	23.1	35	20.6
<b>Another Part of Canada</b>	27	16.2	31	21.7	27	15.9
<b>Another Country</b>	10	6.0	4	2.7	5	2.9
<b>Total</b>	<b>167</b>	<b>100.0</b>	<b>143</b>	<b>100.0</b>	<b>170</b>	<b>100.0</b>



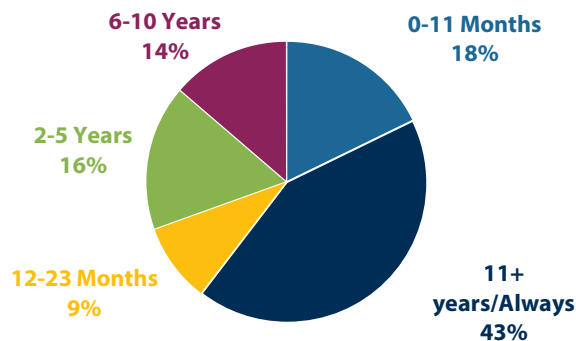
**Figure 9: Where did you move here from**

### 3.9 Length of Residence in Local Community

The cohort of respondents that indicated that they had lived in Abbotsford for more than 11 years or always was 52% in 2017 compared to 48% in 2018 and 43% in 2020. Although seemingly declining, a significant proportion of those living homeless in Abbotsford have lived in Abbotsford for many years.

**Table 16: How long have you been living in Abbotsford?**

Length of Residency	2017 (N)	2017 (%)	2018 (N)	2018 (%)	2020 (N)	2020 (%)
Less than 6 months	27	11.8	19	11.0	26	13.2
6-11 months	9	4.0	7	4.0	9	4.6
12-23 months	12	5.3	7	4.0	18	9.1
2-5 years	34	15.0	30	17.2	33	16.8
6-10 years	28	12.2	28	16.1	27	13.7
11 or more years	71	31.1	44	25.3	12	6.1
Always	47	20.6	39	22.4	72	36.5
<b>Total</b>	<b>228</b>	<b>100.0</b>	<b>174</b>	<b>100.0</b>	<b>197</b>	<b>100.0</b>



**Figure 10: Length of time in Abbotsford - 2020**

### 3.10 Sources of Income

The largest categories of sources of income were the same in 2017, 2018 and 2020, i.e. Income Assistance and Disability Allowance, as is reflected in Table 17. One hundred and eighty (180) or 54% of the total number of people who live homeless in Abbotsford derive income from the Ministry of Social Development and Poverty Reduction (Welfare) in 2020. In 2018 this number was 145 or 62% and in 2017 the number was 175 or 64%. There was no significant change in other sources of income in the point in time counts of 2017, 2018 and 2020 with the exception of increase in 2020 in the category "Other" income and a decrease in the "Vending" category in 2020 compared to 2018.

A small percentage (6%) reported that they hold either a part time or full- time job in 2017 and similarly in 2020 at 7%.

**Table 17: Sources of income<sup>10</sup>**

Source of Income	2017 (N)	2017 (%)	2018 (N)	2018 (%)	2020 (N)	2020 (%)
<b>Income Assistance</b>	102	22.7%	78	27.2%	94	23.8%
<b>Disability (Welfare)</b>	73	16.2%	67	23.3%	86	21.8%
<b>Binning/Bottles</b>	57	12.7%	29	10.1%	45	11.4%
<b>No Income</b>	40	8.9%	20	7.0%	5	1.2%
<b>Panhandling</b>	31	6.9%	16	5.6%	35	8.8%
<b>Part-time Job</b>	26	5.8%	15	5.2%	23	5.8%
<b>Vending</b>	24	5.3%	20	7.9%	11	2.7%
<b>Other (GST/HST Refund &amp; Child Tax Benefit)</b>	22	4.9%	8	2.8%	41	10.4%
<b>Family/Friends</b>	20	4.4%	15	5.3%	22	5.5%
<b>Honoraria/Stipend</b>	15	3.3%	8	2.8%	0	0.0%
<b>Disability (CPP)</b>	12	2.7%	0	0.0%	9	2.2%
<b>CPP</b>	11	2.4%	5	1.7%	9	2.2%
<b>Other Pension</b>	6	1.3%	0	0.0%	2	0.5%
<b>Old Age Security</b>	4	0.9%	1	0.3%	6	1.5%
<b>Youth Agreement</b>	3	0.7%	1	0.3%	0	0.0%
<b>Employment Insurance</b>	3	0.7%	2	0.7%	2	0.5%
<b>Full-time Job</b>	1	0.2%	2	0.7%	4	1.0%
<b>Total Responses</b>	<b>450</b>	<b>100.0%</b>	<b>287</b>	<b>100.0%</b>	<b>394</b>	<b>100.0%</b>

### 3.11 Usage of Services

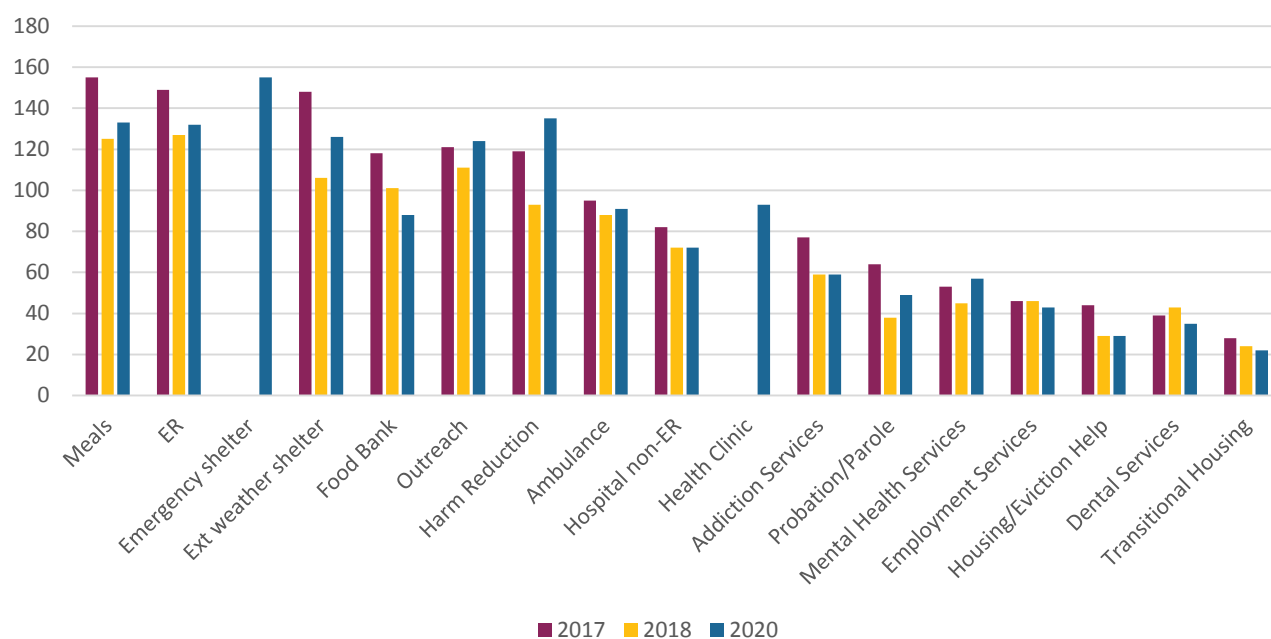
Table 14 indicates service use by homeless individuals who live in Abbotsford. Respondents were asked which services from the list in Table 14 they used in the last 12 months. It appears from the data in Table 14 that a significant number of persons who live homeless do make use of community based

<sup>10</sup> Respondents could check off all that apply in relation to source of income. Therefore the "N" column represents all the responses and the "%" column is calculated as percentages of total responses and not individual respondents.

and provided services to meet their needs related to food, shelter and health care including urgent or emergency care and harm reduction as is evident from usage of harm reduction and outreach services.

The services that represent the biggest percentages as response categories are meal programs, emergency room (hospital), emergency shelter, extreme weather shelters, outreach services and harm reduction. When clustered together, usage of medical services represents almost half (46%) of responses made up of emergency room (9.1%); harm reduction (9.0%); ambulance (6.2%); hospital Non-Emergency (4.9%); health clinic (6.3%); addiction services (4.1%); mental health (3.9%); dental (2.4%). When clustered together, food or meal provisioning make up 15% as a response category.

In response to the question whether there are any services that do not meet personal needs, 79 respondents answered in the affirmative. The reasons for not satisfied with the service relate mostly to having had a bad experience with the particular service or that despite using services or services being present, the personal circumstances of the respondent have not improved. Underlying some of the answers is frustration with personal circumstances that do not improve and feeling trapped in circumstances and habits that are overpowering.



**Figure 11: Response frequency related to service usage: 2017, 2018 & 2020**



**Table 18: Services usage<sup>11</sup>**

Service Used	2017 (N)	2017 (%)	2018 (N)	2018 (%)	2020 (N)	2020 (%)
<b>Meal Program/Soup Kitchen</b>	155	10.3	125	10.1	133	9.1
<b>Emergency Room</b>	149	9.9	127	10.3	132	9.0
<b>Emergency Shelter</b>	0	0.0	0	0.0	155	10.6
<b>Extreme Weather Shelter</b>	148	9.9	106	8.6	126	8.6
<b>Food Bank</b>	118	9.0	101	8.3	88	6.0
<b>Drop-In</b>	135	9.0	117	9.6	0	0.0
<b>Outreach</b>	121	8.1	111	0.9	124	8.5
<b>Harm Reduction</b>	119	7.9	93	7.5	135	9.3
<b>Ambulance</b>	95	6.3	88	7.1	91	6.2
<b>Hospital Non-Emergency</b>	82	5.5	72	5.8	72	4.9
<b>Health Clinic</b>	0	0.0	0	0.0	93	6.3
<b>Other Addiction Services</b>	77	5.1	59	4.8	59	4.0
<b>Probation/Parole</b>	64	4.3	38	3.1	49	3.4
<b>Mental Health Services</b>	53	3.5	45	3.6	57	3.9
<b>Employment</b>	46	3.1	46	3.7	43	2.9
<b>Housing Help/Eviction Prevention</b>	44	2.9	29	2.4	29	2.0
<b>Dental Services</b>	39	2.6	43	3.5	35	2.4
<b>Transitional Housing</b>	28	1.9	24	1.9	22	1.5
<b>Other</b>	20	1.3	5	0.4	7	0.5
<b>None</b>	6	0.4	1	0.1	5	0.3
<b>Newcomer Services</b>	1	0.1	3	0.2	3	0.2
<b>Total Responses</b>	<b>1500</b>	<b>100.0</b>	<b>1233</b>	<b>100.0</b>	<b>1458</b>	<b>100.0</b>

### 3.12 Canadian “Newcomers” and Homelessness

One respondent in Abbotsford was new to Canada within the last five years during the 2017 point in time count and two were new to Canada within the last five years in 2020. Results show the homeless population in Abbotsford is made up substantially by individuals who have lived in Abbotsford for longer than five years and who did not come to Canada as immigrants or refugees recently, i.e. last five years.

The number of individuals that indicated that they came to Canada as immigrants increased from 6 in 2017 to 14 in 2020, including one (1) who came as a refugee.

<sup>11</sup> Respondents could check off all categories of services that they have used in the past 12 months. The “N” column represents all responses and not cases or respondents therefore it is higher than the total number of respondents. The “%” column represents responses to each service as a proportion of overall total number of responses in “N” column.

### **3.13 Service with Canadian Forces, RCMP/City Police Force or First Responder**

Ten (10) respondents indicated that they served with the Canadian Forces compared to eight (8) in 2017, and one (1) reported having served as a first responder compared with to three (3) in 2017.

## 4. SUMMARY OF FINDINGS IN ABBOTSFORD

1. The total number of homeless people deemed homeless over a 24-hour period, March 3 & 4, 2020 in Abbotsford was 333 compared to 274 in 2017. Since the first count and survey in 2004 the number of people who live homeless in Abbotsford is trending up.
2. The number of homeless people present in emergency shelters and the Abbotsford transition house was 124.
3. The number of homeless people who were encountered outside in make shift shelters/camps, sidewalks, under overpasses, etc. was 138.
4. Eighteen (18) people use their vehicles for shelter and a place to sleep.
5. A larger number (156) of homeless people was encountered “unsheltered” than in shelters (124).
6. Couch surfing or temporarily staying at someone else’s place was used by 39 people as a means to have a temporary place to stay.
7. The number of persons with no fixed address in the Abbotsford Hospital was confirmed as 18 by Fraser Health.
8. One person with no fixed address was in jail.
9. Emergency shelter, transition house and extreme weather beds available at the time of the 2020 count and survey in Abbotsford were 166.
10. Family/Relational breakdown, including conflict and abuse, low income levels compared to increasing cost of housing and the vice effect of addiction, and the impact of living with mental illness and or poor or deteriorating health are significant contribution factors toward a pathway into homelessness and keeping people from getting out of homelessness.
11. The proportion of people who are homeless for longer than one year is 51%. Thus, a significant proportion of people are chronically homeless and getting deeper and deeper entrenched in homelessness.
12. Suitable affordable housing with on-going support and care is needed in order to combat chronic homelessness.
13. Addiction and mental illness continue to prevail as significant health problems as reported by homeless people in Abbotsford; borne out by the 2020 data according to which 49% of homeless persons live with addiction and 36% live with mental illness.
14. Comparing data from 2014 to 2020, it is clear that the prevalence of persons living with addiction remains in the order of 50% of the total number of homeless people in Abbotsford.

15. The proportion of homeless persons living with mental illness is at the one third mark of the total homeless population.
16. Most of the respondents who live with addiction and mental illness do not, according to their responses receive treatment. Respectively only 10% and 12% reported receiving treatment for addiction and mental illness.
17. Having an acquired brain injury is reported by 50 respondents representing 15% of the people who live homeless in Abbotsford.
18. Almost half of the homeless population access medical care by visiting a family doctor or making use of a walk-in clinic.
19. As found during previous tri-annual counts and surveys, males constitute two thirds or more of the homeless population. The percentage and number of males increased in Abbotsford from 63% (166) in 2017 to 70% (212) in 2020.
20. The largest age category (26%) remain those 30-39 years of age as was the case in 2017. Those 40 and older constitute 43% and those 39 and younger 57%. This is a change from 2017 when those 40 and older constituted 47% and those 39 and younger 50%. There is thus an increase in the number of those 39 and younger and those 30 and younger make up a significant proportion of 27%.
21. Half (50%) of respondents were homeless for the first time before the age of 30 and one third (33%) were homeless before the age of 20.
22. By far the majority of respondents (92%) identify as heterosexual. The proportion that identify as LGBTQ+ constitute 6%.
23. Just more than one third (34%) of respondents stated that they are First Nation or have Indigenous Ancestry. As was the case in 2017 this confirms the overrepresentation of First Nation persons in the homeless population.
24. The proportion of responses indicating reliance on government assistance i.e. income assistance and disability allowance as a source of income constitute 54%.
25. The services that represent the biggest percentages as response categories for services being used are:
  - Meal programs
  - Emergency Room
  - Emergency shelter
  - Extreme weather shelter
  - Outreach services
  - Harm reduction
26. One hundred and six (106) respondents confirmed that they have been in government care or Ministry Care. This represents 32% of the total number of homeless persons in Abbotsford.

27. Only one respondent was new to Canada i.e. came to Canada within the last five years.
28. In total, 13 respondents came to Canada as immigrants years ago and there was one person who came to Canada as a refugee.
29. Ten (10) respondents served in the Canadian Forces and one served as a First Responder.

## CONCLUSIONS

The number of homeless persons in Abbotsford continue to trend upwards despite the addition of housing units over the past decade. However, sight should not be lost of the fact that if these additional housing units were not added the number of homeless people would have been much higher.

The large proportion of homeless persons that seemingly are chronically homeless is of concern and so is the reality of a large proportion of homeless persons who became homeless prior to reaching age 20 and age 30.

The continuing high prevalence of addiction and mental illness plus additional physical ailments among homeless persons is further cause for concern, in addition to the significant number of homeless persons with acquired brain injuries.

Addiction is one of the main factors that contribute towards unintentional illicit drug toxicity deaths in British Columbia. In 2019 this caused 981 deaths in British Columbia of which 282 occurred in the jurisdiction of Fraser Health. Twelve percent (12%) of these deaths occurred outside in vehicles, on sidewalks, streets, parks, wooded areas and campgrounds.<sup>12</sup>

The persistent presence of addiction, mental illness, acquired brain injury and other physical health related ailments among homeless persons, emphasizes the reality of the inter-section of health care and housing provisioning. Perhaps it is time for a paradigm shift realizing that increased health care and ongoing support must become greater integral components of the community response to homelessness in order to reduce chronic homelessness.

Another aspect of the paradigm shift to consider is the notion of housing suitability and housing support in addition to affordability. The lack of suitable long-term care homes requires a paradigm shift, away from emergency shelters towards the provisioning of suitable long-term care housing for homeless individuals living with addiction, mental illness, physical health issues and acquired brain injury. Living homeless and relying on emergency shelters is not conducive to reduce chronic homelessness and to provide treatment and care that is needed to improved health outcomes and community integration outcomes. Such a paradigm shift could also potentially have a positive impact in relieving the high number of visits to hospital emergency rooms, adding to already long wait times, and perhaps freeing up hospital beds.

There is thus an opportunity to consider policy and practice rethink because of the issues that people who have become homeless have to face and struggle with daily. Future policy development would

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<sup>12</sup> BC Coroners Services of British Columbia, 2020

benefit from noting the diversity among homeless individuals and implementing strategies to target specific populations and importantly, provide individualized pathways out of homelessness and toward community integration and a greater degree of self-reliance. What should be considered is the introduction of a multi-faceted approach related to securing housing and lengthening intense social service support and health care. In doing so, street entrenched persons could move into stable, long-term housing, freeing up transitional housing spaces. Housing resettlement and ongoing social support would assist the episodically homeless, while quick rehousing strategies can reduce transitional homelessness. All of this is predicated on the assumption that the housing, service and care continuum or spectrum, including health care is without unbridgeable gaps.

# Fraser Valley Regional District 2020 Homeless Count and Survey Report

## SUB-AREA RESULTS

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### City of Chilliwack



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- Chilliwack Community Services Society
- City of Chilliwack
- Cyrus Centre
- Fraser Health
- Fraser Valley Regional District
- Pacific Community Resources Society
- Riverstone, Fraser Health
- Royal Canadian Mounted Police (RCMP)
- Ruth and Naomi's Mission Society
- Salvation Army, Chilliwack

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# 1. INTRODUCTION

## 1.1. Report Background

Homelessness in Chilliwack has been empirically confirmed in 2004, 2008, 2011, 2014 and 2017 through a count and survey of people who live homeless. Following on these previous surveys, the 2020 homelessness survey in Chilliwack was conducted in collaboration with the following organizations:

- Ann Davis Transition Society
- Chilliwack Community Services Society
- City of Chilliwack
- Cyrus Centre
- Fraser Health
- Fraser Valley Regional District
- Pacific Community Resources Society
- Riverstone, Fraser Health
- Royal Canadian Mounted Police
- Ruth and Naomi's Mission Society
- Salvation Army, Chilliwack

## 1.2 Survey Objectives

The objectives of the 2020 tri-annual count and survey are to:

- Determine whether homelessness is increasing or decreasing in the region;
- Provide reliable data to support the work by the FVRD, municipal governments and the social services sector in working toward solutions regarding homelessness, including the need for additional suitable and supported affordable housing in the region;
- Continue to increase awareness and understanding of homelessness, services and approaches to service delivery that are needed to continue to constructively respond to homelessness by preventing and reducing it; and
- Inform all levels of government, policy makers, community-based organizations about the extent of homelessness in the FVRD and the need for continued investment by both provincial and federal governments to increase the spectrum of suitable and supported social housing and concomitant support services in FVRD communities.

## 1.3 Defining Homelessness

Homelessness has been a systemic Canadian problem since the 1980s. Prior to this, there were homeless persons, but the issue intensified following economic and policy changes regarding the

social safety net, housing provision and the role of the Canadian Mortgage and Housing Commission (CMHC)<sup>1</sup>.

Numerous definitions of homelessness exist worldwide. In 2012 the Canadian Observatory on Homelessness (COH) introduced a definition in relation to the Canadian context. The COH defines homelessness as “[describing] the situation of an individual or family without stable, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it.”<sup>2</sup> Furthermore, the COH identified a typology with four physical living situations: “1) Unsheltered, or absolutely homeless and living on the streets or in places not intended for human habitation; 2) Emergency Sheltered, including those staying in overnight shelters for people who are homeless, as well as shelters for those impacted by family violence; 3) Provisionally Accommodated, referring to those whose accommodation is temporary or lacks security of tenure, and finally, 4) At Risk of Homelessness, referring to people who are not homeless, but whose current economic and/or housing situation is precarious or does not meet public health and safety standards”.<sup>3</sup>

The COH definition of homelessness sheds some light on the reasons behind homelessness, noting “systemic or societal barriers, a lack of affordable and appropriate housing, the individual/household’s financial, mental, cognitive, behavioural or physical challenges, and/or racism and discrimination. It also notes that most people do not choose to be homeless, and the experience is generally negative, unpleasant, stressful and distressing”.<sup>4</sup> It can be postulated that the causes of homelessness demonstrate the challenging intersection of structural factors, system failures, and individual circumstances. People do not become homeless overnight; instead, it is the result of a constellation of risk factors, which, when combined, may lead to homelessness.<sup>5</sup>

This report on the 2020 homelessness count and survey considers two major factors in defining homelessness: the importance of maintaining consistency with previous FVRD surveys and similar research in Metro Vancouver and other BC communities to make useful comparisons, and the desire to include the variety of situations in which homeless persons can be found. Therefore, in the context of this survey:

**Homeless persons are defined as persons with no fixed address, with no regular and/or adequate nighttime residence of their own where they pay rent and where they can expect to stay for more than 30 days.**

Given this definition, the FVRD 2020 count and survey included persons who are in emergency shelters, safe houses, and transition houses. It also included those who are living outside in temporary make shift camps or some form of shelter, or in tents, those sleeping or spending time during the day on street sidewalks, bus shelters, under bridges, sleeping in vehicles, campers, motorhomes, and recreational vehicles. Included are also those individuals who “couch surf”, meaning they sleep at a friend’s place or family member’s place for a while or they trade favours or services for temporary shelter. Both of the latter instances are not permanent housing solutions. Lastly, included also are

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<sup>1</sup> Gaetz, S. (2011). Canadian definition of homelessness: What’s being done in Canada and elsewhere? Toronto, ON: Canadian Homelessness Research Network Press.

<sup>2</sup> Canadian Observatory on Homelessness, 2012, p.1.

<sup>3</sup> Canadian Observatory on Homelessness, 2012, p.1.

<sup>4</sup> Canadian Observatory on Homelessness, 2012, p. 3.

<sup>5</sup> Gaetz, S. Donaldson, J., Richter, T., & Gulliver, T (2013). The state of homelessness in Canada 2013. Toronto, ON: Canadian Observatory on Homelessness Press.

those with no fixed address in hospital and in jail at the time of the count. The main trait present in all the afore-mentioned living situations is that people lack their own home where they can live permanently and safely.

It is important to note the difficulty in accurately counting the more hidden homeless population, such as those who couch surf or who may be trading services or favours for temporary shelter. While this survey includes these situations in its definition of homelessness, people in these more hidden situations would most likely be significantly under-counted by means of a point-in-time count.

## **1.4 Methodology and Ethical Considerations**

As already alluded to, a 24-hour snapshot survey method, known as a Point-in-Time (PiT) count, was used to enumerate as accurately as possible the number of homeless people in the FVRD. The count and survey was conducted on March 3 and 4, 2020, and coincided with a similar process in Metro Vancouver and other BC communities. Following the research methodology utilized in previous FVRD counts (2004, 2008, 2011, 2014 and 2017) the process included a nighttime and daytime component for data collection.

### **1.4.1. Methodological Challenges**

Gathering data on individuals living homeless has inherent challenges and although the PiT method is generally regarded as an acceptable method, it has limitations related to reliability and validity. Thus, it is important to note that a 24-hour snapshot survey does not capture each and every homeless person and participation in the survey by those who are identified as homeless is voluntary.

The number of people living homeless based on the 2020 PiT method used over a 24-hour period March 3 & 4, 2020 includes the number of homeless people who officially stayed in emergency shelters, temporary extreme weather shelters, and transition houses, persons identified as living homeless by the interviewers using screening questions and persons with no fixed address, who were in hospitals and jails. The demographic data, health data, information on housing and homelessness and other personal information are based on responses by those voluntarily agreeing to be interviewed. Responses to questions are influenced by the interpretation of the meaning of questions and further influenced by the respondent's physical, psychological, cognitive and emotional state at the time of the interview and the relative comfort or not of the physical setting during the interview.

Although the number of respondents enumerated is in all probability an undercount of the number of homeless people residing in Chilliwack it nevertheless does provide an overview of the current context, and contribute to longitudinal data analysis. The localized portrait that emerges from the numbers also assists with community planning at the municipal government level and provides data for continued advocacy with municipal, regional, provincial and federal governments.

For the purpose of further comparison, estimates derived from snapshot surveys may be compared with HIFIS data (Homeless Individuals and Families Information System). Additionally, communities can undertake a homeless count and survey using what is referred to as a Period Prevalent Method (PPM) whereby over a set period of time e.g. 3 or 6 months a "census" is undertaken of people who live homeless. Using this method various steps must be taken and procedures put in place to comply with statutory codes regarding privacy and confidentiality.

### 1.4.2. Ethical Considerations

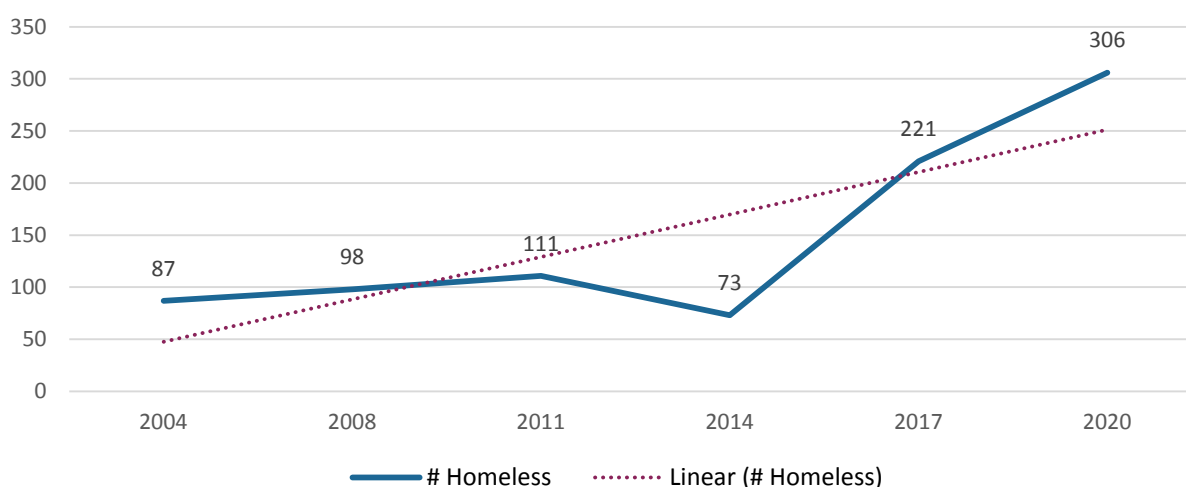
In keeping with the principles of the Tri-Council Policy Statement (TCPS): Ethical Conduct for Research Involving Humans, this project recognizes that “the end does not justify the means”. In other words, carrying out the survey should not harm any of the people involved (both interviewers and interviewees) physically, emotionally, or financially. The survey should in no way compromise the dignity of the persons surveyed or jeopardize their ability to receive services. The TCPS is guided by three principles including, respect for persons, concern for welfare, and justice. Accordingly, volunteer training included an ethics component and incorporated a discussion of appropriate conduct pertaining to respect, consent, fairness, equity, privacy, and confidentiality. The following approach was applied to ensure that the survey was conducted in accordance with accepted ethical guidelines:

- Interviewers had to agree to keep shared information confidential, assure anonymity of interviewees, and only interview persons if they freely complied, based on informed voluntary consent.
- Interviewees were clearly informed about the nature of the project and were not deceived in order to elicit a response.
- Interviewers were selected from among people who have experience with people living homeless, an awareness of the realities contributing to homelessness, empathy for persons in this situation, and ease in relating to homeless persons.
- All interviewers attended a mandatory training session prior to the survey.

## 2. EXTENT OF HOMELESSNESS IN CHILLIWACK 2020

### 2.1 Number of Homeless People Interviewed in Chilliwack in 2020

Three hundred and six (306) persons were found living homeless in Chilliwack during the 24-hour period, March 3 and 4, 2020. Included in this number of 306 is 166 persons who were staying in emergency shelters and transition houses. The analysis that follows draw on the data captured through interviews with homeless persons who, based on informed consent, voluntarily agreed to be interviewed during a 24 hour period, March 3 & 4, 2020 in Chilliwack.



**Figure 1: Chilliwack homeless count totals 2004-2020**

### 2.2 Reasons for Being Homeless

Survey respondents were asked to identify the cause for having lost their housing most recently. The three biggest response categories are family or relational breakdown, including conflict and abuse, representing 35%, followed by addiction 25% and income too low at 19% (see Table 1).

**Table 1: Cause for having lost housing most recently**

Reason Given	2020 (N)	2020 (%)
<b>Income Too Low</b>	29	18.8%
<b>Building Sold/Renovated</b>	6	3.9%
<b>Eviction due to complaint</b>	10	6.5%
<b>Addiction</b>	39	25.4%
<b>Death of a family member/relative</b>	3	1.9%
<b>Relational/Family Breakdown including conflict and abuse</b>	54	35.1%
<b>Mental Illness</b>	8	5.2%
<b>Poor Physical Health</b>	5	3.2%
<b>Total</b>	<b>154</b>	<b>100.0%</b>

Respondents were also asked what is keeping them from finding a place of their own. “Rent too high” represents the biggest response category at 57%. This response together with “income too low” (19%), (response category in Table 1) suggests that as homeless people consider their situation and given cost of rental accommodation, it stands to reason that the issue of affordability is top of mind (see Table 2).

**Table 2: What is keeping you from finding a place of your own**

Reason	2020 (N)	2020 (%)
<b>Rent too high</b>	92	56.5%
<b>Addiction</b>	13	8.0%
<b>Mental Health issue</b>	3	1.8%
<b>Other</b>	25	15.3%
<b>Don't know</b>	30	18.4%
<b>Total</b>	<b>163</b>	<b>100.0%</b>

In addition to the latter question, respondents were also asked what will end their homelessness. Here again the issue of lower rent, thus affordability and employment/higher income stand out as the largest response categories. Combined, they represent 88% of the responses. Clearly, affordability is a major issue (see Table 3).

Although people lose their housing for reasons as reported in Table 1 above, including relational breakdown, addiction, eviction, poor mental and physical health, etc. the affordability issue cannot be lost sight of. This is even more pressing when spousal/partner or family relations have broken down in which case affordability becomes a bigger issue given that income is less when single or on your own, compared to a dual income situation.

**Table 3: What would help lessen homelessness**

Solutions	2020 (N)	2020 (%)
<b>Lower rent</b>	73	53.7%
<b>Improvement in Health and Addiction Services</b>	9	6.6%
<b>Employment/higher income</b>	46	33.8%
<b>Other</b>	8	5.9%
<b>Total</b>	<b>136</b>	<b>100.0%</b>



## 2.3 Length of Homelessness

Survey respondents were asked to indicate how long they had been homeless. Half of the respondents (50%) indicated they are homeless for longer than one year. This compares closely with data of the 2017 survey and represents a significant jump from the 2014 survey, when one quarter of respondents (26%) indicated they had been homeless for longer than one year. Thus, it seems that the proportion of people who are homeless for longer than a year persists and as such it represents a large number of people, 103 according to the 2020 survey data, who are chronically homeless. The presence of this large a proportion of chronically homeless persons may therefore suggest that homelessness in Chilliwack is becoming more entrenched.

Looking further at Table 4 it is worth noting that a significant proportion of respondents (30%) or almost a third, indicated that they are homeless for less than six months. This is important too note and to respond to this category of homeless people before they become deeper entrenched in living homeless.

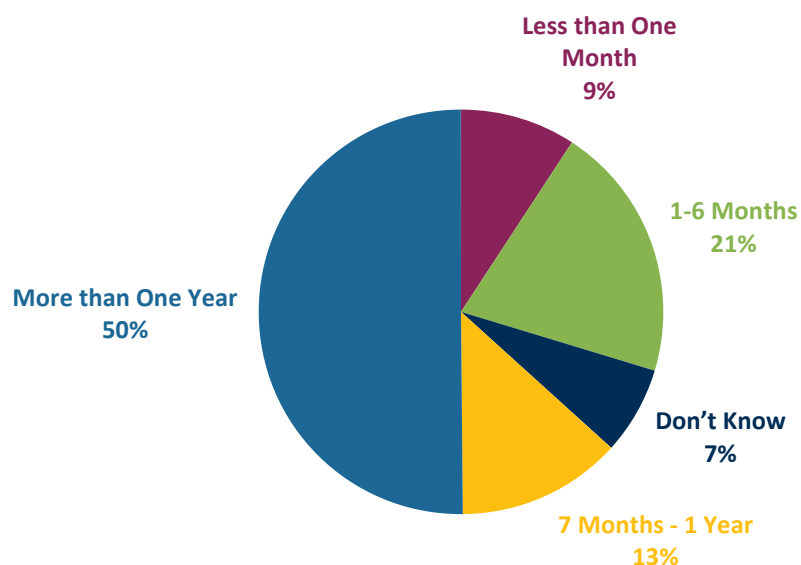


Figure 2: Length of homelessness 2020

Table 4: Length of homelessness

Duration	2017 (N)	2017 (%)	2020 (N)	2020 (%)
Less than one month	16	11.7%	19	9.2%
1-6 months	27	19.7%	42	20.4%
7 months – 1 year	25	18.2%	27	13.1%
Over 1 year	69	50.4%	103	50.0%
Don't know	0	0.0%	15	7.3%
<b>Total</b>	<b>137</b>	<b>100.0%</b>	<b>206</b>	<b>100.0%</b>

## 2.4 Health Problems

Survey respondents were asked to report on their health problems. Addiction remains the health issue that represents the biggest response category with 144 respondents or 47% of the total number of 306 surveyed homeless individuals in 2020 reporting that they live with addiction. The number of individuals that reported addiction increased from 95 in 2017 to 144 in 2020. Mental illness is the second highest response category with 63 individuals in 2017 and 92 in 2020 reporting living homeless and mentally ill. Expressed as a proportion of the homeless population in 2020 this amounts to 30%. These two health issues prevalent among people who live homeless, present formidable challenges to finding housing options and achieving successful housing retention over time in the absence of suitable and affordable supportive housing options. Individuals who live with a medical condition and/or a physical disability increase from 88 in 2017 to 137 in 2020.

Based on self reporting and as far as receiving treatment for health issues is concerned the vast majority of homeless persons living with a health issue or issues report that they do not receive treatment. For instance, only 24% or 35 of the 144 persons who live with addiction reported that they receive treatment. In the case of mental illness only 24% reported that they receive treatment (TR). For medical condition the percentage receiving treatment is 46% as is reflected in Table 5.

**Table 5: Reported health problems**

Health Issue	2017 (N)	2017 (%)	2017(TR)	2020 (N)	2020 (%)	2020(TR)
<b>Addiction</b>	95	43.0%	36.2%	144	47.1%	24.3%
<b>Mental Illness</b>	63	28.5%	17.3%	92	30.1%	23.9%
<b>Medical Condition</b>	50	22.6%	13.3%	77	25.2%	45.5%
<b>Physical Disability</b>	38	17.2%	6.7%	60	19.6%	25.0%

### 2.4.1 Acquired Brain Injury (ABI)

The 2020 survey included a question on acquired brain injury. Thirty-three (33) respondents or 11% of the total homeless population indicated that they live with an acquired brain injury.

An Acquired Brain Injury (ABI) is any damage to the brain that occurs after birth and is not related to a congenital or a degenerative disease. Causes may include traumatic injury, seizures, tumors, events where the brain has been deprived of oxygen, infectious diseases, and toxic exposure such as substance abuse. *An ABI is one of the key causes of disability in individuals under the age of 45,<sup>6</sup> and can seriously affect a person's ability to live independently.<sup>7</sup>*

<sup>6</sup> Canadian Institute of Neurosciences, Mental Health and Addiction, 2020.

<sup>7</sup> Canada Brain Foundation, 2020

## 2.4.2 Access to Family Doctor or Walk-In Clinic

The number of respondents that answer affirmatively to the question about access to a family doctor increased slightly from 52 (2017) to 58 (2020). The proportion of respondents that answer affirmatively to the question about access to a family doctor decreased from 38% (2017) to 31%(2020). The proportion of respondents who said they have access to a walk-in clinic increased from 31% in 2017 to 50% in 2020. This translate into a very significant increase in the number of persons accessing a walk-in clinic from 43 in 2017 to 93 in a 2020. The number of individuals that reported that they do not have access to either a family doctor or walk-in clinic decreased slightly from 40 in 2017 to 34 in 2020. Overall, it can be stated, based on these responses as presented in Table 6, that 151 or 49% of the total homeless population in Chilliwack do access medical care using a family doctor or a walk-in clinic. In contrast, it should be stated that half of the population who live homeless or a significant proportion do not access medical care in this fashion. It is therefore worth drawing attention to the data in Table 14, according to which 98 respondents have indicated that they have made use of the emergency room the past 12 months and 59 of the hospital (non-emergency) services.

**Table 6: Access to family doctor or walk-in clinic**

Service	2017 (N)	2017 (%)	2020 (N)	2020 (%)
<b>Family Doctor</b>	52	38.5%	58	31.3%
<b>Walk-In Clinic</b>	43	31.9%	93	50.3%
<b>Neither</b>	40	29.6%	34	18.4%
<b>Total</b>	<b>135</b>	<b>100.0%</b>	<b>185</b>	<b>100.0%</b>

## 2.5 “Sheltered” and “Unsheltered” Homeless Persons

Just more than half (54%) of the surveyed homeless population stayed in shelters during the 2020 Point-in-Time count and survey. Eighty-three or 27% stayed outside, 16 stayed in their vehicles and 30 or 10% were couch surfing and Fraser Health reported 11 persons with no fixed addresses in the Chilliwack hospital the night of March 3 (see Table 7).

Four female respondents indicated that they had children with them. All four women and their children (6 children in total) stayed at the Transition House on the night of the count. An additional nineteen (19) respondents indicated that they were in the company of a spouse or partner the night of March 3, 2020.

**Table 7: Accommodation on night of survey**

Location	2020 (N)	2020 (%)
<b>Shelter, Safe House or Transition House</b>	166	54.3%
<b>Outside</b>	83	27.1%
<b>Someone Else’s Place</b>	30	9.8%
<b>Car, Van or Camper</b>	16	5.2%
<b>Hospital</b>	11	3.6%
<b>Total</b>	<b>306</b>	<b>100.0%</b>

Respondents were asked to state their main reasons for not having used a transition house or a shelter the previous night. The reason with the highest response frequency was that they dislike shelters (28%) followed by 18% who stated that they were turned away, while 16% was able to stay with a friend or family, (couch surfers) while 19% of the responses make up the category “Don’t Know” (see Table 8).

**Table 8: Reasons for not using shelter/transition house**

Reason	2020 (N)	2020 (%)
Other	4	4.4%
Able to Stay With friend/family	14	15.6%
Dislike	25	27.8%
Turned Away - Shelter Was Full	16	17.8%
Slept in Vehicle	10	11.1%
Couldn’t get to shelter	4	4.4%
Don’t know	17	18.9%
Total	90	100.0%

## 2.6 Shelter and Transition Beds in Chilliwack

At the time of the 2020 count Chilliwack had 203 emergency shelter beds which is a substantial increase from the 128 beds during the 2017 count and survey (see Table 9). Chilliwack had 43 un-used beds on March 3, 2020 compared to 140 persons who did not use the emergency shelters. The biggest spare capacity was at Wilma’s House and the Cyrus Centre. However, both these facilities cater for specific sub-populations of homeless persons and are not suitable for the majority of persons who were staying outside on March 3. It is thus fair to state that although 43 beds were unused, a case could still be made for additional emergency shelter beds for the homeless population in general, excluding youth 18 and younger and women who flee abuse and/or violence. However, whether more should be invested in emergency shelters instead of suitable permanent or long-term affordable housing with supports is worth considering.

**Table 9: Shelter and transition house beds in Chilliwack**

<b>Emergency Shelter Beds</b>	<b>2017</b>	<b>2020</b>
<b>Ann Davis Transition House</b>	12	12
<b>Ann Davis Women's Centre</b>	0	22
<b>Salvation Army</b>	11	68
<b>Salvation Army – Overnight</b>	30	0
<b>Cyrus Centre</b>	8	9
<b>Cyrus Centre – Transition</b>	1	0
<b>Wilma's Transition House</b>	19	18
<b>Ruth &amp; Naomi's Mission</b>		74
<b>TOTAL</b>	<b>81</b>	<b>203</b>
<b>Extreme Weather Shelter Beds</b>		
<b>Cyrus Centre</b>	12	0
<b>Ruth &amp; Naomi's Mission</b>	30	0
<b>Salvation Army</b>	5	0
<b>TOTAL</b>	<b>47</b>	<b>0</b>

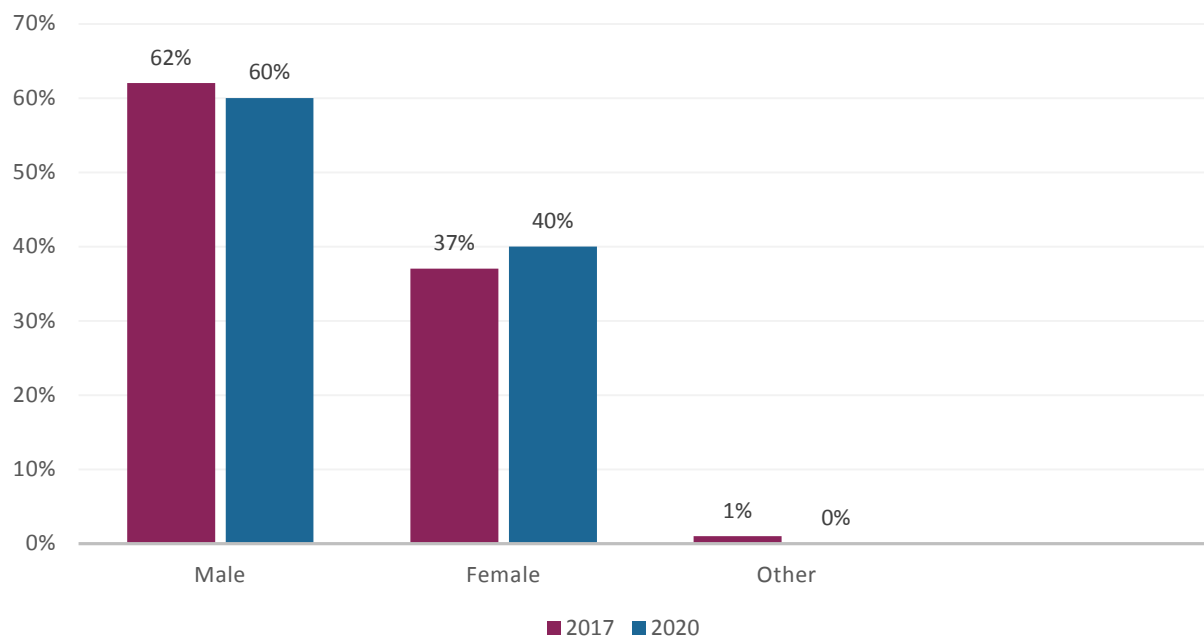
## 3. Profile of People Living Homeless in Chilliwack

### 3.1 Gender

The gender distribution of homeless people surveyed in Chilliwack in 2020 breaks down into 60% males and 40% females compared to 63% males and 37% females in 2017. This does not represent a significant change from 2017 data (see Table 10). Nevertheless, it must be noted that females are more often part of the “hidden homeless” population, some perhaps engaged in the survival sex trade or other more hidden situations.

**Table 10: Gender of survey respondents**

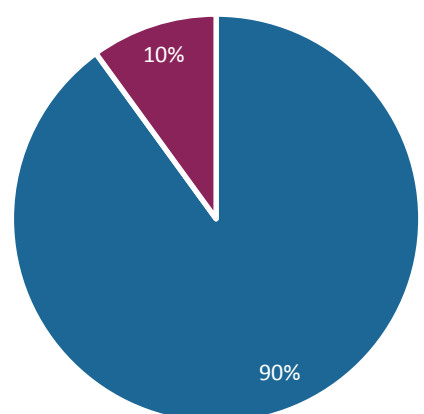
Gender	2017 (N)	2017 (%)	2020 (N)	2020 (%)
Male	112	62.2%	158	60.3%
Female	67	37.2%	104	39.7%
Transgender	1	0.6%	0	0.0%
Non-binary	0	0.0%	0	0.0%
Two-spirit	0	0.0%	0	0.0%
Not lister	0	0.0%	0	0.0%
<b>Total</b>	<b>180</b>	<b>100.0%</b>	<b>262</b>	<b>100.0%</b>



**Figure 3: Gender comparison 2017 & 2020**

## 3.2 Sexual Identity

The majority (91%) of the respondents identified as straight or heterosexual in 2017 compared to 90% in 2020. There were 9 individuals who identified as bi-sexual in 2017. In 2020, fifteen (15) individuals identified as LGBTQ+ and four individuals responded that they don't know their sexual identity (see Table 11).



■ Straight ■ LGBTQIA2S+

**Figure 4: Sexual identity of Chilliwack homeless population**

**Table 11: Sexual identify of Chilliwack homeless population**

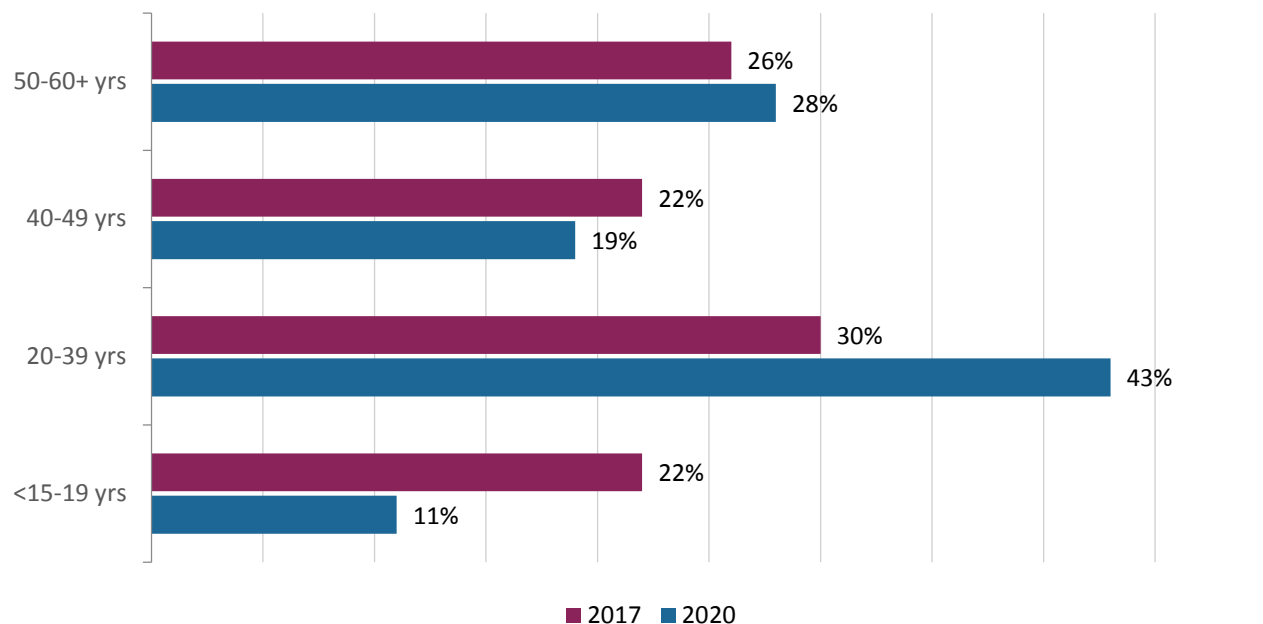
Sexual Identity	2017 (N)	2017 (%)	2020 (N)	2020 (%)
<b>Straight/Heterosexual</b>	121	91.0%	168	89.8%
<b>Bisexual</b>	9	6.8%	10	5.4%
<b>Two-Spirited</b>	1	0.8%	0	0.0%
<b>Pansexual</b>	0	0.0%	1	0.5%
<b>Gay</b>	0	0.0%	1	0.5%
<b>Other</b>	2	1.5%	0	0.0%
<b>Questioning</b>	0	0.0%	1	0.5%
<b>Lesbian</b>	0	0.0%	1	0.5%
<b>Not listed</b>	0	0.0%	1	0.5%
<b>Don't know</b>	0	0.0%	4	2.2%
<b>Total</b>	133	100.0%	187	100.0

## 3.3 Age

The age cohort 19 years and younger decreased from 38 individuals in 2017 to 28 individuals in 2020. The number of individuals in the cohort 20-39 more than double from 53 (2017) to 113 (2020). The number of individuals in the cohort 40-49 increased from 37 (2017) to 49 (2020). The age cohort 50+ increased from 44 in 2017 to 72 in 2020. Based on this data, the proportion of homeless persons higher in age has increased from 2017 to 2020 (see Table 12).

**Table 12: Age of surveyed respondents**

Age	2017 (N)	2017 (%)	2020 (N)	2020 (%)
<b>Less than 15</b>	1	0.6%	0	0.0%
<b>15-19</b>	37	21.5%	28	10.7%
<b>20-29</b>	22	12.8%	48	18.3%
<b>30-39</b>	31	18.0%	65	24.8%
<b>40-49</b>	37	21.5%	49	18.7%
<b>50-59</b>	34	19.8%	46	17.6%
<b>60 or older</b>	10	5.8%	26	9.9%
<b>Total</b>	<b>172</b>	<b>100.0%</b>	<b>262</b>	<b>100.0%</b>

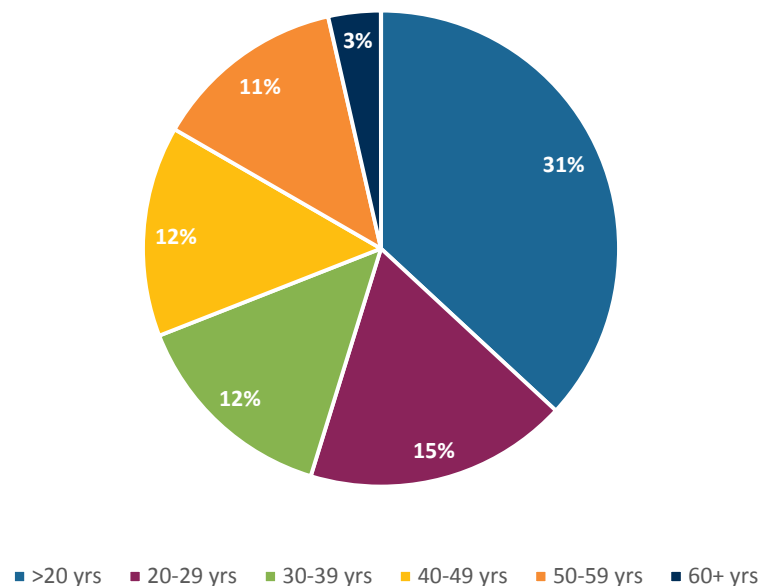
**Figure 5: Age of surveyed respondents**

A question was also asked to determine the age of respondents when they became homeless the first time in their lives. It is concerning that more than a quarter (31%) of responses are in the age category 19 and younger, meaning that a significant proportion of those currently living homeless in Chilliwack became homeless prior to or at the time they reach age of majority. This represents 63 individuals. If the number of those who reported that they became homeless between the ages of 20 and 29 years is added, then the percentage goes up to 46%. This then in turn represents 93 individuals. As such it means that almost half of the homeless respondents in 2020 became homeless the first time before the age of 30 (see Table 13).



**Table 13: Age at first time homeless**

Age	2020 (N)	2020 (%)
Less than 15 years	11	5.5%
15 – 19 years	52	25.9%
20 – 29 years	30	14.9%
30 – 39 years	24	11.9%
40 – 49 years	23	11.5%
50 – 59 years	22	10.9%
60 + years	5	2.5%
Don't know	34	16.9%
<b>Total</b>	<b>201</b>	<b>100.0%</b>



**Figure 6: Age at first time homeless**

### 3.4 Presence of First Nations or people with Indigenous Ancestry within homeless population

The respondents were asked to indicate whether they self-identify as First Nation or as someone with Indigenous Ancestry. Survey design consultation with First Nation stakeholders added more specific designations for people to choose from. In Chilliwack, 75 persons or 38% of respondents self-identified as having an Indigenous heritage, with the highest percentage (33%) identifying as First Nations. Expressed as a percentage of the total number of homeless persons, the 75 individuals constitute a 25% proportion of the total number of people who live homeless in Chilliwack in 2020. This represents a significant over-representation of First Nation community members who are homeless compared to the proportion of Indigenous people in the general population (see Table 14).

**Table 14: Aboriginal presence and homelessness percentage in Chilliwack**

Identification	2017 (N)	2017 (%)	2020 (N)	2020 (%)
<b>First Nations</b>	48	31.0%	66	33.7%
<b>Inuit</b>	0	0.0%	0	0.0%
<b>Metis</b>	11	7.1%	5	2.6%
<b>Indigenous/Aboriginal Ancestry</b>	8	5.1%	0	0.0%
<b>Other North America Indigenous Ancestry</b>	0	0.0%	3	1.5%
<b>Other Indigenous Ancestry</b>	0	0.0%	1	0.5%
<b>Does Not Identify as Aboriginal</b>	88	56.8%	121	61.7%
<b>Total</b>	<b>155</b>	<b>100.0%</b>	<b>196</b>	<b>100.0%</b>

### 3.5 Community From

Chilliwack has relatively low numbers of homeless individuals who have moved here from out of the country. Thirty-five respondents (29%) indicated that they were from FVRD communities. Those who stated they came from Metro Vancouver (16%), from another part of BC (18%) and those from another part of Canada (31%) combined, make up (65%) or almost two thirds of the people who live homeless in Chilliwack in 2020. Nevertheless, interpretation of this data must also consider the results from Table 16 below, Length of Residence in Local Community.

**Table 15: Where did you move here from?**

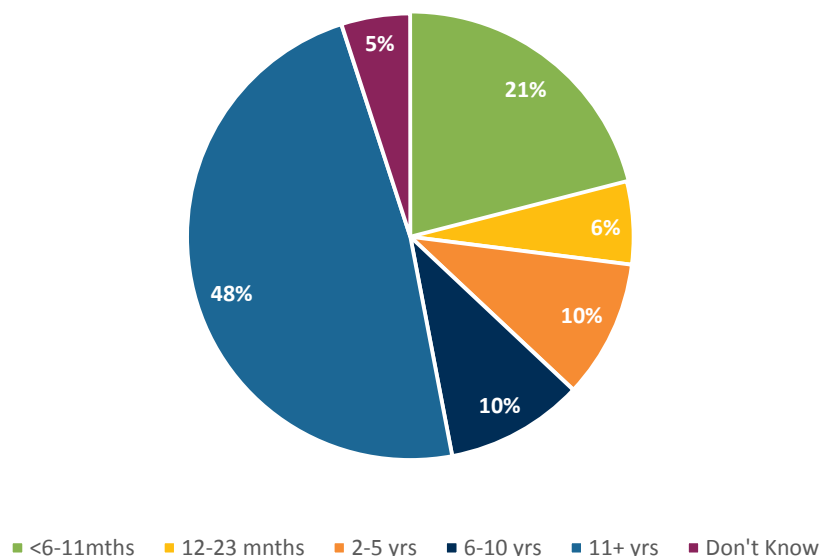
Home Community	2017 (N)	2017 (%)	2020 (N)	2020 (%)
<b>FVRD</b>	23	27.7%	35	28.7%
<b>Metro Vancouver</b>	10	12.0%	19	15.6%
<b>Another Part of BC</b>	31	37.3%	22	18.0%
<b>Another Part of Canada</b>	13	15.7%	38	31.1%
<b>Another Country</b>	6	7.2%	8	6.6%
<b>Total</b>	<b>83</b>	<b>100.0%</b>	<b>122</b>	<b>100.0%</b>

### 3.6 Length of Presence in Local Community

More than two thirds (41%) of respondents indicated that they had always lived in Chilliwack. Less than a quarter or 20% moved to Chilliwack within the last 12 months. This means that although a substantial proportion of those who live homeless in Chilliwack has moved here from outside of the Fraser Valley, many of them, if not the majority have lived in Chilliwack for a number of years.

**Table 16: Length of presence in Chilliwack**

Length of Residency	2017 (N)	2017 (%)	2020 (N)	2020 (%)
Less than 6 months	17	14.2%	25	13.4%
6-11 months	6	5.0%	13	7.0%
12-23 months	3	2.5%	11	5.9%
2-5 years	15	12.5%	19	10.1%
6-10 years	20	16.6%	19	10.1%
11 or more years	29	24.2%	13	7.0%
Always	30	25.0%	77	41.2%
Don't know	0	0.0%	10	5.3%
<b>Total</b>	<b>120</b>	<b>100.0%</b>	<b>187</b>	<b>100.0%</b>



**Figure 7: Length of presence in Chilliwack**

### 3.7 Sources of Income

The largest response categories for sources of income were the same in 2017 than what is the case in 2020, i.e. Income Assistance and Disability Allowance as is reflected in Table 17. One hundred and forty-seven (147) or 47% of the total number of people who live homeless in Chilliwack derive income from the Ministry of Social Development and Poverty Reduction (Welfare) in 2020. In 2017 this number was 83 or 38% of the total of 221 persons who were deemed to live homeless in Chilliwack in 2017. This increase in the actual number and the proportion of respondents are as a result of the increase of the number of homeless people from 221 in 2017 to 306 in 2020. The number of individuals that receive a Disability Allowance more than double from 28 (2017) to 60 (2020).

Seven percent (7%) of responses are in the categories part time and full-time employment. Thus, the vast majority of respondents are unemployed. Not surprising given the extent of addiction, mental illness, physical disability and medical conditions prevalent among homeless persons.

**Table 17: Sources of Income<sup>8</sup>**

Source of Income	2017 (N)	2017 (%)	2020 (N)	2020 (%)
<b>Income Assistance</b>	55	25.3%	87	27.5%
<b>Disability (Welfare)</b>	28	12.9%	60	19.0%
<b>Binning/Bottles</b>	25	11.5%	27	8.5%
<b>Other (GST/HST Refund &amp; Child Tax Benefit)</b>	24	11.1%	32	10.1%
<b>Family/Friends</b>	20	9.2%	12	3.8%
<b>No Income</b>	18	8.3%	18	5.7%
<b>Panhandling</b>	10	4.6%	11	3.5%
<b>Youth Agreement</b>	10	4.6%	0	0.0%
<b>Part-time Job</b>	8	3.7%	20	6.4%
<b>Disability (CPP)</b>	5	2.3%	7	2.2%
<b>CPP</b>	4	1.8%	10	3.2%
<b>Other Pension</b>	3	1.4%	5	1.6%
<b>Old Age Security</b>	3	1.4%	5	1.6%
<b>Vending</b>	2	0.9%	19	6.0%
<b>Full-time Job</b>	2	0.9%	1	0.3%
<b>Honoraria/Stipend</b>	0	0.0%	0	0.0%
<b>Employment insurance</b>	0	0.0%	2	0.6%
<b>Total</b>	<b>217</b>	<b>100%</b>	<b>316</b>	<b>100%</b>

### 3.8 Usage of Services

Table 18 indicates service usage by homeless individuals who live in Chilliwack. Respondents were asked which services from the list in Table 18 they used in the last 12 months. It appears from the data in Table 18 that a significant number of homeless persons do make use of community based services to meet their needs related to food, shelter and health care, including urgent or emergency care and harm reduction services.

The services that represent the biggest percentages as response categories are meal programs, emergency shelters, emergency room at the hospital, outreach services, and food bank. When clustered together, the usage of medical services represents close to one third or 32% of responses constituted by 9% - Hospital Emergency Room; 2%- Addiction Services; 6% -Ambulance; 2% -Harm Reduction; 3% - Mental Health; 5% - Hospital Non-Emergency; 5% - Health Clinic.

<sup>8</sup> Respondents could check off all that apply in relation to source of income. Therefore, the "N" column represents all the responses and the "%" column contain percentages of total responses per source of income as a percentage of total responses and not total respondents.

When clustered, meal programs and food bank make up 20% of the responses in relation to usage of food related services.

**Table 18: Services used<sup>9</sup>**

Service Used	2017 (N)	2017 (%)	2020 (N)	2020 (%)
<b>Meal Program/Soup Kitchen</b>	87	10.9%	136	12.4%
<b>Emergency Room</b>	78	9.7%	98	8.9%
<b>Food Bank</b>	75	9.4%	79	7.2%
<b>Drop-In</b>	68	8.5%	0	0.0%
<b>Emergency Shelter</b>	0	0.0	140	12.8%
<b>Extreme Weather Shelter</b>	60	7.5%	87	7.9%
<b>Other Addiction Services</b>	58	7.2%	24	2.2%
<b>Outreach</b>	56	7.0%	84	7.7%
<b>Ambulance</b>	51	6.4%	62	5.6%
<b>Probation/Parole</b>	46	5.7%	26	2.4%
<b>Employment</b>	42	5.2%	27	2.5%
<b>Harm Reduction</b>	42	5.2%	58	5.3%
<b>Mental Health Services</b>	39	4.9%	36	3.3%
<b>Hospital Non-Emergency</b>	33	4.1%	59	5.4%
<b>Health Clinic</b>	0	0.0	53	4.8%
<b>Dental Clinic/Dentist</b>	23	2.9%	24	2.2%
<b>Transitional Housing</b>	15	1.9%	27	2.5%
<b>Other</b>	12	1.5%	13	1.2%
<b>Housing Help/Eviction Prevention</b>	11	1.4%	13	1.2%
<b>None</b>	3	0.4%	52	4.7%
<b>Newcomer Services</b>	2	0.2%	0	0.0%
<b>Total</b>	<b>801</b>	<b>100.0%</b>	<b>1098</b>	<b>100%</b>

<sup>9</sup> Respondents could check off all categories of services that they have used in the past 12 months. Therefore, the "N" column represents the total number of respondents who checked off a service resulting in the total for the "N" column to be higher than the total number of respondents. The "%" column represents responses to each service as a proportion of overall total number of responses in "N" column.

### 3.9 Ministry Care

The total number of homeless persons enumerated in 2020 was 306 and of these 68 (22%) stated that they have been in Ministry Care at some stage during their life. Ministry Care for the purpose of this report includes:

- Foster care
- Youth group home
- Youth agreement
- Independent living agreement
- Residential school.

In 2017 the number of respondents who reported having been in Ministry Care was 80 (36%).

### 3.10 Canadian Newcomers, Service with Canadian Forces and First Responders

No survey respondents in Chilliwack indicated that they were new to Canada within the last 5 years, and 7 respondents indicated that they came to Canada as immigrants some years ago. No refugees were among the respondents.

Eight (8) respondents stated that they formerly served in the Canadian Forces and one (1) served as a First Responder.

## 4. Summary of Findings in Chilliwack

1. Three hundred and six (306) persons were deemed to live homeless during a 24-hour period, March 3 & 4, 2020.
2. The number of persons in official shelters was 166, those outside totaled 83, eleven (11) was in the hospital, 16 slept in vehicles and 30 stated that they were couch surfing.
3. One hundred and three or 50% of respondents are homeless for longer than one year, this represents one third of the total homeless population of 2020.
4. Almost one third (31%) of respondents reported that they were homeless for the first time before they reached the age of 20 and almost half (46%) became homeless for the first time before the age of 30.
5. There were no refugees or immigrants that came to Chilliwack in the past five years. However, seven respondents indicated that they came as immigrants many years ago.
6. Eight (8) respondents stated that they formerly served in the Canadian Forces and one (1) served as a First Responder.
7. Males make up 60% and females 40% of the respondents.
8. Fifteen individuals identified as LGBTQ+ in 2020 and four individuals reported that they don't know their sexual identity.
9. The number of individuals among the homeless respondents in Chilliwack that reported having an acquired brain injury is 33, representing 11% of the homeless population in Chilliwack.
10. Two main self reported reasons for homelessness are, family or relational breakdown, including conflict and abuse at 35% and addiction at 25%.
11. Addiction remains the health issue with the highest response at 144 individuals or 47% of the total number of 306 homeless persons.
12. The number of individuals that reported addictions increased from 95 in 2017 to 144 in 2020.
13. Mental illness was reported by 63 individuals in 2017 and 92 in 2020 representing 30% of the total number of homeless persons.
14. Responses for medical condition represent a quarter of the homeless population and responses for physical disability 19%.
15. Those 39 and younger constitute just over half (54%) of the respondents with those 40 and older constituting the rest (46%) and therefore not significantly different from 2017.

However, those who are 50 and older represent a significant proportion of just over one quarter or 28%.

16. In Chilliwack, 75 respondents self-identified as First Nation or having Indigenous Ancestry, representing a quarter of the homeless population.
17. Sixty-eight (68) respondents, representing 22% of homeless population, has stated that they have been in Ministry Care e.g. foster care, youth group home, youth agreement, independent living agreement, residential school.
18. More than two thirds (41%) of respondents indicated that they had always lived in Chilliwack. Less than a quarter or 20% moved to Chilliwack within the last 12 months.
19. The number of individuals that reported disability allowance as source of income more than double from 28 in 2017 to 60 in 2020. Similar to previous counts and surveys, both income assistance and disability allowance remain the biggest response categories.
20. The following services have the highest number of responses in terms of being used by persons who live homeless: Emergency shelter, Meal Programs, Emergency Room (Hospital), Outreach and Food Bank.

## Conclusion

The number of homeless persons in Chilliwack continue to trend upwards despite the addition of housing units over the past decade. However, sight should not be lost of the fact that if these additional housing units were not added the number of homeless people would have been much higher.

The large proportion of homeless persons that seemingly are chronically homeless is of concern and if the significant proportion who are 50 years of age and older is factored in, then the concern is even bigger.

The continuing high prevalence of addiction and mental illness plus additional physical ailments among homeless persons are further cause for concern; aggravated by the significant number of homeless persons with acquired brain injuries.

Addiction is one of the main factors that contribute towards unintentional illicit drug toxicity deaths in British Columbia. In 2019 this caused 981 deaths in British Columbia of which 282 occurred in the jurisdiction of Fraser Health. Twelve percent (12%) of these deaths occurred outside in vehicles, on sidewalks, streets, parks, wooded areas and campgrounds.<sup>10</sup>

The persistent presence of addiction, mental illness, acquired brain injury and other physical health related ailments among homeless persons emphasizes the reality of the inter-section of health care and housing provisioning. Perhaps it is time for a paradigm shift realizing that increased health care and ongoing support must become greater integral components of the community response to homelessness.

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<sup>10</sup> BC Coroners Services of British Columbia, 2020



Another aspect of the paradigm shift to consider is the notion of housing suitability and housing support in addition to affordability. The lack of suitable long-term care homes requires a paradigm shift in the response to homelessness. A paradigm shift, away from emergency shelters towards the provisioning of suitable long-term care housing for individuals living with addiction, mental illness, physical health issues and acquired brain injury, living currently homeless; a situation not conducive for treatment and care to improved health and community integration outcomes. Such a paradigm shift could also potentially have a positive impact in relieving the high number of visits to hospital emergency rooms that adds to already long wait times.

# Fraser Valley Regional District 2020 Homeless Count and Survey Report

## SUB-AREA RESULTS

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### District of Mission



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- District of Mission, Social Development
- Hope Central
- Ministry of Social Development and Poverty Reduction
- Mission Community Services Society
- Mission Friendship Centre
- Mission Mental Health
- Mission Youth House
- Riverside College, Community Support Worker Program
- Royal Canadian Mounted Police (RCMP) in Mission
- SARA for Women
- UFV Community Development-402-Program Students
- Union Gospel Mission (outreach)
- Youth Unlimited, Mission

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# 1. INTRODUCTION

## 1.1 Survey Objectives

Homelessness in Mission has been empirically confirmed in 2004, 2008, 2011, 2014, 2017 and again now in 2020 by means of a count and a survey of people who live homeless. Following on these previous surveys, the 2020 homelessness survey in Mission was conducted, March 3 and 4, 2020, in collaboration with the following organizations:

District of Mission  
Hope Central  
Mission Community Services  
Mission Friendship Centre  
Mission Mental Health  
Mission Youth House  
Royal Canadian Mounted Police (RCMP) in Mission  
SARA for Women  
UFV Community Development Course 402 - Students  
Youth Unlimited, Mission

The objectives of the 2020 tri-annual count and survey are to:

- Determine whether homelessness is increasing or decreasing in the region;
- Provide reliable data to support the work by the FVRD, municipal governments and the social services sector in working toward solutions regarding homelessness, including the need for additional suitable and supported affordable housing in the region;
- Continue to increase awareness and understanding of homelessness, services and approaches to service delivery that are needed to continue to constructively respond to homelessness by preventing and reducing it; and
- Inform all levels of government, policy makers, community-based organizations about the extent of homelessness in the FVRD and the need for continued investment by both provincial and federal governments to increase the spectrum of suitable and supported social housing and concomitant support services in FVRD communities.

## 1.2 Defining Homelessness

Homelessness has been a systemic Canadian problem since the 1980s. Prior to this, there were homeless persons, but the issue intensified following economic and policy changes regarding the

social safety net, housing provision and the role of the Canadian Mortgage and Housing Commission (CMHC)<sup>1</sup>.

Numerous definitions of homelessness exist worldwide. In 2012 the Canadian Observatory on Homelessness (COH) introduced a definition in relation to the Canadian context. The COH defines homelessness as “[describing] the situation of an individual or family without stable, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it.”<sup>2</sup> Furthermore, the COH identified a typology with four physical living situations: “1) Unsheltered, or absolutely homeless and living on the streets or in places not intended for human habitation; 2) Emergency Sheltered, including those staying in overnight shelters for people who are homeless, as well as shelters for those impacted by family violence; 3) Provisionally Accommodated, referring to those whose accommodation is temporary or lacks security of tenure, and finally, 4) At Risk of Homelessness, referring to people who are not homeless, but whose current economic and/or housing situation is precarious or does not meet public health and safety standards”.<sup>3</sup>

The COH definition of homelessness sheds some light onto the reasons behind homelessness, noting “systemic or societal barriers, a lack of affordable and appropriate housing, the individual/household’s financial, mental, cognitive, behavioural or physical challenges, and/or racism and discrimination. It also notes that most people do not choose to be homeless, and the experience is generally negative, unpleasant, stressful and distressing”.<sup>4</sup> It can be postulated that the causes of homelessness demonstrate the challenging intersection of structural factors, system failures, and individual circumstances. People do not become homeless overnight; instead, it is the result of a constellation of risk factors, which, when combined, may lead to homelessness.<sup>5</sup>

This report on the 2020 homelessness count and survey considers two major factors in defining homelessness: the importance of maintaining consistency with previous FVRD surveys and similar research in Metro Vancouver and other BC communities to make useful comparisons, and the desire to include the variety of situations in which homeless persons can be found. Therefore, in the context of this survey:

**Homeless persons are defined as persons with no fixed address, with no regular and/or adequate nighttime residence of their own where they pay rent or which they own and where they can expect to stay for more than 30 days.**

Given this definition, the FVRD 2020 count and survey included persons who are in emergency shelters, safe houses, and transition houses. It also included those who are living outside in temporary make shift camps or some form of shelter, or in tents, those sleeping or spending time during the day on street sidewalks, bus shelters, under bridges, sleeping in vehicles, campers, motorhomes, and recreational vehicles. Included are also those individuals who “couch surf”, meaning they sleep at a friend’s place or family member’s place for a while or they trade favours or services for temporary shelter. Both of the latter instances are not permanent housing solutions. Lastly, included also are

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<sup>1</sup> Gaetz, S. (2011). Canadian definition of homelessness: What’s being done in Canada and elsewhere? Toronto, ON: Canadian Homelessness Research Network Press.

<sup>2</sup> Canadian Observatory on Homelessness, 2012, p.1.

<sup>3</sup> Canadian Observatory on Homelessness, 2012, p.1.

<sup>4</sup> Canadian Observatory on Homelessness, 2012, p. 3.

<sup>5</sup> Gaetz, S. Donaldson, J., Richter, T., & Gulliver, T (2013). The state of homelessness in Canada 2013. Toronto, ON: Canadian Observatory on Homelessness Press.

those with no fixed address in hospital and in jail at the time of the count. The main trait present in all the afore-mentioned living situations is that people lack their own home where they can live permanently and safely.

It is important to note the difficulty in accurately counting the more hidden homeless population, such as those who couch surf or who may be trading services or favours for temporary shelter. While this survey includes these situations in its definition of homelessness, people in these more hidden situations would most likely be significantly under-counted by means of a point-in-time count.

## **1.3 Methodology and Ethical Considerations**

As already alluded to, a 24-hour snapshot survey method, known as a Point-in-Time (PiT) count, was used to enumerate as accurately as possible the number of homeless people in the FVRD. The count and survey was conducted on March 3 and 4, 2020, and coincided with a similar process in Metro Vancouver and other BC communities. Following the research methodology utilized in previous FVRD counts (2004, 2008, 2011, 2014 and 2017) the process included a nighttime and daytime component for data collection.

### **1.3.1 Methodological Challenges**

Gathering data on individuals living homeless has inherent challenges and although the PiT method is generally regarded as an acceptable method, it has limitations related to reliability and validity. Thus, it is important to note that a 24-hour snapshot survey does not capture each and every homeless person and participation in the survey by those who are identified as homeless is voluntary.

The number of people living homeless in Mission based on the 2020 PiT method used over a 24-hour period March 3 & 4, 2020 includes the number of homeless people who officially stayed in emergency shelters, temporary extreme weather shelters, transition houses, the persons identified as living homeless by the interviewers using screening questions, plus persons with no fixed address, who were in hospitals and jails. The demographic data, health data, information on housing and homelessness and other personal information are based on responses by those voluntarily agreeing to be interviewed. Responses to questions are influenced by the interpretation of the meaning of questions and further influenced by the respondent's physical, psychological, cognitive and emotional state at the time of the interview and the relative comfort or not of the physical setting during the interview.

Although the number of respondents enumerated is in all probability an undercount of the number of homeless people residing in the FVRD, it nevertheless does provide an overview of the current context, and contribute to longitudinal data analysis. The localized portrait that emerges from the numbers also assists with community planning at the municipal government level and provides data for continued advocacy with municipal, regional, provincial and federal governments.

For the purpose of further comparison, estimates derived from snapshot surveys may be compared with HIFIS data (Homeless Individuals and Families Information System). Additionally, communities can undertake a homeless count and survey using what is referred to as a Period Prevalent Method (PPM) whereby over a set period of time e.g. 3 or 6 months a "census" is undertaken of people who live homeless. Using this method various steps must be taken and procedures put in place to comply with statutory codes regarding privacy and confidentiality.



### 1.3.2 Ethical Considerations

In keeping with the principles of the Tri-Council Policy Statement (TCPS): Ethical Conduct for Research Involving Humans, this project recognizes that “the end does not justify the means”. In other words, carrying out the survey should not harm any of the people involved (both interviewers and interviewees) physically, emotionally, or financially. The survey should in no way compromise the dignity of the persons surveyed or jeopardize their ability to receive services. The TCPS is guided by three principles including, respect for persons, concern for welfare, and justice. Accordingly, volunteer training included an ethics component and incorporated a discussion of appropriate conduct pertaining to respect, consent, fairness, equity, privacy, and confidentiality. The following approach was applied to ensure that the survey was conducted in accordance with accepted ethical guidelines:

- Interviewers had to agree to keep shared information confidential, assure anonymity of interviewees, and only interview persons if they freely complied, based on informed voluntary consent.
- Interviewees were clearly informed about the nature of the project and were not deceived in order to elicit a response.
- Interviewers were selected from among people who have experience with people living homeless, an awareness of the realities contributing to homelessness, empathy for persons in this situation, and ease in relating to homeless persons.
- All interviewers attended a mandatory training session prior to the survey.

## 2. EXTENT OF HOMELESSNESS IN MISSION 2020

### 2.1 Number of Homeless People Interviewed in Mission in 2020

One hundred and seventy-eight (178) homeless persons were counted in Mission during the 24-hour period, March 3 and 4, 2020.

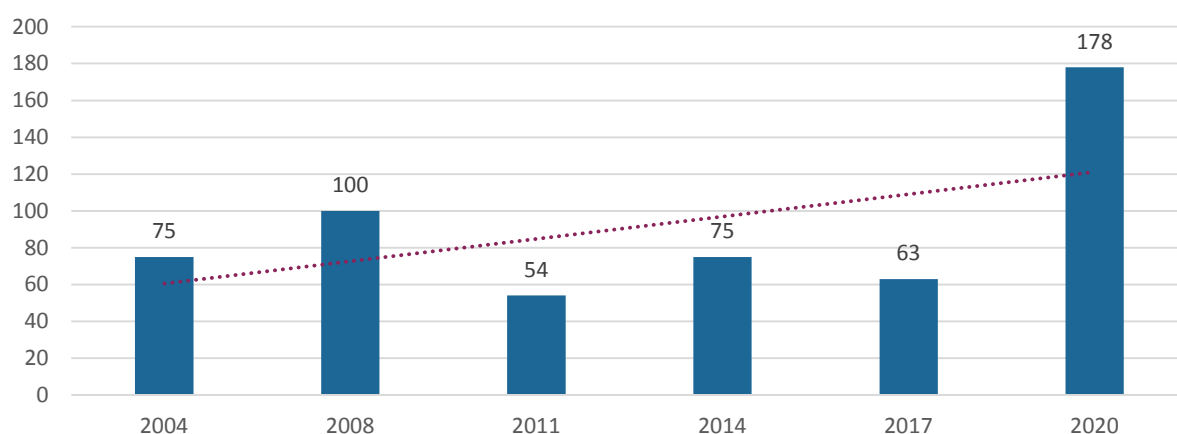


Figure 1: Mission homeless count totals 2004-2020

### 2.2 Reasons for Being Homeless

Survey respondents were asked to indicate what caused them to have lost their housing recently. In Mission, the top three response categories are relational/family breakdown including conflict and abuse (45%), income too low (24%) and addiction (15%) (Table 1).

Table 1: Cause for having lost housing most recently

Reason Given	2020 (N)	2020 (%)
Income too low	38	23.7%
Building Sold/Renovated	11	6.9%
Relational/Family breakdown including conflict and abuse	72	45.0%
Death of a family member/relative	4	2.5%
Poor Physical Health	2	1.3%
Mental Health Issue	9	5.6%
Addiction	24	15.0%
Total	160	100.0%

Respondents were also asked what is keeping them from finding a place of their own and the following responses were given (see Table 2). Addiction represents 30% of the responses followed by rent too high/not enough income at 15%. A significant proportion make up the 'don't know' response.

**Table 2: What is keeping from finding a place of your own**

Reason	2020 (N)	2020 (%)
<b>Rent too high/Not enough income</b>	7	15.2%
<b>Addiction</b>	14	30.4%
<b>Mental Health issue</b>	4	8.7%
<b>Other</b>	0	0.0%
<b>Don't know</b>	21	45.7%
<b>Total</b>	<b>46</b>	<b>100.0%</b>

Additionally, the question was asked "What would help end your homelessness?". The largest proportion of responses is in the category "lower rent" representing 59% of responses. The second largest category is "Don't know" at 20% followed by "Employment", 12%. It is clear from data in Table 2 and Table 3 that the major challenge for people who live homeless in Mission is suitable and affordable housing and further complicated by addiction and other health concerns.

**Table 3: What would help end your homelessness**

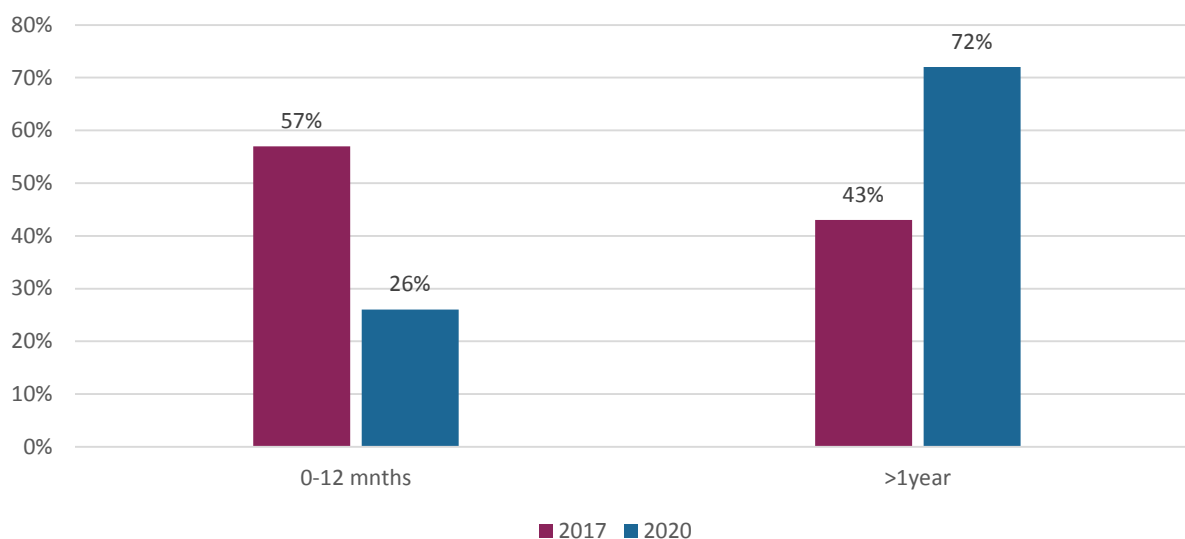
Solutions	2020 (N)	2020 (%)
<b>Lower rent</b>	75	58.6%
<b>Improvement in Health and Addiction</b>	3	2.3%
<b>Employment</b>	15	11.7%
<b>Don't know</b>	25	19.6%
<b>Other</b>	10	7.8%
<b>Total</b>	<b>128</b>	<b>100.0%</b>

## 2.3 Length of Homelessness

Survey respondents were asked to indicate how long they had been homeless. Nearly three quarters (72%) of respondents indicated that they are homeless for more than one year. This is significantly higher than the 43% in 2017. Based on this it appears as if the proportion of chronic homeless persons is increasing in Mission and that a large number of persons who live homeless are getting entrenched in homelessness. The proportion that is homeless for 1 year and less is 26% (see Table 4 and Figure 2).

**Table 4: Duration of homelessness**

Duration	2017 (N)	2017 (%)	2020 (N)	2020 (%)
<b>Less than one month</b>	13	23.2%	4	2.8%
<b>1-6 months</b>	8	14.3%	27	18.9%
<b>6 months – 1 year</b>	11	19.6%	6	4.2%
<b>Over 1 year</b>	24	42.9%	103	72.0%
<b>Don't know</b>	0	0%	3	2.1%
<b>Total</b>	56	100.0%	143	100.0%

**Figure 2: Length of homelessness: 2017 and 2020**

## 2.4 Health Problems

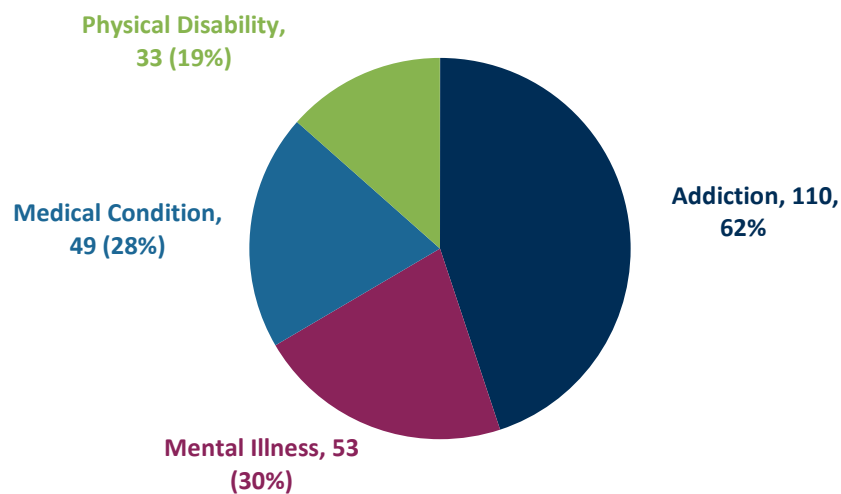
Survey respondents were asked to report on their health problems: Addiction and mental illness are the highest-reported issues, as 110 (62%) of the 178 surveyed homeless individuals in Mission reported addiction and 53 (30%) of 178 respondents reported mental illness and 49 (28%) of 178 respondents reported a medical condition. Thirty-three (33) or 19% of 178 respondents reported a physical disability. Table 5 below presents the responses of 2020 and 2017 with the % columns presenting the responses as a percentage of the total number of homeless persons in Mission.

**Table 5: Reported health problems**

Health Issue	2017 (N)	2017 (%) <sup>6</sup>	2017 (RT)	2020 (N)	2020 (%) <sup>7</sup>	2020 (RT)
<b>Addiction</b>	33	52.4%	26.3%	110	61.8%	7.3%
<b>Medical Condition</b>	32	50.8%	42.1%	49	27.5%	34.7%
<b>Mental Illness</b>	26	41.3%	13.2%	53	29.8%	17.0%
<b>Physical Disability</b>	11	17.5%	10.5%	33	18.5%	15.2%
<b>Acquired Brain Injury</b>	0	0.0	0.0	21	11.8%	0.0%

Similar, to 2017, respondents were asked to identify whether they were receiving treatment for their condition. A significant number of people are not receiving treatment for their health problems. Only eight (7%) of 110 individuals with addictions are receiving treatment. Nine (17%) of the 53 individuals that reported mental illness receive treatment and 17 (35%) of the 49 individuals with medical conditions are receiving treatment. Five (15%) of the 33 individuals with physical disabilities are receiving treatment.

Twenty-one respondents, or 12% as proportion of total homeless population stated that they have an acquired brain injury. An Acquired Brain Injury (ABI) is any damage to the brain that occurs after birth and is not related to a congenital or a degenerative disease. Causes may include traumatic injury, seizures, tumors, events where the brain has been deprived of oxygen, infectious diseases, and toxic exposure such as substance abuse. An *ABI* is one of the key causes of disability in individuals under the age of 45,<sup>8</sup> and it can have serious consequences for a person's level of independence.<sup>9</sup>

**Figure 3: Self-reported health problems as proportions of all responses<sup>10</sup>**

<sup>6</sup> Expresses as percentage of total homeless population.

<sup>7</sup> Expresses as percentage of total homeless population.

<sup>8</sup> Canadian Institute of Neurosciences, Mental Health and Addiction, 2020.

<sup>9</sup> Canada Brain Foundation, 2020

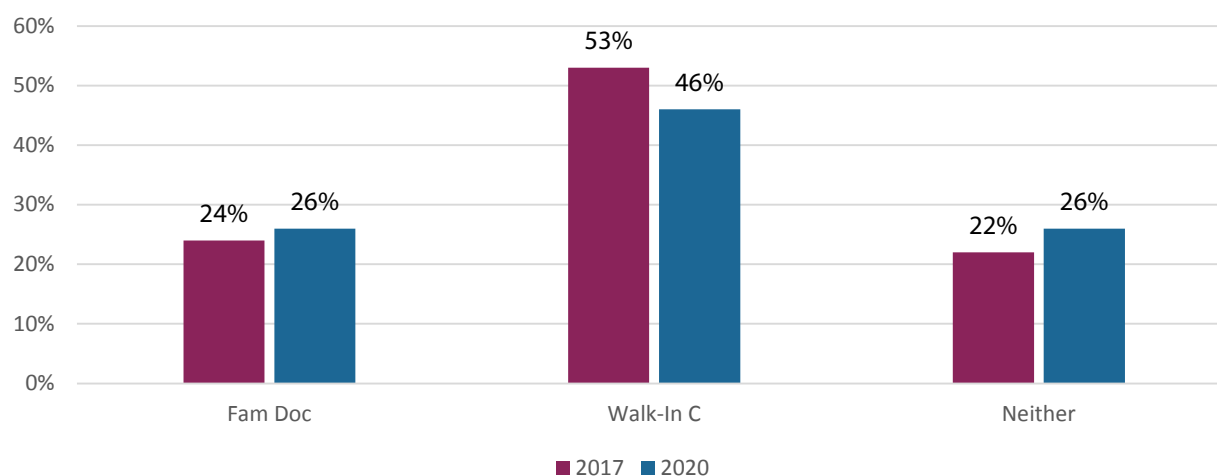
<sup>10</sup> Percentages in Figure 3 do not add up to 100 as respondents could check off more than one health issue response category.

## 2.5 Access to Family Doctor or Walk-In Clinic

Twenty-six percent (26%) of respondents reported not accessing a family doctor or walk-in clinic. However, just more than a quarter or 26% responded that they have access to a family doctor and 46% indicated that they make use of a walk-in clinic. Thus, two thirds of respondents reported having access to medical care i.e. family doctor or walk-in clinic (see Table 6 and Figure 4).

**Table 6: Access to family doctor or walk-in clinic**

Service	2017 (N)	2017 (%)	2020 (N)	2020 (%)
Family Doctor	13	24.1%	36	25.5%
Walk-In Clinic	29	53.7%	64	45.5%
Neither	12	22.2%	37	26.2%
Both Walk-In Clinic & Family Doctor	0	0.0%	4	2.8%
Total	54	100.0%	141	100.0%



**Figure 4: Access to family doctor or walk-in clinic**

## 2.6 “Sheltered” and “Unsheltered” Homeless Persons

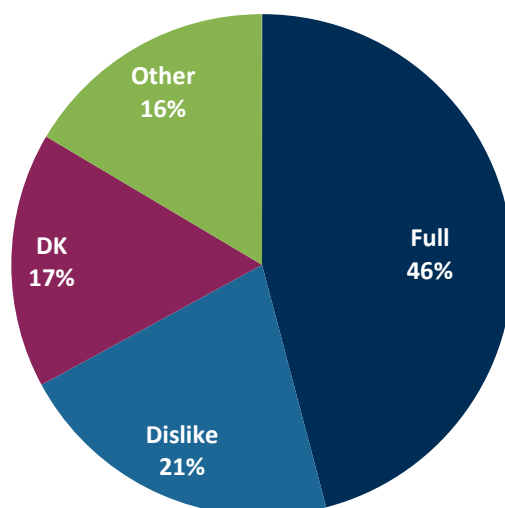
The number of homeless persons in official shelters represents 36% of the total. People living outside represented 57% of the total, and people who were “couch surfing” represented a relatively small percentage of the total at 6% (see Table 7).

Two female respondents indicated that they had children with them. One of the respondents were at the Transition House with her 3 children on the night of the count and the other respondent with one child was at a drop-in facility. An additional twenty-four (24) respondents indicated that they were in the company of a spouse or partner.

**Table 7: Accommodation on night of survey**

Location	2020 (N)	2020 (%)
Shelter, Safe House or Transition House	64	36.0%
Outside	88	49.4%
Someone Else’s Place	11	6.2%
Car, Van or Camper	14	7.8%
Hospital	1	0.6%
Jail	0	0.0%
Total	178	100.0%

Respondents were asked to state their main reasons for not having used a transition house or a shelter the previous night. The biggest response category (46%) was “No shelter space/Shelter full”. This represents 39 individuals. Almost a quarter of the responses (21%) relate to disliking emergency shelters and the third largest response category (17%) is “Don’t Know” (see Table 8 and Figure 5).



**Figure 5: Reasons for not staying in shelter**

**Table 8: Reasons for not using a shelter/transition house**

Reason	2020 (N)	2020 (%)
Other	5	5.9%
Able to Stay with Friend/Family	3	3.5%
Dislike	18	21.2%
Turned Away	1	1.2%
Slept in Vehicle	3	3.5%
Couldn't get to Shelter	0	0.0%
Didn't know about Shelter	2	2.4%
No Shelter Beds/Shelter Full	39	45.8%
Don't know	14	16.5%
<b>Total</b>	<b>85</b>	<b>100.0%</b>

## 2.7 Shelter and Transition Beds in Mission

At the time of the 2020 count and survey Mission had a total of 87 beds made up of 27 emergency shelter beds, 10 women's transition house beds, 44 extreme weather beds for adults and 6 extreme weather beds for youth, compared to 40 in 2017 made up of 20 emergency shelter beds, 10 women's transition house beds and 10 extreme weather beds. Thus, an increase of forty-seven (47) beds (see Table 9).

Given that 64 persons stayed in shelter spaces and the shelter capacity at the time of the 2020 count was 87, it means that there was spare capacity of 23 beds. However, the 10 beds at the women's transition house were not accessible, the night of March 3, 2020 as the transition house was being renovated. Taken the latter into account it means a spare capacity of 13 beds. If all 13 shelter beds were occupied by homeless people, there would still have been a shortage of 101 beds given the total number of people deemed homeless over a 24-hour period, March 3 & 4, 2020.

**Table 9: Shelter and transition beds in Mission**

Emergency Shelter	Units 2017	Units 2020
Haven in the Hollow (Year-round)	20	27
Extreme Weather Shelter <sup>11</sup>		
Extreme Weather Beds at Haven in the Hollow	10	22
Extreme Weather Beds at Elks	0	22
Extreme Weather Beds for Youth ad My House	0	6
Women's Transition		
Mission Transition House	10	10
<b>Total</b>	<b>40</b>	<b>87</b>

<sup>11</sup> Extreme weather beds are not available year-round; typically available only during cold and wet months i.e. November to March.



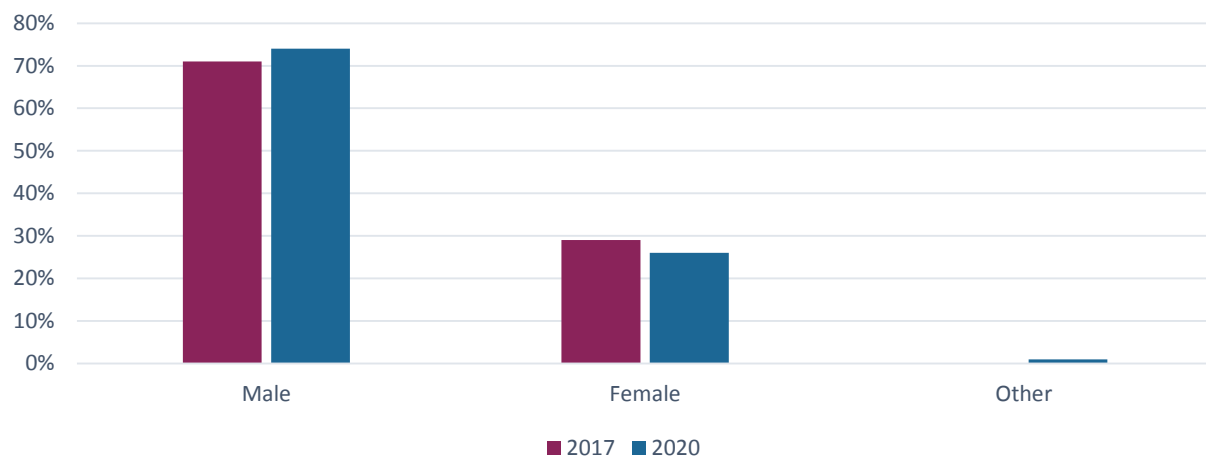
### 3. OVERVIEW OF HOMELESS PEOPLE IN MISSION

#### 3.1 Gender

The gender distribution of homeless people surveyed in Mission in 2020 breaks down into 74% males, 26% female and 1% non-binary. It must be noted that females are more often part of the “hidden homeless” population, some engaging in the survival sex trade or other more hidden situations i.e. staying temporarily with friends, family, etc., (see Table 10 and Figure 6).

**Table 10: Gender of surveyed respondents**

Gender	2017 (N)	2017 (%)	2020 (N)	2020 (%)
Male	41	70.7%	112	73.6%
Female	17	29.3%	39	25.7%
Transgender	0	0.0%	0	0.0%
Non-binary	0	0.0	1	0.7%
Total	58	100.0%	152	100.0%



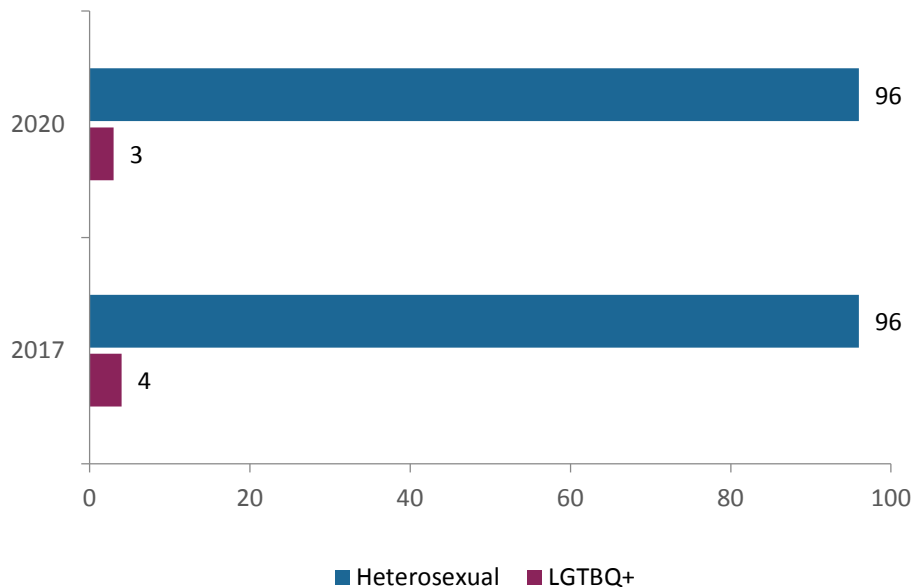
**Figure 6: Gender distribution 2017 and 2020**

## 3.2 Sexual Identity

The majority of respondents (131) or 96% surveyed in Mission identified as heterosexual or straight, and 4 or 3% identify as LGBTQ+ individuals (see Table 11 and Figure 7).

**Table 11: Sexual identity of Mission homeless person**

Sexual Identity	2017 (N)	2017 (%)	2020 (N)	2020 (%)
<b>Heterosexual/Straight</b>	46	95.8%	131	96.4%
<b>Bisexual</b>	0	0.0%	2	1.5%
<b>Two-Spirited</b>	1	2.1%	0	0.0%
<b>Gay</b>	1	2.1%	1	0.7%
<b>Other</b>	0	0.0%	0	0.0%
<b>Questioning</b>	0	0.0%	0	0.0%
<b>Lesbian</b>	0	0.0%	1	0.7%
<b>Don't know</b>	0	0.0%	1	0.7%
<b>Total</b>	<b>48</b>	<b>100.0%</b>	<b>136</b>	<b>100.0%</b>



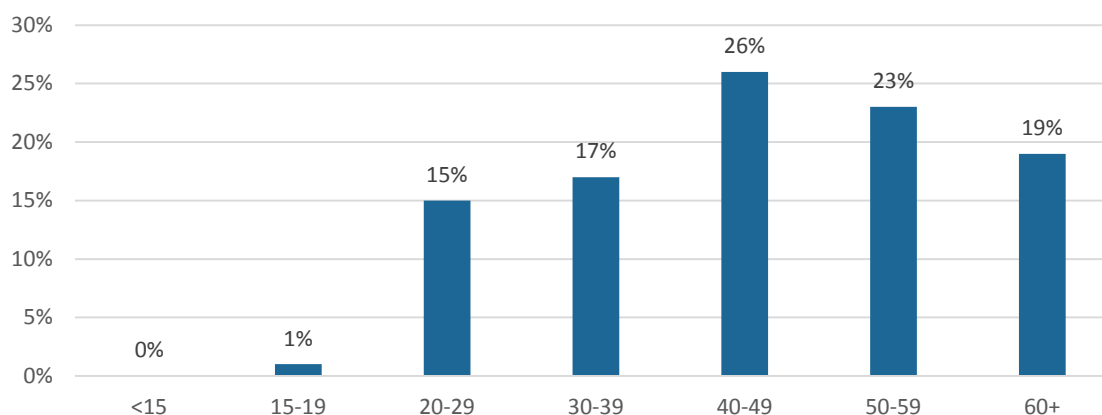
**Figure 7: Sexual identity**

### 3.3 Age

The largest proportion of Mission's surveyed homeless population is the age category 40-49, years old, making up 26% or one quarter of the respondents. The cohort 50 and older constitutes a significant 42% of respondents. The category 60 and older increased from 7 in 2017 to 28 individuals in 2020. The cohort 50 and older has as a proportion of respondents increased from 36% in 2017 to 42% in 2020. In terms of numbers, this category has more than doubled from 21 individuals in 2017 to 61 individuals in 2020. Furthermore, this cohort (50+) has potentially higher vulnerability due to their age, degree of being chronic homeless and compromised health from living homeless (see Table 12 and Figure 8.)

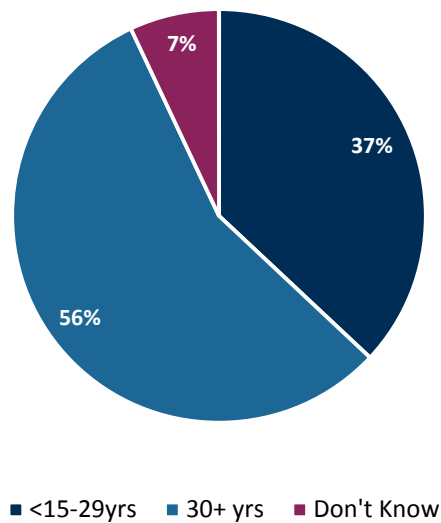
**Table 12: Age of respondents**

Age	2017 (N)	2017 (%)	2020 (N)	2020 (%)
<b>Less than 15</b>	1	1.7%	0	0.0%
<b>15-19</b>	2	3.4%	1	0.7%
<b>20-29</b>	9	15.5%	21	14.5%
<b>30-39</b>	8	13.8%	25	17.2%
<b>40-49</b>	17	29.3%	37	25.5%
<b>50-59</b>	14	24.1%	33	22.8%
<b>60 or older</b>	7	12.1%	28	19.3%
<b>Total</b>	<b>58</b>	<b>100.0%</b>	<b>145</b>	<b>100.0%</b>



**Figure 8: Age of surveyed respondents: 2020**

Just over one third (37%) of the respondents reported that they were homeless before they have reached the age of 30 (see Table 13 and Figure 9).



**Figure 9: Age at first time homeless**

**Table 13: Age at first time homeless**

Age	2020 (N)	2020 (%)
Less than 15 years	10	7.0%
15 – 19 years	15	10.6%
20 – 29 years	27	19.0%
30 – 39 years	18	12.7%
40 – 49 years	27	19.0%
50 – 59 years	17	12.0%
60 + years	17	12.0%
Don't know	11	7.7%
<b>Total</b>	<b>142</b>	<b>100.0%</b>

### 3.4 First Nation or Indigenous Ancestry Presence among homeless persons

The respondents were asked to indicate whether they self-identify as Aboriginal. Survey design consultation with First Nations stakeholders added more specific designations for people to choose. In Mission, based on the 2020 survey data 26% of respondents identified as First Nation or as Metis. In 2017 this response category represented 38% of the responses. In both instances these percentages represent a significant overrepresentation of Aboriginal community members who are homeless in Mission in relation to Aboriginal people as a proportion of the general population (see Table 14). Expressed as a percentage of the total homeless population in Mission, respondents who identify as First Nation or with Indigenous Ancestry constitute 33% in 2017 and 21% in 2020. Thus, a reduction in proportion but an increase in actual number from 21 in 2017 to 37 in 2020.

**Table 14: Aboriginal presence and homelessness percentage in Mission**

Identification	2017 (N)	2017 (%)	2020 (N)	2020 (%)
<b>First Nations</b>	15	27.3%	30	21.0%
<b>Inuit</b>	0	0.0%	0	0.0%
<b>Metis</b>	6	10.9%	7	4.9%
<b>Other North American Indigenous Ancestry</b>	0	0.0%	0	0.0%
<b>Other Indigenous Ancestry</b>	0	0.0%	0	0.0%
<b>Does Not Identify as Aboriginal</b>	34	61.8%	106	74.1%
<b>Total</b>	<b>55</b>	<b>100.0%</b>	<b>143</b>	<b>100.0%</b>

### 3.5 Community From

The highest percentage (40%) of survey respondents indicated that they moved to Mission from Metro Vancouver. In 2017 the highest percentage was 47% representing respondents who were homeless in Mission but from FVRD communities. This time round (2020) the proportion stating they are from FVRD communities is 26%. The rest are from other parts of BC, rest of Canada with two (2) having come to Mission from another country (see Table 15 below). Interpretation of this data must also consider the data from Table 16 and Figure 10 (below).

**Table 15: Where did you move here from?**

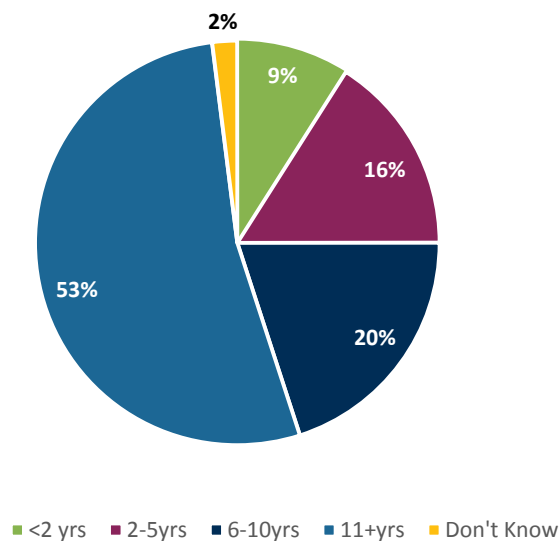
Home Community	2017 (N)	2017 (%)	2020 (N)	2020 (%)
<b>FVRD</b>	22	46.8%	17	26.2%
<b>Metro Vancouver</b>	12	25.5%	26	40.0%
<b>Another Part of BC</b>	11	23.4%	11	16.9%
<b>Another Part of Canada</b>	2	4.3%	9	13.8%
<b>Another Country</b>	0	0.0%	2	3.1%
<b>Total</b>	<b>47</b>	<b>100.0%</b>	<b>65</b>	<b>100.0%</b>

### 3.6 Length of presence in local Community

Survey respondents were asked how long they had lived in the community. In Mission, the highest percentage is "Always" at 45%, followed by 6-10 years at 20% and 2-5 years at 16%. Therefore, it is fair to state that the majority (73%) of those living homeless in Mission have lived in Mission for 6 years or longer.

**Table 16: How long have you been living in Mission?**

Length of Residency	2020 (N)	2020 (%)
Less than 6 months	5	3.6%
6-11 months	2	1.4%
12-23 months	5	3.6%
2-5 years	22	15.9%
6-10 years	27	19.6%
11 or more years	12	8.7%
Always	62	45.0%
Don't know	3	2.2%
<b>Total</b>	<b>138</b>	<b>100.0%</b>



**Figure 10: How long have you been living in Mission?**

### 3.7 Sources of Income

Income assistance as a source of income represents 27% of the responses, followed by binning (20%), disability allowance (18%) and panhandling (9%); not significantly different from 2017 (see Table 17).

**Table 17: Sources of income<sup>12</sup>**

Source of Income	2017 (N)	2017 (%) <sup>13</sup>	2020 (N)	2020 (%) <sup>14</sup>
<b>Income Assistance</b>	28	27.2%	60	27.3%
<b>Disability (Welfare)</b>	15	14.6%	39	17.7%
<b>Binning/Bottles</b>	15	14.6%	45	20.5%
<b>Family/Friends</b>	7	6.8%	7	3.2%
<b>Disability (CPP)</b>	7	6.8%	3	1.4%
<b>No Income</b>	6	5.8%	9	4.1%
<b>Panhandling</b>	6	5.8%	20	9.1%
<b>Other (GST/HST Refund &amp; Child Tax Benefit)</b>	5	4.9%	6	2.7%
<b>Part-time Job</b>	5	4.9%	10	4.5%
<b>Vending</b>	2	1.9%	5	2.3%
<b>CPP</b>	2	1.9%	8	3.6%
<b>Honoraria/Stipend</b>	2	1.9%	0	0.0%
<b>Other pension</b>	1	1.0%	0	0.0%
<b>Old Age Security</b>	1	1.0%	6	2.7%
<b>Full-time Job</b>	1	1.0%	1	0.5%
<b>Youth Agreement</b>	0	0.0%	0	0.0%
<b>Employment insurance</b>	0	0.0%	1	0.5%
<b>Total</b>	<b>103</b>	<b>100.0%</b>	<b>220</b>	<b>100.0%</b>

### 3.8 Usage of Services

Table 18 indicates the extent of service use by homeless individuals who live in Mission. Respondents were asked which services from the list in Table 18 they used in the last 12 months.

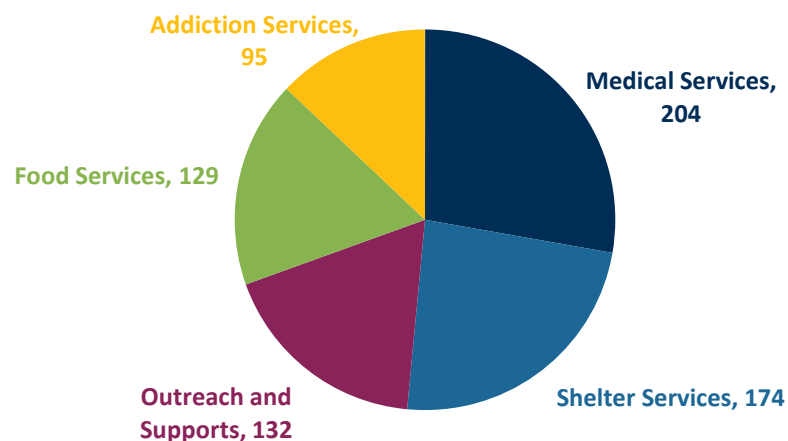
<sup>12</sup> Respondents could list all sources of income that apply to them hence the “N” total reflects all the responses and not individual respondents.

<sup>13</sup> Expressed as percentage of total number of responses.

<sup>14</sup> Expressed as percentage of total number of responses.

**Table 18: Services used<sup>15</sup>**

Service Used	2020 (N)	2020 (%) <sup>16</sup>
Emergency Room	55	7.5%
Meal Program/Soup Kitchen	56	7.6%
Food Bank	73	9.9%
Emergency Shelter	82	11.1%
Extreme Weather Shelter	92	12.5%
Outreach	62	8.4%
Hospital (Non-Emergency)	30	4.1%
Health Clinic	51	6.9%
Harm Reduction	65	8.8%
Ambulance	35	4.7%
Mental Health Services	28	3.8%
Other Addiction Services	30	4.1%
Probation/Parole	26	3.5%
Employment	18	2.4%
Housing Help/ Eviction Prevention	6	0.8%
Transitional Housing	6	0.8%
Dental Clinic/Dentist	5	0.7%
Other	12	1.6%
None	4	0.5%
Newcomer Services	2	0.3%



**Figure 11: Service usage total responses based on service sector clusters – 2020**

<sup>15</sup> Respondents could list all services used and therefore the “N” total reflects all responses to this question and not individual respondents.

<sup>16</sup> Expressed as percentage of total responses not total respondents.



Point-in-Time counts reveal that the most used community services in Mission are medical and health related followed by shelter use and outreach support services. Shelter and outreach services are important services that assist homeless persons to navigate daily existence, present for health care appointments, justice system appointments, access harm reduction supplies, etc.

One third (33%) replied 'Yes' to the question: "Are there any Services that did not meet your needs in the past 12 months?" The reasons for replying 'Yes' fall within the boundaries of three categories: Not enough shelter spaces; a dislike in shelters and need for better health care.

### **3.9 Ministry Care**

A total number of 52 individuals or 29% of the total homeless population indicated that they have been in some form of Ministry Care, i.e. foster care, youth group home, youth agreement, independent living agreement and residential school.

### **3.10 Canadian Newcomers, Canadian Forces and First Responders**

No respondents in Mission indicated that they are new to Canada in the last five years. Three (3) indicated that they came to Canada as immigrants years ago. Two respondents indicated that they served in the Canadian Armed Forces and one served within the RCMP/Municipal Police Force.

## 4. SUMMARY OF FINDINGS IN MISSION

1. The total number of homeless people counted during the 24-hour period on March 3 and 4, 2020 was 178.
2. The number of sheltered individuals were 64 and one (1) person with no fixed address was in the Mission Hospital as reported by Fraser Health.
3. Fourteen (14) respondents were found to live and sleep in their car, van or camper.
4. Eleven (11) respondents were couch surfing.
5. Family and relational breakdown, including conflict and abuse was the cause reported by 72 (45%) of the 160 surveyed individuals for being homeless. Too low income was cited as the cause for homelessness by 24%.
6. Addiction is stated by 30% of respondents as a factor in keeping them from finding housing.
7. More affordable housing was identified by 75 (59%) of the respondents as a way to end homelessness.
8. Nearly three quarters (72%) of respondents indicated that they are homeless for more than one year
9. Addiction and mental illness are the highest-reported health issues: 110 individuals (62%) of the 178 surveyed individuals reported addiction; 53 (30%) of 178 individuals reported mental illness, 49 (28%) of 178 individuals reported a medical condition and thirty-three (33) or 19% of 178 individuals reported a physical disability.
10. Only 7% or 8 of 110 individuals with self reported addictions are receiving treatment. Nine (17%) of the 53 individuals with self reported mental illness receive treatment and 17 (35%) of the 49 individuals with medical conditions are receiving treatment.
11. One quarter (25%) responded that they have access to a family doctor and a further 46% indicated that they make use of a walk-in clinic.
12. The main reasons for not having used a transition house or a shelter at the time of the count was “No shelter space/Shelter full”.
13. Gender distribution of homeless people surveyed in Mission breaks down into 74% males, 26% female.
14. The sexual identity of the majority (96%) of the surveyed respondents in Mission is heterosexual or straight with 4 or 3% being LGBTQ+ individuals.

15. The age cohort 60+ increased from 7 (2017) to 28 individuals in 2020. The cohort 50 and older increase from 21 (2017) to 61 individuals in 2020 which is 42% of the Mission homeless respondents.
16. Just under one third (32%) of the respondents reported that they were homeless before they have reached the age of 30.
17. Twenty-six percent (26%) of respondents self-identified as being First Nation or having Indigenous Ancestry.
18. Almost three quarters (73%) of the surveyed homeless people in Mission have lived in Mission for 6 years or longer.
19. Income assistance and disability allowance make up 27% and 18% respectively of the responses related to source of income. Collecting and selling cans and bottles (binning) represents 21% of the responses.
20. Shelter, food and health related services represent the largest proportions of responses related to service usage.
21. A total number of 52 individuals indicated that they have been in some form of Ministry Care during their life. This number represents just more than a quarter or 29% of the total number of homeless people in Mission based on the 2020 count and survey.
22. There were no “newcomers” to Canada (i.e. having arrived the past 5 years) among those who live homeless in Mission. Three respondents indicated they came to Canada as immigrants years ago.
23. Two respondents indicated that they served in the Canadian Armed Forces and one served within the RCMP/Municipal Police Force.

## CONCLUSION

The 2020 Point-in-Time homeless count and survey in Mission identified the importance of shelter expansion and outreach services that should flow into long-term care for the elderly. More than half of the homeless persons surveyed in Mission at this time are seniors or will be seniors within this decade. The proportion and real numbers of homeless persons 50 and older has, based on the 2020 data, increased significantly from 2017.

The proportion of chronic homeless persons is substantial and could be seen as an indicator of people becoming deeper and deeper entrenched in homelessness.

The continued high prevalence of addiction, mental illness and other physical ailments among people who live homeless speaks to the fact that the response to homelessness should increasingly incorporate on- going health care and treatment opportunities linked to community integration

strategies. The challenges associated with addiction is further underscored by the crisis of unintentional illicit drug toxicity and related deaths.

The lack of suitable and appropriate long-term care requires a paradigm shift relating to the community's response to homelessness and concomitant care and housing provisioning. The consideration of a new paradigm for suitable long-term care housing is not only important to address aging within the homeless population. It is relevant also to the prevalence of addiction, mental illness and other physical ailments. The notion of suitability of housing linked with affordability, support and care requires further consideration by policy makers service professionals and practitioners. A paradigm shift in thinking is necessary that progresses from sheltering and housing to adding suitable support and health care as an extension of housing. Linking ongoing health care and support with suitable and affordable housing need further serious consideration to counter deeper and deeper entrenchment into homelessness.

# Fraser Valley Regional District 2020 Homeless Count and Survey Report

## SUB-AREA RESULTS

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### Eastern Communities

Hope | Kent  
Harrison Hot Springs | Boston Bar



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- Agassiz RCMP
- Hope and Area Transition Society
- Hope RCMP
- Boston Bar Enhancement Society

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A big thank you is extended to homeless persons who participated in the survey by patiently answering very personal questions.



# 1. INTRODUCTION

## 1.1 Report Background

Homelessness in Eastern Fraser Valley communities (EFVC) has been empirically confirmed in 2004, 2008, 2011, 2014, 2017 and 2020 through a count and survey of people who live homeless. Following on these previous surveys, the 2020 homelessness survey was conducted in collaboration with the following organizations:

- Agassiz-Harrison Community Services Society
- Boston Bar Enhancement Society
- Hope and Area Transition Society Fraser Health
- RCMP Agassiz Hope
- RCMP Hope

The more detailed reporting for the eastern Fraser Valley communities (i.e. Agassiz-Harrison, Hope and Boston Bar/ North Bend) have been consolidated to maintain confidentiality for individuals in smaller communities where the total number of homeless individuals is small.

## 1.2 Survey Objectives

The objectives of the 2020 tri-annual count and survey are to:

- Determine whether homelessness is increasing or decreasing in the region;
- Provide reliable data to support the work by the FVRD, municipal governments and the social services sector in working toward solutions regarding homelessness, including the need for additional suitable and supported affordable housing in the region;
- Continue to increase awareness and understanding of homelessness, services and approaches to service delivery that are needed to continue to constructively respond to homelessness by preventing and reducing it; and
- Inform all levels of government, policy makers, community-based organizations about the extent of homelessness in the FVRD and the need for continued investment by both provincial and federal governments to increase the spectrum of suitable and supported social housing and concomitant support services in FVRD communities.

## 1.3 Defining Homelessness

Homelessness has been a systemic Canadian problem since the 1980s. Prior to this, there were homeless persons, but the issue intensified following economic and policy changes regarding the social safety net, housing provision and the role of the Canadian Mortgage and Housing Commission (CMHC)<sup>1</sup>.

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<sup>1</sup> Gaetz, S. (2011). Canadian definition of homelessness: What's being done in Canada and elsewhere? Toronto, ON: Canadian Homelessness Research Network Press.

Numerous definitions of homelessness exist worldwide. In 2012 the Canadian Observatory on Homelessness (COH) introduced a definition in relation to the Canadian context. The COH defines homelessness as “[describing] the situation of an individual or family without stable, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it.”<sup>2</sup> Furthermore, the COH identified a typology with four physical living situations: “1) Unsheltered, or absolutely homeless and living on the streets or in places not intended for human habitation; 2) Emergency Sheltered, including those staying in overnight shelters for people who are homeless, as well as shelters for those impacted by family violence; 3) Provisionally Accommodated, referring to those whose accommodation is temporary or lacks security of tenure, and finally, 4) At Risk of Homelessness, referring to people who are not homeless, but whose current economic and/or housing situation is precarious or does not meet public health and safety standards”.<sup>3</sup>

The COH definition of homelessness sheds some light onto the reasons behind homelessness, noting “systemic or societal barriers, a lack of affordable and appropriate housing, the individual/household’s financial, mental, cognitive, behavioural or physical challenges, and/or racism and discrimination. It also notes that most people do not choose to be homeless, and the experience is generally negative, unpleasant, stressful and distressing”.<sup>4</sup> It can be postulated that the causes of homelessness demonstrate the challenging intersection of structural factors, system failures, and individual circumstances. People do not become homeless overnight; instead, it is the result of a constellation of risk factors, which, when combined, may lead to homelessness.<sup>5</sup>

This report on the 2020 homelessness count and survey considers two major factors in defining homelessness: the importance of maintaining consistency with previous FVRD surveys and similar research in Metro Vancouver and other BC communities to make useful comparisons, and the desire to include the variety of situations in which homeless persons can be found. Therefore, in the context of this survey:

**Homeless persons are defined as persons with no fixed address, with no regular and/or adequate nighttime residence of their own where they pay rent and where they can expect to stay for more than 30 days.**

Given this definition, the FVRD 2020 count and survey included persons who are in emergency shelters, safe houses, and transition houses. It also included those who are living outside in temporary make shift camps or some form of shelter, or in tents, those sleeping or spending time during the day on street sidewalks, bus shelters, under bridges, sleeping in vehicles, campers, motorhomes, and recreational vehicles. Included are also those individuals who “couch surf”, meaning they sleep at a friend’s place or family member’s place for a while or they trade favours or services for temporary shelter. Both of the latter instances are not permanent housing solutions. Lastly, included also are those with no fixed address in hospital or in jail at the time of the count. The main trait present in all the afore-mentioned living situations is that people lack their own home where they can live permanently and safely.

It is important to note the difficulty in accurately counting the more hidden homeless population, such as those who couch surf or who may be trading services or favours for temporary shelter. While

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<sup>2</sup> Canadian Observatory on Homelessness, 2012, p.1.

<sup>3</sup> Canadian Observatory on Homelessness, 2012, p.1.

<sup>4</sup> Canadian Observatory on Homelessness, 2012, p. 3.

<sup>5</sup> Gaetz, S. Donaldson, J., Richter, T., & Gulliver, T (2013). The state of homelessness in Canada 2013. Toronto, ON: Canadian Observatory on Homelessness Press.

this survey includes these situations in its definition of homelessness, people in these more hidden situations would most likely be significantly under-counted by means of a point-in-time count.

## **1.4 Methodology and Ethical Considerations**

As already alluded to, a 24-hour snapshot survey method, known as a Point-in-Time (PiT) count, was used to enumerate as accurately as possible the number of homeless people in the FVRD. The count and survey were conducted on March 3 and 4, 2020, and coincided with a similar process in Metro Vancouver and other BC communities. Following the research methodology utilized in previous FVRD counts (2004, 2008, 2011, 2014 and 2017) the process included a nighttime and daytime component for data collection.

### **1.4.1 Methodological Challenges**

Gathering data on individuals living homeless has inherent challenges and although the PiT method is generally regarded as an acceptable method, it has limitations related to reliability and validity. Thus, it is important to note that a 24-hour snapshot survey does not capture each and every homeless person and participation in the survey by those who are identified as homeless is voluntary.

The number of people living homeless based on the 2020 PiT method used over a 24-hour period March 3 & 4, 2020 includes the number of homeless people who officially stayed in emergency shelters, temporary extreme weather shelters, transition houses, persons identified as living homeless by the interviewers using screening questions and persons with no fixed address, who were in hospital or jail. The demographic data, health data, information on housing and homelessness and other personal information are based on responses by those voluntarily agreeing to be interviewed. Responses to questions are influenced by the interpretation of the meaning of questions and further influenced by the respondent's physical, psychological, cognitive and emotional state at the time of the interview and the relative comfort or not of the physical setting during the interview.

Although the number of respondents enumerated is in all probability an undercount of the number of homeless people residing in Eastern Fraser Valley Communities, it nevertheless does provide an overview of the current context, and contribute to longitudinal data analysis. The localized portrait that emerges from the numbers also assists with community planning at the municipal government level and provides data for continued advocacy with municipal, regional, provincial and federal governments.

For the purpose of further comparison, estimates derived from snapshot surveys may be compared with HIFIS data (Homeless Individuals and Families Information System). Additionally, communities can undertake a homeless count and survey using what is referred to as a Period Prevalent Method (PPM) whereby over a set period of time e.g. 3 or 6 months a "census" is undertaken of people who live homeless. Using this method, various steps must be taken and procedures put in place to comply with statutory codes regarding privacy and confidentiality.

### **1.4.2 Ethical Considerations**

In keeping with the principles of the Tri-Council Policy Statement (TCPS): Ethical Conduct for Research Involving Humans, this project recognizes that "the end does not justify the means". In other words, carrying out the survey should not harm any of the people involved (both interviewers and interviewees) physically, emotionally, or financially. The survey should in no way compromise the

dignity of the persons surveyed or jeopardize their ability to receive services. The TCPS is guided by three principles including, respect for persons, concern for welfare, and justice. Accordingly, volunteer training included an ethics component and incorporated a discussion of appropriate conduct pertaining to respect, consent, fairness, equity, privacy, and confidentiality. The following approach was applied to ensure that the survey was conducted in accordance with accepted ethical guidelines:

- Interviewers had to agree to keep shared information confidential, assure anonymity of interviewees, and only interview persons if they freely complied, based on informed voluntary consent.
- Interviewees were clearly informed about the nature of the project and were not deceived in order to elicit a response.
- Interviewers were selected from among people who have experience with people living homeless, an awareness of the realities contributing to homelessness, empathy for persons in this situation, and ease in relating to homeless persons.
- All interviewers attended a mandatory training session prior to the survey.

## 2. EXTENT OF HOMELESSNESS IN 2020

### 2.1 Number of Homeless People

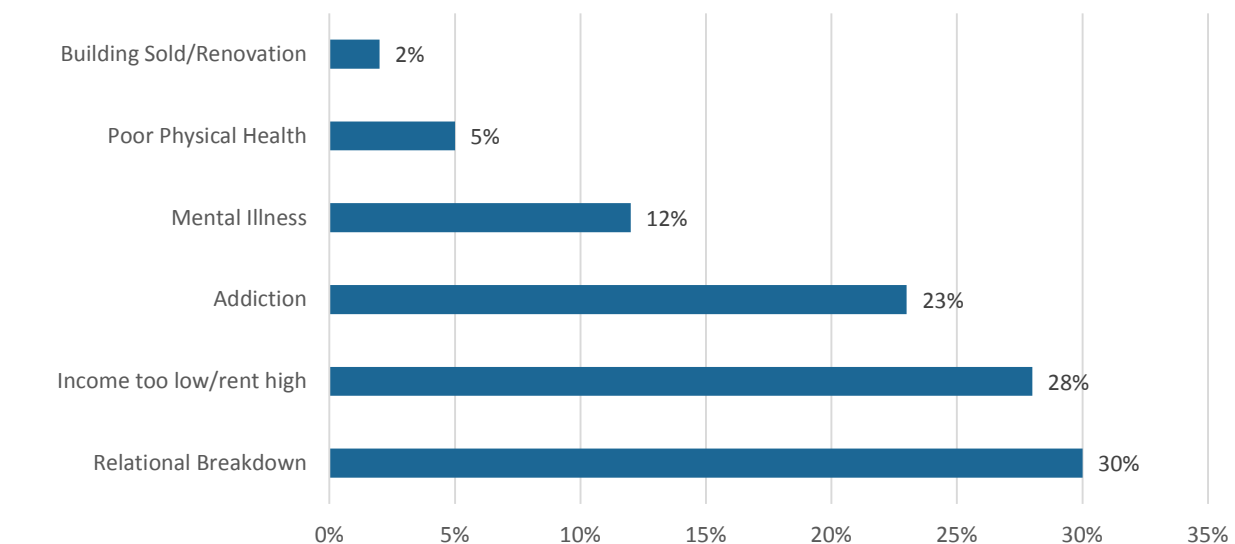
Seventy-eight (78) homeless people were counted during the 24-hour period, March 3 and 4, 2020 in the eastern Fraser Valley communities inclusive of Agassiz-Harrison, Hope and Boston Bar/North Bend.

### 2.2 Reasons for Being Homeless

Survey respondents were asked to identify the reason for having lost their housing most recently. Relational/Family breakdown including conflict and abuse constitute the biggest response category at 30%. This is followed by “income too low” at 28%, addiction 23% and mental illness 13% (Table 1).

**Table 1: Cause for having lost housing most recently**

Reason Given:	2020 (N)	2020 (%)
<b>Income too low</b>	11	27.5%
<b>Building Sold/Renovated</b>	1	2.5%
<b>Relational/Family breakdown including conflict and abuse</b>	12	30.0%
<b>Poor Physical Health</b>	2	5.0%
<b>Mental Health Issue</b>	5	12.5%
<b>Addiction</b>	9	22.5%
<b>Total</b>	<b>40</b>	<b>100.0%</b>



**Figure 1: Causes for having lost housing most recently**

**Table 2: What is keeping you from finding a place on your own**

Reason	2020 (N)	2020 (%)
Rent to high/Not enough income	29	78.4%
Addiction	3	8.1%
Mental Health issue	2	5.4%
Other	0	0.0%
Don't know	3	8.1%
<b>Total</b>	<b>37</b>	<b>100.0%</b>

The majority (78%) of the surveyed homeless persons indicated that the main reason that is keeping them from finding a place of their own is that rent is too high and income too low (Table 2). More than half (61%) of the surveyed individuals indicated that lower rent would help to end homelessness (Table 3)

**Table 3: What would help end your homelessness**

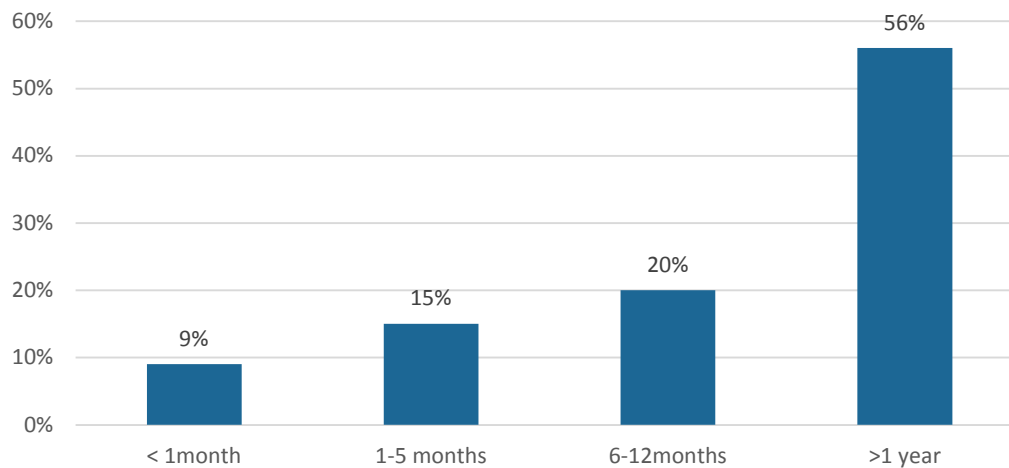
Solutions	2020 (N)	2020 (%)
Lower rent	28	60.9%
Improvement in Health and Addiction	4	8.7%
Don't know	4	8.7%
Other	10	21.7%
<b>Total</b>	<b>46</b>	<b>100.0%</b>

## 2.3 Length of Homelessness

Survey respondents were asked to indicate how long they had been homeless. Nineteen (19) of 34 respondents (56%) indicated they had been homeless for longer than one year and 3 (9%) have been homeless for less than one month (see Table 4 and Figure 2).

**Table 4: Duration of homelessness**

Duration	2017 (N)	2017 (%)
Less than one month	3	8.8%
1-5 months	5	14.7%
6 months – 1 year	7	20.6%
Over 1 year	19	55.9%
<b>Total</b>	<b>34</b>	<b>100.0%</b>



**Figure 2: Length of homelessness**

## 2.4 Health Problems

Survey respondents were asked to report on their health problems: 23 (30%) of the 78 surveyed homeless individuals in the Eastern Communities reported mental illness; 22 (28%) of 78 respondents reported addiction and 22 (28%) of 78 respondents reported a medical condition; 15 (19%) of 78 respondents reported a physical disability and 8 individuals (10%) reported that they have an Acquired Brain Injury (Table 5 and Figure 3)

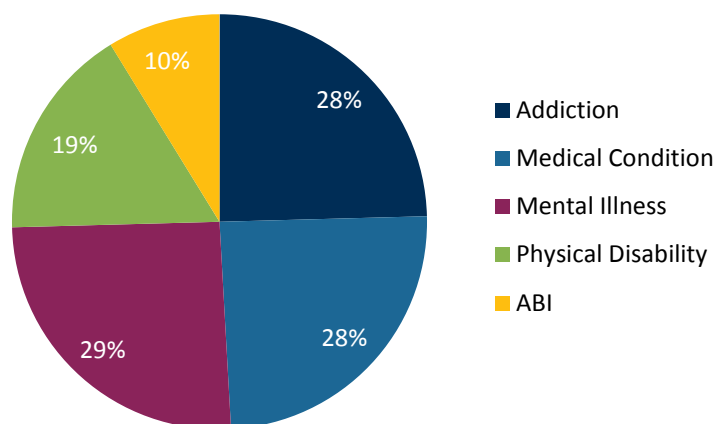
**Table 5: Reported health problems**

Health Issue	2020 (N) Hope	2020 (N) Kent	2020 (N) Hope & Kent	2020 (%) <sup>6</sup> Hope & Kent	2020 (N) Treatment	2020 (N)
<b>Addiction</b>	22	0	22	28.2%	2	9.1%
<b>Medical Condition</b>	19	3	22	28.2%	9	41.0%
<b>Mental Illness</b>	22	1	23	29.5%	9	39.1%
<b>Physical Disability</b>	14	1	15	19.2%	8	53.3%
<b>Acquired Brain Injury</b>			8	10.3%		

An Acquired Brain Injury (ABI) is any damage to the brain that occurs after birth and is not related to a congenital or a degenerative disease. Causes may include traumatic injury, seizures, tumors, events where the brain has been deprived of oxygen, infectious diseases, and toxic exposure such as

<sup>6</sup> Expressed as a percentage of total number of homeless persons i.e. 78

substance abuse. An *ABI* is one of the key causes of disability in individuals under the age of 45<sup>7</sup>, and it can have serious consequences for the person's level of independence.<sup>8</sup>



**Figure 3: Health problems**

Respondents were asked to identify whether they were receiving treatment for their condition. Eight of the 15 surveyed individuals or 53% that reported physical disabilities receive treatment. More than a third (39%) or 9 individuals of 23 surveyed who reported mental illness receive treatment for mental illness and 41% or 9 of the 22 individuals that reported a medical condition receive treatment. Two (9%) of the 22 individuals that reported addiction receive treatment for addiction.

### 2.4.1 Access to Family Doctor or Walk-In Clinic

Sixty-nine percent (69%) of respondents indicated that they have access to a family doctor and 22% said they access walk in clinics.<sup>9</sup>

**Table 6: Access to family doctor or walk-in clinic**

Service	2020 (N)	2020 (%)
<b>Family Doctor</b>	25	69.4%
<b>Walk-In Clinic</b>	8	22.2%
<b>Both</b>	1	2.8%
<b>Neither</b>	2	5.6%
<b>Total</b>	<b>36</b>	<b>100.0%</b>

<sup>7</sup> Canadian Institute of Neurosciences, Mental Health and Addiction, 2020.

<sup>8</sup> Canada Brain Foundation, 2020.

<sup>9</sup> Relatively low response rate to the question about access to family doctor or walk-in clinic so not necessarily a reliable picture of access by homeless persons to health care.



## 2.5 “Sheltered” and “Unsheltered” Homeless Persons

Twenty-seven persons (35%) were surveyed in the emergency shelter and the transition house, while 28 (36%) were interviewed outside and 21 (27%) stated they stayed at a friend’s place (couch surfing). Two people with no fixed address were in hospital as reported by Fraser Health (see Table 7).

Overall, the number of persons who live homeless in the Eastern Fraser Valley communities have increased from 48 in 2017 to 78 in 2020. The proportion of those who stayed in shelter has increased from 25% in 2017 to 35% in 2020. This increase in the proportion of “sheltered” homeless persons can be ascribed to the shelter capacity that had been increased from 12 to 36 beds due exclusively to the increase in emergency shelter beds from 4 to 28 in Hope. Keep in mind that Agassiz-Harrison and Boston Bar/North Bend do not have emergency shelters or Transition Houses. The number of beds in the transition house in Hope remained at 8 as was the case in 2017. The proportion of those staying outside is still high at 36% but down from 75% in 2017. This reduction in the proportion of people outside relate to the increase in the number of shelter beds. However, the increase in the number of homeless persons was higher than the increase in shelter beds.

**Table 7: Accommodation on night of survey**

Location	2020 (N)	2020 (%)
<b>Shelter, Safe House or Transition House</b>	27	34.6%
<b>Outside</b>	16	20.5%
<b>Someone Else’s Place</b>	21	26.9%
<b>Car, Van or Camper</b>	12	15.4%
<b>Hospital</b>	2	2.6%
<b>Jail</b>	0	0.0%
<b>Total</b>	<b>78</b>	<b>100.0%</b>

## 2.6 Shelter and Transition Beds in Hope

**Table 8: Shelter and transition beds in Hope**

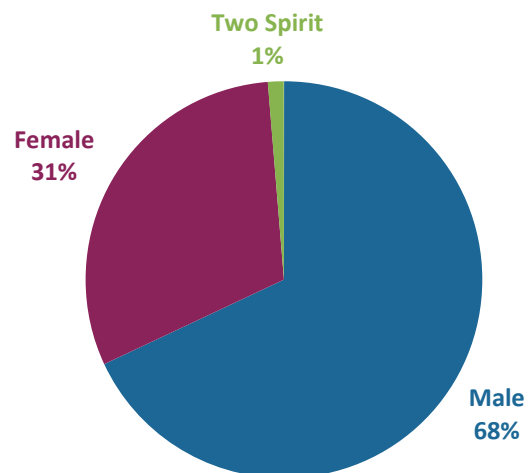
At the time of the count, Hope had a total of 28 Emergency Shelter beds, and 8 Women’s Transition House beds. Neither Agassiz-Harrison nor Boston Bar has any emergency shelter or transition house beds (see Table 8).

Emergency Shelter	Beds
<b>Hope Emergency Shelter</b>	28
<b>Jean Scott Transition House</b>	8
<b>Total</b>	<b>36</b>

## 3. OVERVIEW OF HOMELESS PERSONS

### 3.1 Gender

The gender distribution of homeless people surveyed in EFVCs in 2020 breaks down into 68% males, 31% females and 1% two-spirited compared to 69% males and 29% females in 2017. It must be noted that females are more often part of the “hidden homeless” population, with some perhaps engaged in the survival sex trade or other more hidden situations e.g. staying temporarily with their children at a friend’s place or with family (see Table 9 and Figure 5 below).



**Figure 4: Gender of homeless in Eastern FVRD**

**Table 9: Gender of surveyed**

Gender	2020 (N)	2020 (%)
Male	51	68.0%
Female	23	30.7%
Non-binary	0	0.0%
Two-spirit	1	1.3%
Not listed	0	0.0%
<b>Total</b>	<b>75</b>	<b>100.0%</b>

### 3.2 Sexual Identity

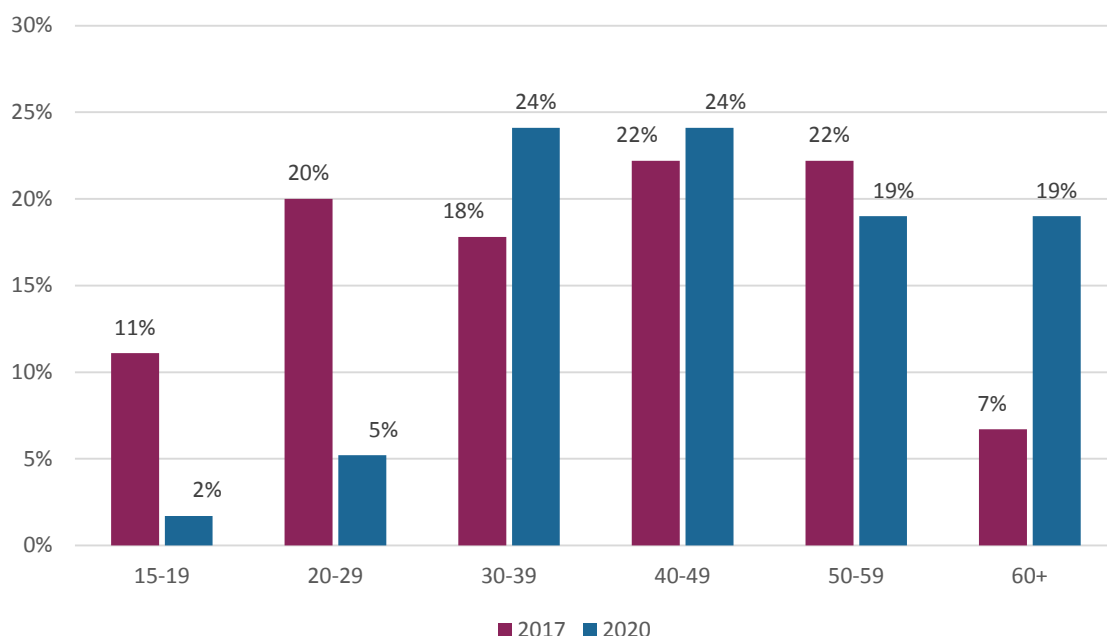
Respondents were asked about their sexual identity. Forty respondents (95%) stated heterosexual or straight as their sexual identity with one respondent identifying as gay and one as bi-sexual.

### 3.3 Age

The three biggest proportions of respondents fall in the age range 30-39 (24%), 40-49 (26%) and 50-59 (24%). Half or 50% of the persons who live homeless in the EFVCs are in the age range 30-49 years. Noteworthy from the data in Table 10 is the increase of those 60 and older from 3 – 11 individuals. The category 50 years and older has increased from 13 to 25 and as a proportion it increased from 29% to 43%. Compared to the 2017 data, the proportion of homeless persons 30 years and younger has decreased from 31% to 7%. However, in numbers this is a change from 9 individuals in 2017 to 3 in 2020 (see Table 10 and Figure 6).

**Table 10: Age of surveyed respondents**

Age	2017 (N)	2017 (%)	2020 (N)	2020 (%)
<b>Less than 15</b>	0	0.0%	0	0.0%
<b>15-19</b>	5	11.1%	1	1.7%
<b>20-29</b>	9	20.0%	3	5.2%
<b>30-39</b>	8	17.8%	14	24.1%
<b>40-49</b>	10	22.2%	15	25.9%
<b>50-59</b>	10	22.2%	14	24.1%
<b>60 or older</b>	3	6.7%	11	19.0%
<b>Total</b>	<b>45</b>	<b>100.0%</b>	<b>58</b>	<b>100.0%</b>



**Figure 5: Age distribution: 2017 & 2020**

Twenty percent (20%) of respondents indicated that they were homeless before the age of 30. Almost half or 46% became homeless in the age range 40-59 years of age (see Table 11 below).

**Table 11: Age at first time homeless**

Age	2020 (N)	2020 (%)
<b>Less than 15 years</b>	3	8.6%
<b>15 – 19 years</b>	2	5.7%
<b>20 – 29 years</b>	2	5.7%
<b>30 – 39 years</b>	4	11.4%
<b>40 – 49 years</b>	8	22.9%
<b>50 – 59 years</b>	8	22.9%
<b>60 + years</b>	3	8.6%
<b>Don't know</b>	5	14.2%
<b>Total</b>	35	100.0%

### 3.4 First Nation and Indigenous Ancestry among homeless persons

The respondents were asked to indicate whether they identify as First Nation or having Indigenous Ancestry. Eleven individuals or 14% of homeless persons in EFVCs stated that they identify as First Nation or someone with North American Indigenous Ancestry. As is the case in other Fraser Valley Regional District communities this proportion of 14% represents an overrepresentation of Aboriginal community members within the homeless population.

### 3.5 Community From

Ten respondents indicated that they are from FVRD communities while 17 are from a community other than FVRD including Metro Vancouver (3), another part of BC (8) and 6 came from another Canadian province/territory. In 2017 an equal proportion of respondents indicated that their “home” communities are within FVRD and Vancouver. Seven (7) came from another part of BC, four (4) from another province/territory of Canada and one came from another country (see Table 12).

**Table 12: Where did you move here from?**

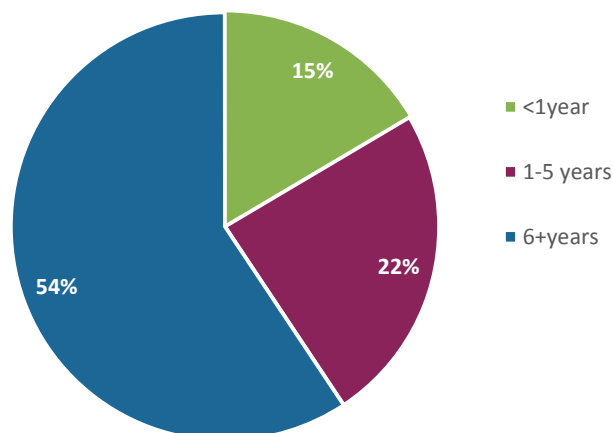
Home Community	2017 (N)	2017 (%)	2020 (N)	2020 (%)
<b>FVRD</b>	11	32.4%	10	37.0%
<b>Metro Vancouver</b>	11	32.4%	3	11.1%
<b>Another Part of BC</b>	7	20.5%	8	29.6%
<b>Another Part of Canada</b>	4	11.8%	6	22.2%
<b>Another Country</b>	1	2.9%	0	0.0%
<b>Total</b>	<b>34</b>	<b>100.0%</b>	<b>27</b>	<b>100.0%</b>

### 3.6 Length of presence Local Community

Survey respondents were asked how long they had lived in the community. Twenty-two respondents (54%) said they have lived in EFVCs for six years or longer. Fifteen respondents (37%) lived in EFVCs for five years or less (see Table 13 and Figure 7).

**Table 13: Length of presence in local community**

Length of Residency	2017 (N)	2017 (%)	2020 (N)	2020 (%)
Less than 6 months	9	21.4%	1	2.4%
6-11 months	8	19.0%	5	12.2%
12-23 months	1	2.4%	2	4.9%
2-5 years	6	14.3%	7	17.1%
6-10 years	7	16.7%	3	7.3%
11 or more years	8	19.1%	14	34.1%
Always	3	7.1%	5	12.2%
Don't Know	0	0.0	4	9.8%
<b>Total</b>	<b>42</b>	<b>100.0%</b>	<b>41</b>	<b>100.0%</b>



**Figure 6: Length of presence in local community**

### 3.7 Sources of Income

Similar to other communities in the FVRD, Income Assistance (25%) and Disability Allowance (19%) constitute the most common sources of income for people living homeless in the Eastern Fraser Valley Communities. A significant percentage (25%) reports employment as a source of income with 4 persons reporting full time employment and 12 persons reporting part-time employment.

**Table 14: Sources of income<sup>10</sup>**

Source of Income	2017 (N)	2017 (%)	2020 (N)	2020 (%)
<b>Income Assistance</b>	14	22.6%	16	25.4%
<b>Disability (Welfare)</b>	12	19.4%	12	19.0%
<b>Binning/Bottles</b>	6	9.7%	6	9.6%
<b>Family/Friends</b>	3	4.8%	0	0.0%
<b>Disability (CPP)</b>	2	3.2%	6	9.6%
<b>No Income</b>	9	14.5%	0	0.0%
<b>Panhandling</b>	4	6.4%	0	0.0%
<b>Other (GST refund/Child Tax Benefit)</b>	0	0.0%	4	6.3%
<b>Part-time Job</b>	4	6.4%	12	19.0%
<b>Vending</b>	0	0.0%	0	0.0%
<b>CPP</b>	2	3.2%	0	0.0%
<b>Other pension</b>	1	1.6%	0	0.0%
<b>Old Age Security</b>	2	3.2%	2	3.2%
<b>Full-time Job</b>	1	1.6%	4	6.3%
<b>Youth Agreement</b>	2	3.2%	0	0.0%
<b>Employment insurance</b>	0	0.0%	1	1.6%
<b>Total</b>	<b>62</b>	<b>100.0%</b>	<b>63</b>	<b>100.0%</b>

### 3.8 Usage of Services

Point-in-Time count 2020 reveals that the services used most in the FVRD Eastern Communities, when combined in related clusters, are medical and health related services followed by outreach, food/meal and shelter services (see Figure 8). Food, shelter and outreach services are essential services that assist homeless persons to navigate daily issues and challenges, including health care appointments, food support, and harm reduction supplies.

<sup>10</sup> Respondents could select all sources of income therefore the “N” column adds up to total of all responses. The “%” column has percentage per source of income expressed as a percentage of total responses and not total respondents.

**Table 15: Services used in Eastern FVRD**

Service Used	2020 (N)	2020 (%) <sup>11</sup>
Emergency Room	19	24.4%
Meal Program/Soup Kitchen	12	15.4%
Food Bank	15	19.2%
Emergency Shelter	22	28.2%
Extreme Weather Shelter	7	8.8%
Outreach	31	39.7%
Hospital (Non-Emergency)	20	25.6%
Health Clinic	20	25.6%
Harm Reduction	7	9.0%
Ambulance	10	12.8%
Mental Health Services	14	17.9%
Other Addiction Services	5	6.4%
Probation/Parole	3	3.8%
Employment	7	9.0%
Housing Help/ Eviction Prevention	8	10.3%
Transitional Housing	2	2.6%
Dental Clinic/Dentist	7	9.0%
Other	6	7.8%
None	1	1.3%

Respondents were asked whether there are services not meeting their needs. Six respondents answered yes while 27 answered no. Based on this it would appear that for most people living homeless the available services do meet their needs. The six services that were reported that does not meet needs are health care related.

### 3.9 Ministry Care, Canadian New Comers, Canadian Forces and First Responders

As in the 2017 survey respondents were asked in 2020 to identify whether or not they had been in Ministry Care. Nine respondents indicated they were in ministry care (i.e. foster care, youth group home, youth agreement, independent living agreement or residential school). In 2017, 14 respondents reported that they had been in Ministry Care and in 2020, 9.

**Table 16: Prevalence of current or past ministry care**

Ministry Care	2017 (N)	2017 (%)	2020 (N)	2020 (%)
Yes	14	38.9	9	26.5
No	22	61.1	25	73.5
Total	36	100.0%	34	100.0

<sup>11</sup> Percentage based on “N” as percentage of total homeless population of 78.

Two (2) respondents indicated that they came to Canada as immigrants more than 5 years ago. Four (4) respondents reported that they served in the Canadian Forces and one used to be a First Responder.

## 4. SUMMARY OF FINDINGS

1. Seventy-eight (78) people were found to be homeless during the 24-hour period, March 3 and 4, 2020 in the eastern Fraser Valley communities inclusive of Agassiz-Harrison, Hope and Boston Bar/North Bend.
2. The number of persons who live homeless in the Eastern Fraser Valley communities have increased from 48 in 2017 to 78 in 2020.
3. Twenty-seven persons (35%) were surveyed in the emergency shelter and the transition house, while 28 (36%) were interviewed outside and 21 stated they stayed at a friend's place (couch surfing). Two people with no fixed address were in hospital as reported by Fraser Health.
4. At the time of the count Hope had a total of 28 Emergency Shelter beds, and 8 Women's Transition House beds. Neither Agassiz-Harrison nor Boston Bar has any emergency shelter or transition house.
5. The proportion of those who stayed in shelter has increased from 25% in 2017 to 35% in 2020.
6. The main reason for homelessness reported by 30% of surveyed respondents was relational/family breakdown including conflict and abuse.
7. More than half (61%) of the surveyed individuals indicated that lower rent would help to end homelessness.
8. Nineteen (19) of 34 surveyed respondents or 56% indicated they had been homeless for longer than one year and 3 (8.8%) have been homeless for less than one month.
9. Twenty percent (20%) became homeless for the first time before the age of 30.
10. Based on a comparison of 2017 data and 2020 data the age cohort 40 years and older has increased from 51% in 2017 to 69% in 2020.
11. Twenty-three (23) of the 78 surveyed homeless individuals or 30% reported mental illness. More than a third (39%) or 9 individuals of the 23 who reported living with mental illness do receive treatment.
12. Twenty-two (22) of 78 respondents, representing 28% of total homeless population reported addiction which is the same number and proportion of those who reported a medical condition. Eight respondents (10%) indicated that they have an acquired brain injury.



13. Only two of the 22 individuals that reported addiction, stated that they receive treatment for addiction whereas 9 of the 22 who reported a medical condition stated that they receive treatment.
14. The gender distribution of homeless people surveyed in EFVCs in 2020 breaks down into 68% males, 31% females and 1% LGBTQ+.
15. Eleven individuals or 14% of homeless persons in EFVCs stated that they identify as First Nation or someone with North American Indigenous Ancestry.
16. Twenty-two respondents (54%) said they have lived in EFVCs for six years or longer. Fifteen respondents (37%) lived in EFVCs for five years or less.
17. Point-in-Time count 2020 reveals that medical and health related services, outreach services, food services and shelter services recorded the highest number of responses in terms of service usage.
18. The majority of the homeless person in the FVRD Eastern Communities are seniors or will be seniors within this decade
19. Just more than eighty percent (82%) of the surveyed homeless persons reported that community services meet their needs.
20. The proportion of respondents that were in Ministry Care remains high at one quarter of respondents.
21. Four (4) respondents reported that they served in the Canadian Forces and one used to be a First Responder.

## CONCLUSIONS

The number of homeless persons in FVRD Eastern Communities, similar to the other three communities in the FVRD, continue to trend upwards.

In general, people who live homeless in FVRD Eastern Communities stated that they are satisfied with the available services, bar the fact that there is not enough suitable and affordable housing available.

The large proportion of persons homeless for longer than one year and who are seemingly chronically homeless is of concern, and if the significant proportion of those who are 40 years of age and older is factored in, then the concern is bigger.

The continuing high prevalence of addiction and mental illness, plus additional physical ailments among homeless persons is further cause for concern. Addiction is one of the main factors that contribute towards unintentional illicit drug toxicity deaths in British Columbia. In 2019 this caused

981 deaths in British Columbia of which 282 occurred in the jurisdiction of Fraser Health. Twelve percent (12%) of these deaths occurred outside in vehicles, on sidewalks, streets, parks, wooded areas and campgrounds.<sup>12</sup>

The 2020 FVRD Eastern Communities' survey on homelessness identified the importance of housing and services expansion that flow into long-term care for the elderly homeless population. Additionally, the persistent presence of addiction, mental illness, acquired brain injury and other physical health related ailments among homeless persons emphasizes the reality of the inter-section of health care and housing provisioning. It is time to give consideration to a paradigm shift realizing that increased health care and ongoing support must become greater integral components of the community response to homelessness.

Such a paradigm shift should include consideration of the notion of housing suitability and housing support in addition to affordability. A paradigm shift, away from emergency shelters towards the provisioning of suitable long-term care housing for individuals living currently homeless with addiction, mental illness, physical health issues and acquired brain injury is needed.

Living homeless with these health issues is not conducive for treatment and care to improve health and community integration outcomes. Such a paradigm shift could also potentially have a positive impact on relieving the high number of visits to hospital emergency rooms that adds to already long wait times in addition to pressure on already burdened hospital-based health care.

The consideration of suitable long-term care housing is not only important to address aging within the homeless population in FVRD Eastern communities; it is important for ongoing health care needs to improve health and community integration outcomes related to homelessness across the region.

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<sup>12</sup> BC Coroners Services of British Columbia, 2020

# FRASER VALLEY REGIONAL DISTRICT

## BOARD OF DIRECTORS MEETING

### OPEN MEETING MINUTES

Tuesday, May 26, 2020  
(Immediately following the FVRHD Board Meeting)  
FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

**Members Present:** Director Jason Lum, City of Chilliwack, Chair *(via Zoom conference call)*  
Director Patricia Ross, City of Abbotsford, Vice Chair *(via Zoom conference call)*  
Director Pam Alexis, District of Mission *(via Zoom conference call)*  
Director Dennis Adamson, Electoral Area B *(via Zoom conference call)*  
Director Wendy Bales, Electoral Area C *(via Zoom conference call)*  
Director Henry Braun, City of Abbotsford *(via Zoom conference call)*  
Director Kelly Chahal, City of Abbotsford *(via Zoom conference call)*  
Director Hugh Davidson, Electoral Area F *(via Zoom conference call)*  
Director Bill Dickey, Electoral Area D *(via Zoom conference call)*  
Director Taryn Dixon, Electoral Area H *(via Zoom conference call)*  
Director Orion Engar, Electoral Area E *(via Zoom conference call)*  
Director Leo Facio, Village of Harrison Hot Springs *(via Zoom conference call)*  
Director Brenda Falk, City of Abbotsford *(via Zoom conference call)*  
Director Carol Hamilton, District of Mission *(via Zoom conference call)*  
Director Chris Kloot, City of Chilliwack *(via Zoom conference call)*  
Director Dave Loewen, City of Abbotsford *(via Zoom conference call)*  
Director Bud Mercer, City of Chilliwack *(via Zoom conference call)*  
Director Ken Popove, City of Chilliwack *(via Zoom conference call)*  
Director Sylvia Pranger, District of Kent *(via Zoom conference call)*  
Director Terry Raymond, Electoral Area A *(via Zoom conference call)*  
Director Peter Robb, District of Hope *(via Zoom conference call)*  
Director Ross Siemens, City of Abbotsford *(via Zoom conference call)*  
Director Al Stobbart, Electoral Area G *(via Zoom conference call)*

**Staff Present:** Jennifer Kinneman, Chief Administrative Officer *(via Zoom conference call)*  
Kristy Hodson, Acting Director of Financial Services/Chief Financial Officer *(via Zoom conference call)*

Jaime Reilly, Manager of Corporate Administration/Corporate Officer *(via Zoom conference call)*

Graham Daneluz, Director of Planning & Development *(via Zoom conference call)*

Tareq Islam, Director of Engineering & Community Services *(via Zoom conference call)*

Stacey Barker, Director of Regional Services *(via Zoom conference call)*

Suzanne Gresham, Director of Corporate Initiatives *(via Zoom conference call)*

Alison Stewart, Manager of Strategic Planning *(via Zoom conference call)*

Christina Vugteveen, Manager of Parks and Recreation *(via Zoom conference call)*

David Urban, Manager of Outdoor Recreation Planning *(via Zoom conference call)*

Lance Lilley, Manager of Environmental Services *(via Zoom conference call)*

Robin Beukens, Planner II *(via Zoom conference call)*

Kristen Kohuch, Executive Assistant to CAO and Board *(Recording Secretary)*

Tyler Davis, Network Analyst II

Also Present: Sean Reid *(with respect to Item 3.1) (Via Zoom conference call)*

**1. CALL TO ORDER**

Chair Lum called the meeting to order at 7:16 pm.

**2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS**

Moved By FACIO

Seconded By MERCER

**THAT** the Agenda, Addenda and Late Items for the Fraser Valley Regional District Board Open Meeting of May 26, 2020 be approved;

**AND THAT** all delegations, reports, correspondence committee and commission minutes, and other information set to the Agenda be received for information.

**CARRIED**  
***All/Unweighted***

**3. DELEGATIONS AND PRESENTATIONS**

**3.1 Sean Reid, Partner, KPMG Enterprise**

Sean Reid, Partner, KPMG Enterprise provided a presentation with respect to the Audit Findings Report for the Fraser Valley Regional Hospital District Board for the year ended December 31, 2019.

Mr. Reid reviewed the completed audits and explained the process his team followed for testing and researching various transactions throughout the year.

**3.1.1 2019 Fraser Valley Regional District Financial Statements**

Moved By KLOOT  
Seconded By FACIO

**THAT** the Fraser Valley Regional District Board approve the 2019 Draft Financial Statements for the Fraser Valley Regional District.

**CARRIED**  
*All/Unweighted*

**4. BOARD MINUTES & MATTERS ARISING**

**4.1 Draft Fraser Valley Regional District Board Meeting Minutes - April 28, 2020**

Moved By FACIO  
Seconded By RAYMOND

**THAT** the Minutes of the Fraser Valley Regional District Board Open Meeting of April 28, 2020 be adopted.

**CARRIED**  
*All/Unweighted*

**5. COMMITTEE AND COMMISSION MINUTES FOR INFORMATION AND MATTERS ARISING**

The following Committee Minutes were received for information:

**5.1 Electoral Area Services Committee Meeting Minutes - April 16, 2020**

## 6. CORPORATE ADMINISTRATION

The following item was received for information:

### 6.1 Quarterly Update, January - April, 2020

It was noted that the intent of the Quarterly Update is to provide information about major projects throughout the year; discussion ensued about the upcoming Strategic Planning Session, currently scheduled for October 7, 2020. Staff advised that Quarterly Updates will continue to be provided to that Board throughout the year and in addition to being on the agenda, it will be shared on the FVRD website, and with member municipalities. The Board thanked staff for creating a very informative report.

## 7. BYLAWS

### 7.1 Proposed amendments to the Fraser Valley Regional District Development Procedures Bylaw No. 1377, 2016 and Delegation of Authority Bylaw No. 0836, 2007

Comments were offered on measures that may be undertaken at public hearings which would allow for Provincial Health Orders to be followed. The Board commented that decisions to delay public hearings would be made on a case-by-case basis, noting the requirements for gatherings limited to 50 people, and that such decisions are not meant to supersede or impede public input.

Moved By DAVIDSON

Seconded By DICKEY

**THAT** the Fraser Valley Regional District Board direct staff to delay the holding of public hearings until such time that the Order of the Provincial Health Officer, Class Order (mass gatherings) re: COVID-19 is cancelled unless directed otherwise by the Board on a case-by-case basis.

**CARRIED**  
**DIRECTOR BALES OPPOSED**  
*All/Unweighted*

**7.2 Almer Carlson Swimming Pool Fees & Other Charges Amendment Bylaw No. 1530, 2020**

Moved By RAYMOND  
Seconded By ADAMSON

**THAT** the Fraser Valley Regional District Board give first reading to the bylaw cited as *Almer Carlson Swimming Pool Fees and Other Charges Amendment Bylaw No. 1530, 2020*.

**CARRIED**  
***All/Weighted***

Moved By ADAMSON  
Seconded By DAVIDSON

**THAT** the Fraser Valley Regional District Board give second and third reading to the bylaw cited as *Almer Carlson Swimming Pool Fees and Other Charges Amendment Bylaw No. 1530, 2020*.

**CARRIED**  
***All/Weighted***

Moved By ENGAR  
Seconded By ROSS

**THAT** the Fraser Valley Regional District Board adopt the bylaw cited as *Almer Carlson Swimming Pool Fees and Other Charges Amendment Bylaw No. 1530, 2020*.

**CARRIED**  
***All/Weighted***

**7.3 Hope and Recreation Centre Fees and Other Charges Establishment Bylaw No. 1559, 2020**

Moved By ROBB  
Seconded By ADAMSON

**THAT** the Fraser Valley Regional District Board give first reading to the bylaw cited as *Hope and Recreation Centre Fees and Other Charges Amendment Bylaw No. 1559, 2020*.

**CARRIED**  
***Areas A & B/Hope/Weighted***

Moved By RAYMOND  
Seconded By ADAMSON

**THAT** the Fraser Valley Regional District Board give second and third reading to the bylaw cited as *Hope and Recreation Centre Fees and Other Charges Amendment Bylaw No. 1559, 2020*.

**CARRIED**  
***Areas A & B/Hope/Weighted***

Moved By ROBB  
Seconded By ADAMSON

**THAT** the Fraser Valley Regional District Board adopt the bylaw cited as *Hope and Recreation Centre Fees and Other Charges Amendment Bylaw No. 1559, 2020*.

**CARRIED**  
***Areas A & B/Hope/Weighted***

**7.4 Zoning Bylaw No. 1594, 2020 Proposed rezoning of 52655 Yale Road, Electoral Area D to facilitate a future subdivision between 52655 Yale Road and 10159 Caryks Road with the potential for two (2) new lots to be created.**

Moved By DICKY  
Seconded By DIXON

**THAT** the Fraser Valley Regional District Board give first reading to the bylaw cited *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1594, 2020* for the rezoning of 52655 Yale Road, Electoral Area D to facilitate a future subdivision between 52655 Yale Road and 10159 Caryks Road with the potential for two (2) new lots to be created;

**THAT** the Fraser Valley Regional District Board waive the holding of a public hearing for *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1594, 2020* pursuant to section 464(2) of the Local Government Act;



**AND THAT** the Fraser Valley Regional District Board authorize its signatories to discharge covenant CA6068062 to facilitate a future subdivision between 52655 Yale Road and 10159 Caryks Road;

**AND FINALLY, THAT** the Fraser Valley Regional District Board authorizes its signatories to execute all documents relating to *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1594, 2020*.

**CARRIED**  
***EAs/Unweighted***

## **8. OTHER MATTERS**

### **8.1 FVRD Transit Services COVID-19 Response**

Moved By KLOOT

Seconded By LOEWEN

**THAT** the Fraser Valley Regional District Board support BC Transit's efforts to actively work with the Canadian Urban Transit Association (CUTA) to lobby for federal and provincial support to recoup lost revenues already incurred due to COVID-19.

**CARRIED**  
***All/Unweighted***

### **8.2 2020 Gatehouse Operations at Island 22 and Dewdney Regional Parks**

Questions were posed regarding how Provincial Health Officer's orders would be enforced at Island 22 and Dewdney Regional Parks. Staff answered that COVID-19 messaging would be provided to members of the public upon entry at the gatehouse, signage has been created to remind visitors to practice physical distancing, and similar information is promoted on FVRD social media channels.

Moved By FACIO

Seconded By STOBART

**THAT** the Fraser Valley Regional District proceed with regular gatehouse operations at Island 22 and Dewdney Regional Parks for the 2020 season while following the Provincial Health Officer's orders and guidance from the BC Centre for Disease Control.

**CARRIED**  
***All/Unweighted***

**8.3 WildSafeBC 2020 – Program Changes**

Comments were offered on the challenges faced by this program, which relies on face-to-face communications for promoting WildSafe information, due to the pandemic. Discussion ensued about future plans for the program considering provincial funding being reduced and the potential for the program being moved to an online format at this time.

Moved By ALEXIS

Seconded By PRANGER

**THAT** the Fraser Valley Regional Board decline the BC Conservation Foundation grant of \$6,000 intended to assist with funding the annual WildSafeBC program.

**CARRIED**  
***All/Unweighted***

**8.4 Temporary changes to liquor licensing at Sasquatch Inn, Electoral Area C (Second Request)**

The Board discussed potential complaints about non-compliance with public health guidelines at this location though it was noted FVRD Bylaw Enforcement has not received any complaints to date. Staff commented on the process for responding to such complaints which is limited to providing information about operational guidelines to business owners when necessary.

Moved By BALES

Seconded By DAVIDSON

**THAT** The Fraser Valley Regional District Board endorse the application received March 4, 2020 for temporary changes to the liquor licence for the Sasquatch Inn (46001 Lougheed Highway, Electoral Area C) with the following comments:

The Board has no objection to the planned events and requested changes to the Liquor Licence, subject to the following items being addressed:

1. Special Events are only held in accordance with Provincial Health Ministerial Order Mo82 banning mass gatherings of 50 and any other public health orders for COVID-19;
2. Temporary provisions for vehicular parking to ensure the requirements identified in the current local *Zoning* for the property are being followed (one parking spot per three seats provided for patron use), as outlined in the *Zoning Bylaw No. 100, 1979* for Electoral Area C.

Temporary provision for the existing facilities will be adequate for the proposed increased occupant loads pursuant to the Provincial Sewage Regulation.

**CARRIED**  
***All/Unweighted***

**8.5 Agricultural Land Commission application – Non-Adhering Residential Use (proposed employee residence) at 781 Blatchford Road, Electoral Area H**

Moved By DIXON  
Seconded By DICKY

**THAT** the ALC application for a non-adhering residential use (employee residence) at 781 Blatchford Road, Electoral Area H, be forwarded to the Agricultural Land Commission for consideration.

**AND THAT** the Agricultural Land Commission consider the FVRD corporate report dated May 12, 2020.

**CARRIED**  
***EAs/Unweighted***

**8.6 Community garden at the Deroche Community Office**

Comments were offered noting the importance of the involvement of the Deroche Farmers Market Society in the development of this project.

Moved By PRANGER  
Seconded By ADAMSON

**THAT** the Fraser Valley Regional District Board direct staff to work with the Province of BC to explore options for Actively Creating an Exceptional Society (ACES) to manage a community garden on the Crown land parcel located at the Deroche Community Office;

**AND THAT** staff be directed to develop an agreement with ACES regarding management of a community garden located at the Deroche Community Office.

**CARRIED**  
***All/Unweighted***

**8.7 School District 78 Fraser-Cascade Bursaries**

Moved By ADAMSON

Seconded By FACIO

**THAT** the Fraser Valley Regional District Board adopt the policy titled "Recreation, Culture & Airpark Services – Bursary Policy".

**CARRIED**  
***All/Unweighted***

**9. CONSENT AGENDA**

**9.1 CONSENT AGENDA - FULL BOARD**

Moved By ENGAR

Seconded By ROSS

**THAT** the following Consent Agenda items 9.1.1 and 9.1.2 be endorsed:

**9.1.1 EASC-MAY 2020**

**THAT** the Fraser Valley Regional District Board approve a grant-in-aid to Actively Creating an Exceptional Society (ACES) in the amount of \$4,000 to be funded from the 2020 Electoral Area "C" grant-in-aid budget to help offset the costs associated with developing a community garden/edible forest.

**9.1.2 EASC-MAY 2020**

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$3,000 to the Trails Society of British Columbia (Trails BC), funded

from the 2020 Electoral Area "E" grant-in-aid budget to help offset the costs associated with re-establishing the 5.5km trail section known as Tolmie Trail.

**CARRIED**  
*All/Unweighted*

**10. ADDENDA ITEMS/LATE ITEMS**

None.

**11. REPORTS FROM COMMITTEE MEETINGS - FOR INFORMATION**

The following reports from Committee Meetings were received for information:

**11.1 Changes to the Agricultural Land Commission Act and Agricultural Land Reserve General Regulation**

**11.2 COVID-19 Impacts on Regional and Community Parks and Trails**

**11.3 Rural Broadband Connectivity Strategy**

**11.4 Recreation, Culture & Airpark Services Programming - Summer 2020**

**11.5 Recreation, Culture and Airpark Services Facilities Update**

**11.6 Canada Day 2020**

**12. ITEMS FOR INFORMATION AND CORRESPONDENCE**

The following items were received for information:

**12.1 Trans Mountain Construction Notification (May 2020 - October 2022)**

**12.2 Trans Mountain Proposed Use Notification (June 2020 - September 2022)**

**12.3 Fraser Basin Council - Fraser Valley Update, May 2020**

**13. REPORTS BY STAFF**

None.

**14. REPORTS BY BOARD DIRECTORS**

Director Adamson reported that the Sunshine Valley Volunteer Fire Department is short \$20,000 in public funding as result of being unable to host public events.

Director Engar posed a question regarding COVID-19 contact tracing.

Director Facio reported that the Village of Harrison Hot Springs will be hosting council meetings in Memorial Hall.

Director Davidson thanked staff for the new FVRD Web map that was put online recently.

Director Bales offered comments on COVID-19 cases in other jurisdictions and countries.

**15. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA**

The public was provided an opportunity to provide questions by email, and call-in during the meeting; no emails or calls were received.

**16. RESOLUTION TO CLOSE MEETING**

Moved By FACIO

Seconded By KLOOT

**THAT** the Meeting be closed to the public, except for Senior Staff and the Executive Assistant, for the purpose of receiving and adopting Closed Meeting Minutes convened in accordance to Section 90 of the *Community Charter* and to consider matters pursuant to:

- Section 90(1)(c) of the *Community Charter* - labour relations or other employee relations;
- Section 90(1)(e) of the *Community Charter* - the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- Section 90(1)(i) of the *Community Charter* - the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and,
- Section 90(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

**CARRIED**  
***All/Unweighted***

The Open Meeting recessed at 8:37pm

**17. RECONVENE OPEN MEETING**

The Open Meeting reconvened at 10:05pm

**18. RISE AND REPORT OUT OF CLOSED MEETING**

Moved By FACIO

Seconded By MERCER

**THAT** the Fraser Valley Regional District (FVRD) Board endorse the attached *COVID-19 Recovery Policy* and direct the senior management team to continue to work toward the phased reopening of FVRD facilities and restoration of FVRD programs and services while mitigating risks to staff, the Board and the public.

**CARRIED**  
*All/Unweighted*

**19. ADJOURNMENT**

Moved By FACIO

Seconded By KLOOT

**THAT** the Fraser Valley Regional District Board Open Meeting of May 26, 2020 be adjourned.

**CARRIED**  
*All/Unweighted*

The Fraser Valley Regional District Board Open Meeting of May 26, 2020 adjourned at 10:05pm.

MINUTES CERTIFIED CORRECT:

.....  
Director Jason Lum, Chair

.....  
Corporate Officer/Deputy

**FRASER VALLEY REGIONAL DISTRICT**  
**REGIONAL AND CORPORATE SERVICES COMMITTEE**  
**OPEN MEETING MINUTES**

Tuesday, May 12, 2020  
10:00 am  
FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

**Members Present:** Director Jason Lum, City of Chilliwack, Chair (*via Zoom conference call*)  
Director Patricia Ross, City of Abbotsford, Vice Chair (*via Zoom conference call*)  
Director Pam Alexis, District of Mission (*via Zoom conference call*)  
Director Sandy Blue, City of Abbotsford (*via Zoom conference call*)  
Director Bill Dickey, Electoral Area D (*via Zoom conference call*)  
Director Leo Facio, Village of Harrison Hot Springs (*via Zoom conference call*)  
Director Ken Popove, City of Chilliwack (*via Zoom conference call – left meeting at 10:57 am*)  
Director Sylvia Pranger, District of Kent (*via Zoom conference call*)  
Director Terry Raymond, Electoral Area A (*via Zoom conference call*)  
Director Peter Robb, District of Hope (*via Zoom conference call*)

**Staff Present:** Jennifer Kinneman, Chief Administrative Officer (*via Zoom conference call*)  
Kristy Hodson, Acting Director of Financial Services/Chief Financial Officer (*via Zoom conference call*)  
Jaime Reilly, Manager of Corporate Administration/Corporate Officer (*via Zoom conference call*)  
Tareq Islam, Director of Engineering & Community Services (*via Zoom conference call*)  
Stacey Barker, Director of Regional Services (*via Zoom conference call*)  
Alison Stewart, Manager of Strategic Planning (*via Zoom conference call*)  
Christina Vugteveen, Manager of Parks and Recreation (*via Zoom conference call*)  
David Urban, Manager of Outdoor Recreation Planning (*via Zoom conference call*)  
Lance Lilley, Manager of Environmental Services (*via Zoom conference call*)  
Kristen Kohuch, Executive Assistant to CAO and Board (*Recording Secretary*)  
Tyler Davis, Network Analyst II



**1. CALL TO ORDER**

Chair Lum called the meeting to order at 10:01 am.

**2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS**

Moved By FACIO  
Seconded By ROSS

**THAT** the Agenda, Addenda and Late Items for the Regional and Corporate Services Committee Open Meeting of May 12, 2020 be approved;

**AND THAT** all delegations, reports, correspondence and other information set to the Agenda be received for information.

**CARRIED**

**3. MINUTES/MATTERS ARISING**

**3.1 Draft Regional and Corporate Services Committee Meeting Minutes - March 10, 2020**

Moved By ROBB  
Seconded By POPOVE

**THAT** the Minutes of the Regional and Corporate Services Committee Open Meeting of March 10, 2020 be adopted.

**CARRIED**

**4. CORPORATE ADMINISTRATION**

The following item was received for information:

**4.1 Quarterly Update, January - April, 2020**

The Committee thanked staff for creating a very informative Quarterly Update.

**5. REGIONAL SERVICES**

**5.1 REGIONAL PARKS**

**5.1.1 2020 Gatehouse Operations at Island 22 and Dewdney Regional Parks**

The Committee expressed concerns for public health guidelines being ignored as non-residents have been seen gathering at Island 22 and other regional

parks, noting the potential challenges as the weather becomes warmer and May long weekend approaches.

Moved By STOBART

Seconded By ROBB

**THAT** the Fraser Valley Regional District proceed with regular gatehouse operations at Island 22 and Dewdney Regional Parks for the 2020 season while following the Provincial Health Officer's orders and guidance from the BC Centre for Disease Control.

**CARRIED**

#### **5.1.2 WildSafeBC 2020 – Program Changes**

Staff clarified that \$15,000 allocated for this program will be put into a surplus account for future use.

The Committee asked how WildSafeBC information will be communicated to the public this year considering there will not be a Wildlife Coordinator. Staff advised while door-to-door and face-to-face methods of public education may not be possible for 2020, an education package will be made available online and social media presence will be increased.

Moved By FACIO

Seconded By BLUE

**THAT** the Fraser Valley Regional Board decline the BC Conservation Foundation grant of \$6,000 intended to assist with funding the annual WildSafeBC program.

**CARRIED**

#### **5.1.3 COVID-19 Impacts on Regional and Community Parks and Trails**

The staff report dated May 12, 2020 from Gord Gadsden, Park Technician II was provided for information.

Staff advised that, in alignment with the Provincial and municipal park re-openings, Elk Mountain, East Sector Lands, and Thompson Regional Park will be opened on May 14. Cascade Falls Regional Park as well as playgrounds and public washrooms will remain closed due to public health safety and physical distancing concerns.

Discussion ensued about re-opening of public washrooms, and challenges faced by park staff due to COVID-19.

## **5.2 STRATEGIC PLANNING AND INITIATIVES**

### **5.2.1 FVRD Transit Services COVID-19 Response**

Moved By FACIO

Seconded By Pam Alexis

**THAT** the Fraser Valley Regional District Board support BC Transit's efforts to actively work with the Canadian Urban Transit Association (CUTA) to lobby for federal and provincial support to recoup lost revenues already incurred due to COVID-19.

**CARRIED**

## **6. ADDENDA ITEMS/LATE ITEMS**

None.

## **7. REPORTS BY STAFF**

None.

## **8. REPORTS BY DIRECTORS**

None.

## **9. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA**

The public was provided an opportunity to provide questions by email, and call-in during the meeting; no emails or calls were received.

## **10. RESOLUTION TO CLOSE MEETING**

Moved By FACIO

Seconded By POPOVE

**THAT** the meeting be closed to the public, except for Senior Staff and the Executive Assistant, for the purpose of receiving and adopting Closed Meeting minutes convened in accordance with Section 90 of the *Community Charter* and to consider matters pursuant to:

- Section 90(1)(c) of the *Community Charter* - labour relations or other employee relations;
- Section 90(1)(e) of the *Community Charter* - the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; and,
- Section 90(1)(i) of the *Community Charter* - the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

**CARRIED**

The Open Meeting was recessed at 10:40 am.

**11. RECONVENE OPEN MEETING**

The Open Meeting was reconvened at 11:06 am.

**12. RISE AND REPORT OUT OF CLOSED MEETING**

None.

**13. ADJOURNMENT**

Moved By FACIO  
Seconded By ROSS

**THAT** the Regional and Corporate Services Committee Open Meeting of May 12, 2020 be adjourned.

**CARRIED**

The Regional and Corporate Services Committee Open Meeting of May 12, 2020 adjourned at 11:07 am.

MINUTES CERTIFIED CORRECT:

.....  
Director Jason Lum, Chair

**FRASER VALLEY REGIONAL DISTRICT**  
**ELECTORAL AREA SERVICES COMMITTEE**  
**OPEN MEETING MINUTES**

Tuesday, May 12, 2020

1:30 pm

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

- Members Present:
- Director Bill Dickey, Electoral Area D, Chair *(via Zoom conference call)*
  - Director Terry Raymond, Electoral Area A *(via Zoom conference call)*
  - Director Dennis Adamson, Electoral Area B *(arrived at 1:38 pm, via Zoom conference call)*
  - Director Wendy Bales, Electoral Area C *(via Zoom conference call)*
  - Director Orion Engar, Electoral Area E *(via Zoom conference call)*
  - Director Hugh Davidson, Electoral Area F *(via Zoom conference call)*
  - Director Al Stobbart, Electoral Area G *(via Zoom conference call)*
  - Director Taryn Dixon, Electoral Area H *(via Zoom conference call)*
- Staff Present:
- Jennifer Kinneman, Chief Administrative Officer *(via Zoom conference call)*
  - Kristy Hodson, Acting Director of Financial Services/Chief Financial Officer *(via Zoom conference call)*
  - Jaime Reilly, Manager of Corporate Administration/Corporate Officer *(via Zoom conference call)*
  - Tareq Islam, Director of Engineering & Community Services *(via Zoom conference call)*
  - Graham Daneluz, Director of Planning & Development *(via Zoom conference call)*
  - Stacey Barker, Director of Regional Services *(via Zoom conference call)*
  - Christina Vugteveen, Manager of Parks and Recreation *(via Zoom conference call)*
  - David Urban, Manager of Outdoor Recreation Planning *(via Zoom conference call)*
  - Alison Stewart, Manager of Strategic Planning *(via Zoom conference call)*
  - David Bennett, Planner II *(left at 2:50 pm, via Zoom conference call)*
  - Robin Beukens, Planner II *(left at 3:06 pm, via Zoom conference call)*

Louise Hinton, Bylaw, Compliance and Enforcement Officer (*left at 3:00 pm, via Zoom conference call*)

Kristen Kohuch, Executive Assistant to CAO and Board (*recording secretary*)

Tyler Davis, Network Analyst II

**1. CALL TO ORDER**

Chair Dickey called the meeting to order at 1:31 pm.

**2. CHAIR'S REPORT ON REGIONAL AND CORPORATE SERVICES COMMITTEE MEETING**

Chair Dickey provided a brief summary of the Regional and Corporate Services Committee Meeting of May 12, 2020.

**3. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS**

Moved By RAYMOND

Seconded By ENGAR

**THAT** the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of May 12, 2020 be approved;

**AND THAT** all delegations, reports, correspondence and other information set to the Agenda be received for information.

**CARRIED**

**4. MINUTES/MATTERS ARISING**

**4.1 Draft Electoral Area Services Committee Meeting Minutes - April 16, 2020**

Moved By STOBART

Seconded By DAVIDSON

**THAT** the Minutes of the Electoral Area Services Committee Open Meeting of April 16, 2020 be adopted as amended.

**CARRIED**

**5. CORPORATE ADMINISTRATION**

**5.1 Quarterly Update, January - April, 2020**

The Committee thanked staff for providing a concise and informative Quarterly Update.

**5.2 Community garden at the Deroche Community Office**

The Committee discussed site feasibility, current leases, operational requirements as it concerns COVID-19, and potential impacts of a community gardens in the area. It was noted that staff involvement in this project would be limited to contract administration at an FVRD facility.

Moved By BALES

Seconded By RAYMOND

**THAT** the Fraser Valley Regional District Board direct staff to work with the Province of BC to explore options for Actively Creating an Exceptional Society (ACES) to manage a community garden on the Crown land parcel located at the Deroche Community Office;

**AND THAT** staff be directed to develop an agreement with ACES regarding management of a community garden located at the Deroche Community Office.

**CARRIED**

**6. FINANCE**

**6.1 2020 Grant-In-Aid Request – Actively Creating an Exceptional Society, Electoral Area “C”**

Discussion ensued regarding the process for management of the Grant-In-Aid funds should the project associated with the development of a community garden/edible forest was not approved.

Moved By BALES

Seconded By RAYMOND

**THAT** the Fraser Valley Regional District Board approve a grant-in-aid to Actively Creating an Exceptional Society (ACES) in the amount of \$4,000 to be funded from the

2020 Electoral Area "C" grant-in-aid budget to help offset the costs associated with developing a community garden/edible forest.

**CARRIED**

## **7. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT**

### **7.1 Changes to the Agricultural Land Commission Act and Agricultural Land Reserve General Regulation**

The report dated May 12, 2020 by Katelyn Hipwell, Planner II and Julie Mundy, Planner I was provided for information.

The Committee commented on the tightening of regulations which disallow non-government property owners from applying for removal from the Agricultural Land Reserve.

### **7.2 Temporary changes to liquor licensing at Sasquatch Inn, Electoral Area C (Second Request)**

Moved By BALES

Seconded By DAVIDSON

**THAT** The Fraser Valley Regional District Board endorse the application received March 4, 2020 for temporary changes to the liquor licence for the Sasquatch Inn (46001 Loughheed Highway, Electoral Area C) with the following comments:

The Board has no objection to the planned events and requested changes to the Liquor Licence, subject to the following items being addressed:

1. Special Events are only held in accordance with Provincial Health Ministerial Order Mo82 banning mass gatherings of 50 and any other public health orders for COVID-19;
2. Temporary provisions for vehicular parking to ensure the requirements identified in the current local *Zoning* for the property are being followed (one parking spot per three seats provided for patron use), as outlined in the *Zoning Bylaw No. 100, 1979* for Electoral Area C.
3. Temporary provision for the existing facilities will be adequate for the proposed increased occupant loads pursuant to the Provincial Sewage Regulation.



CARRIED

**7.3 Agricultural Land Commission application – Non-Adhering Residential Use (proposed employee residence) at 781 Blatchford Road, Electoral Area H**

It was commented that staff have no concern with this item; the property is a 10 acre parcel, and the proposed carriage house is consistent with zoning requirements which allows for an employee residence as long as the property has farm status.

Discussion ensued regarding changes in regulations which will come into effect in September 2020 which will disallow secondary residences on properties with agricultural land designation.

Moved By DIXON

Seconded By RAYMOND

**THAT** the ALC application for a non-adhering residential use (employee residence) at 781 Blatchford Road, Electoral Area H, be forwarded to the Agricultural Land Commission for consideration.

**AND THAT** the Agricultural Land Commission consider the FVRD corporate report dated May 12, 2020.

CARRIED

**7.4 Zoning Bylaw No. 1594, 2020 Proposed rezoning of 52655 Yale Road, Electoral Area D to facilitate a future subdivision between 52655 Yale Road and 10159 Caryks Road with the potential for two (2) new lots to be created.**

It was noted that staff recommend waiving the holding of a public hearing for this item as the proposed zoning amendment is consistent with the Official Community Plan.

Moved By STOBART

Seconded By DIXON

**THAT** the Fraser Valley Regional District Board consider giving first reading to the bylaw cited *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1594, 2020* for the rezoning of 52655 Yale Road, Electoral Area D to facilitate a future subdivision between 52655 Yale Road and 10159 Caryks Road with the potential for two (2) new lots to be created;

**THAT** the Fraser Valley Regional District Board consider waiving the holding of a public hearing for *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1594, 2020* pursuant to section 464(2) of the Local Government Act;

**AND THAT** the Fraser Valley Regional District Board authorize its signatories to discharge covenant CA6068062 to facilitate a future subdivision between 52655 Yale Road and 10159 Caryks Road;

**AND FINALLY, THAT** the Fraser Valley Regional District Board authorizes its signatories to execute all documents relating to *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1594, 2020*.

**CARRIED**

**7.5     Proposed amendments to the Fraser Valley Regional District Development Procedures Bylaw No. 1377, 2016 and Delegation of Authority Bylaw No. 0836, 2007**

It was noted that since this item was first introduced at the Fraser Valley Regional District Board Open Meeting of April 28, 2020, the sense of urgency to amend the subject bylaws has reduced.

Discussion ensued about challenges for holding public hearings considering current public health recommendations for physical distancing, and the potential for hosting hearings through an online format.

Moved By STOBART  
Seconded By ADAMSON

**THAT** the Fraser Valley Regional District Board direct staff to delay the holding of public hearings until such time that the Order of the Provincial Health Officer, Class Order (mass gatherings) re: COVID-19 is cancelled unless directed otherwise by the Board on a case-by-case basis.

**CARRIED**

**DIRECTORS ADAMSON AND BALES OPPOSED**

**8.     OTHER MATTERS**

**8.1     COVID-19 Impacts on Regional and Community Parks and Trails**

The report dated May 12, 2020 from Gord Gadsden, Park Technician II was provided for information. Concerns were raised about physical distancing as parks begin re-opening.

**8.2 Rural Broadband Connectivity Strategy**

The report dated May 12, 2020 from Robin Beukens, Planer II was provided for information.

It was noted that this item will proceed as schedule despite impacts of COVID-19 and the next step for engagement is to conduct interviews with Electoral Area Directors. Discussion ensued about expanding broadband on agricultural lands, and provincial and federal funding for telecommunications.

**9. FOR INFORMATION AND CORRESPONDENCE**

The following items were received for information:

**9.1 Trans Mountain Construction Notification (May 2020 - October 2022)**

**9.2 Trans Mountain Proposed Use Notification (June 2020 - September 2022)**

**10. ADDENDA ITEMS/LATE ITEMS**

**10.1 2020 Grant-In-Aid Request – Trails Society of British Columbia, Electoral Area "E"**

The Committee commented on the exceptional work completed by Léon Lebrun, Trails Society of BC in the region.

Moved By BALES

Seconded By ADAMSON

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$3,000 to the Trails Society of British Columbia (Trails BC), funded from the 2020 Electoral Area "E" grant-in-aid budget to help offset the costs associated with re-establishing the 5.5km trail section known as Tolmie Trail.

**CARRIED**

**11. REPORTS BY STAFF**

None.

**12. REPORTS BY ELECTORAL AREA DIRECTORS**

Director Engar reported on increased fire activity in his area.

Director Dixon reported on challenges in Electoral Area H concerning gatherings in parks, she thanked the Cultus Lake and Columbia Valley Fire Departments for responding to three recent fires in the area, and noted concerns as summer approaches for visitors parking illegally on roadways.

Director Adamson reported on attending a Parade in his area to honor the life and recognize the recent passing of School District 78 trustee, John Koopman.

Director Stobbart thanked first responders, noting two motorcycle accidents in Electoral Area G recently.

Director Bales reported on wishes to have the Deroche Office used as an emergency hub.

**13. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA**

The public was provided an opportunity to provide questions by email, and call-in during the meeting; no emails or calls were received.

**14. RESOLUTION TO CLOSE MEETING**

Moved By RAYMOND

Seconded By DIXON

**THAT** the meeting be closed to the public, except for Senior Staff and the Executive Assistant, for the purpose of receiving and adopting Closed Meeting minutes convened in accordance with Section 90 of the *Community Charter* and to consider matters pursuant to:

- Section 90(1)(c) of the *Community Charter* - labour relations or other employee relations; and,
- Section 90(1)(i) of the *Community Charter* - the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

**CARRIED**

The Open Meeting was recessed at 3:20 pm.

**15. RECONVENE OPEN MEETING**

The Open Meeting reconvened at 3:38 pm.

**16. RISE AND REPORT OUT OF CLOSED MEETING**

None.

**17. ADJOURNMENT**

Moved By DIXON

Seconded By RAYMOND

**THAT** the Electoral Area Services Committee Open Meeting of May 12, 2020 be adjourned.

**CARRIED**

The Electoral Area Services Committee Open Meeting of May 12, 2020 adjourned at 3:39 pm.

MINUTES CERTIFIED CORRECT:

.....

Director Bill Dickey, Chair

## RECREATION, CULTURE & AIRPARK SERVICES COMMISSION

### OPEN MEETING MINUTES

Tuesday, May 19, 2020  
7:00 pm  
Zoom Conference Call

#### **Present:**

Terry Raymond, Chair, Electoral Area A  
Dennis Adamson, Vice Chair, Electoral Area B  
Peter Robb, Director, District of Hope  
Sharlene Harrison-Hinds, Member at Large, District of Hope  
Shanon Fischer, Member at Large, District of Hope (*joined the meeting at 7:11pm*)  
Bronwyn Punch, Member at Large, Electoral Area B  
Peter Adamo, Member at Large, Electoral Area B

#### **Staff Present:**

Stacey Barker, Director of Regional Services  
Jaime Reilly, Manager of Corporate Administration/Corporate Officer  
Christina Vugteveen, Manager of Parks and Recreation  
Mike Freimark, Assistant Manager of Recreation, Culture & Airpark Services

#### **1. CALL TO ORDER**

Terry Raymond, Chair, called the open meeting to order at 7:00 pm.

#### **2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS**

##### **HINDS/ADAMSON**

**THAT** the Agenda, Addenda and Late Items, with the addition of Item 4.7 Staff Recognition and Item 4.8 Recognition of John Koopman, for the Recreation, Culture and Airpark Services Commission Open Meeting of May 19, 2020 be approved

**AND THAT** all delegations, reports, correspondence and other information set to the Agenda be received for information.

**CARRIED**

#### **3. MINUTES/MATTERS ARISING**

- 3.1 **Draft Recreation, Culture and Airpark Services Commission Meeting Minutes - January 21, 2020**

**ADAMSON/ROBB**

**THAT** the Minutes of the Recreation, Culture and Airpark Services Commission Open Meeting of January 21, 2020 be adopted.

**CARRIED**

**4. NEW BUSINESS**

**4.1 Recreation, Culture and Airpark Services Facilities Update**

The report dated May 19, 2020 by Christina Vugteveen, Manager of Parks and Recreation was provided for information.

Ms. Vugteveen provided an overview of the facility closure and maintenance items underway for the Commission, highlighting the effective use of closure time to perform annual maintenance activities to ensure that the facility is in order to reopen once it is allowed by provincial health authorities.

**4.2 Canada Day 2020**

The report dated March 19, 2020 by Christina Vugteveen, Manager of Parks and Recreation was provided for information.

Discussion regarding the virtual Canada Day celebration ensued; and it was noted that staff are continuing to create innovative plans to provide a meaningful celebration while maintaining the requirements of provincial health authorities.

**4.3 Recreation, Culture & Airpark Services Programming - Summer 2020**

The report dated March 19, 2020 by Christina Vugteveen, Manager of Parks and Recreation was provided for information.

Discussion regarding the summer programming ensued; and it was noted that staff will continue to look into online options, such as YouTube, to connect to the community.

**4.4 School District 78 Fraser-Cascade Bursaries**

**ADAMO/HINDS**

**THAT** the Recreation, Culture and Airpark Services Commission recommend that the Fraser Valley Regional District Board adopt the policy titled "Recreation, Culture & Airpark Services – Bursary Policy".

**CARRIED**

**4.5 Almer Carlson Swimming Pool Fees & Other Charges Amendment Bylaw No. 1530, 2020**

**ROBB/ADAMO**

**THAT** the Recreation, Culture & Airpark Services Commission recommend that the Fraser Valley Regional District Board provide three readings and adoption to the draft amendment bylaw *Almer Carlson Swimming Pool Fees and Other Charges Amendment Bylaw No. 1530, 2020*.

**CARRIED**

**4.6 Hope and Recreation Centre Fees and Other Charges Establishment Bylaw No. 1559, 2020**

Discussion took place regarding the facility daily rates. It was noted that increased discounts for senior rates would be considered as part of the budget process in 2021.

**ADAMSON/ADAMO**

**THAT** the Recreation, Culture & Airpark Services Commission recommend that the Fraser Valley Regional District Board provide three readings and adoption to the draft amendment bylaw *Hope and Recreation Centre Fees and Other Charges Amendment Bylaw No. 1559, 2020*.

**CARRIED**

**4.7 Staff recognition**

Commissioner at Large Punch requested the Commission consider recognizing the retirement of former staff member, Milly Marshall for her commitment to outstanding service within the community.

**4.6 Recognition of School District 78**

Chair Raymond noted the recent passing of School District 78 Board of Education Trustee member, John Koopman. Staff were directed to report back with options for recognizing Mr. Koopman.

**5. REPORTS BY COMMISSION MEMBERS**

Director Robb noted with regret the recent decision to cancel all events in Hope until September 15, including Hope Brigade Days. Chair Raymond also noted the cancellation of May Days in Boston Bar.

Commissioner at Large Harrison-Hinds noted the live streaming and online events planned for Purple Light Nights in October 2020.



Director Adamson provided an update on the Fraser Valley Regional Library and noted that curbside pick-up would begin June 1. Discussion regarding the reopening of the Hope library branch.

**6. NEXT MEETING**

The next meeting of the Recreation, Culture & Airpark Services Commission has been scheduled for July 21, 2020, the location to be announced.

**7. ADJOURNMENT**

**HINDS/ADAMO**

**THAT** the Recreation, Culture and Airpark Services Commission Open Meeting of May 19, 2020 be adjourned.

**CARRIED**

The Open meeting of the Recreation, Culture & Airpark Services Commission was adjourned at 7:57 pm.

MINUTES CERTIFIED CORRECT:

.....  
Director Terry Raymond, Chair

**FRASER VALLEY REGIONAL DISTRICT**  
**REGIONAL AND CORPORATE SERVICES COMMITTEE**  
**OPEN MEETING MINUTES**

Tuesday, June 9, 2020  
10:00 am  
FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

**Members Present:** Director Jason Lum, City of Chilliwack, Chair (*via Zoom conference call*)  
Director Patricia Ross, City of Abbotsford, Vice Chair (*via Zoom conference call*)  
Director Pam Alexis, District of Mission (*via Zoom conference call*)  
Director Sandy Blue, City of Abbotsford (*via Zoom conference call*)  
Director Bill Dickey, Electoral Area D (*via Zoom conference call – arrived at 10:10 am*)  
Director Leo Facio, Village of Harrison Hot Springs (*via Zoom conference call*)  
Director Ken Popove, City of Chilliwack (*via Zoom conference call*)  
Director Sylvia Pranger, District of Kent (*via Zoom conference call*)  
Director Terry Raymond, Electoral Area A (*via Zoom conference call*)  
Director Peter Robb, District of Hope (*via Zoom conference call*)

**Staff Present:** Jennifer Kinneman, Chief Administrative Officer (*via Zoom conference call*)  
Kristy Hodson, Acting Director of Financial Services/Chief Financial Officer (*via Zoom conference call*)  
Jaime Reilly, Manager of Corporate Administration/Corporate Officer (*via Zoom conference call*)  
Tareq Islam, Director of Engineering & Community Services (*via Zoom conference call*)  
Stacey Barker, Director of Regional Services (*via Zoom conference call*)  
Suzanne Gresham, Director of Corporate Initiatives (*via Zoom conference call – arrived at 10:28 am*)  
Alison Stewart, Manager of Strategic Planning (*via Zoom conference call*)  
Christina Vugteveen, Manager of Parks and Recreation (*via Zoom conference call*)  
David Urban, Manager of Outdoor Recreation Planning (*via Zoom conference call*)  
Lance Lilley, Manager of Environmental Services (*via Zoom conference call*)

Trina Douglas, Manager of Contracted Services (*via Zoom conference call*)  
Kristen Kohuch, Executive Assistant to CAO and Board (*Recording Secretary*)  
Tyler Davis, Network Analyst II

**Also Present:** Dr. Ron van Wyk (*with respect to item 4.3.1*) (*via Zoom conference call – left at 10:38 am*)

**1. CALL TO ORDER**

Chair Lum called the meeting to order at 10:03 am.

**2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS**

Moved By RAYMOND  
Seconded By POPOVE

**THAT** the Agenda, Addenda and Late Items for the Regional and Corporate Services Committee Open Meeting of June 9, 2020 be approved;

**AND THAT** all delegations, reports, correspondence and other information set to the Agenda be received for information.

**CARRIED**

**3. MINUTES/MATTERS ARISING**

**3.1 Draft Regional and Corporate Services Committee Meeting Minutes - May 12, 2020**

Moved By ROBB  
Seconded By ENGAR

**THAT** the Minutes of the Regional and Corporate Services Committee Open Meeting of May 12, 2020 be adopted.

**CARRIED**

**4. REGIONAL SERVICES**

**4.1 ENVIRONMENTAL SERVICES**

**4.1.1 2020 Floodwater Mosquito Control Update**

The report of Lance Lilley, Manager of Environmental Services dated June 9, 2020 was provided for information.

## **4.2 REGIONAL PARKS**

### **4.2.1 Vedder River Campground Bank Erosion**

Stacey Barker, Director of Regional Services provided a presentation on the bank erosion at Vedder River Campground ("VRC") which occurred on the Vedder River due to spring freshet. Ms. Barker's presentation highlighted the following points:

- Impacts to the Vedder Greenway which includes Vedder Rotary Loop Trail;
- Safety and maintenance measures undertaken by the City of Chilliwack concerning the bank erosion along the Greenway;
- Completed erosion control plans including an environmental assessment, regulatory permitting work, and design engineering; and,
- Construction of a rip rap to a portion of the bank where erosion impacted 50 metres of land in length overall with 20 metres of land lost.

The Committee asked if the Province will be providing money to alleviate the costs associated with resolving this.

Ms. Barker answered that the City of Chilliwack have submitted an application to have the work covered by provincial emergency funds but have not receive a response yet. Discussion ensued regarding seasonal river movement patterns near the VRC. The Board thanked FVRD Staff, City of Chilliwack, and all other partners involved who responded to this situation and assisted with stabilizing the bank.

## **4.3 STRATEGIC PLANNING AND INITIATIVES**

### **4.3.1 2020 Homelessness Survey Preliminary Information**

The Committee expressed concerns for increases to Homeless populations in the Fraser Valley, thanking Dr. Ron van Wyk for providing in-depth preliminary information, and expressed that the group looks forward to the presentation of the full report at the upcoming Board Meeting on June 23.

Moved By FACIO

Seconded By POPOVE

**THAT** the Fraser Valley Regional District Board forward a copy of the final 2020 Fraser Valley Regional District Homelessness Survey to federal and provincial ministers responsible for the broad range of issues relating to homelessness;

**AND THAT** the report's findings, in consultation with local government partners and service providers, be assessed in order to identify steps necessary to move forward on addressing homelessness in the region.

**CARRIED**

**4.4 OUTDOOR RECREATION AND PLANNING**

**4.4.1 Addressing COVID-19 in Regional and Community Parks and Trails**

The report of David Urban, Manager of Outdoor Recreation Planning dated June 9, 2020 was provided for information.

**5. OTHER MATTERS**

**5.1 Emergency Operations Centre Update**

Tareq Islam, Director of Engineering Services provided a verbal update on the Emergency Operations Centre (EOC) which included information about Evacuation Alerts issued for 20 properties in Electoral Area C and 18 properties in Electoral Area G which were issued on June 1 and rescinded on June 8.

The Committee thanked staff for all the work completed in the EOC.

**5.2 North Fraser Harrison Mills Fire Protection Service Area Amendment Bylaw No. 1545, 2019**

Moved By FACIO  
Seconded By STOBART

**THAT** the Fraser Valley Regional District Board consider adopting the bylaw cited at *North Fraser Harrison Mills Fire Protection Service Area Amendment Bylaw No. 1545, 2019*.

**CARRIED**

**6. ADDENDA ITEMS/LATE ITEMS**

None.

**7. REPORTS BY STAFF**

Ms. Kinneman announced a new Director of Finance, Kelly Lownsborough will commence her position with the FVRD on June 15, highlighting her past experience. Ms. Kinneman thanked Ms. Hodson for filling the position of Acting Director of Finance.

Ms. Kinneman also highlighted an electric vehicle charging station project that is currently underway in the FVRD parking lot. It was noted that upon completion, there will be an additional eight level II charging stations, and two DC fast charging stations.

**8. REPORTS BY DIRECTORS**

Director Facio thanked staff for their recent work during COVID-19 and in the Emergency Operations Centre.

**9. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA**

The public was provided an opportunity to provide questions by email, and call-in during the meeting; no emails or calls were received.

**10. RESOLUTION TO CLOSE MEETING**

Moved By FACIO  
Seconded By POPOVE

**THAT** the meeting be closed to the public, except for Senior Staff and the Executive Assistant, for the purpose of receiving and adopting Closed Meeting minutes convened in accordance with Section 90 of the *Community Charter* and to consider matters pursuant to:

- Section 90(2)(b) of the *Community Charter* - the consideration of information received and held in confidence relating to negotiations between the regional district and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

**CARRIED**

The meeting was recessed at 10:49 am.

**11. RECONVENE OPEN MEETING**

The meeting was reconvened at 10:54 am.

**12. RISE AND REPORT OUT OF CLOSED MEETING**

None.

**13. ADJOURNMENT**

Moved By FACIO  
Seconded By ENGAR

**THAT** the Regional and Corporate Services Committee Open Meeting of June 9, 2020 be adjourned.

**CARRIED**

The Regional and Corporate Services Committee Open Meeting of June 9, 2020 was adjourned at 10:55 am.

MINUTES CERTIFIED CORRECT:

.....  
Director Jason Lum, Chair

**FRASER VALLEY REGIONAL DISTRICT**  
**ELECTORAL AREA SERVICES COMMITTEE**  
**OPEN MEETING MINUTES**

Tuesday, June 9, 2020

1:30 pm

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

- Members Present: Director Bill Dickey, Electoral Area D, Chair *(via Zoom conference call)*  
Director Dennis Adamson, Electoral Area B *(via Zoom conference call)*  
Director Wendy Bales, Electoral Area C *(via Zoom conference call)*  
Director Orion Engar, Electoral Area E *(via Zoom conference call)*  
Director Hugh Davidson, Electoral Area F *(via Zoom conference call)*  
Director Al Stobbart, Electoral Area G *(via Zoom conference call)*  
Director Taryn Dixon, Electoral Area H *(via Zoom conference call)*
- Regrets: Director Terry Raymond, Electoral Area A
- Staff Present: Jennifer Kinneman, Chief Administrative Officer *(via Zoom conference call)*  
Kristy Hodson, Acting Director of Financial Services/Chief Financial Officer *(via Zoom conference call)*  
Jaime Reilly, Manager of Corporate Administration/Corporate Officer *(via Zoom conference call)*  
Tareq Islam, Director of Engineering & Community Services *(via Zoom conference call)*  
Graham Daneluz, Director of Planning & Development *(via Zoom conference call)*  
Reg Dyck, Manager of Electoral Area Emergency Services *(via Zoom conference call)*  
Sterling Chan, Manager of Engineering and Infrastructure *(via Zoom conference call)*  
Dave Roblin, Manager of Operations *(via Zoom conference call)*  
David Bennett, Planner II *(via Zoom conference call)*  
Kristen Kohuch, Executive Assistant to CAO and Board *(recording secretary)*  
Tyler Davis, Network Analyst II



**1. CALL TO ORDER**

Chair Dickey called the meeting to order at 1:32 pm.

**2. CHAIR'S REPORT ON REGIONAL AND CORPORATE SERVICES COMMITTEE MEETING**

Chair Dickey provided a brief summary of the Regional and Corporate Services Committee Meeting of June 9, 2020.

**3. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS**

Moved By DIXON

Seconded By ADAMSON

**THAT** the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of June 9, 2020 be approved;

**AND THAT** all delegations, reports, correspondence and other information set to the Agenda be received for information.

**CARRIED**

**4. MINUTES/MATTERS ARISING**

**4.1 Draft Electoral Area Services Committee Meeting Minutes - May 12, 2020**

Moved By DAVIDSON

Seconded By STOBART

**THAT** the Minutes of the Electoral Area Services Committee Open Meeting of May 12, 2020 be adopted.

**CARRIED**

**5. FINANCE**

**5.1 2020 Grant-In-Aid Request – Cultus Lake Goose Management Committee, Electoral Area “H”**

The Committee noted that if the grant is approved funds will be used to educate the public about Cultus Lake goose management.

Moved By DIXON  
Seconded By ENGAR

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid up to \$1,500 to the Cultus Lake Goose Management Committee, funded from the Electoral Area "H" grant-in-aid budget, to help offset the costs of signs to help manage the goose population.

**CARRIED**

## **6. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT**

### **6.1 Authorization for the discharge of a geo-hazard covenant from the title of 47840 Chilliwack Lake Road, Electoral Area E**

Moved By ENGAR  
Seconded By BALES

**THAT** the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to the discharge of covenant BM197518 and the registration of a replacement geo-hazard covenant to the title of 47840 Chilliwack Lake Road, Electoral Area E, subject to the completion of development permit 2019-08.

**CARRIED**

### **6.2 Development Variance Permit 2020-05 to waive the statutory minimum parcel frontage requirement for proposed Lot '1' to facilitate a two lot subdivision at 4498 Bench Road, Electoral Area E**

The Committee provided comments and noted the importance of the applicant working with neighbouring properties.

Moved By ENGAR  
Seconded By ADAMSON

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2020-05 to waive the statutory minimum parcel frontage requirement for proposed Lot '1' at 4498 Bench Road, Area E, subject to the consideration of any comments or concerns raised by the public;

**AND THAT** that the Fraser Valley Regional District Board exempt proposed Lot '1' at 4498 Bench Road from the minimum parcel frontage requirement pursuant to Section 512(2) of the Local Government Act;

**AND FURTHER THAT** the Fraser Valley Regional District Board authorize its signatories to execute all legal instruments associated with Subdivision File No. 3320-20-2020-00310.

**CARRIED**

**6.3     Development Variance Permit 2020-06 to reduce the exterior lot line setback at 43802 Loch Road, Electoral Area C**

The Committee noted some public concerns regarding the existing septic system. Staff advised that the septic system on the subject property was recently put in and meets current standards; the system is also designed to meet the loads of the proposed development.

Moved By BALES

Seconded By DAVIDSON

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2020-06 for 43802 Loch Road, Electoral Area C, to reduce the exterior lot line setback from 6.0 metres to 1.5 metres clear to sky, to facilitate the construction of a single-family residence, subject to consideration of comments or concerns raised by the public.

**CARRIED**

**6.4     North Fraser Harrison Mills Fire Protection Service Area Amendment Bylaw No. 1545, 2019**

Moved By STOBART

Seconded By ENGAR

**THAT** the Fraser Valley Regional District Board consider adopting the bylaw cited at *North Fraser Harrison Mills Fire Protection Service Area Amendment Bylaw No. 1545, 2019*.

**CARRIED**

**6.5 Zoning Bylaw 1597, 2020 Proposed rezoning of 10789 North Deroche Road, Electoral Area G to facilitate a single burial plot within an existing religious building**

Comments were offered that the proposed rezoning will not have any impact to surrounding properties. Discussion ensued regarding the waiving the holding of a public hearing, and comments were offered regarding the potential for a public information meeting.

Moved By STOBART  
Seconded By DIXON

**THAT** the Fraser Valley Regional District Board consider giving first reading to the bylaw cited *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1597, 2020* for the rezoning of 10789 North Deroche Road, Electoral Area G to permit a single burial plot within an existing religious use building;

**AND THAT** the Fraser Valley Regional District Board consider waiving the holding of a public hearing for *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1597, 2020* pursuant to section 464(2) of the Local Government Act;

**AND FINALLY THAT** the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1597, 2020*.

**CARRIED**

**6.6 ALR and Small Secondary Residence Consideration – Engagement Process**

Discussion ensued regarding the implication of residential flexibility in the Agricultural Land Reserve.

Moved By DIXON  
Seconded By ENGAR

**THAT** the Fraser Valley Regional District Board provide comments to the Ministry of Agriculture in response to the *Policy Intentions Paper: Residential Flexibility* in the ALR and the Ministry's on-going engagement and consultation with local governments.

**AND THAT** the comments provided in the discussion of this corporate report be considered the comments of the Fraser Valley Regional District Board.

**CARRIED**

**7. ELECTORAL AREA EMERGENCY SERVICES**

**7.1 Emergency Operations Centre Update**

Reg Dyck, Manager of Electoral Area Emergency Services provided a verbal update on the Emergency Operations Centre (EOC) which included information about Evacuation Alerts issued for 20 properties in Electoral Area C and 18 properties in Electoral Area G which were issued on June 1 and rescinded on June 8.

A concern regarding posting of addresses related to evacuation alerts, and it was noted that this is a legislative requirement when issuing evacuation alerts.

The Committee thanked staff for all the work completed in the EOC.

**8. ADDENDA ITEMS/LATE ITEMS**

None.

**9. REPORTS BY STAFF**

Ms. Kinneman announced a new Director of Finance, Kelly Lownsbrough will commence her position with the FVRD on June 15, and highlighted her previous experience. Ms. Kinneman also thanked Ms. Hodson for filling the position of Acting Director of Finance.

It was also announced at this time BC Hydro is working at the Chilliwack Office, and when finished in total there will be 8 standard electric car charging stations and 2 fast-charging stations in the parking lot. These charging stations will be monetized.

**10. REPORTS BY ELECTORAL AREA DIRECTORS**

Director Engar reported on homelessness in his area and involvement in creating a Wildfire Protection Plan.

Director Dixon reported on meetings regarding Phase three of the Aquadel Crossing project, as well as openings of some restaurants and businesses in Cultus Lake and educating the public in this area regarding physical distancing.

Director Adamson reported on a recently fire in Spuzzum, the reopening of Tashme Museum, curbside pick-ups at the Yale regional library, plans for Kassian park in Yale, as well as new artisan signs in Yale.

Director Stobbart reported on the farmers market in Deroche, and the passing of Mel Stevens, former Fire Chief of the North Fraser Volunteer Fire Department.

Director Bales reported on the farmers market in Deroche, and planning for a community garden in Deroche.

Director Dickey commented on reduction of development in his area, and thanked Kristy Hodson for filling the position of Acting Director of Finance.

**11. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA**

The public was provided an opportunity to provide questions by email, and call-in during the meeting; no emails or calls were received.

**12. RESOLUTION TO CLOSE MEETING**

Moved By ADAMSON

Seconded By DIXON

**THAT** the meeting be closed to the public, except for Senior Staff and the Executive Assistant, for the purpose of receiving and adopting Closed Meeting minutes convened in accordance with Section 90 of the *Community Charter* and to consider matters pursuant to:

- Section 90(2)(b) of the *Community Charter* - the consideration of information received and held in confidence relating to negotiations between the regional district and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

**CARRIED**

The meeting was recessed at 2:34pm.

**13. RECONVENE OPEN MEETING**

The meeting was reconvened at 2:43 pm.

**14. RISE AND REPORT OUT OF CLOSED MEETING**

None.

**15. ADJOURNMENT**

Moved By DAVIDSON  
Seconded By ENGAR

**THAT** the Electoral Area Services Committee Open Meeting of June 9, 2020 be adjourned.

**CARRIED**

The Electoral Area Services Committee Open Meeting of June 9, 2020 adjourned at 2:44 pm.

MINUTES CERTIFIED CORRECT:

.....

Director Bill Dickey, Chair

To: Fraser Valley Regional District Board

Date: 2020-06-23

From: Jaime Reilly, Manager of Corporate Administration/Corporate Officer File No:

**Subject: Appointment of FVRD Officers**

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### RECOMMENDATION

**THAT** the Fraser Valley Regional District Board appoint and designate the following named individuals as Officers of the Fraser Valley Regional District in the following capacities:

Kelly Lownsbrough, Director of Finance/Chief Financial Officer in the capacity as the Corporate Officer assigned responsibility for financial administration

Kristy Hodson, Manager of Financial Operations in the capacity as Deputy Corporate Officer assigned responsibility for financial administration

**AND THAT** the previous appointments for Corporate Officer and Deputy Corporate Officer assigned responsibility for financial administration be rescinded.

### STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

### BACKGROUND

Sections 234 and 237 of the Local Government Act (the "Act"), require that a local government must, by bylaw, establish officer positions with titles it considers appropriate. The FVRD Officers' Establishment Bylaw No. 1406, 2016, and amendments thereto, has established the officer positions as required under the Act. For reference the relevant section of the Act are set out below:

Officer positions

**234** (1)A board

(a) must, by bylaw, establish officer positions in relation to the powers, duties and functions under sections



236 [*corporate administration*] and 237 [*financial administration*], with titles it considers appropriate,  
(b) may, by bylaw, establish other officer positions for its regional district, with titles it considers appropriate, and  
(c) may, by bylaw or resolution, assign powers, duties and functions to those officer positions.

(2) For certainty,

(a) a board may assign to an officer position powers, duties and functions in addition to those required or permitted to be assigned by this Act or another enactment, and  
(b) the same person may be appointed to 2 or more officer positions.

**237** One of the officer positions established under section 234 must be assigned the responsibility of financial administration, which includes the following powers, duties and functions:

(a) receiving all money paid to the regional district;  
(b) ensuring the keeping of all funds and securities of the regional district;  
(c) expending and disbursing money in the manner authorized by the board;  
(d) investing funds, until required, in authorized investments;  
(e) ensuring that accurate records and full accounts of the financial affairs of the regional district are prepared, maintained and kept safe;  
(f) exercising control and supervision over all other financial affairs of the regional district.

## DISCUSSION

Due to recent staffing changes, a resolution from the Board is required to appoint and designate the FVRD's Chief Financial Officer, Kelly Lownsbrough to the position of Corporate Officer assigned responsibility for financial administration. Both the positions of Corporate Officer and Deputy

Corporate Officer assigned responsibility for financial administration are identified in the FVRD Officers' Establishment Bylaw NO. 1406, 2016.

The recommendation reaffirms the appointment of Kristy Hodson as Manager of Financial Operations in the capacity as Deputy Corporate Officer responsible for financial administration.

## **COST**

There are no costs associated with this report.

## **CONCLUSION**

The Motion for the Board's consideration recommends that named individuals be designated to the officer positions established by bylaw.

## **COMMENTS BY:**

**Jennifer Kinneman, Chief Administrative Officer:** Reviewed and supported.

To: Fraser Valley Regional District Board  
From: Kristy Hodson, Manager of Financial Operations

Date: 2020-06-23  
File No: 1850-20 /002

**Subject: 2020 Grant-In-Aid Request – Chilliwack River Valley Residents Association, Electoral Area "E"**

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### RECOMMENDATION

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$3,350 to the Chilliwack River Valley Residents Association, funded from the 2020 Electoral Area "E" grant-in-aid budget to help offset the costs associated with creating a host program throughout the summer months.

### STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community  
Support Environmental Stewardship

### PRIORITIES

Priority #5 Outdoor Recreation

### BACKGROUND

This request for funding is eligible under the Electoral Area Grant-in-Aid policy under the "Promotion of volunteer participation and citizen involvement" and "use of net approaches/ techniques in solving community challenges" options.

### DISCUSSION

The Chilliwack River Valley Residents Association is a non-profit that serves the residents of the Chilliwack River Valley. Part of their mandate is to "protect the valley for Future Generations." While there are upwards of one million visitors annually to this area, it is imperative that the visitors are caring for the area in which they are recreating.

The Chilliwack River Valley Residents Association wants to create a program where hosts provide visitors with information about garbage disposal, firearms, fire bans and camping locations. This program would be active between 2 to 6 pm Fridays and Saturdays from June 25 – August 1, 2020. This grant-in-aid would cover costs related to educational materials, insurance, mileage, and contractor time.

Director Engar is in support of this grant-in-aid request.

## **COST**

The \$3,350 cost will be funded from the 2020 Electoral Area "E" grant-in-aid budget, which has sufficient funds to support this request.

## **CONCLUSION**

A funding request has been received from the Chilliwack River Valley Residents Association to help offset the costs of creating a project host program. This funding will allow for a more educated public in order to ensure greater attention to environmental stewardship within the Chilliwack River Valley.

## **COMMENTS BY:**

**Jennifer Kinneman, Chief Administrative Officer:** Reviewed and supported.

## GRANT-IN-AID APPLICATION

Fraser Valley Regional District, 45950 Cheam Ave, Chilliwack BC, V2P 1N6

Applicant Name: Chilliwack River Valley Residents Association

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Contact: \_\_\_\_\_

Susan Federspiel (President)

Name

Telephone/Fax Number

Statement as to eligibility to apply for Grant-In-Aid Funds (Please attach a separate sheet if required):

The Chilliwack River Valley Residents Association is a BC non profit that works to serve the residents of the Chilliwack River Valley "Area E" by providing a representative voice for Chilliwack River Valley issues. Part of the constitution states it exists to "protect the valley for Future Generations". All members must be residents of FVRD Area E. Over a million people visit the Chilliwack River Valley to recreate every year. This grant in aid application will be for the creation of a host program for visitors of the Valley to be able to have information and education provided to be reminded of: proper removal of garbage, allowed camping areas, allowed shooting areas and wildlife awareness and protection from habituation. This program would serve the residents of the Valley as we predict there will be less garbage and stream contamination, less illegal shooting, and less opportunity for garbage habituation of wildlife, all which negatively effect the residents that call this place home.

The Chilliwack River Valley Residents association is fiscally sound and has been in operation since the late 1970s. With a current board of twelve elected directors, and membership meetings of approximately 100 residents, the Chilliwack River Valley Residents Association fits within the eligibility criteria of a grant in aid.

### APPLICATION SUMMARY:

Project or purpose for which you require assistance (Please attach a separate sheet if required):

We are applying to create a project host program to have hosts provide visitors with information and education about garbage disposal, firearms information, fire bans, where to camp etc. This would happen between 2-6pm Friday and Saturdays, with a friendly approach and pamphlet for visitors that would welcome them here, answer questions about hikes / trails etc, but also give them information about proper disposal of garbage, pack in-pack out ethics, and associated rules for recreating in the Chilliwack River Valley. Our proposal is for 6 weekends between June 25<sup>th</sup> to August 1<sup>st</sup> 2020, Fridays and Saturdays. The grant in aid would cover the expenses of mileage, printing of materials, t shirts, and other contactor costs (please see attached budget). The association would provide oversight of the program, provision of education materials, insurance, contractor oversight. The grant in aid request is for 3,350.00 for 96 hours of contract service.

Statement as to how these funds will benefit the community or an aspect of the community (Please attach a separate sheet if required):

These funds will benefit the community by having more educated visitors and show a caring of the place that many seem to think is available for leaving garbage, human waste, and shotgun shells. Having more visitors learning about caring the rules and regulations of recreating in the valley will create more community safety, as visitors will feel that the place is cared for and that they are welcome, and also to enhance visitor sense of responsibility while they recreate in the Chilliwack River Valley. This will likely lead to less garbage, dumping, and shooting in illegal areas.

Amount of Grant Requested: \$ 3,350.00

**\*\*Please note: grants over \$4,000 require a financial statement and/or report on the applicant to be provided with the application.**

To the best of my knowledge, all the information that is provided in this application is true and correct. Furthermore, I hereby certify that this application for assistance is NOT being made on behalf of an individual, industry, commercial or business undertaking.



Susan Federspur, President  
Signature of Authorized Signatory and Title

Amount Approved: \$3350.00

Date: June 2 2020

Orion Engar  
Signature of Electoral Area Director



**Please return completed form by fax or e-mail to: Fax: 604-702-5043 (Finance Dept.); Email: [info@fvrd.bc.ca](mailto:info@fvrd.bc.ca); or to your Electoral Area Director.**

Host Program Grant in Aid Proposed Budget

2 Contractors hired for total of 96 hours combined	\$2,000
Travel allowance 1200 km @ \$.70/km	840
4 magnetic vehicle "Ambassador" signs	250
4 work shirts @ \$40	160
First Aid kit	100
 TOTAL	 3,350.00

To: Fraser Valley Regional District Board

Date: 2020-06-23

From: Jacqueline Clark, Accountant

File No: 1880-20

**Subject: 2019 Electoral Area Annual Development Cost Charge Report**

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### INTENT

This report is intended to advise the Board of information pertaining to the Annual Development Cost Charge Report. Staff is not looking for a recommendation and has forwarded this information per the requirements of the Local Government Act.

### STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community

Provide Responsive & Effective Public Services

### BACKGROUND

Section 569 of the Local Government Act requires that before June 30<sup>th</sup> in each year the Regional District must prepare and consider a report on Development Cost Charges (DCCs). The report must include a) the amount of DCCs received, b) the expenditures from DCC reserves, c) balances in DCC reserve funds at the start and end of the year, and d) any waivers and reductions in DCCs.

### DISCUSSION

Schedule "A" is the official report on Development Cost Charges as required under Section 569.

As at December 31, 2019 the Regional District had two (2) DCC Bylaws that require annual reporting to the Board. These DCC Bylaws are:

Bylaw 1074, 1992	West Popkum Storm Drainage
Bylaw 1096, 2011	Electoral Area D Integrated Water System



## **COST**

There are no costs associated with this report.

## **CONCLUSION**

The report summarizes the DCC activities for the Regional District in 2019 and meets the requirements of Section 569 of the Local Government Act.

## **COMMENTS BY:**

**Kelly Lownsbrough, Chief Financial Officer/ Director of Financial Services:**

Reviewed and supported.

**Jennifer Kinneman, Chief Administrative Officer:**

Reviewed and supported.

## Schedule "A"

### Fraser Valley Regional District

#### 2019 Development Cost Charge Report

In accordance with Division 19 Section 569 Annual Development Cost Charges Report, below is information regarding Development Cost Charges within Electoral Area D which includes the following; the amount of development cost charges received, expenditures from the development cost charge reserve funds, the balance in the development cost charge reserve funds at the beginning and at the end of 2019, as well as any waivers and reductions.

	Opening Balance	DCC Contributions	Investment Income	Expenses	Closing Balance
Bylaw 1074, Drainage	\$ 244,245	\$ -	\$ 3,947	\$ -	\$ 248,192
Bylaw 1096, Area D Water	\$ 76,955	\$ 44,826	\$ 1,968	\$ -	\$ 123,749

#### Waivers and reductions provided under Section 563 (2)

There were no waivers or reductions for the 2019 fiscal year.

To: Fraser Valley Regional District Board  
From: Kristy Hodson, Manager of Financial Operations

Date: 2020-06-23  
File No: 1880-20

**Subject: 2019 Fraser Valley Regional District Statement of Financial Information**

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### INTENT

This report is intended to advise the Board of information pertaining to the 2019 Statement of Financial Information. Staff is not looking for a recommendation and has forwarded this information should members want more clarification to discuss the item further.

### STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

### BACKGROUND

Section 376 of the Local Government Act, Section 168 of the Community Charter and Section 2 of the Financial Information Act require that a statement of financial information for the previous year be prepared and presented to the Board by June 30th.

The Statement of Financial Information (SOFI) includes a number of components:

- a schedule of remuneration, allowances and expenses paid to board members for the purpose of carrying out the duties of office;
- a schedule of remuneration and expenses paid to employees earning more than \$75,000, along with a consolidated total of all remuneration paid to all other employees;
- a schedule of grants-in-aid awarded by the Regional District in 2019;
- a schedule of guarantee and indemnity agreements entered into;

- a schedule of severance agreements initiated in the year; and
- a schedule listing all suppliers paid more than \$25,000, along with a consolidated total of all payments made to suppliers for goods and services.

These schedules are prepared in accordance with the requirements noted in the FIA regulations. As such, SOFI schedules are based on when payments were made rather than the accrual basis normally used for financial statement presentation. This results in differences between consolidated totals from the SOFI report and the 2019 Financial Statements.

## DISCUSSION

When reviewing SOFI, specifically the Schedule of Remuneration and Expenses for Employees, it is important to note a few key items:

- Remuneration includes salary/wages in addition to any vacation payouts, and taxable allowance and benefits such as employer paid life insurance, AD&D insurance and provincial medical services premiums.
- Expenses include conference registration and related travel, professional memberships, education/training opportunities and inter-regional travel reimbursed to the employee.

In comparing the 2019 SOFI to the 2018 information, some items to note are:

- Total board remuneration for 2019 reflects the CPI increase from 2018 of 2.6% in addition to the adjustment to remuneration levels following the review completed by the Board in 2018. 2018 adjustments were made in October, and 2019 saw an entire year including this increase.
- Total employee remuneration for 2019 decreased over 2018 due to a combination of factors including the restructuring of the Planning department along with several vacancies in key positions throughout the year as well as the reduction of salaries paid to Fire Dispatch staff. Expenses attributed to employees has increased from \$143,000 to \$193,000 due mainly to an increased focus on employee training.
- The Schedule of Grants-In-Aid closely resemble the levels seen in 2018.
- The Schedule of Payments to Suppliers for 2019 increased approximately 8% due in large part by the transition of Fire Dispatch to Emergency Communications for BC (ECOM), increases in transit services, and the contribution to the City of Chilliwack for the Vedder Mountain Rd and Cultus roundabout.

## **COST**

There are no costs associated with preparing this report. All payments reported in the Statement of Financial Information have been expensed in 2019.

## **CONCLUSION**

As part of the Financial Information Act, the Regional District produces a Statement of Financial Information itemizing certain types of payments. This is being presented to the Board for information and will also be posted on the Regional District's website.

## **COMMENTS BY:**

**Kelly Lownsbrough, Chief Financial Officer/ Director of Financial Services:**

Reviewed and supported.

**Jennifer Kinneman, Chief Administrative Officer:**

Reviewed and supported.



## **Statement of Financial Information Year Ended December 31, 2019**

### **Table of Contents**

Schedule of Guarantee and Indemnity Agreements
Schedule of Remuneration and Expenses for Elected Officials
Schedule of Remuneration and Expenses for Employees
Schedule of Severance Agreements
Schedule of Grants-In-Aid
Schedule of Payments to Suppliers
Statement of Financial Information Approval



**Schedule of Guarantee and Indemnity Agreements**  
**For the year ended December 31, 2019**

The Fraser Valley Regional District has not given any guarantees or indemnities under the Guarantees and Indemnities Regulation.

Prepared pursuant to the Financial Information Regulation, Schedule 1, section 5

**Schedule of Remuneration and Expenses for Elected Officials**  
**For the year ended December 31, 2019**

<b>Elected Official</b>	<b>Area Represented</b>	<b>Remuneration</b>	<b>Expenses</b>	<b>Total</b>
Adamson, Dennis	Yale/ Dogwood Valley/ Sunshine Valley/ Laidlaw/ Choate/ Othello/ Spuzzum (Area B)	33,910	16,552	50,462
Alexis, Pamela	District of Mission	14,600	398	14,998
Bales, Wendy	Hemlock Valley/ Harrison Mills/ Lake Errock/ Morris Valley (Area C)	33,910	12,763	46,673
Banman, Bruce	City of Abbotsford	542	-	542
Blue, Sandra	City of Abbotsford	361	-	361
Braun, Henry	City of Abbotsford	15,758	580	16,338
Chahal, Kelly	City of Abbotsford	12,400	-	12,400
Clyne, Dave	Alternate Director - Cultus Lake - Columbia Valley - Lindell Beach (Area H)	542	18	560
Davidson, Hugh	McConnell Creek/ Hatzic Prairie (Area F)	33,910	9,495	43,405
Dickey, William	Popkum/ Bridal Falls (Area D)	45,210	8,315	53,525
Dixon, Taryn	Cultus Lake - Columbia Valley - Lindell Beach (Area H)	33,910	7,065	40,975
Engar, Orion	Chilliwack River Valley (Area E)	33,910	5,417	39,327
Facio, Leo	Village of Harrison Hot Springs	12,400	536	12,936
Falk, Brenda	City of Abbotsford	12,400	375	12,775
Hamilton, Carolyn	District of Mission	12,400	754	13,154
Johnson, Diane	Alternate Director - Boston Bar / North Bend / Canyon Alpine (Area A)	181	131	312
Kassian, Walter	Alternate Director - Yale/ Dogwood Valley/ Sunshine Valley/ Laidlaw/ Choate/ Othello/ Spuzzum (Area B)	361	157	518
Kloot, Chris	City of Chilliwack	12,400	-	12,400
Knott, Sue	City of Chilliwack	181	-	181
Kunze, Beata	Alternate Director - McConnell Creek/ Hatzic Prairie (Area F)	181	62	242
Loewen, Dave	City of Abbotsford	12,400	210	12,609
Lum, Jason	City of Chilliwack	35,100	6,564	41,664
Medlock, Scott	District of Hope	361	-	361
Mercer, Gary	City of Chilliwack	12,400	488	12,888
Niemi, Alec	Hemlock Valley/ Harrison Mills/ Lake Errock/ Morris Valley (Area C)	-	53	53
Popove, Ken	City of Chilliwack	12,400	-	12,400
Pranger, Sylvia	District of Kent	12,400	426	12,826
Raymond, Terry	Boston Bar / North Bend / Canyon Alpine (Area A)	33,910	8,371	42,281
Robb, Peter	District of Hope	12,400	896	13,296
Rodriguez, Diane	Alternate Director - Hemlock Valley/ Harrison Mills/ Lake Errock/ Morris Valley (Area C)	181	31	212
Ross, Patricia	City of Abbotsford	19,500	7,535	27,035
Shields, Jeff	City of Chilliwack	542	-	542
Siemens, Ross	City of Abbotsford	12,400	-	12,400
Spaeti, Susan	Alternate Director District of Kent	1,264	131	1,395
Stobbart, Allen	Nicomien Island/ Deroche/ Dewdney/ Hatzic Island/ Portion of Sumas Mtn (Area G)	38,020	7,787	45,807
Vidal, Michie	Village of Harrison Hot Springs	722	235	957
Westeringh, Harvey	City of Chilliwack	181	-	181
<b>Total Remuneration and Expenses for Elected Officials</b>		<b>\$ 513,645</b>	<b>\$ 95,346</b>	<b>\$ 608,991</b>



The Regional District provides a group accident insurance policy to all Board members, alternates, Commissioners, and Board of Variance members. The premium for this policy was \$1,000.00 for 2019.

The Regional District has not entered into any contracts with a current Board member or a person who was a Board member at any time during the six months prior to December 31, 2019 in which such person has a direct or indirect pecuniary interest.

Prepared pursuant to the Financial Information Regulation, Schedule 1, section 6(2), (3), (4), (5), and (6)



**Schedule of Remuneration and Expenses for Employees**  
**For the year ended December 31, 2019**

<b>Employee</b>	<b>Position</b>	<b>Remuneration (Note 1)</b>	<b>Expenses (Note 2)</b>	<b>Total</b>
Barker, Stacey	Director of Regional Services	134,956	3,381	138,337
Bennett, David	Planner II	81,886	2,276	84,162
Castle, Jody	Manager of Recreation Services	91,728	6,271	97,999
Chan, Sterling	Manager of Engineering & Infrastructure	96,134	1,436	97,569
Chapman, Peter	Utilities Technician II	90,689	575	91,264
Crane, Ian	Manager of Building Inspections	78,704	912	79,616
Daneluz, Graham	Director of Planning & Development	118,555	4,897	123,453
Davis, Tyler	Network Analyst I	76,790	3,719	80,510
Douglas, Trina	Manager of Contract Services	82,552	784	83,336
Dyck, Reginald	Manager of Electoral Area Emergency Services	98,042	3,389	101,430
Gipps, Paul	Chief Administrative Officer	139,318	7,837	147,155
Gresham, Suzanne	Director of Corporate Initiatives	147,522	1,298	148,820
Hodson, Kristy	Manager of Financial Operations	100,938	6,707	107,644
Islam, Tareq	Director of Engineering Services	161,907	1,574	163,481
Kinneman, Jennifer	Manager of Communications / Acting Chief Administrative Officer	161,216	9,530	170,746
Lilley, Lance	Manager of Environmental Services	86,164	1,128	87,293
Marshall, Milly	Director of Electoral Area Special Projects	92,649	1,151	93,800
McDonald, Steven	Utilities Technician II	79,568	2,757	82,325
Morrison, Jessica	Policy Analyst - First Nations Relations	75,778	9,773	85,551
Price, Greg	Building Inspector / Bylaw Compliance Coordinato	77,569	3,160	80,729
Reilly, Jaime	Manager of Corporate Administration	114,167	5,544	119,711
Roblin, David	Manager of Operations	101,444	999	102,443
Stewart, Alison	Manager of Strategic Planning & Initiatives	97,568	2,451	100,020
Swartz, Adam	GIS Technician III	77,989	1,684	79,673
Thornton, Margaret-Ann	Director of Planning & Development	125,210	11,956	137,166
Urban, David	Manager of Outdoor Recreation Planning	90,347	1,218	91,564
Veenbaas, Michael	Chief Financial Officer	143,957	2,208	146,165
Vugteveen, Christina	Manager of Park Operations	91,581	1,981	93,562
Wong, Yader	Manager of Information Technology	90,730	8,945	99,675
<b>Subtotal</b>		<b>3,005,659</b>	<b>109,541</b>	<b>3,115,201</b>
Consolidated total of other employees earning less than \$75,000		4,485,040	83,790	4,568,830
<b>Total Remuneration and Expenses for Employees</b>		<b>\$ 7,490,699</b>	<b>\$ 193,332</b>	<b>\$ 7,684,031</b>

**Reconciliation:**

Schedule of Remuneration for Elected Officials and Alternate Directors	\$	513,645
Schedule of Remuneration for Employees		7,490,699
<b>Subtotal</b>	<b>\$</b>	<b>8,004,344</b>
Variance	<b>(Note 3)</b>	<b>\$ 2,148,289</b>
<b>Total Personnel Costs as per consolidated financial statements</b>	<b>\$</b>	<b>10,152,633</b>

- Note 1:** Remuneration includes vacation payouts as well as taxable allowances and benefits such as employer paid life insurance, AD&D insurance and provincial medical services premiums.
- Note 2:** Expenses includes conference registration & travel, professional memberships, education/training and inter-regional travel.
- Note 3:** The schedules of remuneration are based on actual payments made during 2019. This figure differs significantly from the expenses recorded in the financial statements which are reported on an accrual basis and include all wages and benefits accruing to staff.

Prepared pursuant to the Financial Information Regulation, Schedule 1, section 6(2), (3), (4), (5), and (6)



**Schedule of Severance Agreements**  
**For the year ended December 31, 2019**

During the year ended December 31, 2019, the Fraser Valley Regional District did not enter into any severance agreements with employees.

Prepared pursuant to the Financial Information Regulation, Schedule 1, section 6 (7), (8), (9)



**Schedule of Grants-In-Aid**  
**For the year ended December 31, 2019**

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**Electoral Area A**

Boston Bar North Bend Bowling Association	1,500
Boston Bar North Bend Enhancement Society	2,000
	<u>3,500</u>
	\$ 3,500

**Electoral Area B**

District of Hope Ratepayers Association	1,000
Fraser Canyon Hospice Society	2,500
Hope & District Arts Council	2,000
Hope River Monsters Swim Club	3,000
Read Right Society	2,500
Spuzzum First Nations	1,500
Sunshine Valley Ratepayer Association	11,200
Sunshine Valley Ratepayer Association	1,550
Sunshine Valley Volunteer Fire Department	3,000
Yale & District Ratepayers Association	5,350
	<u>5,350</u>
	\$ 33,600

**Electoral Area C**

Deroche Elementary School PAC	2,500
Deroche Farmers Market	1,450
Fraser Valley Bald Eagle Festival	2,500
Hemlock Valley Homeowners Association	3,000
	<u>9,450</u>
	\$ 9,450

**Electoral Area D**

Popkum Ratepayers Association	650
Popkum Volunteer Fire Department	500
	<u>1,150</u>
	\$ 1,150

**Electoral Area E**

Chilliwack Vedder River Cleanup Society	1,100
	<u>1,100</u>
	\$ 1,100

**Electoral Area F**

Fraser Valley Toy Run - Charles & Elaine Bernal	1,500
Hatzic Prairie Recreation Commission	4,000
McConnell Creek Farmers Institute	5,000
	<hr/>
	\$ 10,500

**Electoral Area G**

Deroche & District Community Association	5,000
Deroche Elementary School PAC	3,000
Deroche Farmers Market	1,000
Sasquatch Lions Club	1,500
	<hr/>
	\$ 10,500

**Electoral Area H**

Columbia Valley Ratepayers Association	3,000
Columbia Valley Volunteer Fire Department	1,000
Cultus Lake Events Committee (c/o Park Board)	3,500
Culus Lake Events Committee - Cultus Lake Park Board	2,000
Chilliwack Area Lions Clubs - Pike Minnow Derby	2,500
Cultus Lake Volunteer Fire Department	1,000
	<hr/>
	\$ 13,000

**Other Agencies**

Wildsafe BC	15,000
Elizabeth's Wildlife Centre	5,000
	<hr/>
	\$ 20,000

**Total**


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**\$ 102,800**


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Prepared pursuant to the Financial Information Regulation, Schedule 1, Section 7(2)



**Schedule of Payments to Suppliers**  
**For the year ended December 31, 2019**

<b>Supplier Name</b>	<b>Amount</b>
ABSOLUTE INDUSTRIAL MECHANICAL LTD.	64,666
ACE TANK SERVICES INC	27,313
ADS BOBCAT SERVICES	32,792
ALFA LAVAL INC.	61,872
ASSOCIATED FIRE SAFETY	43,917
BAREFOOT PLANNING LTD.	36,141
BC COMMUNICATIONS INC	429,357
BC COMMISSIONAIRES	630,095
BC HYDRO	498,200
BC TRANSIT	1,816,829
BLACK PRESS GROUP LTD	30,010
BOSTON BAR AREA 'A' LANDFILL SOCIETY	98,596
BRAD'S CONTRACTING	164,175
CALIBER LANDSCAPING LTD	77,406
CANADA POST CORPORATION	25,117
CASCADE ENVIRONMENTAL RESOURCE GROUP LTD	53,781
CB HDD TRENCHLESS CIVIL CONSTRUCTION LTD.	170,688
CDW CANADA CORP	128,136
CHILLIWACK FORD	121,576
CITY OF ABBOTSFORD	782,653
CITY OF CHILLIWACK	859,952
GHD LIMITED	45,518
CENTRIX CONTROL SOLUTIONS LP	66,354
COTTONWOOD VETERINARY CLINIC	33,416
CULTUS LAKE PARK BOARD	51,632
CWMM CONSULTING ENGINEERS LTD	72,345
DANIELS ELECTRONICS LTD. DBA CODAN RADIO	91,778
COMMERCIAL AQUATIC SUPPLIES	36,120
DEARDEN SHAWN	44,662
163904 CANADA INC. O/A THE DELPHI GROUP	41,917
DISTRICT OF HOPE	43,937
EMERGENCY COMMUNICATIONS FOR BC	1,636,899
ENGINEERED PIPE GROUP	41,967
E. P. ENGINEERED PUMP SYSTEMS LTD.	59,149
ERIC'S DONE RITE RENOS	65,172
ESRI CANADA LIMITED	114,671
ESSO - IMPERIAL OIL	143,524
FDM SOFTWARE LTD	37,249
FH FORESTRY LTD	244,476
FORTIS BC - NATURAL GAS	41,845
FRONTIER POWER PRODUCTS LTD.	87,250
GERRY ENNS CONTRACTING LTD.	302,633

<b>Supplier Name</b>	<b>Amount</b>
GFL ENVIRONMENTAL INC.	157,296
GOLDER ASSOCIATES LTD	69,824
GROUPHEALTH GLOBAL BENEFIT SOLUTIONS	299,814
GUILLEVIN INTERNATIONAL INC.	40,016
HPF ENGINEERING LTD.	35,385
HUB FIRE ENGINES & EQUIPMENT LTD	503,349
I.C.B.C. - C/O BARTON INSURANCE	114,985
INTERCONTINENTAL TRUCK BODY (B.C.) INC.	76,396
JACK THE HANDYMAN	91,875
KERR WOOD LEIDAL ASSOCIATES LTD.	49,899
KIRKPATRICK AUTO & FLEET REPAIR	61,252
KONICA MINOLTA BUSINESS SOLUTIONS (CANADA) LTD	28,500
KPMG LLP T4348	114,151
LACEY DEVELOPMENTS LTD.	54,604
LAKESIDE AUTOMATION INC	87,088
PETER LAROSE	128,967
LEADERS INTERNATIONAL EXECUTIVE SEARCH	35,453
LIDSTONE & COMPANY	53,022
LMNTS PROJECT SERVICES INC	54,021
M. DICKEY & SONS LTD.	33,254
MERTIN NISSAN	26,199
MICROSERVE V8205	79,892
MINISTER OF FINANCE - FOREST LANDS & NRO	63,387
MORROW BIO SCIENCE LTD	304,390
MP TRAFFIC CONTROL LTD	84,949
MUIRHEAD MICHELLE	127,613
MUNICIPAL INSURANCE ASSOCIATION OF BC	119,621
MUNICIPAL PENSION PLAN	581,607
NUTECH FACILITY SERVICES LTD	35,886
OMNI INDUSTRIAL INC.	244,351
PETRO VALUE PRODUCTS CANADA INC	49,740
PIONEER BUILDING SUPPLIES LTD.	42,152
PLANETWORKS CONSULTING	104,562
PRISM ENGINEERING LTD.	40,635
QUADIENT CANADA LTD	29,811
RAMTECH ENTERPRISES LTD	100,454
RECEIVER GENERAL FOR CANADA-PAYROLL DED	391,142
REMAX NYDA REALTY "IN TRUST" C/O BOB PLOWRIGHT	50,000
MINISTER OF FINANCE - REVENUE SERVICES OF	56,138
RICHCO CONTRACTING LTD	38,948
ROCKY MOUNTAIN PHOENIX	78,517
SCE TELECOM INC	27,398
SHAW CABLESYSTEMS GP	29,723
SOUTHERN IRRIGATION	34,333
STROHMAIERS EXCAVATING LTD	309,080
SUPERIOR PROPANE INC.	47,262
SUPREME PAVING LTD.	28,387
SWING TIME DISTRIBUTORS LTD	38,360
SYLVIS ENVIRONMENTAL	37,380



<b>Supplier Name</b>	<b>Amount</b>
TELUS COMMUNICATIONS (B.C.) INC.	126,062
TELUS MOBILITY	45,341
TELUS SERVICES INC	39,154
TEMPEST DEVELOPMENT GROUP	48,457
TERRATEK ENERGY SOLUTIONS INC	58,588
THURBER ENGINEERING LTD	36,985
TRANS CANADA TRENCHLESS LTD	643,381
TURNPENNEY MILNE LLP	30,900
URBAN SYSTEMS LTD.	984,997
VALLEY WASTE & RECYCLING INCORPORATED	153,067
WOLSELEY WATERWORKS GROUP - BC REGION	338,979
WORKSAFEBC - WORKERS' COMPENSATION BOARD OF BC	91,766
XYLEM CANADA COMPANY	160,061
YEOMAN SERVICES INC	1,238,688
YORKE RON	116,417
YOUNG ANDERSON	42,429
<b>Total of Aggregate Payments to Suppliers exceeding \$25,000</b>	<b>18,902,125</b>
Total of payments to suppliers under \$25,000	2,780,970
Total of payments to suppliers for purposes of grants or contributions	783,428
<b>Total Payments for the Provision of Goods &amp; Services</b>	<b>\$ 22,466,523</b>

#### **Reconciliation of Payments to Suppliers to the Financial Statements**

The schedule of payments to suppliers is reported on a cash basis and therefore the total will differ significantly from the expenses in the consolidated financial statements which are reported on an accrual basis, resulting in timing differences.

Prepared pursuant to the Financial Information Regulation, Schedule 1, Section 7



### Statement of Financial Information Approval

The undersigned represents the Management and Board of Directors of the Fraser Valley Regional District, which at the June 23, 2020 meeting of the Regional Board, approved the statements and schedules included in this 2019 Statement of Financial Information, produced under the *Financial Information Act*.

\_\_\_\_\_  
Jason Lum  
Chair

\_\_\_\_\_  
Kristy Hodson, CPA, CMA  
Acting Chief Financial Officer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Prepared pursuant to the Financial Information Regulation, Schedule 1, Section 9

To: CAO for the Electoral Area Services Committee  
From: Jaime Reilly, Manager of Corporate Administration  
Reg Dyck, Manager of Electoral Area Emergency Services

Date: 2019-10-08  
File No: 3920-20-1545, 2019

**Subject: North Fraser Harrison Mills Fire Protection Service Area Amendment Bylaw No. 1545, 2019**

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### RECOMMENDATION

**THAT** the Fraser Valley Regional District Board consider giving three readings to the bylaw cited as *North Fraser Harrison Mills Fire Protection Service Area Amendment Bylaw No. 1545, 2019*.

### STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

### BACKGROUND

The *Fraser Valley Regional District North Fraser Harrison Mills Local Service Area Conversion and Merger Bylaw No. 0072, 1996* was adopted by the Board in 1996, creating a fire protection service area for the purposes of provision of assistance to ambulance, and other similar emergency response agencies. Bylaw 0072, 1996 was amended by *Fraser Valley Regional District North Fraser and Harrison Mills Fire Protection Local Service Area Amendment Bylaw No. 1274, 2014* to extend the boundaries of the service area to Electoral Areas C, F and G.

### DISCUSSION

As part of Bylaw 1274, 2014, the Lougheed Highway (which is a Provincial Highway) is included in the boundaries of the fire protection service area. This road is a high traffic road which has seen a significant increase in the number of responses by the North Fraser Fire Department for calls regarding Motor Vehicle Incidents (MVI).

The inclusion of the Lougheed Highway in the fire protection service area boundary has implications from an emergency management perspective and our ability to obtain a task number through Emergency Management BC (EMBC). The North Fraser Fire Department responds to multiple events each year along the Lougheed Highway and staff believes there could be a considerable amount of funds recovered by changing the fire protection service area boundaries to exclude the Lougheed

Highway. In other FVRD fire protection service areas where a provincial highway has been excluded from the service area boundaries, the fire departments have been successful in receiving task numbers for highway road rescues, resulting in the ability to recoup costs through EMBC.

The draft bylaw excludes the Lougheed Highway from the boundaries North Fraser Harrison Mills Fire Protection Service Area. By removing this roadway from the fire protection area the North Fraser Fire Department may obtain a task number from EMBC when requested to attend Motor Vehicle Incidents along this corridor. This would allow the department to recoup some expenses for providing this service without any effect to service levels.

## **COST**

There are no costs associated with this bylaw.

## **CONCLUSION**

As a result of increased MVIs along the provincial Lougheed Highway, staff is recommending the exclusion of this road from the North Fraser Harrison Mills Fire Protection Service Area boundary. This will allow the North Fraser Fire Department to attend MVIs and obtain a task number directly from Emergency Management BC as they are a recognized First Responder and road rescue fire department. This will not result in any decreased service levels to the participants of this service area.

## **COMMENTS BY:**

**Mike Veenbaas, Director of Financial Services**

Reviewed and supported.

**Jennifer Kinneman, Acting Chief Administrative Officer**

Reviewed and supported.

## A bylaw to amend the boundaries of the North Fraser and Harrison Mills Fire Protection Service Area

READ A THIRD TIME THIS 22<sup>nd</sup> day of October, 2019

APPROVAL OF THE INSPECTOR  
OF MUNICIPALITIES this 20<sup>th</sup> day of May, 2020

ADOPTED THIS day of

\_\_\_\_\_  
Chair/Vice-Chair

\_\_\_\_\_  
Corporate Officer/Deputy

**5) CERTIFICATION**

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District North Fraser and Harrison Mills Local Service Area Amendment Bylaw No. 1545, 2019* as read a third time by the Fraser Valley Regional District Board on the 22<sup>nd</sup> day of October, 2019

Dated at Chilliwack, BC this 23<sup>rd</sup> day of October, 2019

\_\_\_\_\_  
Corporate Officer/Deputy



# ***Statutory Approval***

***Under the provisions of section*** \_\_\_\_\_ **349**

***of the*** \_\_\_\_\_ **Local Government Act**

***I hereby approve Bylaw No.*** \_\_\_\_\_ **1545**

***of the*** \_\_\_\_\_ **Fraser Valley Regional District**,

***a copy of which is attached hereto.***

***Dated this***    **20th**                      ***day***

***of***                      **May**                      ***, 2020***

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke.

**Deputy Inspector of Municipalities**

To: Electoral Area Services Committee

Date: 2020-06-09

From: David Bennett, Planner II

File No: 3360-26-2020-01

**Subject:** Zoning Bylaw 1597, 2020 Proposed rezoning of 10789 North Deroche Road, Electoral Area G to facilitate a single burial plot within an existing religious building.

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### RECOMMENDATION

**THAT** the Fraser Valley Regional District Board consider giving first reading to the bylaw cited *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1597, 2020* for the rezoning of 10789 North Deroche Road, Electoral Area G to permit a single burial plot within an existing religious use building;

**AND THAT** the Fraser Valley Regional District Board consider waiving the holding of a public hearing for *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1597, 2020* pursuant to section 464(2) of the Local Government Act;

**AND FINALLY THAT** the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1597, 2020*.

### STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

### PRIORITIES

### BACKGROUND

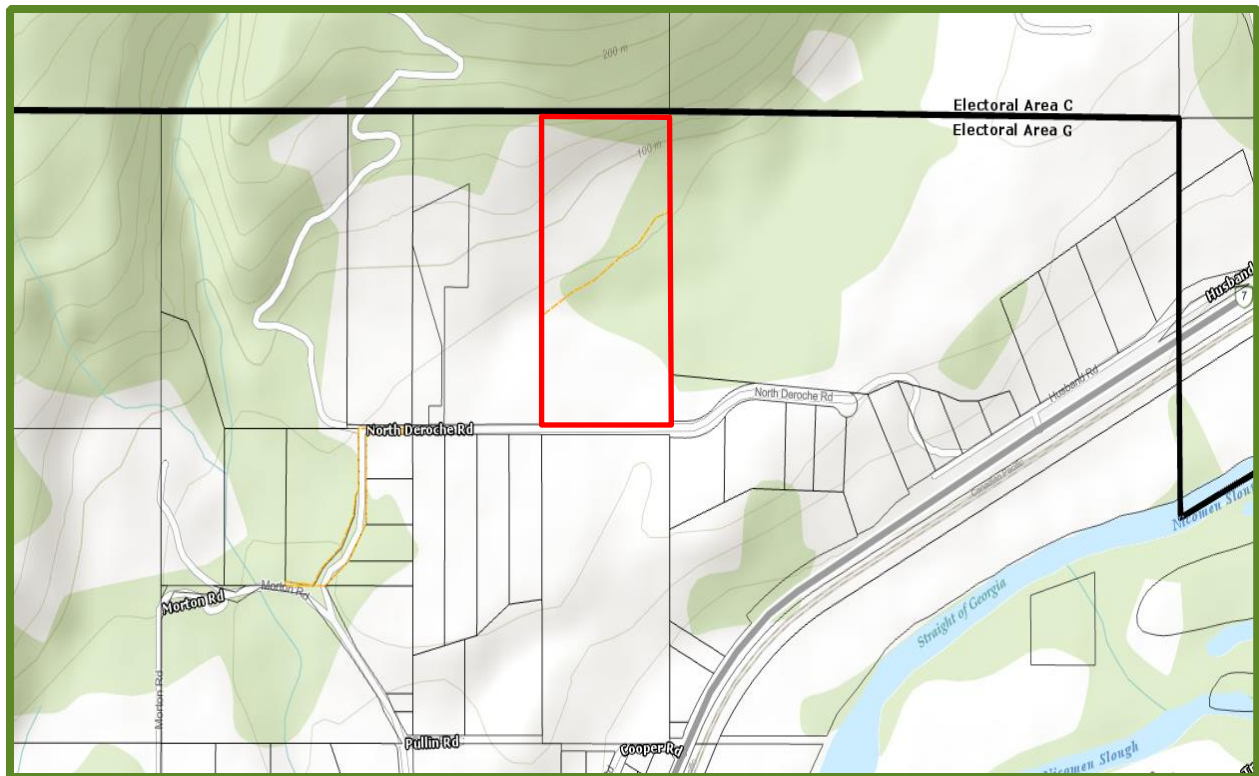
The purpose of Bylaw 1597, 2020 is to amend the text of the P-1 zone to permit one (1) burial plot within an existing religious building located at 10789 North Deroche Road, Electoral Area G.



PROPERTY DETAILS			
Electoral Area	G		
Address	10789 North Deroche Rd		
PID	007-331-525		
Folio	775.03662.200		
Lot Size	19.7 acres		
Owner	Fr. Rudolph D'souza Canadian Carmelite Charitable Society	Agent	John Clark Architect Inc
Current Zoning	Civic Assembly (P-1) & Rural (R)	Proposed Zoning	Text Amendment to Civic Assembly
Current OCP	Institutional (I) & Rural (R)	Proposed OCP	No change
Current Use	Religious Assembly	Proposed Use	Religious Assembly with internment
Development Permit Areas	1-G – Geologic & Stream Hazard; 2-G Riparian Areas		
Agricultural Land Reserve	No		

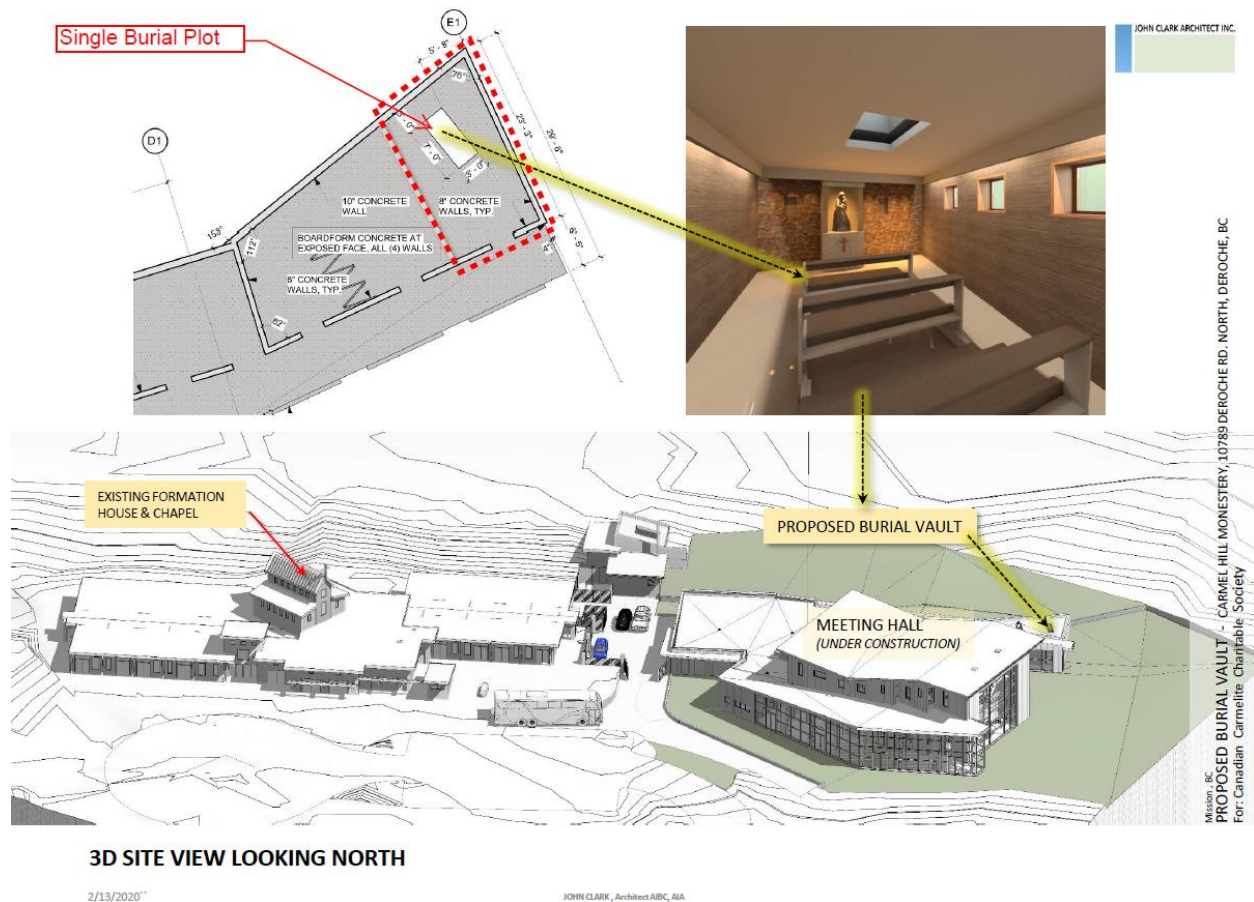
ADJACENT ZONING & LAND USES		
North	^	Rural 3 (R-3); Forest
East	>	Rural 1 (R-1); Forest
West	<	Rural 1 (R-1); Agriculture
South	v	Rural Residential (RS-1); North Deroche Rd, Agriculture

#### NEIGHBOURHOOD MAP



PROPERTY MAP





## DISCUSSION

### Proposal Details

- The proposal is for 1 (one) burial plot.
- The single burial plot is proposed within a room that is a part of an existing larger religious complex.
- The proposed single burial plot is defined as a cemetery and is subject to all provincial regulations regarding cemeteries.
- The applicant must submit an approval document from the Regional Board that confirms the proposed use is permitted by its bylaws before any provincial approvals are granted.
- The current zoning does not permit cemetery uses and therefore requires rezoning to proceed.

Additional diagrams and renderings of the room are attached for reference.

## **Regulation of Cemeteries in British Columbia**

Consumer Protection BC oversees cemeteries in BC. In BC, a property must be zoned for cemetery uses before a licence for a burial can be issued. It is unlawful to bury human remains anywhere except where the law allows, such as licensed cemeteries, or on land specifically set aside under other laws. To operate a place of interment, a property must first be established as a place of interment. After that, anyone who wants to operate a place of interment needs a licence.

Before a site is approved by the Province as a place of interment, the applicant must submit an approval document from the regional board that confirms the proposed use is permitted by its bylaws.

Provincial legislation regulates owner's responsibilities and protects burial sites.

For the FVRD to issue the approval document, the property must be rezoned to permit the burial use.

## **Public Hearing Waiver**

The Local Government Act states:

A local government may waive the holding of a public hearing on a proposed zoning bylaw if

- (a) an official community plan is in effect for the area that is subject to the zoning bylaw, and
- (b) the bylaw is consistent with the official community plan.

This proposed zoning bylaw is consistent with the Local Government Act's conditions to waive the holding of a public hearing.

The impact on the neighbourhood will be a single burial plot located within an existing religious use building. The building is setback from North Deroche Road and the proposed burial room is not visible from North Deroche Road.

## **Public Hearing Waiver Notification**

The Local Government Act states that if a public hearing is waived, the local government must provide newspaper notification as well as mailed notification to neighbours.

This table summarizes the notification processes between holding or waiving a public hearing:

	<b>Holding a Public Hearing</b>	<b>Waiving a Public Hearing</b>
<b>Posting a Sign on the Property</b>	Required	Required
<b>Mailed notification to Neighbours</b>	Required	Required
<b>Newspaper Ad</b>	Required	Required
<b>Neighbours express comments or concerns to the FVRD Board</b>	Neighbours may speak at a public hearing, or submit written comments	Neighbours may provide written comments to FVRD staff

If the public hearing is waived, the public notification will inform neighbours that they may address comments or concerns to FVRD staff. FVRD staff will review any comments or concerns. Depending on any feedback received, FVRD staff may recommend that the public hearing waiver be rescinded and a public hearing be held. This determination would be made prior to consideration of Third reading.

The holding of public hearings during the COVID-19 pandemic is complicated by public health orders and guidelines for reducing the spread of this disease. Staff would prefer to delay public hearings until it is safe to do so without putting electoral area residents at risk. Waiving the public hearing would allow this application to proceed without delay. The proposed development is for a single burial plot within an existing religious use building. Staff anticipate that there will not be significant community concern with the application. For these reasons, staff support waiving of the public hearing.

## **COST**

Rezoning application fee - \$2,800.00 **Paid**

## **CONCLUSION**

In order to determine whether or not to recommend proceeding to First Reading; FVRD staff's consideration included the following:

- Official Community Plan supports the religious and assembly use of the property.
- The proposal is limited in scope and scale to one (1) burial plot in an existing building.
- The proposal will be regulated by the Consumer Protection Branch and the associated regulations regarding official burial plots.
- A covenant is recommend to further enforce the zoning bylaw and restrict the burial to a single plot within the single room of the existing religious use building located on the property.
- The proposed zoning amendment bylaw is a site-specific text amendment. The bylaw would only permit a single burial plot on the subject property. In other words, no other lands with the same zoning would be permitted burial plots.

**COMMENTS BY:**

**Graham Daneluz, Director of Planning & Development**      Reviewed and supported.

**Kristy Hodson, Acting Director of Financial Services:** Reviewed and supported

**Jennifer Kinneman, Chief Administrative Officer:**      Reviewed and supported

## A Bylaw to Amend the Zoning for a portion of Electoral Area G

**THEREFORE** the Board enacts as follows:

OF TRANSPORTATION AND  
INFRASTRUCTURE THIS

day of

ADOPTED THIS

day of

\_\_\_\_\_  
Chair/Vice Chair

\_\_\_\_\_  
Corporate Officer/Deputy

**5) CERTIFICATION**

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1597, 2020* as read a third time by the Board of Directors of the Fraser Valley Regional District on the

Dated at Chilliwack, B.C. this

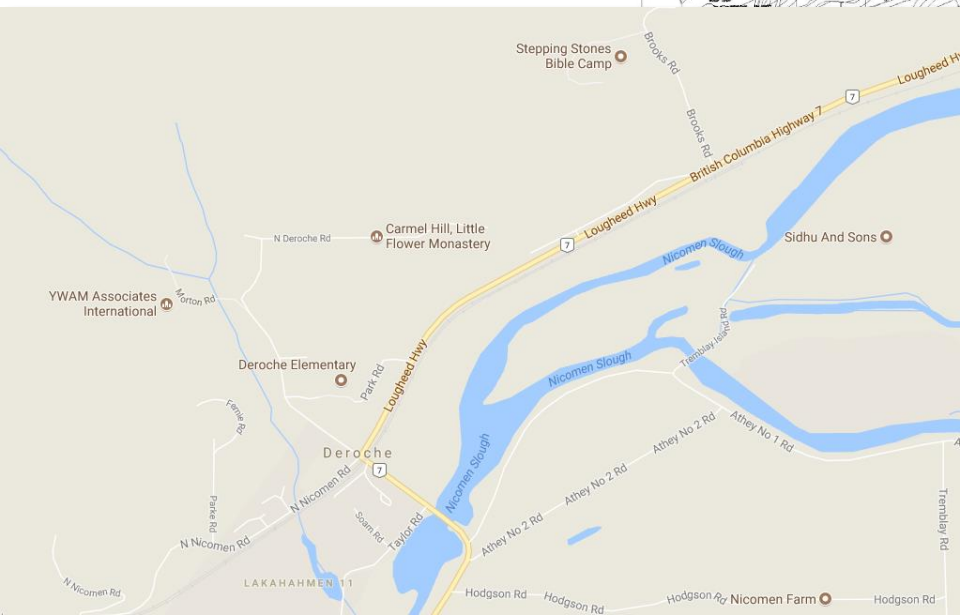
\_\_\_\_\_  
Corporate Officer/ Deputy



Mission , BC  
**PROPOSED BURIAL VAULT**

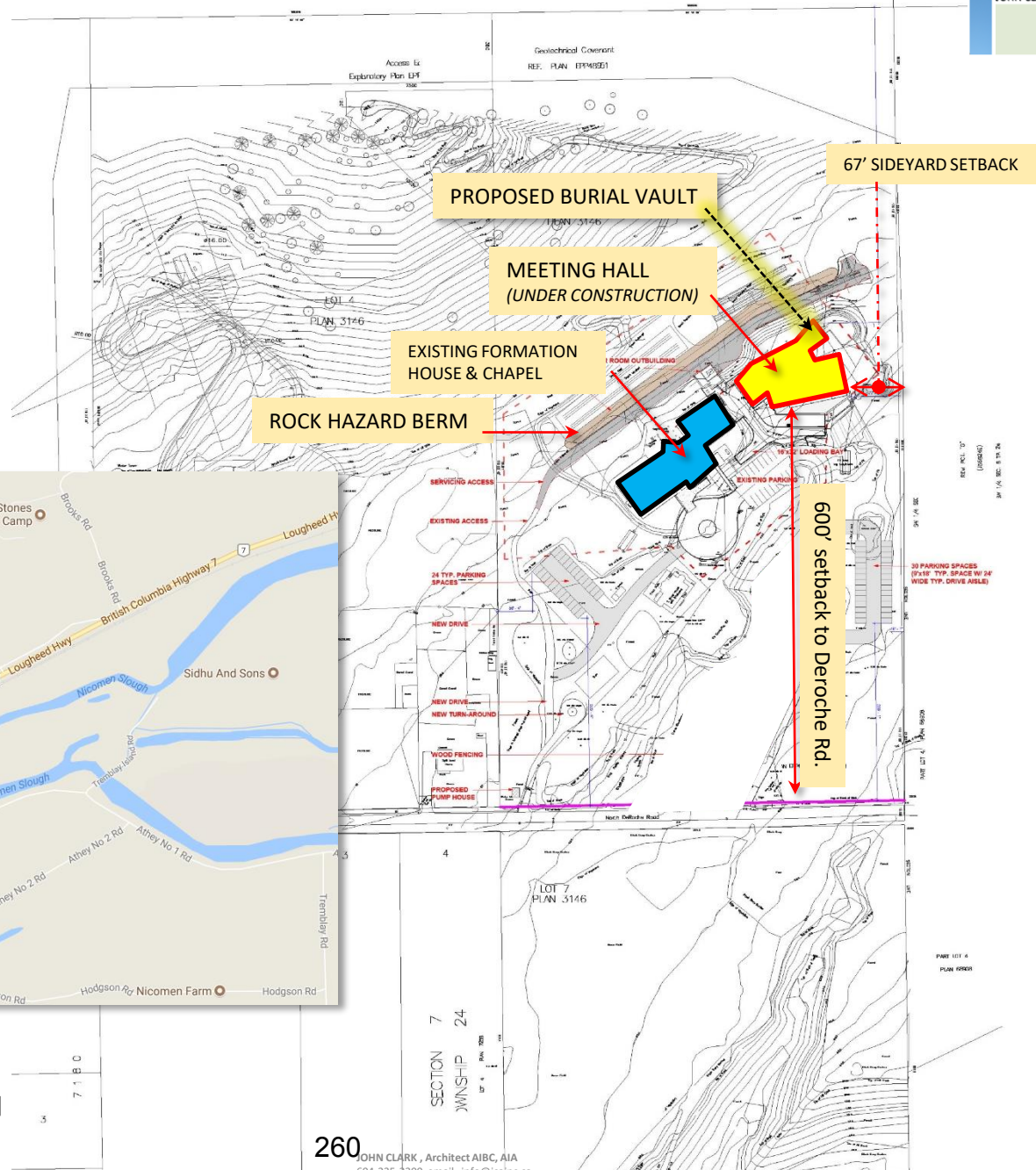
CARMEL HILL MONESTERY, 10789 DEROCHE RD.

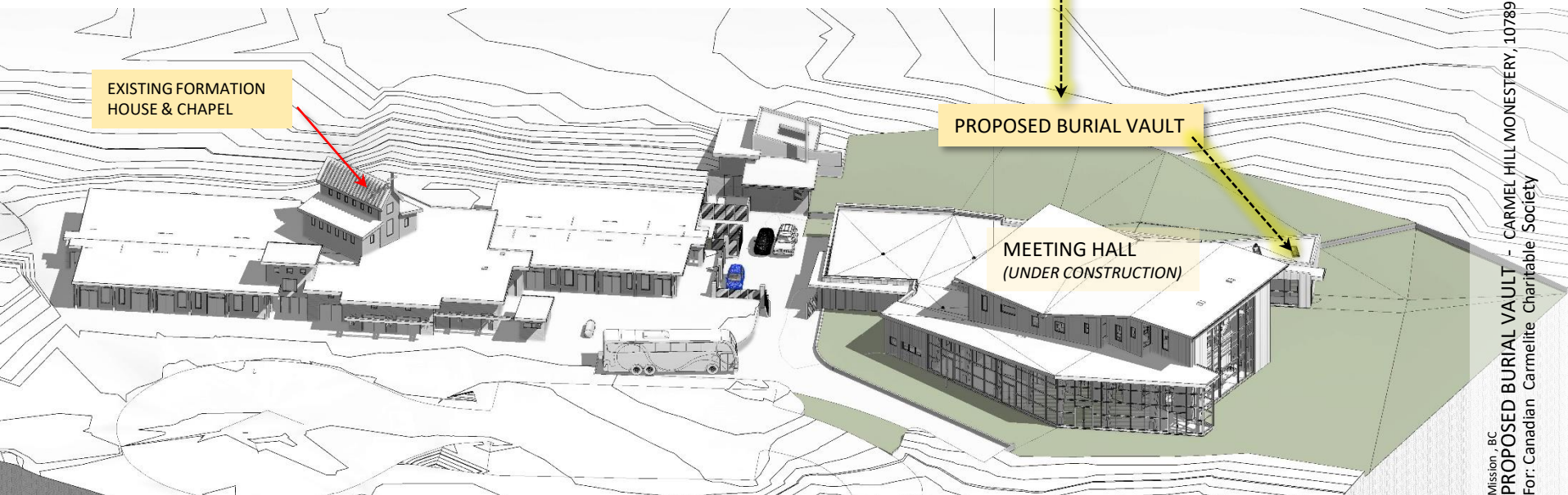
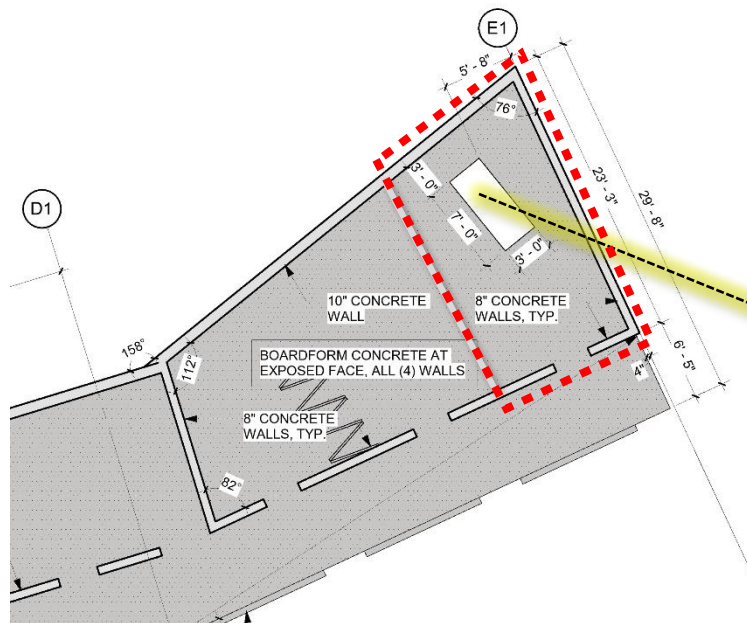
For: Canadian Carmelite Charitable Society



## VICINITY- SITE - SURVEY PLAN

2/13/2020





### 3D SITE VIEW LOOKING NORTH

2/13/2020

## VAULT DESCRIPTION

10789 North Deroche Rd



The Canadian Carmelite Charitable Society wishes to intern their primary donor at their time of passing within the vault that has been constructed within the Meeting Hall building at 10789 North Deroche Road, BC. The Meeting Hall itself is the second new structure to be built on this site due to the generous financial donations provided by the future internee.

The vault itself is situated in 1 of 3 Prayer Rooms in the north east corner of the building and has been constructed of reinforced concrete. The vault has clear opening dimensions of 3' 0" wide x 7' 0" long in which the casket is to be placed. Currently the floor is temporarily covered with carpet tile which will be removed once the casket has been lowered. Steel decking, along with a stone tile flooring will then cover the casket opening itself along with the balance of the room. This will permanently seal the casket in place and provide a flush, continual flooring surface, no further efforts are planned which would demarcate the vault/casket.

The application therefore is for a 'one off' and permanent internment, there are no plans to expand and or intern any other individuals within the subject property.

Paul Owens  
Project Manager  
John Clark Architect Inc.





To: Electoral Area Services Committee

Date: 2020-06-09

From: Andrea Antifaeff, Planner I

File No: 3090-20-2020-05

**Subject: Application for Development Variance Permit 2020-05 to waive the statutory minimum parcel frontage requirement for proposed Lot '1' to facilitate a two lot subdivision at 4498 Bench Road, Electoral Area E**

---

### RECOMMENDATION

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2020-05 to waive the statutory minimum parcel frontage requirement for proposed Lot '1' at 4498 Bench Road, Area E, subject to the consideration of any comments or concerns raised by the public;

**AND THAT** that the Fraser Valley Regional District Board exempt proposed Lot '1' at 4498 Bench Road from the minimum parcel frontage requirement pursuant to Section 512(2) of the Local Government Act;

**AND FURTHER THAT** the Fraser Valley Regional District Board authorize its signatories to execute all legal instruments associated with Subdivision File No. 3320-20-2020-00310.

### STRATEGIC AREA(S) OF FOCUS

### PRIORITIES

Provide Responsive & Effective Public Services

### BACKGROUND

The owners of the property at 4498 Bench Road, Area E, have applied to the Provincial Approving Officer (Ministry of Transportation and Infrastructure) to subdivide the parcel into two lots. To facilitate the two lot subdivision, the property owners have applied to the FVRD Board for a Development Variance Permit (DVP) to waive the statutory minimum parcel frontage requirement for proposed Lot '1'. The property owners propose to facilitate access to proposed Lot '1' via an access easement through proposed Lot '2',

The subject property is a 40 acres (16.187 hectare) with one single family dwelling. It is split zoned:

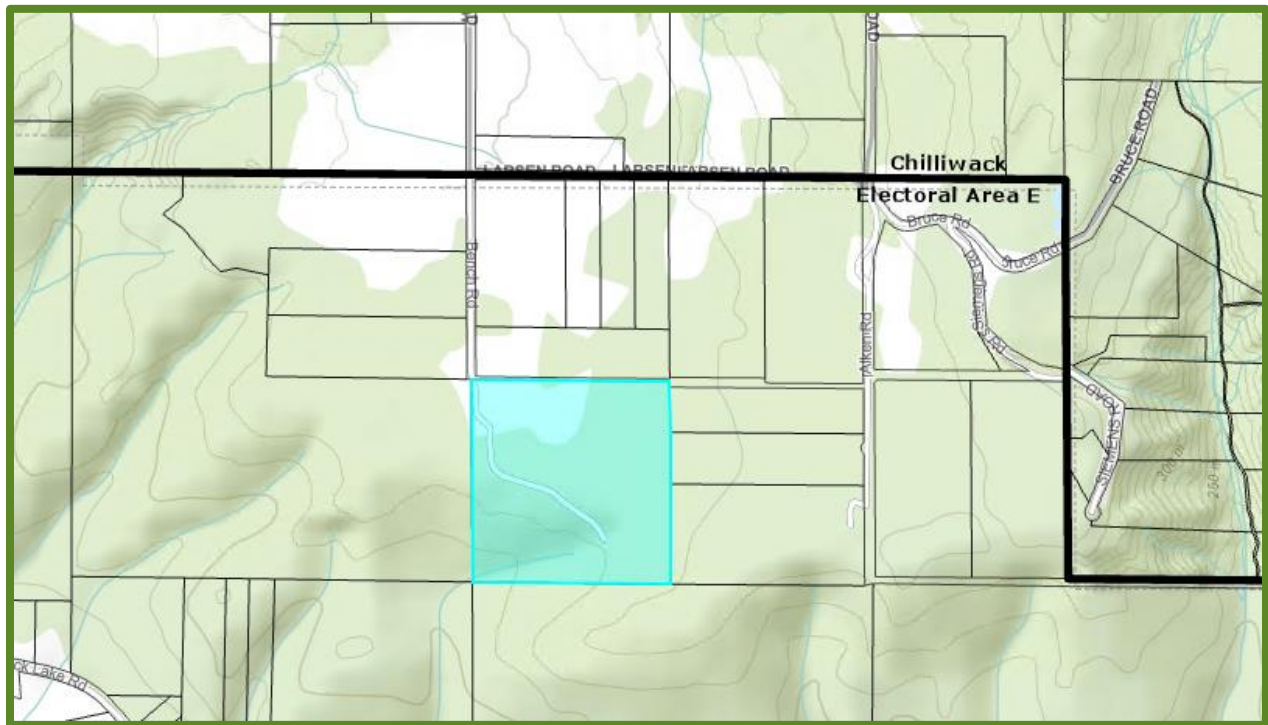
- Proposed Lot 1 – Limited Use (L-1) – 8 hectares
- Proposed Lot 2 – Rural (R) – 7.915 hectares

per Zoning Bylaw for Electoral Area E, 1976 of the Regional District of Fraser-Cheam. The minimum parcel size in the L-1 zone is 20 acres (8 hectares) and the minimum parcel size in the R zone is 10 acres (4 hectares). The proposed subdivision complies with zoning regulations.

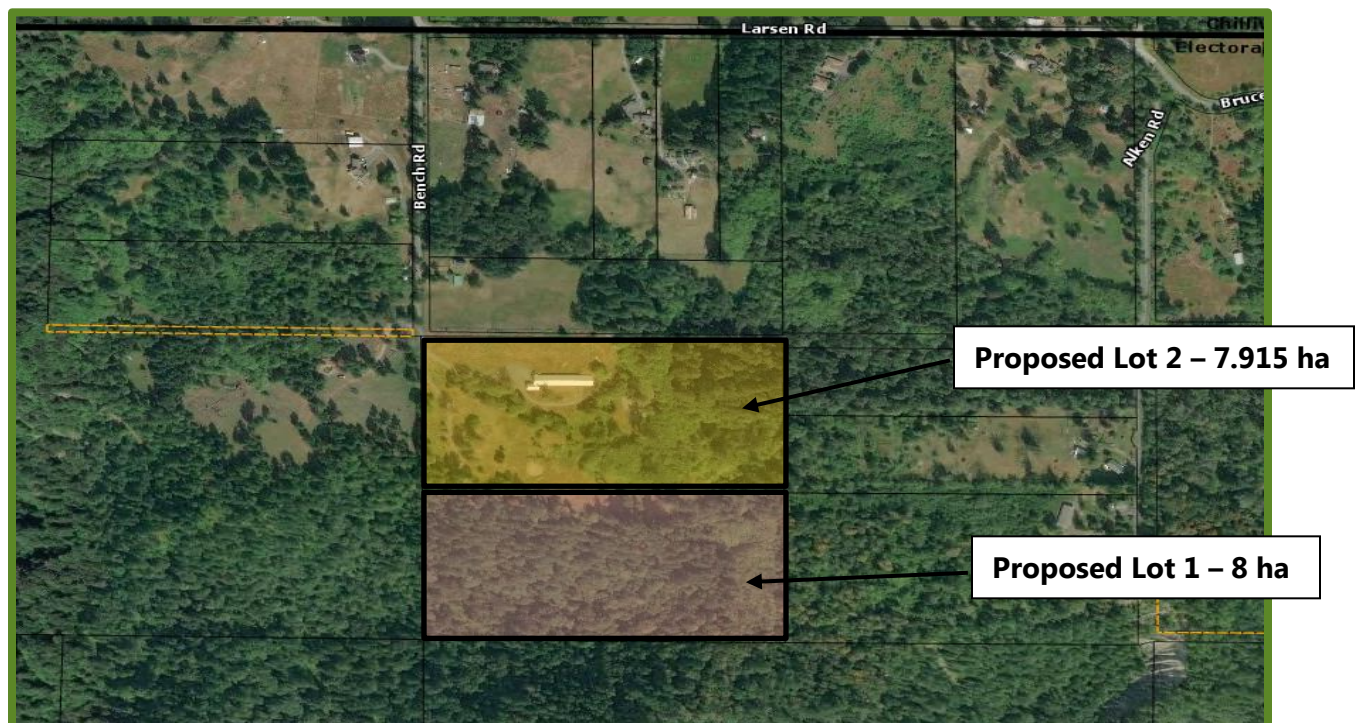
PROPERTY DETAILS			
<b>Electoral Area</b>	E		
<b>Address</b>	4498 Bench Road		
<b>PID</b>	002-465-582		
<b>Folio</b>	733.01291.000		
<b>Lot Size</b>	40 acres		
<b>Owner</b>	Jared & Emma Les	<b>Agent</b>	OTG Developments Ltd. (Dylan Anderson)
<b>Current Zoning</b>	Rural (R) & Limited Use (L-1)	<b>Proposed Zoning</b>	No change
<b>Current OCP</b>	Agricultural (AG) & Limited Use (LU)	<b>Proposed OCP</b>	No change
<b>Current Use</b>	Agricultural & Single Family Residential	<b>Proposed Use</b>	Agricultural & Single Family Residential
<b>Development Permit Areas</b>	3-E (Slope Related Hazards) & 5-E (Riparian Areas)		
<b>Agricultural Land Reserve</b>	Yes (Proposed Lot 2)		

ADJACENT ZONING & LAND USES		
<b>North</b>	^	Rural (R); Agriculture
<b>East</b>	>	Rural (R); Agriculture & Single-family Residence
<b>West</b>	<	Limited Use (L-1); Agriculture
<b>South</b>	v	Limited Use (L-1); Crown Land

## NEIGHBOURHOOD MAP



## PROPERTY MAP





## DISCUSSION

The subject property is proposed to be subdivided as shown on Appendix A. Proposed Lot '2' will be accessed via Bench Road and proposed Lot '1' will be accessed via an access easement through proposed Lot '2'.

Section 512(1) of the *Local Government Act* requires that the minimum frontage for new parcels be at least 10% of the parcel perimeter. However, section 512(2) of the *Local Government Act*, allows a local government to exempt a parcel from the statutory minimum parcel frontage requirement.

The Approving Officer at the Ministry of Transportation and Infrastructure is supportive of the proposed access by easement for proposed Lot '1'. The access easement will include wording to allow utilities and care will be taken in establishing the easement as the current access is not directly linear and typical utility pole lines follow a linear path. If a separate easement for utilities is required an application to the Agricultural Land Commission will likely be required.

### Agricultural Land Reserve (ALR)

The proposed access easement will be located within proposed Lot '2' which is located within the ALR. Staff have consulted with staff at the Agricultural Land Commission (ALC) and have received confirmation that the registration of an access easement does not require approval from the ALC. However, if the property owners intend to do any construction/land alteration within that easement area (placement of fill, etc.) they will be required to consult with the ALC to determine if an application and approval is required.

The property owners have advised that they will be utilizing the existing driveway (not paved) for the easement and do not intend to do any alterations to the driveway (access) within the easement area.

### Neighbourhood Notification and Input

All property owners within 30 metres of the property will be notified by the FVRD of the development variance permit application and be given the opportunity to provide written comments or attend the Board meeting to state their comments. FVRD staff encourage the applicant to advise neighbouring property owners and residents of the requested variance in advance of the mail-out notification.

## COST

The application fee of \$1,300.00 has been paid by the applicant.

## CONCLUSION

The property owners have applied for a Development Variance Permit to vary the statutory minimum parcel frontage requirement for proposed Lot '1' to be created by subdivision. Staff recommend that the FVRD Board issue the permit because the variance is not anticipated to negatively affect surrounding properties.

## **OPTIONS**

### **Option 1 – Issue (Staff Recommendation)**

Staff recommend that the FVRD Board issue Development Variance Permit 2020-05 to waive the statutory minimum parcel frontage requirement for Proposed Lot '1' at 4498 Bench Road, subject to the consideration of any comments or concerns raised by the public.

### **Option 2 – Refuse**

If the Board wishes to refuse the application, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District Board refuse Development Variance Permit 2020-05.

### **Option 3 – Refer to Staff**

If the Board wishes to refer the application back to staff to address outstanding issues, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District Board refer the application for Development Variance Permit 2020-05 to FVRD staff.

## **COMMENTS BY:**

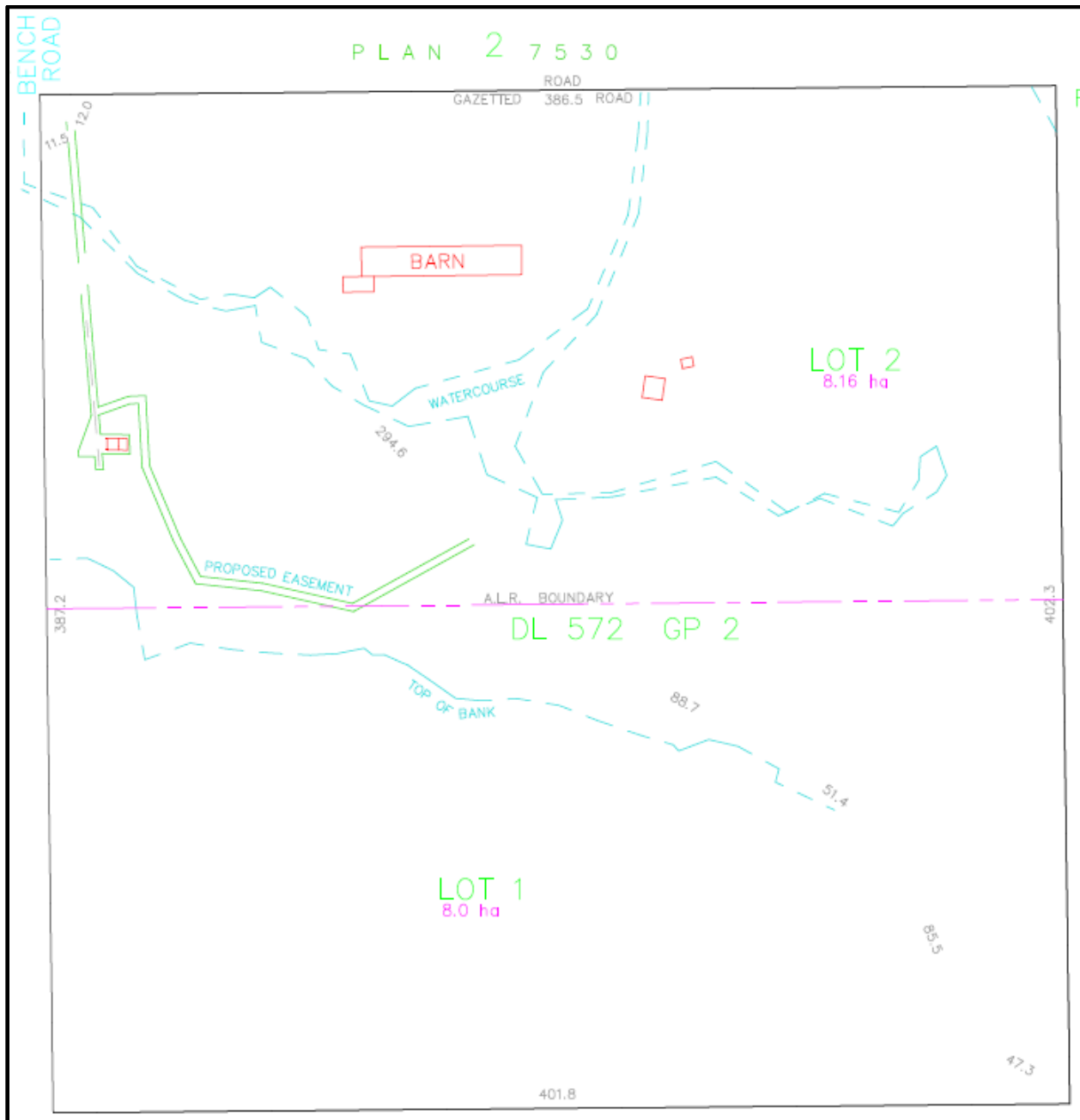
**Graham Daneluz, Director of Planning & Development:** Reviewed and supported.

**Kristy Hodson, Acting Director of Financial Services:** Reviewed and supported.

**Jennifer Kinneman, Chief Administrative Officer:** Reviewed and supported.

## Appendix A

### Proposed Subdivision Layout



**SCHEDULE A-4**

**Permit Application**

I / We hereby apply under Part 14 of the *Local Government Act* for a;

☒ Development Variance Permit

☐ Temporary Use Permit

☐ Development Permit

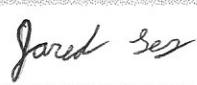

An Application Fee in the amount of \$ \_\_\_\_\_ as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic Address 4498 Bench Road PID 002-465-582

Legal Description Lot 572 Group 2 New Westminster District

*The property described above is the subject of this application and is referred to herein as the 'subject property.' This application is made with my full knowledge and consent. I declare that the information submitted in support of the application is true and correct in all respects.*

Owner's  
Declaration

Name of Owner (print) Jared Les	Signature of Owner 	Date May 12 2020
Name of Owner (print) Emma Les	Signature of Owner 	Date MAY 12 2020

Owner's  
Contact  
Information

Address 4498 Bench Road		City Chilliwack BC (FVRD)
Email		Postal Code V4Z 1A6
Phone	Cell	Fax

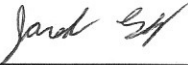
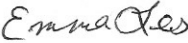
Office Use Only	Date	File No.
	Received By	Folio No.
	Receipt No.	Fees Paid: \$

**Agent**

Dylan Anderson

I hereby give permission to \_\_\_\_\_ to act as my/our agent in all matters relating to this application.


Only complete this section if the applicant is NOT the owner.

Signature of Owner Jared Les 	Date May 12 2020
Signature of Owner Emma Les 	Date MAY 12 2020

Agent's contact information and declaration

Name of Agent Dylan Anderson		Company OTG Developments
Address 520 - 45715 Hocking Ave		City Chilliwack, BC
Email _____		Postal Code V2P 6Z6
Phone _____	Cell _____	Fax _____

I declare that the information submitted in support of this application is true and correct in all respects.

Signature of Agent 	Date May 12, 2020
---	----------------------

**Development Details**

Property Size 40 acres Present Zoning R/L-1  
Existing Use Residential/Agricultural  
Proposed Development Two (2) lot single family subdivision

Proposed Variation / Supplement To vary the parcel frontage requirement for the Rural Zone on proposed lot 2 (the northern lot)  
from 10% to 0%.

(use separate sheet if necessary)

Reasons in Support of Application Please see the attached letter for details.

## Provincial Requirements

(This is not an exhaustive list; other provincial regulations will apply)

### Riparian Areas Regulation

Please indicate whether the development proposal involves residential, commercial, or including vegetation removal or alteration; soil disturbance; construction of buildings and structures; creation of impervious or semi-pervious surfaces; trails, roads, docks, wharves, bridges and, infrastructure and works of any kind – within:

yes  
☐

no  
☒

30 metres of the high water mark of any water body

yes  
☐

no  
☒

a ravine or within 30 metres of the top of a ravine bank

"Water body" includes; 1) a watercourse, whether it usually contains water or not; 2) a pond, lake, river, creek, or brook; 3) a ditch, spring, or wetland that is connected by surface flow to 1 or 2 above.

Under the *Riparian Areas Regulation* and the *Fish Protection Act*, a riparian area assessment report may be required before this application can be approved.

### Contaminated Sites Profile

Pursuant to the *Environmental Management Act*, an applicant is required to submit a completed "Site Profile" for properties that are or were used for purposes indicated in Schedule 2 of the *Contaminated Sites Regulations*. Please indicate if:

yes  
☐

no  
☒

the property has been used for commercial or industrial purposes.

If you responded 'yes,' you may be required to submit a Site Profile. Please contact FVRD Planning or the Ministry of Environment for further information.

### Archaeological Resources

Are there archaeological sites or resources on the subject property?

yes  
☐

no  
☒

I don't know  
☐

If you responded 'yes' or 'I don't know' you may be advised to contact the Archaeology Branch of the Ministry of Tourism, Sport and the Arts for further information.

## Required Information

When providing Application Forms to the applicant, Regional District staff shall indicate which of the following attachments are required for this application. **Additional information may also be required at a later date.**

	Required	Received	Details
<b>Location Map</b>			Showing the parcel (s) to which this application pertains and uses on adjacent parcels
<b>Site Plan</b>  At a scale of:  1: _____			Reduced sets of metric plans
			North arrow and scale
			Dimensions of property lines, rights-of-ways, easements
			Location and dimensions of existing buildings & setbacks to lot lines, rights-of-ways, easements
			Location and dimensions of proposed buildings & setbacks to lot lines, rights-of-ways, easements
			Location of all water features, including streams, wetlands, ponds, ditches, lakes on or adjacent to the property
			Location of all existing & proposed water lines, wells, septic fields, sanitary sewer & storm drain, including sizes
			Location, numbering & dimensions of all vehicle and bicycle parking, disabled persons' parking, vehicle stops & loading
			Natural & finished grades of site, at buildings & retaining walls
			Location of existing & proposed access, pathways
			Above ground services, equipment and exterior lighting details
			Location & dimensions of free-standing signs
			Storm water management infrastructure and impermeable surfaces
			Other:
<b>Floor Plans</b>			Uses of spaces & building dimensions
			Other:
<b>Landscape Plan</b>  Same scale as site plan			Location, quantity, size & species of existing & proposed plants, trees & turf
			Contour information (_____ metre contour intervals)
			Major topographical features (water course, rocks, etc.)
			All screening, paving, retaining walls & other details
			Traffic circulation (pedestrian, automobile, etc.)
			Other:
<b>Reports</b>			Geotechnical Report
			Environmental Assessment
			Archaeological Assessment
			Other:

The personal information on this form is being collected in accordance with Section 26 of the *Freedom of Information and Protection of Privacy Act, RSBC 1996 Ch. 165* and the *Local Government Act, RSBC 2015 Ch. 1*. It will only be collected, used and disclosed for the purpose of administering matters with respect to planning, land use management and related services delivered, or proposed to be delivered, by the FVRD. Questions about the use of personal information and the protection of privacy may be directed to the FVRD Privacy Officer at 45950 Cheam Avenue, Chilliwack, BC V2P 1N6, Tel: 1-800-528-0061 [FOI@fvr.ca](mailto:FOI@fvr.ca).

### Via Email Delivery

FVRD File No. 2020-00310  
OTG File No. 19-194

May 12, 2020

Planning & Development  
Fraser Valley Regional District  
45950 Cheam Avenue  
Chilliwack, BC  
V2P 1N6

Attention: Andrea Antifaeff, Planner I

**Re: 4498 Bench Road, Electoral Area 'E', Fraser Valley Regional District –  
Development Variance Permit**

Ms. Antifaeff,

Please accept this letter from OTG Developments Ltd. (OTG) as a supplement to the above noted Development Variance Permit (DVP) application for the property located at 4498 Bench Road (the "Subject Property"). This DVP application seeks to vary the parcel frontage requirement of the Rural (R) Zone on proposed Lot 2 (the northern lot) from 10% to 0% to facilitate a proposed subdivision (FVRD File 2020-00310). It should be noted that access to the southern lot will be via an existing driveway that extends through the northern lot and terminates within the proposed lot. No alterations or extensions of the existing driveway within the ALR will be required to facilitate the access to the southern lot.

### BACKGROUND

There is currently an application with MoTI to subdivide the Subject Property into two (2) fee-simple residential lots. The proposed subdivision complies with *Zoning Bylaw for Electoral Area E, 1976 of the Regional District of Fraser-Cheam*. The Subject Property is split zoned Rural (R) and Limited Use (L-1). The proposed subdivision includes one (1) 8 ha lot in the L-1 zone, which meets the 8.0 ha size required in the zoning bylaw and one

+++

"A plan without action is a dream,  
an action without a plan is a nightmare."



(1) 7.915 ha lot in the R zone which exceeds the 4.0 ha size required in the zoning bylaw. Please see the draft subdivision plan attached as **Appendix 1**.

While approximately 50% of the Subject Property is within the Agricultural Land Reserve (ALR), the newly proposed property line will follow the ALR boundary; as such the proposed subdivision is outside of the ALR.

As per the *Agricultural Land Reserve General Regulations* Section 10 (1) (d):

*"an approving officer or other person referred to in that provision may approve a subdivision described in that provision without the approval of the commission if the proposed subdivision achieves one or more of the following:*

*"...establishes a legal boundary along the boundary of the agricultural land reserve".*

As the subdivision remaining outside of the ALR was a key factor in the feasibility of the proposed subdivision, OTG sought commentary from the Provincial Approving Officer at MoTI where it was indicated that he supported the subdivision in principle, subject to the regular requirements of subdivision.

As a means to avoid subdividing lands within the ALR, the proposed subdivision seeks to establish the proposed property line along but not within the ALR boundary. As such there will be no panhandle shaped lot created to go through the ALR to reach Bench Road. This will allow the currently agricultural parcel to continue to be farmed without any alterations to property lines within the ALR or disruptions to the farming activity. Additionally, the proposed subdivision is in keeping with Section 5.1.20 of the FVRD Electoral Area E Official Community Plan which aims to encourage and enhance farming and agriculture as follows:

*5.1.20 New parcels created by subdivision within the AGRICULTURAL areas shall be configured to maximize agricultural sustainability and minimize potential conflicts between farm and non-farm uses.*

All newly proposed development will occur on proposed lot 1 in the south, outside of the area within the ALR and area designated as Agricultural in the OCP.

## PARCEL FRONTAGE DEVELOPMENT VARIANCE PERMIT

Access and frontage for proposed lot 1 (the southern lot) will be via a shared access easement between lots 1 and 2. There is already an existing driveway which exists on the Subject Property which will be utilised to access the proposed lot. As noted, no alterations or extensions of the existing driveway within the ALR will be required to facilitate the access to the southern lot. This access easement would be surveyed at the time of final subdivision, registered on the lands and run with the lands in perpetuity. The MoTI has indicated that they are in support of this arrangement. Additionally, easements through the ALR do not require an application to the ALC as confirmed by the ALC themselves.

To facilitate this access and frontage via easement arrangement, a DVP is required from the FVRD to vary the requirement for required parcel frontage from 10% to 0%.

For properties under subdivision, Section 512 of the *Local Government Act* discusses minimum parcel frontage on a highway. Specifically:

- (1) If a parcel being created by a subdivision fronts on a highway, the minimum frontage on the highway must be the greater of
  - a) 10% of the perimeter of the lot that fronts on the highway, and
  - b) the minimum frontage that the local government may, by bylaw, provide.*
- (2) A local government may exempt a parcel from the statutory or bylaw minimum frontage provided for in subsection (1).**

Section (2) grants power to the local government to exempt a parcel from the 10% requirement. The MoTI has also indicated that they do not have concerns with a 0% parcel frontage scenario.

Proposed Lot 1 will have 34% lot frontage.

The easement agreement and easement plan will be created to function with clarity and ease regardless of the relationship between owners, however, it should be noted that the proposed subdivision is to accommodate a father (Mr. Larry Les) to live on one parcel, with his son and daughter in law (Jared and Emma Les) to live on the other.

## CONCLUSION

In summary, please note the following points:

- The proposed subdivision meets the minimum parcel sizes for both proposed lots;
- The subdivision will occur outside of the ALR;
- MoTI has indicated they have no concerns with the proposed subdivision or the DVP for parcel frontage;
- The proposal encourages and enhances farming and agriculture as demonstrated through Section 5.1.20 of the OCP; and
- The proposed subdivision will allow family members to live in close proximity to each another.

Thank you for your time and consideration on the above noted items. Upon review, if there are any questions or concerns, please do not hesitate to contact the undersigned. I would be happy to discuss this proposal with you via telephone or video chat.

Best regards,

A handwritten signature in black ink, appearing to read 'Dylan Anderson', written over a light blue horizontal line.

Dylan Anderson, BA MUP  
Development Planer/Project Manager  
OTG Developments Ltd.

## Appendix 1

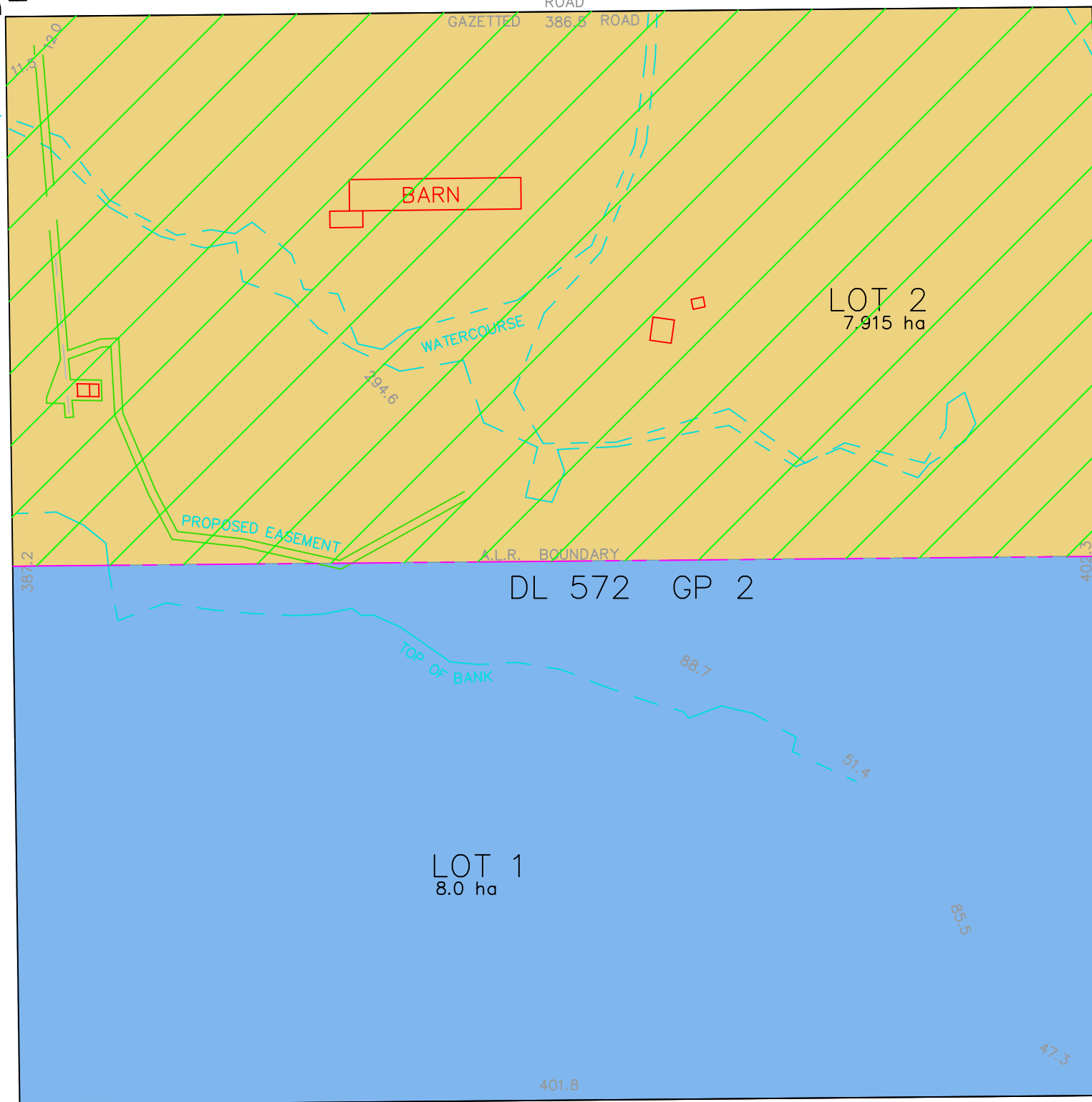
### Draft Subdivision Plan

N  
49550

PLAN 27530

BENCH ROAD

DL 571 GP 2



ROAD

2  
PLAN 42585

3  
PLAN 52441

2  
PLAN 42585

3  
PLAN 52441

2  
PLAN 42585

3  
PLAN 52441

2  
PLAN 42585

3  
PLAN 52441

2  
PLAN 42585

3  
PLAN 52441

2  
PLAN 42585

3  
PLAN 52441

LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- TOB/WATERCOURSE
- PROPOSED EASEMENT
- EXISTING BUILDINGS
- LIMITED USE (L-1)
- RURAL (R)
- ALR

**OTG DEVELOPMENTS LTD.**  
LAND USE CONSULTING & DEVELOPMENT

PROJECT LOCATION  
4498 BENCH ROAD  
PRELIMINARY SUBDIVISION PLAN

PROJECT NUMBER  
19-194

DRAWN BY:  
CASSIDY SILBERNAGEL

DATE:  
April 27, 2020

SCALE:  
NTS

SHEET:

1





## FRASER VALLEY REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT

---

**Permit No.** Development Variance Permit 2020-05      **Folio No.** 733.0191.000

---

**Issued to:** Emma & Jared Les

---

**Address:** 4498 Bench Road, Electoral Area E

---

**Applicant:** Emma & Jared Les

---

**Site Address:** 4498 Bench Road, Electoral Area E

---

The lands affected by and subject to this permit are shown on Schedule "A", Location Map, attached hereto, which forms an integral part of this permit, and are legally described as:

LOT 572 GROUP 2 NEW WESTMINSTER DISTRICT  
002-465-582

---

### LIST OF ATTACHMENTS

Schedule "A": Location Map

Schedule "B": Subdivision Plan

---

### AUTHORITY TO ISSUE

1. This Development Variance Permit is issued under Part 14 - Division 9 of the *Local Government Act*.
- 

### BYLAWS SUPPLEMENTED OR VARIED

Local Government Act, Part 14, Division 11, Section 512 is varied as follows:

The minimum required parcel frontage on a highway of 10% of the parcel perimeter of the lot that fronts the highway shall be waived for Lot 1, as shown on Schedule B- Subdivision Plan attached hereto.

---

### SPECIAL TERMS AND CONDITIONS

1. No variances other than those specifically set out in this permit are implied or to be construed.
2. If the holder of this permit does not commence the construction with respect to which the Permit was issued within two (2) years after the date of the permit, this permit shall lapse.
3. Development of the site shall be undertaken in accordance with the Site Plan attached hereto as Schedule "B".

---

## GENERAL TERMS AND CONDITIONS

1. This Development Variance Permit is issued Pursuant to Part 14 - Division 9 of the *Local Government Act*.
2. This Development Variance Permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw nor a flood plain specification designated under Section 524 of the *Local Government Act*.
3. Nothing in this permit shall in any way relieve the developer's obligation to ensure that the development proposal complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.
4. Nothing in this permit shall in any way relieve the developer's obligation to comply with all setback regulations for construction of structures or provision of on-site services pursuant to the *Public Health Act*, the *Fire Services Act*, the *Safety Standards Act*, and any other provincial statutes.
5. The Archaeology Branch of the Province of British Columbia must be contacted (phone 250-953-3334) if archaeological material is encountered on the subject property. Archaeological material may be indicated by dark-stained soils containing conspicuous amounts of fire-stained or fire-broken rock, artefacts such as arrowheads and other stone tools, or human remains. If such material is encountered during demolition or construction, a Heritage Conservation Act Permit may be needed before further development is undertaken. This may involve the need to hire a qualified Archaeologist to monitor the work.

---

## SECURITY DEPOSIT

As a condition of the issuance of this Permit, and pursuant to Section 502 of the *Local Government Act*, the Regional Board is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit

Should the holder of this permit:

- a. fail to complete the works required to satisfy the landscaping conditions contained herein,
- b. contravene a condition of the permit in such a way as to create an unsafe condition,

The Regional Board may undertake and complete the works required to satisfy the landscaping conditions, or carry out any construction required to correct an unsafe condition at the cost of the holder of the permit and may apply the security in payment of the costs of the works, with any excess to be returned to the holder of the permit.

Security Posted:       (a)     an irrevocable letter of credit in the amount of: \$ N/A.  
                               (b)     the deposit of the following specified security: \$ N/A.

---

Note: The Regional District shall file a notice of this permit in the Land Title Office stating that the land described in the notice is subject to Development Variance Permit Number 2020-05. The notice shall take the form of Appendix I attached hereto.

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AUTHORIZING RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE FRASER VALLEY REGIONAL DISTRICT ON THE <DAY> DAY OF <MONTH>, <YEAR>

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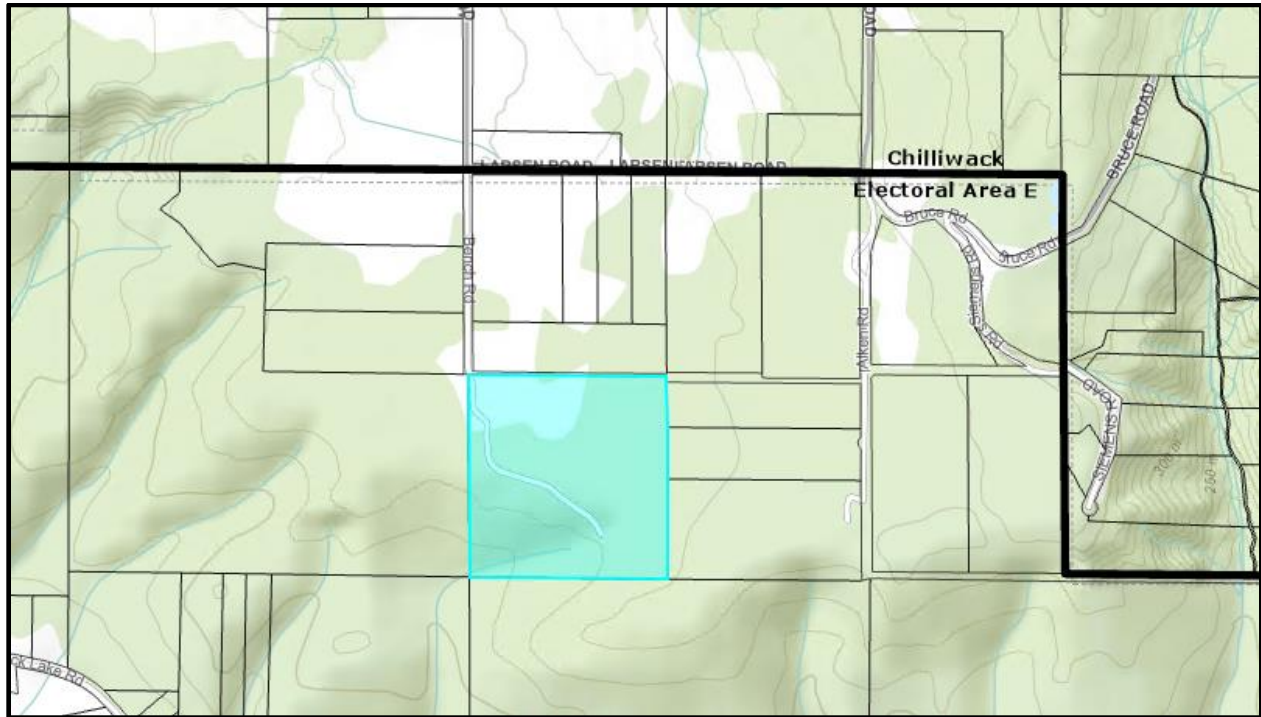
Chief Administrative Officer / Deputy

THIS IS NOT A BUILDING PERMIT

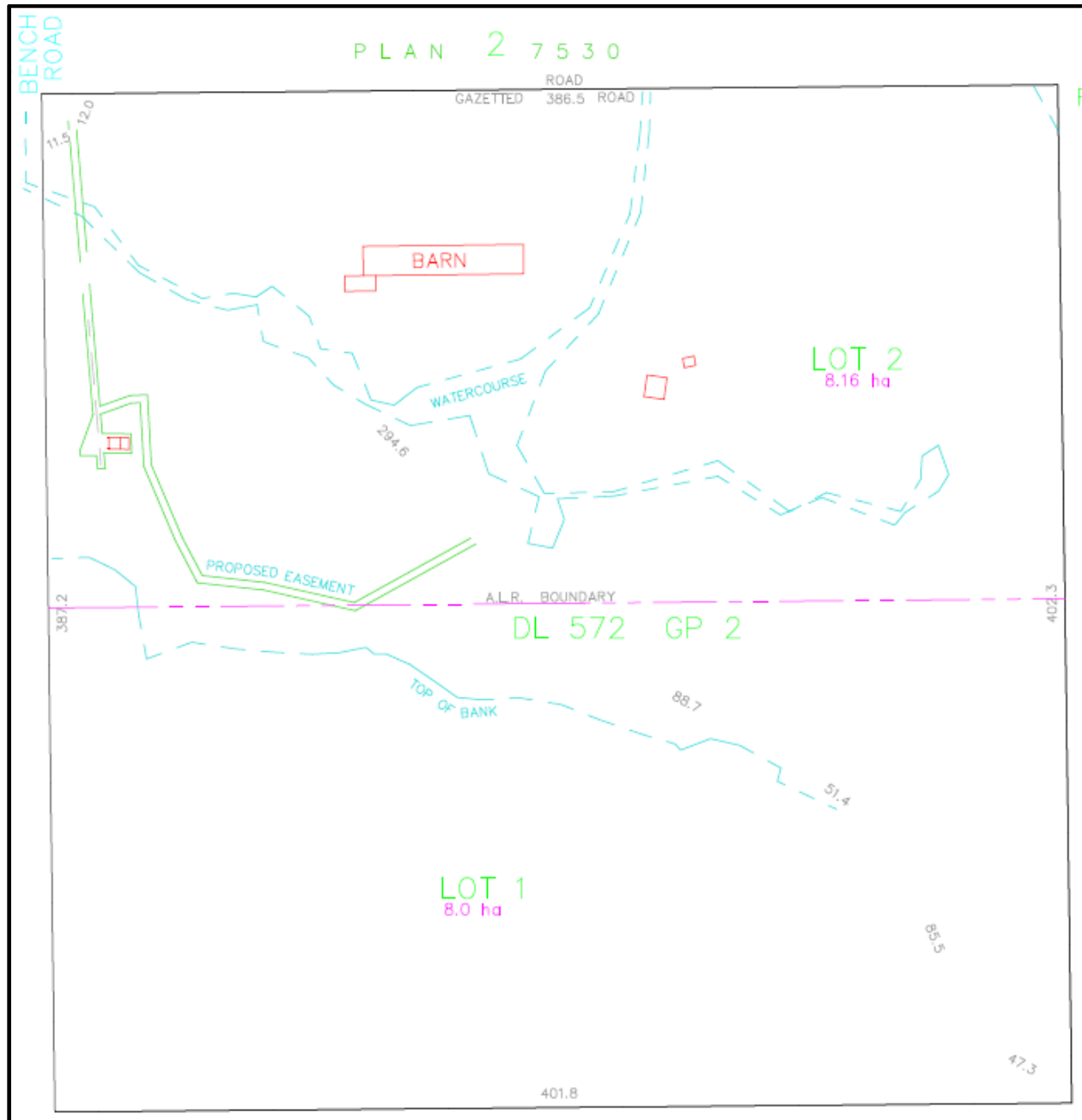
DRAFT



**DEVELOPMENT VARIANCE PERMIT 2020-05**  
**SCHEDULE "A"**  
**Location Map**



**DEVELOPMENT VARIANCE PERMIT 2020-05**  
**SCHEDULE "B"**  
**Subdivision Plan**



To: Electoral Area Services Committee

Date: 2020-06-09

From: Julie Mundy, Planner 1

File No: 3090-20 2020-06

**Subject: Development Variance Permit application to reduce the exterior lot line setback at 43802 Loch Road, Area C**

## RECOMMENDATION

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2020-06 for 43802 Loch Road, Electoral Area C, to reduce the exterior lot line setback from 6.0 metres to 1.5 metres clear to sky, to facilitate the construction of a single-family residence, subject to consideration of comments or concerns raised by the public.

## STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

## BACKGROUND

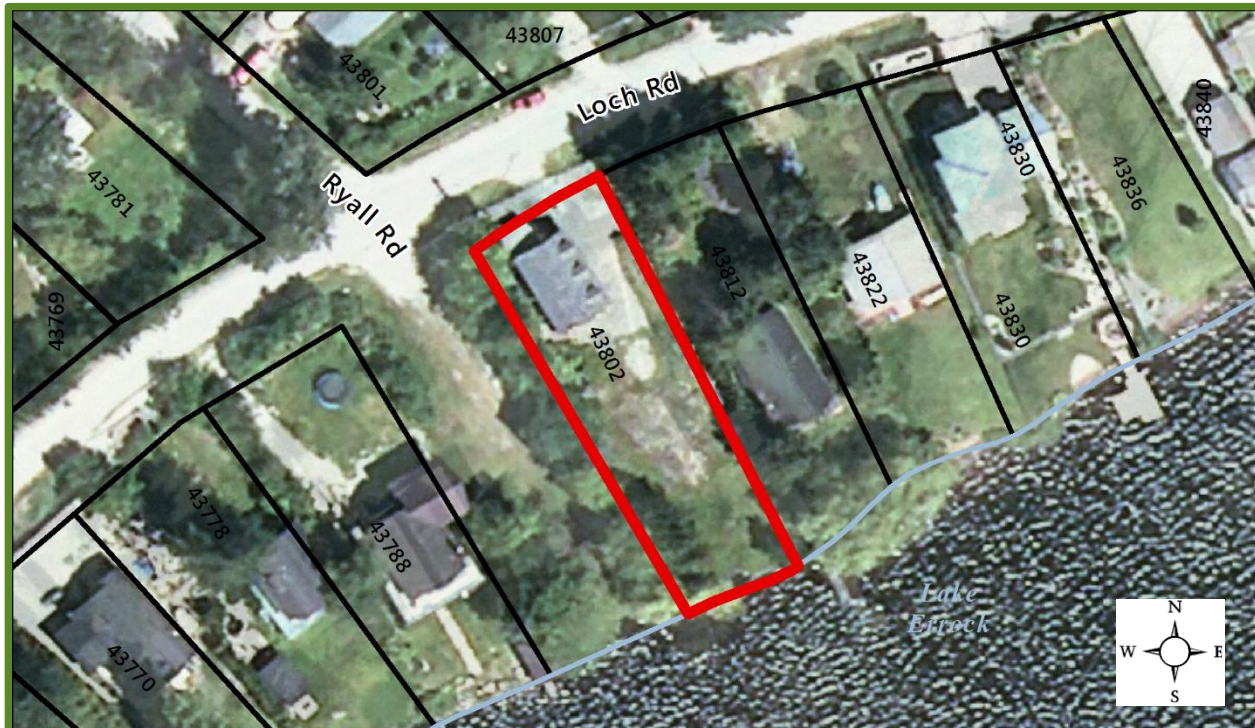
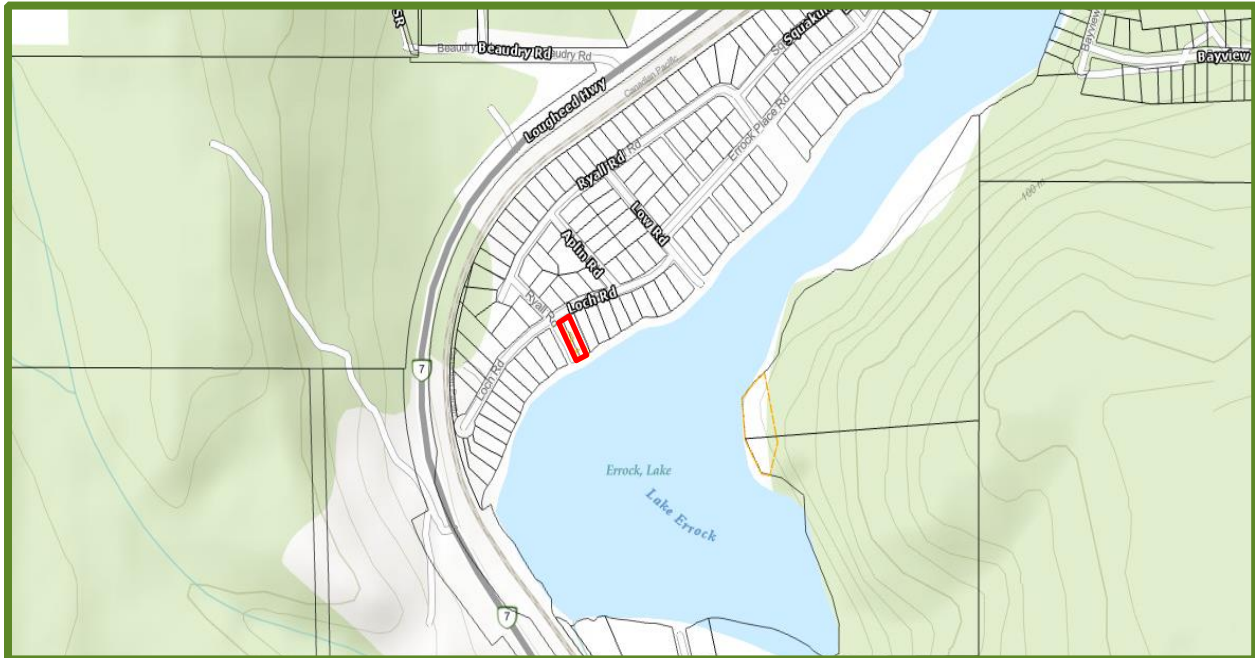
The property owners of 43802 Loch Road have applied for a Development Variance Permit (DVP) to reduce the exterior lot line setback for a single-family dwelling as outlined in *Dewdney-Alouette Regional District Land Use and Subdivision Regulation Bylaw No. 559-1992*. The property owners applied for the same variance in 2013, which has subsequently expired.

PROPERTY DETAILS			
Electoral Area	C		
Address	43802 Loch Road		
PID	006-746-225		
Folio	775.03727.427		
Lot Size	10790 square feet (.247 acres)		
Owner	Chris and Tamie Hardy	Agent	Barrie Dyck Construction
Current Zoning	Rural Residential (RS-1)	Current Use	Residential
Current OCP	Resort Residential (RR)		
Development Permit Areas	3-C – Riparian Areas		
Hazards	Holachten Creek Alluvial Fan		
Agricultural Land Reserve	No		

### ADJACENT ZONING & LAND USES

North	^	Rural Residential (RS-1); Loch Rd, Single-family Residence
East	>	Rural Residential (RS-1); Single-family Residence
West	<	Rural Residential (RS-1); Ryall Rd, Single-family Residence
South	v	Rural 4 (R-4); Lake Errock

### NEIGHBOURHOOD & PROPERTY MAPS





## DISCUSSION

43802 Loch Road is located on the shoreline of Lake Errock. The property is accessed from Loch Road, and is flanked by Ryall Road to the west. Ryall Road terminates in an unconstructed road right of way, which provides access to the lake.



The property is located within a development permit area for protection of riparian areas and is within a geotechnical hazard (alluvial fan area). The only structure on the property is a double garage with a dwelling unit on an upper floor.

### Property History

In 2013 the property owners intended to construct a garage with a temporary dwelling space above it and a new single-family residence. All necessary approvals, including a DVP to reduce the exterior lot line setback, were obtained to facilitate the plan. The garage and dwelling were constructed; however, no work was started on the house. Since 2013, the issued DVP for siting the buildings has expired. A new DVP is required for construction to occur as previously planned.

A DVP, MOTI approval, riparian area assessment, and registration of several covenants were requirements to build on the site. These elements are being reassessed with the proposed building.

### Proposed Development

The proposed development includes starting construction of a new single-family residence with a footprint of approx. 2180 sq ft, converting the existing dwelling above the new garage into storage/recreation space, and completing occupancy of the new home.

### Requested Variance 2020-06

The applicant is seeking to reduce the exterior lot line setback from Ryall Road from 6.0 metres to 1.5 metres. 1.5 metres is the setback required for residential construction from an interior lot line.

Exterior Lot Line Setback	
Required (zoning)	6.0 metres (19.7 feet)
Proposed	1.5 metres (4.9 feet)
<b>Requested Variance</b>	<b>4.5 metres (14.8 feet)</b>

#### Applicant Rationale

The applicant provides the following rationale for the variance:

1. The same DVP request was approved in 2013,
2. The house will be aligned with previous construction on the property, and
3. It would be impossible to build to preferred house without the variance.

The building plans show a 4-foot wrap around porch on all sides of the house. See Appendix B. The applicant states the deck will enable the property owners to move about the outdoor space with greater ease as their mobility declines. The porch also contributes to the enjoyment of the view from the rear of the house.

The magnitude of the variance could be reduced by removing the wrap-around-porch from the sides of the house. If the variance is not granted, the property owners could design a smaller house; however, the footprint would be limited to approximately 900-950 sq ft, including any exterior decks.

#### Ministry of Transportation & Infrastructure Requirements

Approval from MOTI is required for the proposed construction as it encroaches into the provincially-required setback from a highway. MOTI has issued a Highway Encroachment permit to allow the property owner to construct the proposed dwelling, pending approval from FVRD. See Appendix C. The permit was originally issued in 2013 and was reissued in May 2020 to include a new site plan.

#### Riparian Area Requirements

The property is within Development Permit Area 3-C for protection of riparian areas; there is a watercourse along the western property line which drains into Lake Errock. In 2013 the property owners obtained a Riparian Area Regulation report and a 'varied' riparian area resulting from an undue hardship application related to riparian area requirements. The Department of Fisheries and Oceans approved the proposed development layout, and the varied riparian area was established by reference plan and registered to the property title by covenant. DPA 3-C includes the following exemption:

- 9.3.2. (f) development in accordance with a registered covenant or approved development permit that pertains directly and explicitly to riparian habitat protection, which: i. is registered in favour of the Fraser Valley Regional District and/or Provincial or Federal interests; and ii. establishes a riparian buffer.

No further environmental study is required for the proposed development.

## Hazard Assessment

The property is located within the Holachten Creek Alluvial Fan. FVRD is in possession of a geohazard assessment study for the Lake Errock area that can be used to address hazards for the property. The report includes recommendations for flood and scour protection that will be reviewed as part of the building permit application process. The hazard assessment will be registered to the property title.

## **Neighbourhood Notification and Input**

All property owners within 30 metres of the property will be notified by FVRD of the Development Variance Permit application and will be given the opportunity to provide written comments on the proposal. FVRD staff have encouraged the applicant to advise neighbouring property owners and residents of the requested variance in advance of the mail-out notification. To date, no letters of support or objection have been submitted.

## **COST**

The application fee of \$1300 has been paid by the applicant.

## **CONCLUSION**

Staff recommend the FVRD Board issue DVP 2020-06 to reduce the exterior-side setback for a residence at 43802 Loch Road. The variance is not anticipated to negatively affect surrounding properties, MOTI has provided the necessary approvals, and environmental protection regulations are being met.

### **Option 1 – Issue (Staff Recommendation)**

MOTION: THAT the FVRD Board issue Development Variance Permit 2020-06 for 43802 Loch Road, Electoral Area C to reduce the exterior setback from 6 metres to 1.5 metres, for a single-family residence, subject to consideration of any comments or concerns raised by the public.

### **Option 2 – Refuse**

MOTION: THAT the Fraser Valley Regional District Board refuse Development Variance Permit 2020-06 for the property at 43802 Loch Road, Electoral Area C.

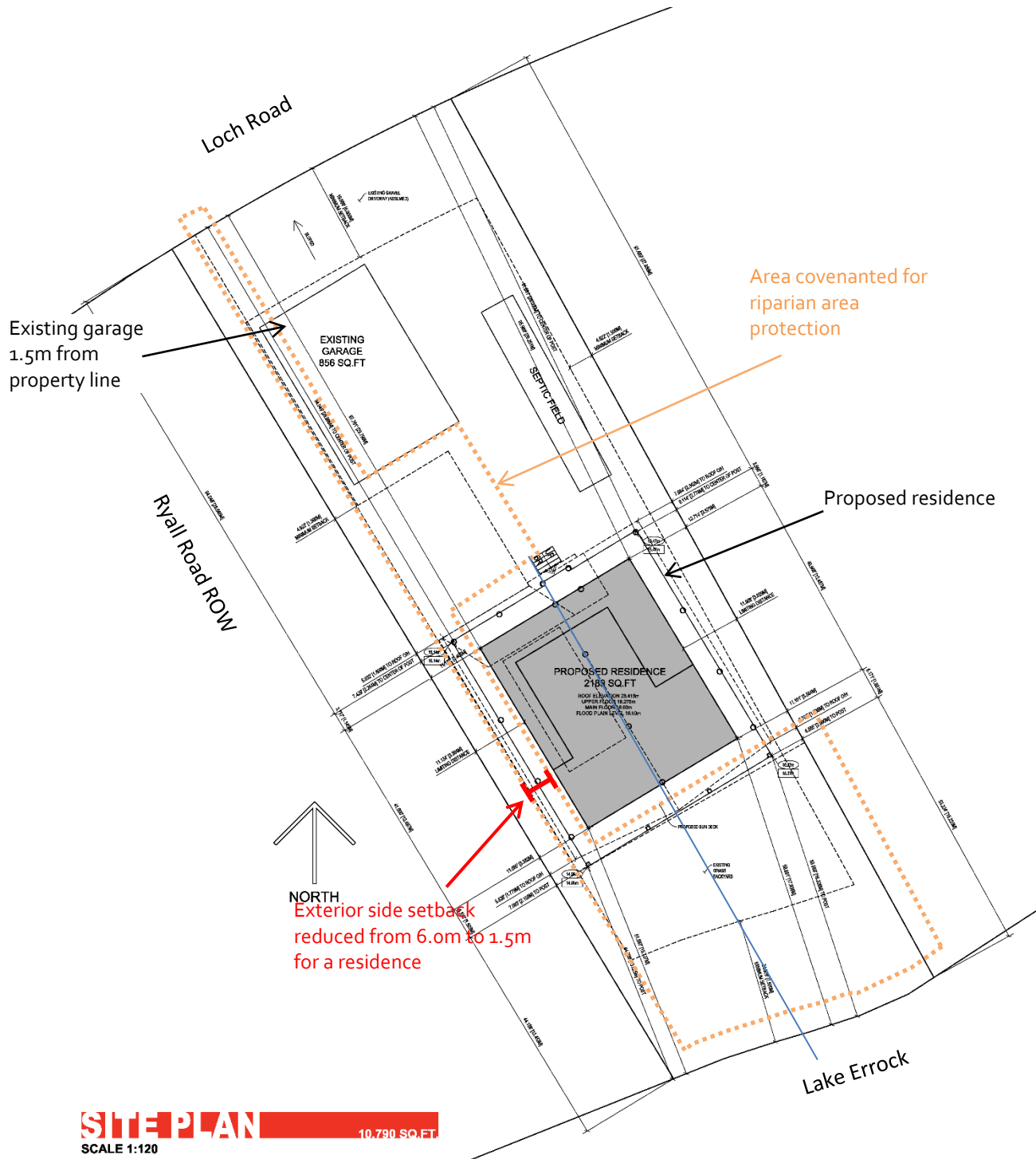
## **COMMENTS BY:**

**Graham Daneluz, Director of Planning & Development:** Reviewed and supported

**Kristy Hodson, Acting Director of Financial Services:** Reviewed and supported.

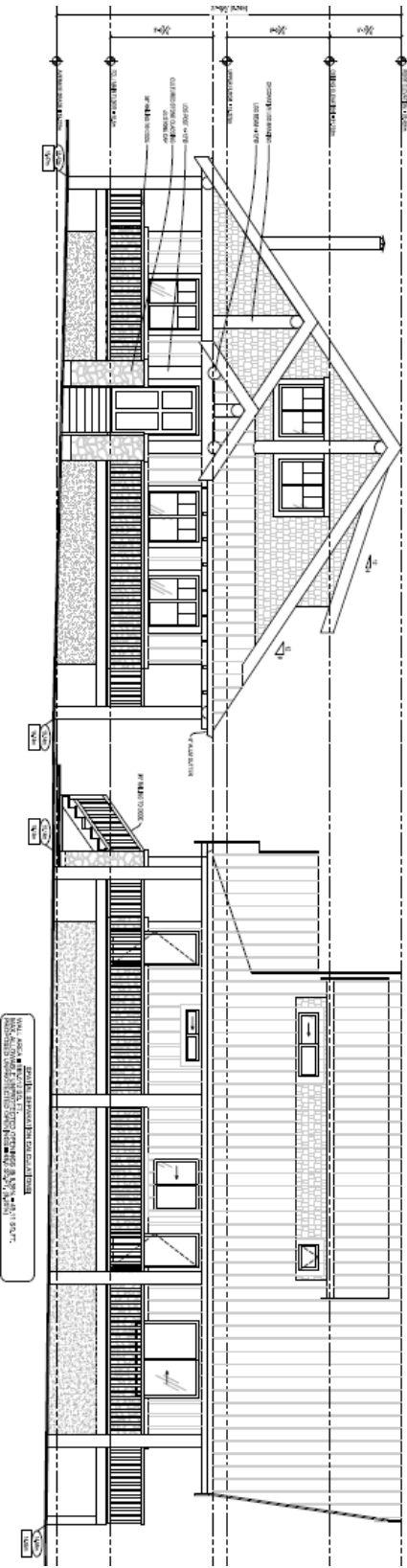
**Jennifer Kinneman, Chief Administrative Officer:** Reviewed and supported.

## Appendix A – Site Plan



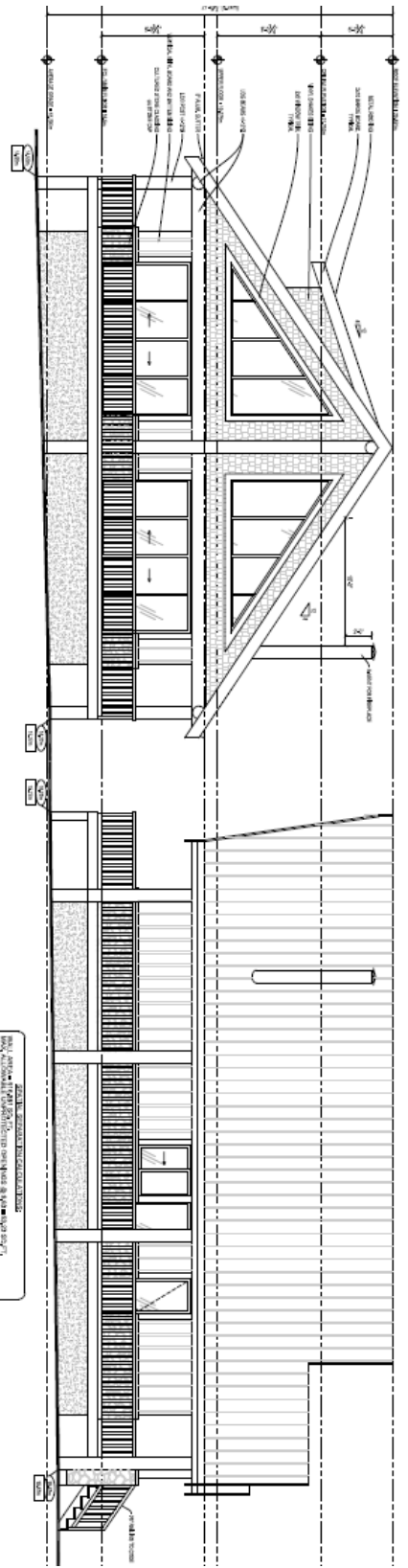


Appendix B – Elevation Drawings



**FRONT ELEVATION**

**RIGHT SIDE ELEVATION**



**REAR ELEVATION**

**LEFT SIDE ELEVATION**



## Appendix C – MOTI Permit



BRITISH  
COLUMBIA

Ministry of  
Transportation

Permit/File Number: 2013-02541

Office: Chilliwack Area Office

### PERMIT TO REDUCE BUILDING SETBACK LESS THAN 4.5 METRES FROM THE PROPERTY LINE FRONTING A PROVINCIAL PUBLIC HIGHWAY

#### PURSUANT TO TRANSPORTATION ACT AND/OR THE INDUSTRIAL ROADS ACT AND/OR THE MOTOR VEHICLE ACT AND/OR AS DEFINED IN THE NISGA'A FINAL AGREEMENT AND THE NISGA'A FINAL AGREEMENT ACT.

**BETWEEN:**

The Minister of Transportation and Infrastructure

Chilliwack Area Office  
45890 Victoria Avenue  
Chilliwack, BC V2P 2T1  
Canada

("The Minister")

**AND:**

Chris & Tammy Hardy  
43802 Loch Road  
Lake Errock, British Columbia  
Canada

("The Permittee")

**WHEREAS:**

- A. The Minister has the authority to grant permits for the auxiliary use of highway right of way, which authority is pursuant to both the Transportation Act and the Industrial Roads Act, the Motor Vehicle Act, as defined in the Nisga'a Final Agreement and the Nisga'a Final Agreement Act;
- B. The Permittee has requested the Minister to issue a permit pursuant to this authority for the following purpose:  
  
The construction of a building, the location of which does not conform with British Columbia Regulation 513/04 made pursuant to section 90 of the Transportation Act, S.B.C. 2004, also to allow 1.5 meter setback to allow for the construction of a new septic field within 4.5m setback from , located at 43802 Loch Rd , as shown on drawing attached .
- C. The Minister is prepared to issue a permit on certain terms and conditions;

ACCORDINGLY, the Minister hereby grants to the Permittee a permit for the Use (as hereinafter defined) of highway right of way on the following terms and conditions:

- 1. This permit may be terminated at any time at the discretion of the Minister of Transportation and Infrastructure, and that the termination of this permit shall not give rise to any cause of action or claim of any nature whatsoever.
- 2. This permit in no way relieves the owner or occupier of the responsibility of adhering to all other legislation, including zoning, and other land use bylaws of a municipality or regional district.
- 3. The Permittee shall indemnify and save harmless the Ministry, its agents and employees, from and against all claims, liabilities, demands, losses, damages, costs and expenses, fines, penalties, assessments and levies made against or incurred, suffered or sustained by the Ministry, its agents and employees, or any of them at any time or times, whether before or after the expiration or termination of this permit, where the same or any of them are based upon or arise out of or from anything done or omitted to be done by the Permittee, its employees, agents or Subcontractors, in connection with the permit.
- 4. Permittee must be in compliance with the Fraser Valley Regional District's bylaws and policies or this permit will be considered void.



BRITISH  
COLUMBIA

Ministry of  
Transportation

Permit/File Number: 2013-02541

Office: Chilliwack Area Office

The rights granted to the Permittee in this permit are to be exercised only for the purpose as defined in Recital B on page 1.

Dated at Chilliwack, British Columbia, this 14 day of May, 2020

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke.

On Behalf of the Minister

SCHEDULE A-4

Permit Application

I / We hereby apply under Part 14 of the *Local Government Act* for a;

☒ Development Variance Permit

☐ Temporary Use Permit

☐ Development Permit

An Application Fee in the amount of \$ 1,300 as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic Address 43802 Loch rd. Lake Errock PID 006746225

Legal Description Lot 164 Block \_\_\_\_\_ Section 22 Township 24 Range \_\_\_\_\_ Plan 32595

*The property described above is the subject of this application and is referred to herein as the 'subject property.' This application is made with my full knowledge and consent. I declare that the information submitted in support of the application is true and correct in all respects.*

Owner's  
Declaration

Name of Owner (print) <u>Tammy Hardy</u> <u>TAMIE HARDY</u>	Signature of Owner <u>Tamie Hardy</u>	Date May 11 2020
Name of Owner (print) Chris Hardy <u>Chris Hardy</u>	Signature of Owner <u>Chris Hardy</u>	Date May 11 2020

Owner's  
Contact  
Information

Address 43802 loch rd. <u>P.O. box 253</u>	City Lake Errock
<u>[REDACTED]</u>	Postal Code <u>V0N 1N0</u>
Phone <u>[REDACTED]</u>	Fax <u>[REDACTED]</u>

Office Use Only	Date	File No.
	Received By	Folio No.
	Receipt No.	Fees Paid: \$



Agent

I hereby give permission to Barrie Dyck to act as my/our agent in all matters relating to this application.

Only complete this section if the applicant is NOT the owner.

Signature of Owner <u>Chris Hardy</u>	Date May 11 2020
Signature of Owner <u>Jamie Hardy</u>	Date May 11 2020

Agent's contact information and declaration

Name of Agent <b>Barrie Dyck</b>		Company <b>Barrie Dyck Construction Ltd.</b>
Address <b>479 Alder Ave.</b>		City <b>Harrison Hot Springs</b>
Email [REDACTED]		Postal Code <b>V0M1K0</b>
Phone [REDACTED]	Cell [REDACTED]	Fax [REDACTED]

I declare that the information submitted in support of this application is true and correct in all respects.

Signature of Agent <u>[Signature]</u>	Date May 11 2020
--	---------------------

Development Details

Property Size 10790sq.feet Present Zoning RS-1  
Existing Use residential  
Proposed Development SFD

Proposed Variation / Supplement To change the 6m setback from Ryall Rd. to 1.5m

(use separate sheet if necessary)

Reasons in Support of Application A DVP was issued in 2013, but expired, due to a death in our family. House was postponed. With out the variance it would be impossible to build the house we designed for the property. We require the wrap around deck as Jamie's mobility is declining. This would make it possible to enjoy the view.



## FRASER VALLEY REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT

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**Permit No.** Development Variance Permit 2020-06      **Folio No.** 775.03727.427

---

**Issued to:** Chris & Tamie Hardy

---

**Address:** 43802 Loch Road, Area C

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**Applicant:** Barrie Dyck Construction

---

**Site Address:** 43802 Loch Road, Area C

---

The lands affected by and subject to this permit are shown on Schedule "A", Location Map, attached hereto, which forms an integral part of this permit, and are legally described as:

LOT 164 SECTION 22 TOWNSHIP 24 NEW WESTMINSTER DISTRICT PLAN 32595  
PID: 006-746-225

---

### LIST OF ATTACHMENTS

Schedule "A": Location Map

Schedule "B": Site Plan

---

### AUTHORITY TO ISSUE

1. This Development Variance Permit is issued under Part 14 - Division 9 of the *Local Government Act*.

---

### BYLAWS SUPPLEMENTED OR VARIED

"Dewdney-Alouette Regional District Land Use and Subdivision Regulation Bylaw No. 559-1992" is **varied** as follows:

Section 412 (1) the exterior-side lot line setback is reduced from 6.0 metres to 1.5 metres, clear to sky.

---

### SPECIAL TERMS AND CONDITIONS

1. No variances other than those specifically set out in this permit are implied or to be construed.
2. If the holder of this permit does not commence the construction with respect to which the Permit was issued within two (2) years after the date of the permit, this permit shall lapse.
3. Development of the site shall be undertaken in accordance with the Site Plan attached hereto as Schedule "B".
4. All new construction shall be generally in compliance with Building Permit No. BP014859.

---

## GENERAL TERMS AND CONDITIONS

1. This Development Variance Permit is issued Pursuant to Part 14 - Division 9 of the *Local Government Act*.
  2. This Development Variance Permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw nor a flood plain specification designated under Section 524 of the *Local Government Act*.
  3. Nothing in this permit shall in any way relieve the developer's obligation to ensure that the development proposal complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.
  4. Nothing in this permit shall in any way relieve the developer's obligation to comply with all setback regulations for construction of structures or provision of on-site services pursuant to the *Public Health Act*, the *Fire Services Act*, the *Safety Standards Act*, and any other provincial statutes.
  5. The Archaeology Branch of the Province of British Columbia must be contacted (phone 250-953-3334) if archaeological material is encountered on the subject property. Archaeological material may be indicated by dark-stained soils containing conspicuous amounts of fire-stained or fire-broken rock, artefacts such as arrowheads and other stone tools, or human remains. If such material is encountered during demolition or construction, a Heritage Conservation Act Permit may be needed before further development is undertaken. This may involve the need to hire a qualified Archaeologist to monitor the work.
- 

## SECURITY DEPOSIT

As a condition of the issuance of this Permit, and pursuant to Section 502 of the *Local Government Act*, the Regional Board is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit

Should the holder of this permit:

- a. fail to complete the works required to satisfy the landscaping conditions contained herein,
- b. contravene a condition of the permit in such a way as to create an unsafe condition,

The Regional Board may undertake and complete the works required to satisfy the landscaping conditions, or carry out any construction required to correct an unsafe condition at the cost of the holder of the permit and may apply the security in payment of the costs of the works, with any excess to be returned to the holder of the permit.

Security Posted:           (a)     an irrevocable letter of credit in the amount of: \$ <N/A> .  
                                      (b)     the deposit of the following specified security: \$ <N/A> .

---



Note: The Regional District shall file a notice of this permit in the Land Title Office stating that the land described in the notice is subject to Development Variance Permit Number 2020-06. The notice shall take the form of Appendix I attached hereto.

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AUTHORIZING RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE FRASER VALLEY REGIONAL DISTRICT ON THE <DAY> DAY OF <MONTH>, <YEAR>

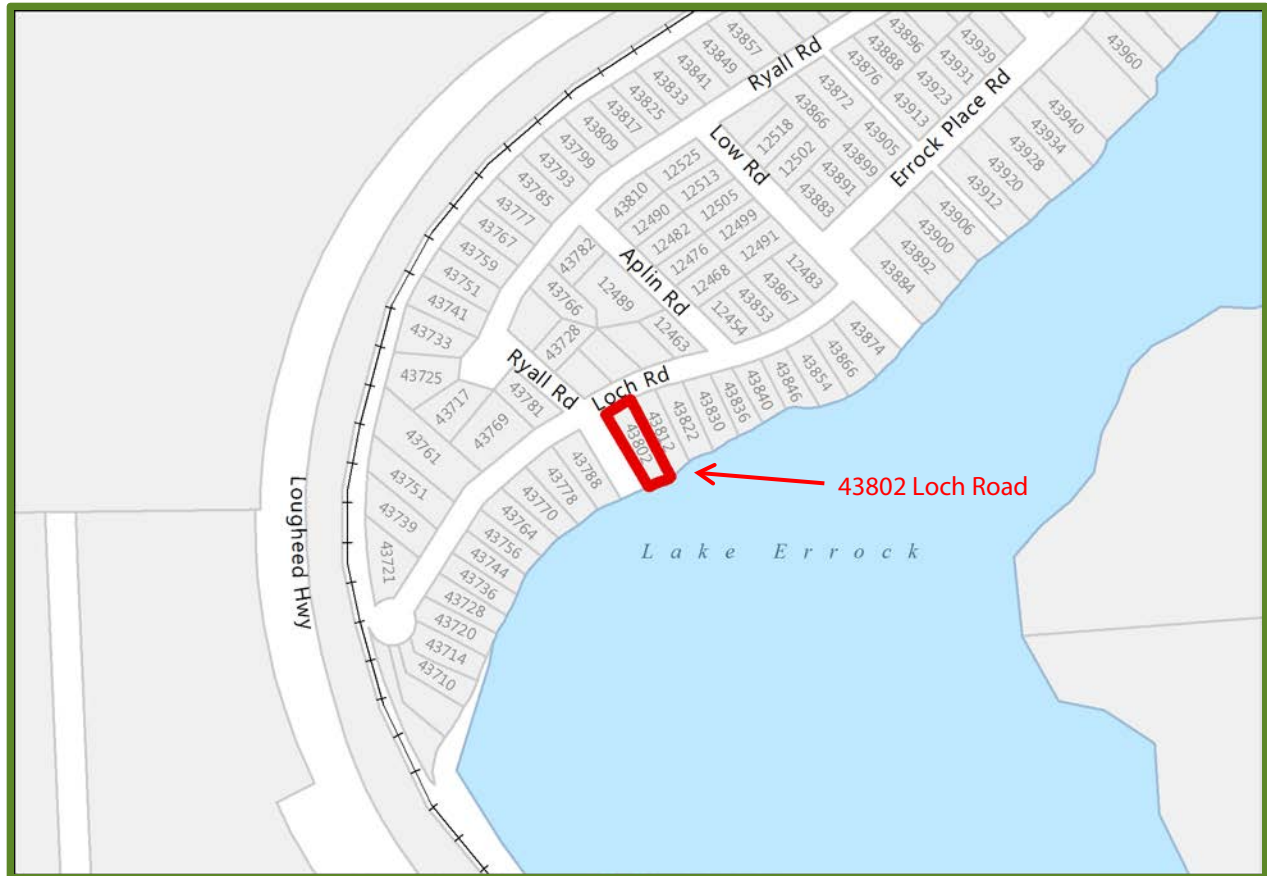
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Chief Administrative Officer / Deputy

THIS IS NOT A BUILDING PERMIT

DRAFT

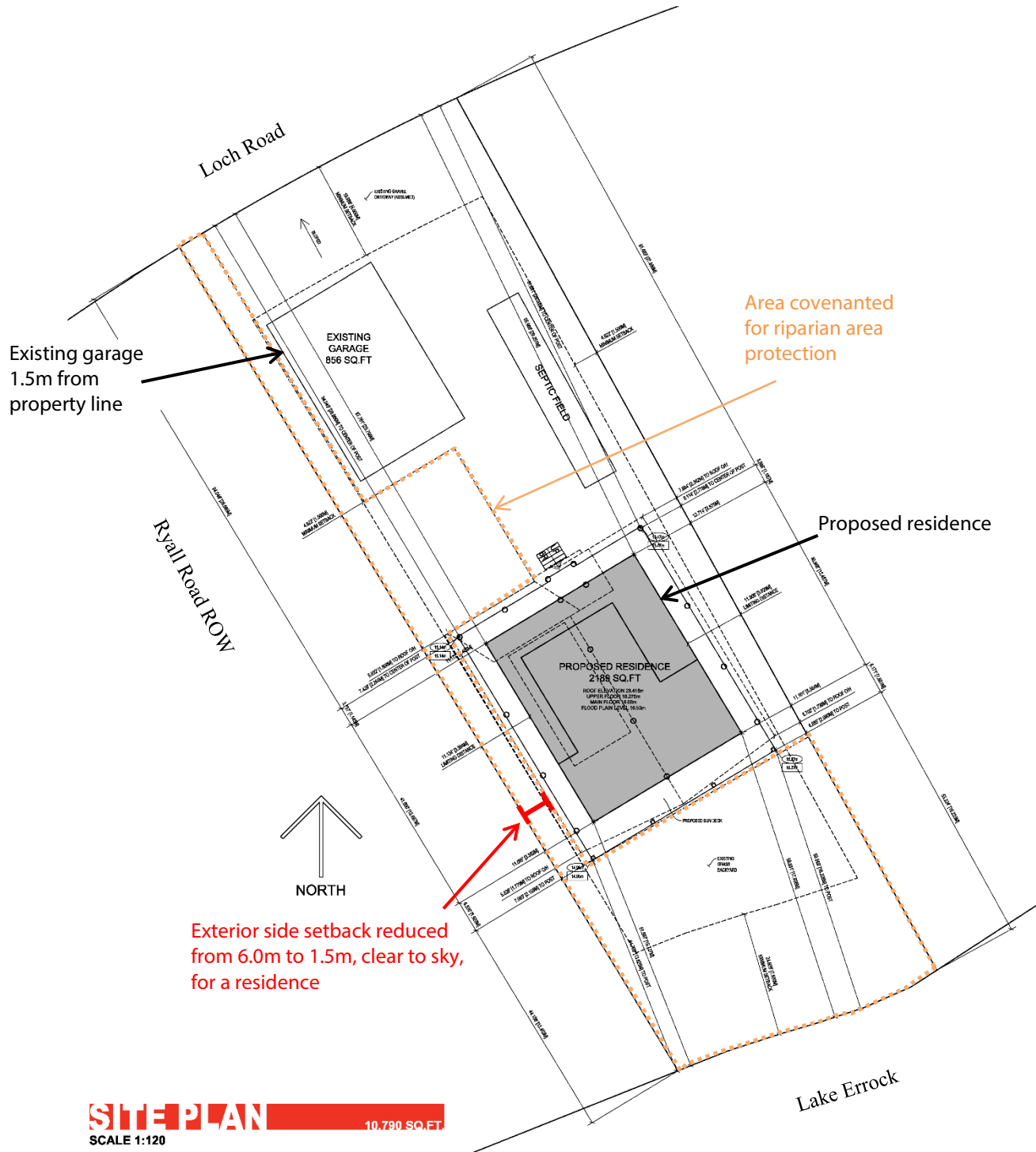
**DEVELOPMENT VARIANCE PERMIT 2020-06**  
**SCHEDULE "A"**  
**Location Map**



# DEVELOPMENT VARIANCE PERMIT 2020-06

## SCHEDULE "B"

### Site Plan



**From:** [Tom McNeilage](#)  
**To:** [Planning Info](#)  
**Cc:** [Julie Mundy](#)  
**Subject:** Development Variance Permit 2020-06 Folio No. 775.03727.427  
**Date:** June 21, 2020 10:54:02 AM

---

Hello,

We are neighbors of Chris and Tammy Hardy and are opposed to granting Development Variance Permit 2020-06.

Chris and Tammy are not good environmental stewards. On September 28 of 2018 we observed them cutting down eight mature trees in the southern corner of their property, on the border of the creek and within feet of the lake. We have also had to halt a contractor who we discovered cutting the lakeshore willow tree on our property at Chris and Tammy Hardys direction. You will also see that they have extended the fencing they erected along both sides of their property an additional 10 to 12 feet into the lake itself.

We believe that it is likely too late to protect the "*Area covenanted for riparian area protection*" shown in the variance permit application, as after they had septic issues on their property, we observed Chris Hardy doing excavator work and back-filling with gravel in the "*Area covenanted for riparian area protection*".

Thank you for providing an opportunity for input into why we believe this variance should not be granted. .

Regards,

Thomas and Cora-Lynn McNeilage  
43812 Loch Rd, Lake Errock

From Chris Hardy  
to Julie Mundy  
cc Jaime Riley

Hello Julie, I am writing to you to respond to the email you received from Tom McNeillage regarding our development Variance Permit 2020-06 Folio No. 775.03727.427

As Public Works Foreman for the District of Kent, I am fully aware of the rules and regulations regarding riparian areas, as I work within these regulations during the District's annual ditching.

You, at the F.V.R.D. should have in my file, to do with the construction of our garage, an environmental assessment of this riparian area by a professional, (Gury Lett) I believe, that states the maintenance of the Creek, riparian area, done by myself, has been the perfect maintenance for this type of area. The tree removals, I was told, would not impact the riparian zone. The willow tree trimming was to remove the branches hanging into our yard, and limiting our view of the Lake.

We have had no septic issues, as you can see in our building file in your office, that we have a new Stage 3 package treatment plant installed, on the north side of our property where we built our garage, and ready to hook up our new house. The excavator work mentioned by Mr. McNeillage was gravel fill on the back side of our garage foundation.

I feel Mr. and Mrs. McNeillage would like to stop our construction plans as they are mad at my wife and I for putting a stop to their air bnb business they stated up the day they purchased their property.

To: Fraser Valley Regional District Board

Date: 2020-06-22

From: Louise Hinton, Bylaw Compliance and Enforcement Officer

File No: 4300-21-2020-03

**Subject: LCRB Temporary Expanded Service Area Application – Sasquatch Inn (Electoral Area C)**

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### RECOMMENDATION

**THAT** the Fraser Valley Regional District Board endorse the proposed application received June 11, 2020 for a temporary expansion of the service area of the liquor license for the Sasquatch Inn 46001 Lougheed Highway, Electoral Area C until October 31, 2020 subject to Provincial Health Department guidelines, and pursuant to the Food Service Establishments and Liquor Services Order Dated June 10, 2020.

**AND THAT** the Fraser Valley Regional District Board authorizes a blanket approval option to waive application endorsement requirements for future temporary expanded service area applications to allow restaurants, cafes and pubs to temporarily expand outdoor seating/patio until **October 31, 2020** subject to Provincial Health Department guidelines, and pursuant to the Food Service Establishments and Liquor Services Order Dated June 10, 2020.

### STRATEGIC AREA(S) OF FOCUS

Foster a Strong & Diverse Economy  
Support Healthy & Sustainable Community  
Provide Responsive & Effective Public Services

### PRIORITIES

Priority #4 Tourism

### BACKGROUND

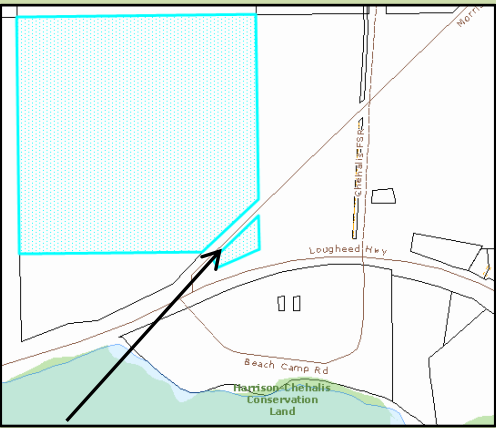
The Sasquatch Inn Ltd. is a family-run hotel and restaurant dating back to the 1950's located at 46001 Lougheed Hwy in the heart of Harrison Mills BC, Electoral Area C. The Sasquatch Inn has submitted their proposed LCRB application for a temporary patio expansion to the FVRD for review and endorsement. This application is to allow for a temporary expansion of their existing liquor licence service area, so that they are able to accommodate the social distancing guidelines under the current public health orders. The applicant has requested to expand their existing patio to include an additional temporary 3300 square foot patio space to the east side of the property on crown lands.


The restaurant and food service industry has been exceptionally hard hit during the COVID-19 pandemic as all food service establishments and liquor services providers were mandated a two-month closure and a maximum 50% occupancy for the reopening under the existing Public Health

Orders. On June 10, 2020 the Provincial Health Order for food and liquor service providers was updated to no longer restrict operators to a 50% capacity in favor of them providing safety plans to maintain proper health department guidelines (attached).

The Province of British Columbia's Liquor and Cannabis Licensing and Regulation Branch (LCRB) has developed the Temporary Expanded Service Area Authorization in response to the COVID-19 pandemic. This application program was put into place to help support B.C.'s licensed establishments in safely reopening their businesses while at the same time allowing them to accommodate the physical distancing guidelines outlined in BC's Provincial Health Orders. It is important to note that this temporary authorization expires October 31, 2020, permits expanded service areas only and will not expand overall occupancy.

## PROPERTY INFORMATION

Address: 46001 Lougheed Highway		
	<b>Owner</b>	Sasquatch Inn Ltd.
	<b>Agent</b>	Bruce Maclean
	<b>EA</b>	Electoral Area "C"
	<b>Zoning</b>	C-2 (Highway Commercial)
	<b>OCP</b>	HC (Highway Commercial)
<b>Comments:</b> <ul style="list-style-type: none"> <li>Property is not located within the ALR.</li> </ul>		

EXPANDED PATIO AREA	
	<b>Comments:</b>  Patio Expansion will be on crown lands.  About 60' x 50'  No increased occupant load



## **DISCUSSION**

The proposed application from the Sasquatch Inn that will be submitted to the Liquor and Cannabis Regulation Branch for a temporary expansion of their existing liquor licence has been provided to the FVRD for review and endorsement. Further approval for the use of Crown land in this instance, including any consultation that is required, is the full responsibility of the applicant and the Province.

Site preparation works for this expanded patio have already begun by laying gravel on site before any approval or endorsement has been issued by the Province or Regional District. It is problematic when applicants begin works before obtaining approvals. However, staff understand the economic pressures the COVID-19 pandemic has caused for service establishments and the need to get patio extensions in place quickly to serve summer demand. Furthermore, the Sasquatch Inn has a good track record of compliance with respect to special events and liquor license extensions.

The Regional District provides a review and endorsement of the proposed patio expansion to the current licence for the applicant and no further Fraser Valley Regional District approvals, permits, or licences are required for the temporary expansion. Local government approval is required for liquor primary licensees; however, an expedited approval process is also available for participating local governments.

This proposal was discussed with the Electoral Area Directors for Areas C and G. Both are supportive of the application. This application was brought straight to the Board – rather than to EASC first - to facilitate a quick turn-around for the applicant.

## **FUTURE PATIO APPLICATIONS**

To support B.C.'s licensed establishments in safely reopening for business while respecting the physical distancing guidelines outlined by the Provincial Health Officer (PHO) orders, the Liquor Licensing Branch has implemented a program for temporary liquor licence extensions. This program allows authorization permits for food primary, liquor primary and manufacturer licensees (i.e., wineries, breweries, distilleries) to temporarily expand their service areas until October 31, 2020. Authorizations will permit expanded service areas only and will not expand overall occupancy.

Staff anticipates that future patio expansion applications may be submitted to the FVRD for endorsement. The patio expansion application through LCRB provides local governments with two



options for approval of temporary service area authorizations for liquor primary and manufacturer licences:

- A blanket (pre-approval) option to cover all liquor primary and manufacturer establishments who may apply for an expanded service area; or
- Review/approval of applications of all liquor primary and manufacturer expansions on an individual basis prior to licensees submitting their completed application package to the LCRB. (Current process).

The blanket (pre-approval) option provides a more expedient process for licensees through a simplified online application. If the blanket approval option is selected by a local government, LCRB will not require evidence from licensees ensuring they have appropriate permissions from local government (including the use of publicly owned spaces like parking lots, sidewalks, etc.). It would be the responsibility of the licensee to ensure they abide by all local bylaws and acquire any necessary permits. All applicants will be required to affirm through an online disclosure that they abide by all local government bylaws and have met all local government requirements.

Staff recommend that the Board consider a temporary blanket authorization because service establishments will need to get authorizations in place quickly to allow them to prepare for the summer season.

## **COST**

Not applicable. There are no fees collected or costs to review liquor licencing branch application requests other than a small amount of staff time.

## **CONCLUSION**

Staff recommends that the Board endorse the current proposed application for a temporary expanded service area authorization to allow for increased temporary patio expansion for the Sasquatch Inn at 46001 Lougheed Hwy, Electoral Area "C" subject to all the above outlined provisions, specifically that they will abide by all Public Health Guidelines and Orders.

Staff also recommends that the Board endorse the blanket approval option for future expanded patio service area applications to allow restaurants, cafes and pubs to temporarily expand outdoor seating/patio areas subject to the removal of the temporary expansion until **October 31, 2020**.

## **COMMENTS BY:**

<b>Graham Daneluz, Director of Planning &amp; Development</b>	Reviewed and supported.
<b>Kelly Lownsbrough, Director of Finance/CFO</b>	Reviewed and supported.
<b>Jennifer Kinneman, Chief Administrative Officer</b>	Reviewed and supported.



# Liquor and Cannabis Licensing

## Covid Temporary Extension Application

To support B.C.'s licensed establishments in safely reopening for business while respecting the physical distancing guidelines outlined by the Provincial Health Officer (PHO) orders, this new authorization permits food primary, liquor primary and manufacturer licensees (i.e., wineries, breweries, distilleries) to temporarily expand their service areas until **October 31, 2020**.

This authorization is subject to any restrictions within the Liquor Control and Licensing Act, Regulations, branch policies and/or original terms and conditions of licensing. It is important to note that this authorization will permit expanded service areas only and will not expand overall occupancy.

To prevent further financial strain for those licensees most impacted by the pandemic, there will be no fees associated with the temporary extension application.

Local governments will have two options for approval of temporary expansion authorizations for liquor primary and manufacturer licences:

- Pre-approval to cover all liquor primary and manufacturer establishments within their jurisdiction who may apply for an expanded service area; or
- Review/approval of all individual applications of all liquor primary and manufacturer expansions prior to licensees submitting their completed application package to the LCRB.

If a local government chooses to review all individual requests for liquor primary and manufacturer applications, the LCRB will require those licensees to provide written approval from their local government with their application. Local government approval can be in the form of a letter or email and must include the following information:

1. Establishment name
2. Licence number
3. Establishment address
4. Local Government's confirmation of "no objection"
5. Permission to use publicly owned spaces, if applicable
6. Comments, if any.

**Please get in touch with your local government to determine their approach prior to submitting your application.**

Since food primary establishments are not generally required to obtain prior local government approval to expand their service areas, the LCRB will continue to process food primary requests for expanded service areas without requiring local government approval. Food primary licensees must ensure they abide by all local bylaws and acquire any necessary permits.

The LCRB will not require evidence from licensees ensuring they have appropriate permissions from local government (including the use of publicly owned spaces like parking lots, sidewalks, etc.) if their local government has selected the blanket-approval option. It is the responsibility of the licensee to ensure they abide by all local bylaws and acquire any necessary permits. However, all applicants will be required to affirm through an online disclosure that they have met all local government requirements.

Licensees who currently have a permanent structural change application under review by the LCRB may still submit a new application for a temporary expansion authorization to allow for the adherence of social distancing requirements within their current occupancy limits.

To submit an application, please fill out the information in the form below.

### LICENCE INFORMATION

#### Licence Number

136311

#### Licence Type

☐ Food Primary ☒ Liquor Primary ☐ Liquor Primary Club ☐ Manufacturer

#### Establishment Name (as shown on licence)

Sasquatch Inn Ltd

#### Establishment address

46001 Loughheed Hwy Box 26

Harrison Mills

V0M1L0

#### Licensee Name (as shown on licence)

Sasquatch Inn Ltd.

**Contact First Name**

Bruce

**Contact Last Name**

Maclean

**Title/Position**

president/GM

**Business Tel**

(604) 796-2730

**Contact Email (authorizations will be sent to this address)**

bruce@sasquatchinn.ca

**Mailing address** ☐ Same as above

Box 26	Harrison Mills		VOM 1LO	
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#### TEMPORARY EXTENSION OF LICENSED AREA

Please upload documents that provide the following information:

- Provide a floor plan showing the proposed expanded service area. The floor plan may be hand drawn but must be legible and must clearly identify the following details: how the perimeter is defined, dimensions, and its physical relationship to existing licensed areas.
- Identify the existing service area to be expanded (e.g. Person01, Lounge, Patio2, etc. as shown on your licence)

TO UPLOAD FLOOR PLAN, DRAG FILES HERE OR [BROWSE](#).  
FILE MUST BE IN PDF, JPG OR PNG FORMAT.  
MAX FILE SIZE: 25MB.

proposed temporary patio extension covid-19.pdf

5440 kb [Delete](#)

☐ I confirm that the attached floor plan shows how the perimeter of the expanded area will be bounded (e.g. fences, railings, ropes & stanchions, etc.).

#### ADD, CHANGE OR REMOVE A LICENSEE REPRESENTATIVE NOTIFICATION FORM (OPTIONAL)

In some cases, a licensee may wish to authorize a specific individual to take certain actions on the licensee's behalf and to legally bind the licensee in respect of those matters. For example:

- A licensee that is a company may wish to authorize an employee who is not a company director or officer.
- A partner in a partnership may wish to authorize a manager at the establishment who is not a partner.
- A society may wish to authorize an individual who is not a director or senior manager of the society.
- A licensee who is an individual person may wish to authorize someone else to make decisions and take actions in respect of specific liquor control and licensing matters.

Download the form [here \(https://www2.gov.bc.ca/assets/gov/employment-business-and-economic-development/business-management/liquor-regulation-licensing/forms/lcrb101\\_add\\_change\\_or\\_remove\\_a\\_licensee\\_representative\\_form.pdf?bcgovtm=CSMLS\)](https://www2.gov.bc.ca/assets/gov/employment-business-and-economic-development/business-management/liquor-regulation-licensing/forms/lcrb101_add_change_or_remove_a_licensee_representative_form.pdf?bcgovtm=CSMLS).

TO UPLOAD LICENSEE REPRESENTATIVE NOTIFICATION FORM, DRAG FILES HERE OR [BROWSE](#).  
FILE MUST BE IN PDF, JPG OR PNG FORMAT.  
MAX FILE SIZE: 25MB.

#### LOCAL GOVERNMENT/FIRST NATION COMMENTS

- ☐ My Local Government or Indigenous Nation has given blanket permission/approval for all temporary extensions applications in their jurisdiction related to COVID-19.
- ☐ My Local Government or Indigenous Nation wishes to review and approve each application individually. I have attached their approval below:


#### DECLARATIONS

As the licensee or authorized signatory of the licensee, I hereby confirm that the operation of the extended service area covered by this authorization will comply with all applicable local government by-laws and regulations and that the local government with jurisdiction respecting the licensee's operations has provided the requisite approval for the extended service area that is the subject to this authorization.


Where the extension area is on property not owned or controlled by the licensee, I hereby confirm that the licensee has received written approval for such use of the property from the property owner.

**Section 57(1)(c) of the Liquor Control and Licensing Act** states: *“A person commits an offence if the person (c) provides false or misleading information in the following circumstances: (i) when making an application referred to in section 12; (ii) when making a report or when required and as specified by the general manager under section 59.*

☐\* As the licensee or authorized signatory of the licensee, I understand and affirm that all of the information provided is true and complete.

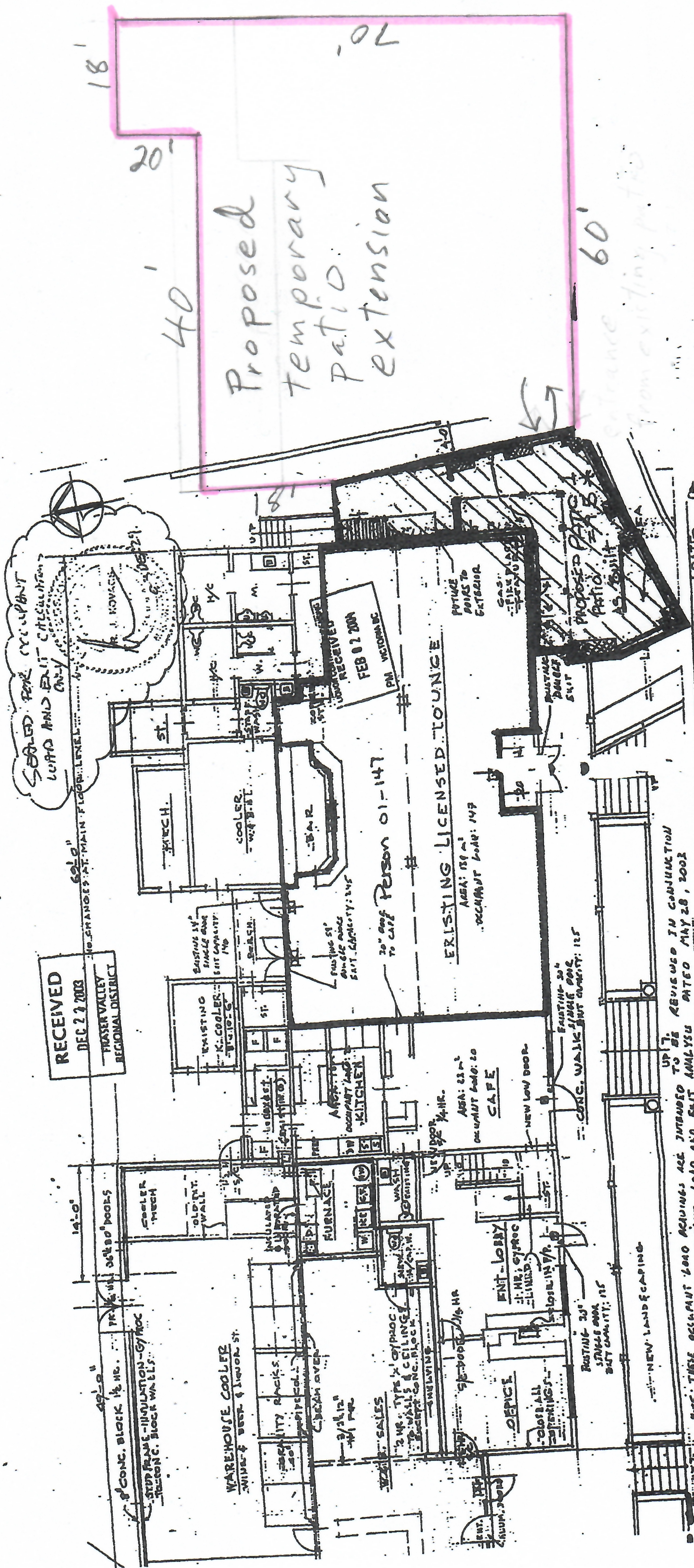
 Some required fields have not been completed

 SUBMIT APPLICATION

 [Cancel Application \(/cannabislicensing/\)](/cannabislicensing/)



Festival fencing  
 ↪ Access from existing patio



NOTE: THESE OCCUPANT LOADS ARE INTENDED TO BE REVIEWED IN CONJUNCTION WITH THE CBA OCCUPANT LOAD AND EXIT ANALYSIS DATED MAY 28, 2003

SASQUATCH INN  
 46001 LOUGHEED, HARRISON MILLS

**CBA** QUACK BARCOCK AND ASSOCIATES LTD  
 250 - 100 W. BROADWAY, VANCOUVER BC  
 TEL: 778 078 1400 FAX: 778 077 1400  
 www.harrisonmills.com





## ORDER OF THE PROVINCIAL HEALTH OFFICER

(Pursuant to Sections 30, 31, 32, and 39 (3) *Public Health Act*, S.B.C. 2008)

### *Food Service Establishments and Liquor Services*

The *Public Health Act* is at:

<http://www.bclaws.ca/civix/content/complete/statreg/08028/?xsl=/templates/browse.xsl>

(excerpts enclosed)

**TO: OWNERS AND OPERATORS OF PREMISES, INCLUDING LICENSED PREMISES,  
IN WHICH FOOD OR DRINK IS SERVED**

#### **WHEREAS:**

- A. On March 17, 2020 I provided notice under section 52 (2) of the *Public Health Act* that the transmission of the infectious agent SARS-CoV-2, which has caused cases and outbreaks of a serious communicable disease known as COVID-19 among the population of the Province of British Columbia, constitutes a regional event as defined in section 51 of the *Public Health Act*;
- B. A person infected with SARS-CoV-2 can infect other people with whom the infected person is in contact;
- C. The gathering of people in close contact with one another can promote the transmission of SARS-CoV-2 and increase the number of people who develop COVID-19;
- D. For certainty, this Order is not directed at hospitals, licensed care facilities, assisted living residences, independent living facilities, correctional facilities, industrial camps, cafeterias for boarders or residents attending educational institutions or other places where food or liquor is served primarily to persons who are residents or the like rather than to the general public;
- E. You belong to the class of persons to whom this notice is addressed;
- F. I have reason to believe and do believe that
  - a. the risk of an outbreak of COVID-19 among the public constitutes a health hazard under the *Public Health Act*;
  - b. because the risk of outbreaks arising from people gathering to eat or drink extends beyond the authority of one or more medical health officers and coordinated action is needed to protect the public from contracting COVID-19, it is in the public interest for me to exercise the powers in sections 30, 31, 32 and 39(3) of the *Public Health Act* **TO ORDER** as follows:

## **THIS ORDER REPEALS AND REPLACES MY ORDER MADE ON MAY 22, 2020**

### **Definitions:**

### **In this Order:**

**“event”** refers to an occurrence which gathers people together, whether on a one-time, regular or irregular basis, including a ceremony or celebration of any type, reception, musical entertainment or performance, other than as background music, theatrical or dance performance, art show, magic show, puppet show, fashion show, book signing, reading, recitation, display, movie, film, dancing, meeting, lecture, talk, educational session, auction, fund raising benefit, contest, quiz, game, rally, festival, presentation, demonstration, or sporting or other physical display;

**“premises”** includes both inside and outside areas in which food or drink services are provided to patrons.

### **OWNERS AND OPERATORS OF PREMISES, INCLUDING LICENSED PREMISES, AT WHICH FOOD OR DRINK IS SERVED**

You may provide food or drink services, including standing and seated service, subject to the conditions which follow.

1. You must determine the maximum number of patrons and staff that your premises can accommodate if they are standing or sitting two metres apart and must document this maximum number in your safety plan.
2. You must monitor the number of patrons and staff present on your premises and ensure that the number present does not exceed the maximum number in your safety plan.
3. You must assess your premises for places where patrons may congregate or stand in line, and in those places, you must use physical devices, install markers or use other methods to guide and assist patrons in maintaining a distance of two metres from one another.
4. You must monitor places where patrons congregate or stand in line and remind patrons to maintain a distance of two metres from one another, unless they are in the same party.
5. If there is a self- service station on your premises you must
  - a. provide hand washing facilities or alcohol-based sanitizers within easy reach of the station;
  - b. post signs reminding patrons to wash or sanitize their hands before touching self-service food or other items and to maintain a two metre distance from one another; and
  - c. frequently clean and sanitize high touch surfaces at the station and utensils that are used for self- service.



6. If there are tables and chairs on your premises, patrons must be seated in such a way that
  - a. there are two metres between the patrons seated at the same table, unless they are in the same party, and
  - b. there are two metres between the patrons seated at one table and the patrons seated at another table, unless
    - i. they are in the same party, or
    - ii. the tables are separated by a washable, rigid, impermeable partition that
      - A. extends from the table-top to at least 1.20 metres above the tabletop, if it is attached to the table, floor or another structure at floor level, or
      - B. hangs to the tabletop and is at least 1.20 metres above the tabletop in height, if it is hung from the ceiling or another structure.
7. If there are booths on your premises
  - a. there must be a washable, rigid, impermeable partition which extends at least 1.20 metres above the tabletop between each set of booths, and
  - b. patrons must be seated in such a way that there are two metres between the patrons seated at the same booth, unless they are in the same party.
8. There must be no more than six patrons seated at a table or a booth.
9. Patrons seated at a counter must be seated so that they can maintain a distance of two metres from other patrons, unless
  - a. they are in the same party, or
  - b. they are separated by a washable, rigid, impermeable partition that
    - i. extends from the counter to at least 1.20 metres above the counter, if it is attached to the counter, floor or another structure at floor level, or
    - ii. hangs to the countertop and is at least 1.20 metres above the countertop in height, if it is hung from the ceiling or another structure.
10. Patrons standing at a counter or table must be able to maintain a distance of two metres from other patrons, unless
  - a. they are in the same party or
  - b. they are separated by a washable, rigid, impermeable partition that
    - i. extends to at least 1.20 metres above the counter or table-top, if it is attached to the counter, table floor or another structure at floor level, or

- ii. hangs to the tabletop or countertop and is at least 1.20 metres above the tabletop or countertop in height, if it is hung from the ceiling or another structure.

11. If staff at a food service or payment counter cannot maintain a distance of two metres from patrons, staff and patrons must be separated by a washable, rigid, impermeable partition that

- a. extends from the counter to at least 1.20 metres above the food service or payment counter, if it is attached to the counter, floor or another structure at floor level, or
- b. hangs to the countertop and is at least 1.20 metres above the food service or payment counter, if it is hung from the ceiling or another structure.

12. If there is an event held on the premises, during the event

- a. patrons must be able to maintain a distance of two metres from other patrons,
- b. subject to c., there must be no more than 50 patrons present in total on the premises, even if this number is less than the maximum number of patrons who would be permitted to be present under the safety plan,
- c. 50 patrons may only be present if this is not more than the number permitted under the safety plan, and
- d. patrons who leave the premises during the event must not be replaced by other patrons.

13. Despite paragraph 12, if the event is taking place in an area completely separated from the rest of the premises, during the event

- a. there may be additional patrons present in other parts of the premises, if the total number of patrons present on the premises does not exceed the maximum number of patrons permitted on the premises under the safety plan, and
- b. patrons who leave the area in which the event is being held must not be replaced by other patrons.

14. If in the ordinary course of business you collect information from patrons for the purpose of making reservations or seating patrons,

- a. you must collect the first and last name and telephone number, or email address, of one member of every party of patrons, and
- b. you must retain this information for thirty days, in the event that there is a need for contact tracing on the part of the medical health officer.

You may contact me at:

Dr. Bonnie Henry, Provincial Health Officer  
 4<sup>th</sup> Floor, 1515 Blanshard Street  
 P O Box 9648 STN PROV GOVT, Victoria BC V8W 9P4  
 Fax: (250) 952-1570

This Order does not have an expiration date.

You are required under section 42 of the *Public Health Act* to comply with this Order. Failure to comply with this Order is an offence under section 99 (1) (k) of the *Public Health Act*.

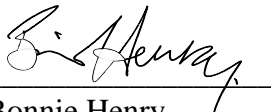
Under section 43 of the *Public Health Act*, you may request me to reconsider this Order if you:

1. Have additional relevant information that was not reasonably available to me when this Order was issued,
2. Have a proposal that was not presented to me when this Order was issued but, if implemented, would
  - (a) meet the objective of the order, and
  - (b) be suitable as the basis of a written agreement under section 38 [may make written agreements]
3. Require more time to comply with the order.

Under section 43 (6) an order is not suspended during the period of reconsideration unless the health officer agrees, in writing, to suspend it.

If you fail to comply with this Order, I have the authority to take enforcement action against you under Part 4, Division 6 of the *Public Health Act*.

DATED THIS: 10<sup>th</sup> day of June 2020

SIGNED:   
 Bonnie Henry  
 MD, MPH, FRCPC  
 Provincial Health Officer

Delivery By: Posting on the BC Government website, posting on the BC Centre for Disease Control website and by email.

Enclosure: Excerpts of *Public Health Act*

**ENCLOSURE****Excerpts of the *PUBLIC HEALTH ACT*****Public Health Act [SBC 2008] c. 28****Definitions**

**1** In this Act:

**"health hazard"** means

- (a) a condition, a thing or an activity that
  - (i) endangers, or is likely to endanger, public health, or
  - (ii) interferes, or is likely to interfere, with the suppression of infectious agents or hazardous agents, or
- (b) a prescribed condition, thing or activity, including a prescribed condition, thing or activity that
  - (i) is associated with injury or illness, or
  - (ii) fails to meet a prescribed standard in relation to health, injury or illness;

**When orders respecting health hazards and contraventions may be made**

**30** (1) A health officer may issue an order under this Division only if the health officer reasonably believes that

- (a) a health hazard exists,
- (b) a condition, a thing or an activity presents a significant risk of causing a health hazard,
- (c) a person has contravened a provision of the Act or a regulation made under it, or
- (d) a person has contravened a term or condition of a licence or permit held by the person under this Act.

(2) For greater certainty, subsection (1) (a) to (c) applies even if the person subject to the order is complying with all terms and conditions of a licence, a permit, an approval or another authorization issued under this or any other enactment.

**General powers respecting health hazards and contraventions**

**31** (1) If the circumstances described in section 30 [*when orders respecting health hazards and contraventions may be made*] apply, a health officer may order a person to do anything that the health officer reasonably believes is necessary for any of the following purposes:

- (a) to determine whether a health hazard exists;
- (b) to prevent or stop a health hazard, or mitigate the harm or prevent further harm from a health hazard;

- (c) to bring the person into compliance with the Act or a regulation made under it;
  - (d) to bring the person into compliance with a term or condition of a licence or permit held by that person under this Act.
- (2) A health officer may issue an order under subsection (1) to any of the following persons:
- (a) a person whose action or omission
    - (i) is causing or has caused a health hazard, or
    - (ii) is not in compliance with the Act or a regulation made under it, or a term or condition of the person's licence or permit;
  - (b) a person who has custody or control of a thing, or control of a condition, that
    - (i) is a health hazard or is causing or has caused a health hazard, or
    - (ii) is not in compliance with the Act or a regulation made under it, or a term or condition of the person's licence or permit;
  - (c) the owner or occupier of a place where
    - (i) a health hazard is located, or
    - (ii) an activity is occurring that is not in compliance with the Act or a regulation made under it, or a term or condition of the licence or permit of the person doing the activity.

### **Specific powers respecting health hazards and contraventions**

- 32** (1) An order may be made under this section only
- (a) if the circumstances described in section 30 [*when orders respecting health hazards and contraventions may be made*] apply, and
  - (b) for the purposes set out in section 31 (1) [*general powers respecting health hazards and contraventions*].
- (2) Without limiting section 31, a health officer may order a person to do one or more of the following:
- (a) have a thing examined, disinfected, decontaminated, altered or destroyed, including
    - (i) by a specified person, or under the supervision or instructions of a specified person,
    - (ii) moving the thing to a specified place, and
    - (iii) taking samples of the thing, or permitting samples of the thing to be taken;
  - (b) in respect of a place,
    - (i) leave the place,
    - (ii) not enter the place,
    - (iii) do specific work, including removing or altering things found in the place, and altering or locking the place to restrict or prevent entry to the place,

- (iv) neither deal with a thing in or on the place nor dispose of a thing from the place, or deal with or dispose of the thing only in accordance with a specified procedure, and
  - (v) if the person has control of the place, assist in evacuating the place or examining persons found in the place, or taking preventive measures in respect of the place or persons found in the place;
  - (c) stop operating, or not operate, a thing;
  - (d) keep a thing in a specified place or in accordance with a specified procedure;
  - (e) prevent persons from accessing a thing;
  - (f) not dispose of, alter or destroy a thing, or dispose of, alter or destroy a thing only in accordance with a specified procedure;
  - (g) provide to the health officer or a specified person information, records, samples or other matters relevant to a thing's possible infection with an infectious agent or contamination with a hazardous agent, including information respecting persons who may have been exposed to an infectious agent or hazardous agent by the thing;
  - (h) wear a type of clothing or personal protective equipment, or change, remove or alter clothing or personal protective equipment, to protect the health and safety of persons;
  - (i) use a type of equipment or implement a process, or remove equipment or alter equipment or processes, to protect the health and safety of persons;
  - (j) provide evidence of complying with the order, including
    - (i) getting a certificate of compliance from a medical practitioner, nurse practitioner or specified person, and
    - (ii) providing to a health officer any relevant record;
  - (k) take a prescribed action.
- (3) If a health officer orders a thing to be destroyed, the health officer must give the person having custody or control of the thing reasonable time to request reconsideration and review of the order under sections 43 and 44 unless
- (a) the person consents in writing to the destruction of the thing, or
  - (b) Part 5 [*Emergency Powers*] applies.

### **May make written agreements**

**38** (1) If the health officer reasonably believes that it would be sufficient for the protection of public health and, if applicable, would bring a person into compliance with this Act or the regulations made under it, or a term or condition of a licence or permit held by the person under this Act, a health officer may do one or both of the following:

- (a) instead of making an order under Division 1, 3 or 4, enter into a written agreement with a person, under which the person agrees to do one or more things;
- (b) order a person to do one or more things that a person has agreed under paragraph (a) to do, regardless of whether those things could otherwise have been the subject of an order under Division 1, 3 or 4.

(2) If, under the terms of an agreement under subsection (1), a health officer conducts one or more inspections, the health officer may use information resulting from the inspection as the basis of an order under this Act, but must not use the information as the basis on which to

- (a) levy an administrative penalty under this Act, or
- (b) charge a person with an offence under this Act.

### **Contents of orders**

**39** (3) An order may be made in respect of a class of persons.

### **Duty to comply with orders**

**42** (1) A person named or described in an order made under this Part must comply with the order.

(2) Subsection (1) applies regardless of whether the person leaves the geographic area for which the health officer who made the order is designated.

### **Reconsideration of orders**

**43** (1) A person affected by an order, or the variance of an order, may request the health officer who issued the order or made the variance to reconsider the order or variance if the person

- (a) has additional relevant information that was not reasonably available to the health officer when the order was issued or varied,
- (b) has a proposal that was not presented to the health officer when the order was issued or varied but, if implemented, would
  - (i) meet the objective of the order, and
  - (ii) be suitable as the basis of a written agreement under section 38 [*may make written agreements*], or
- (c) requires more time to comply with the order.

(2) A request for reconsideration must be made in the form required by the health officer.

(3) After considering a request for reconsideration, a health officer may do one or more of the following:

(a) reject the request on the basis that the information submitted in support of the request

(i) is not relevant, or

(ii) was reasonably available at the time the order was issued;

(b) delay the date the order is to take effect or suspend the order, if satisfied that doing so would not be detrimental to public health;

(c) confirm, rescind or vary the order.

(4) A health officer must provide written reasons for a decision to reject the request under subsection (3) (a) or to confirm or vary the order under subsection (3) (c).

(5) Following a decision made under subsection (3) (a) or (c), no further request for reconsideration may be made.

(6) An order is not suspended during the period of reconsideration unless the health officer agrees, in writing, to suspend it.

(7) For the purposes of this section,

(a) if an order is made that affects a class of persons, a request for reconsideration may be made by one person on behalf of the class, and

(b) if multiple orders are made that affect a class of persons, or address related matters or issues, a health officer may reconsider the orders separately or together.

(8) If a health officer is unable or unavailable to reconsider an order he or she made, a similarly designated health officer may act under this section in respect of the order as if the similarly designated health officer were reconsidering an order that he or she made.

**99** (1) A person who contravenes any of the following provisions commits an offence:

...

(k) section 42 [*failure to comply with an order of a health officer*], except in respect of an order made under section 29 (2) (e) to (g) [*orders respecting examinations, diagnostic examinations or preventive measures*];



To: Fraser Valley Regional District Board

Date: 2020-06-09

From: Julie Mundy, Planner 1

File No: 733.01269.000

**Subject: Authorization for the discharge of a geo-hazard covenant from the title of 47840 Chilliwack Lake Road, Electoral Area E**

## RECOMMENDATION

**THAT** the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to the discharge of covenant BM197518 and the registration of a replacement geo-hazard covenant to the title of 47840 Chilliwack Lake Road, Electoral Area E, subject to the completion of development permit 2019-08.

## STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

## BACKGROUND

The property owners of 47840 Chilliwack Lake Road have requested that FVRD discharge a geohazard covenant with a specified building area from the property title. The purpose of discharging covenant BM197518 is to enable registration of a new geohazard report which allows for a larger building envelope.

The property owners have provided a new geotechnical hazard assessment which meets FVRD Hazard Acceptability Thresholds for Development Approvals. Both FVRD and the former Ministry of Environment, Lands, and Parks (signing authority now held by MOTI) are signatories on the covenant.

### PROPERTY DETAILS

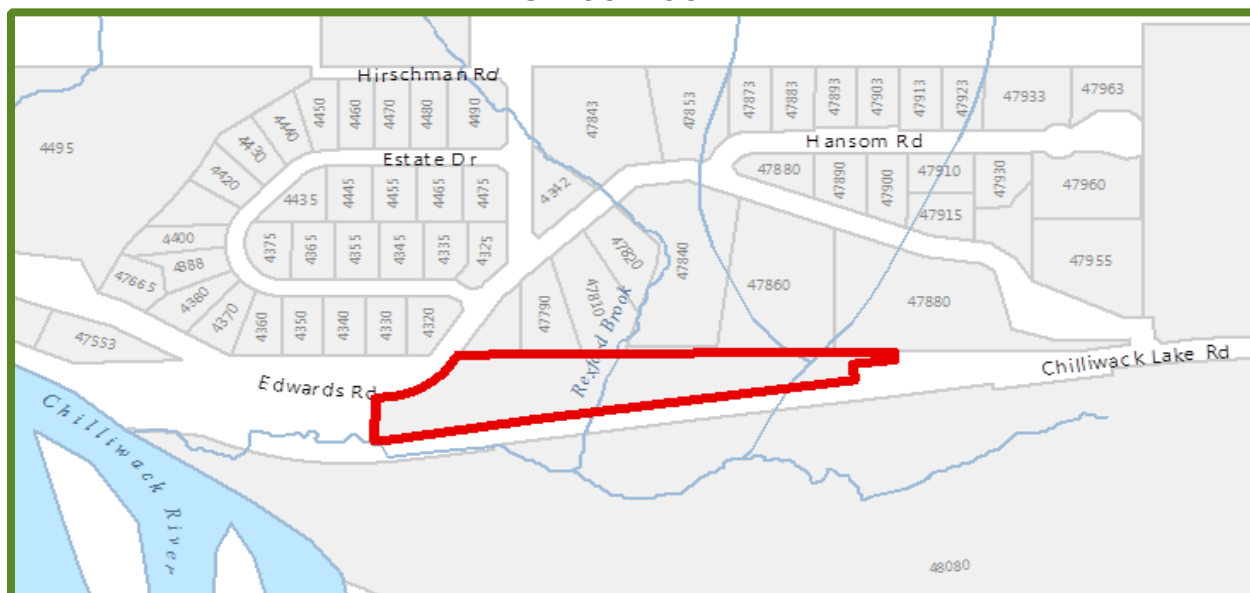
<b>Address</b>	47840 Chilliwack Lake Road, Electoral Area E
<b>PID</b>	007-578-237
<b>Folio</b>	733.01269.000
<b>Lot Size</b>	4.5 acres
<b>Owner</b>	Cameron & Amanda Van Klei
<b>Current Zoning &amp; OCP</b>	Rural (R)
<b>Current OCP</b>	Rural (R)
<b>Development Permit Areas</b>	DPA 2-E (River Hazards), DPA 3-E (Slope Hazards), & DPA 5-E (RAR)

Agricultural Land Reserve	No
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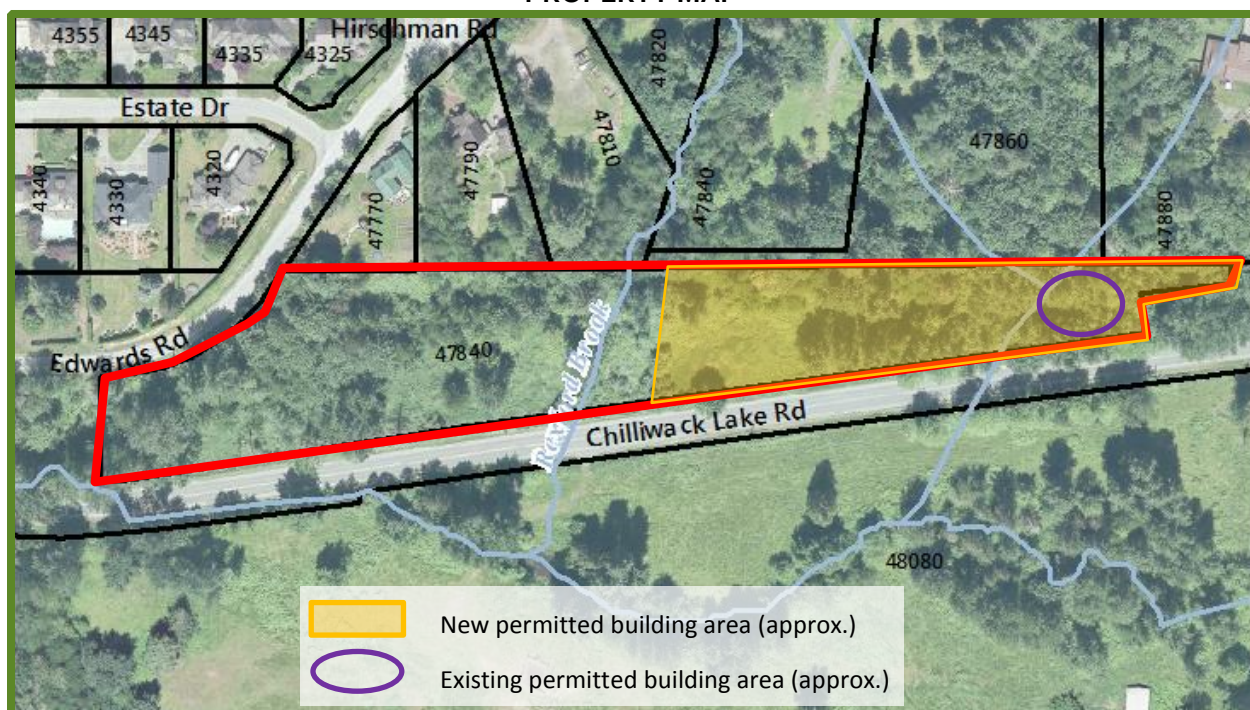
#### ADJACENT ZONING & LAND USES

North	^	Rural (R) & Rural Residential 2 (RS-2) & Country Residential (CR), Single Family Homes
East	>	Agricultural (A-1), Single Family Home
West	<	Rural (R), Single Family Homes
South	v	Rural (R), Single Family Homes

#### NEIGHBOURHOOD MAP



#### PROPERTY MAP



## **DISCUSSION**

### **BM197518**

Covenant BM197518 was registered to the property title in 1998 at the time of subdivision. It includes a site-specific geotechnical report and a diagram illustrating the permitted building area in the eastern corner of the property. Geohazard mitigation measures in the covenant include flood construction levels for habitable space and for fixed equipment damageable by floodwaters. Both FVRD and Ministry of Transportation and Infrastructure approval is required to discharge the covenant.

### **New geohazard assessment**

The property owner has obtained a new geotechnical hazard assessment prepared by German Silva of Cornerstone Geotechnical Engineering dated April 24, 2020. The report adheres to FVRD terms of references and FVRD Hazard Acceptability Thresholds for Development Approvals. The report includes siting requirements to avoid debris slide hazards and elevation requirements to avoid property damage from floodwaters. The report also includes a larger potential building area than the original geohazard assessment. If the discharge of BM197518 is approved, the new geohazard assessment would be registered to the property title in its place.

MOTI has reviewed the request to replace covenant BM197518 with the new Cornerstone GeoStructural Engineering geotechnical hazard assessment. They have indicated support to 1) discharge covenant BM197518, and 2) register the new hazard assessment to the property title.

### **Property history – Development Permit 2019-08**

There is currently open bylaw enforcement on the property for land alteration in a riparian area. These works occurred on the west side of the property are not directly tied to the safe building requirements in BM197518 and the April 2020 Cornerstone Geotechnical Engineering report.

The property owner requires written authorization from a provincial water protection officer and a completed development permit from FVRD in order to remediate the riparian area and to close the bylaw enforcement file. Staff recommend that development permit 2019-08 (which is underway) be completed prior to discharge of covenant BM197518.

## **COST**

The costs for covenant discharge and registration are the responsibility of the property owner.

## **CONCLUSION**

Staff recommend that the FVRD Board authorize the discharge of charge BM197518 and the registration of a replacement geohazard covenant once the in progress development permit is issued.

**COMMENTS BY:**

**Graham Daneluz, Director of Planning & Development:** Reviewed and supported.

**Kristy Hodson, Acting Director of Financial Services:** Reviewed and supported.

**Jennifer Kinneman, Chief Administrative Officer:** Reviewed and supported.

To: Regional and Corporate Services Committee  
 From: Lance Lilley, Manager of Environmental Services

Date: 2020-06-09  
 File No: 2320-83-001

**Subject: 2020 Floodwater Mosquito Control Update**

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### INTENT

This report is intended to advise the Fraser Valley Regional District Board of information pertaining to the 2020 mosquito control season. Staff are not looking for a recommendation and has forwarded this information should members want more clarification or to discuss the item.

### STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community  
 Provide Responsive & Effective Public Services

### PRIORITIES

Priority #3 Flood Protection & Management  
 Priority #5 Outdoor Recreation

### BACKGROUND

With the rise of the Fraser River, floodwater mosquito larvae along the low lying seepage and flooded areas near the river became active. The Fraser Valley Regional District (FVRD)'s Mosquito Control Program began treatments in early May and will monitor and treat larvae throughout this summer. The FVRD continues to utilize a mosquito larvicide with the active ingredient Bti (*Bacillus thuringiensis* subspecies *israelensis*). Bti does not affect most other insects, honeybees, fish, birds, or mammals and has no toxicity to people, but contains a protein that becomes toxic to a mosquito's digestive system when ingested by the larvae. While the FVRD's program does not completely eliminate mosquitoes, when Bti is applied at the correct times and locations, it reduces the abundance of adult mosquitoes by 80-85%.

The high river levels this year will require frequent and extensive mosquito larvae treatments. Covid-19 has required some minor program adjustments, but is not impacting treatments.

### DISCUSSION

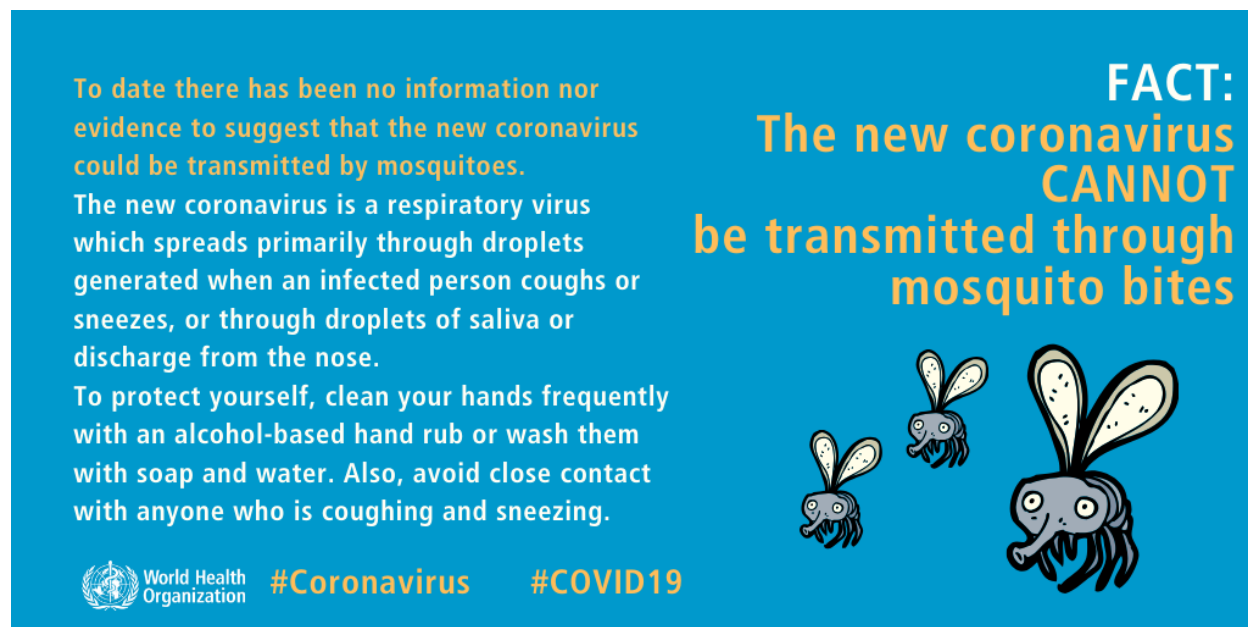
Mosquito control technicians began monitoring and treating active larvae in early May, as soon as Fraser River levels started to rise. The Fraser River appears to have peaked in the first week of June. This is later than in some recent years (e.g., the river peaked in 2016 on May 8), but is near the average over the past decade. The timing of the river suggests that peak flying mosquito abundance should be expected the second or third week of June. Most adult floodwater mosquitoes survive for about a month after

hatching, so should start to naturally dissipate towards mid July, but may get prolonged if the summer is cooler or wetter than normal.

Multiple rounds of hand-treatment were able to be conducted before river levels began to crest, helping to reduce the abundance of early season mosquitoes. This treatment switched to aerial applications as the freshet continued and the extent of active mosquito breeding habitat expanded to levels similar to those in 2018. Aggressive and widespread treatments have been conducted over all known mosquito breeding habitats in the region and repeated in the known hotspots (including Matsqui Island, Comrey Island, Stave Lake, and several foreshore areas of Mission, Chilliwack, Abbotsford, Agassiz, and around Nicomen Slough). Treatments will continue for as long as larvae remain present in the water column. As advertised via the FVRD's website and social media, residents are encouraged to call the FVRD's mosquito hotline at 1-888-733-2333 or email [mosquitoes@fvr.ca](mailto:mosquitoes@fvr.ca) to report a potential mosquito breeding site or to find out more information. Residents are also able to get regular updates from Morrow BioScience via Twitter (<https://twitter.com/MorrowMosquito>) and Facebook ([facebook.com/morrowbioscience/](https://facebook.com/morrowbioscience/)).

#### Covid-19 Update:

Covid-19 is not transmitted through mosquito bites (see World Health Organization graphic below).



World Health Organization's graphic dismissing concerns about mosquitoes and Covid-19  
(<https://www.who.int/emergencies/diseases/novel-coronavirus-2019/advice-for-public/myth-busters>)

The Covid-19 pandemic has necessitated some alterations to the FVRD's mosquito control program in 2020, and has placed more emphasis than normal on ensuring effective treatments as more residents are likely staying at home and trying to enjoy the backyards or patios. Aggressive, early, and thorough mosquito larvae treatments are being conducted to reduce mosquitoes as much as possible.

Despite some early concerns, Morrow BioScience was able to source sufficient Bti and Personal Protective Equipment for the FVRD's treatments. Social distancing requirements prevented the use of their boat to access monitoring sites on Matsqui and Comrey Islands, but monitoring data from comparable water levels in 2018 were used to identify active larvae sites that were targeted using aerial treatments. Probably the biggest impact to the program this year caused by Covid-19 though is the inability for contractors to provide information about the program via community events and door-to-door engagement. Since these opportunities are not possible, Morrow BioScience has had to rely more on social media and press releases to let people know mosquito treatments are underway.





*Morrow BioScience field technicians monitoring mosquito larvae abundance and activity (May, 2020)*

## **COST**

2020 mosquito treatment expenditures are anticipated to remain within budget, but will require monitoring as higher than normal treatment levels may be needed this year due to the high water.



## **CONCLUSION**

High water levels on the Fraser River are resulting in the potential for a large abundance of floodwater mosquitoes in 2020. Early and aggressive larvae treatment has been underway since early May however, which will help reduce mosquito abundance to tolerable levels. Monitoring and treatments are expected to continue throughout the summer.

## **COMMENT BY:**

**Stacey Barker, Director of Regional Services:** Reviewed and supported.

**Kristy Hodson, Acting Director of Financial Services:** Reviewed and supported.

**Jennifer Kinneman, Chief Administrative Officer:** Reviewed and supported.



Bank Erosion May 14 – June 3



Laidlaw

Harrison  
Hot Springs

Harrison Mills

7

Agassiz

9

Popkum

Bridal Falls

Steelhead

Durieu

Lake Errock

7

Deroche

Dewdney

Hatzic

Fraser River

Chilliwack

Mission

11

Abbotsford

Kilgard

Vedder River  
Campground

Cultus Lake

Lindell Beach

Slesse Park

Chilliwack  
Lake  
Provincial  
Park

Sumas

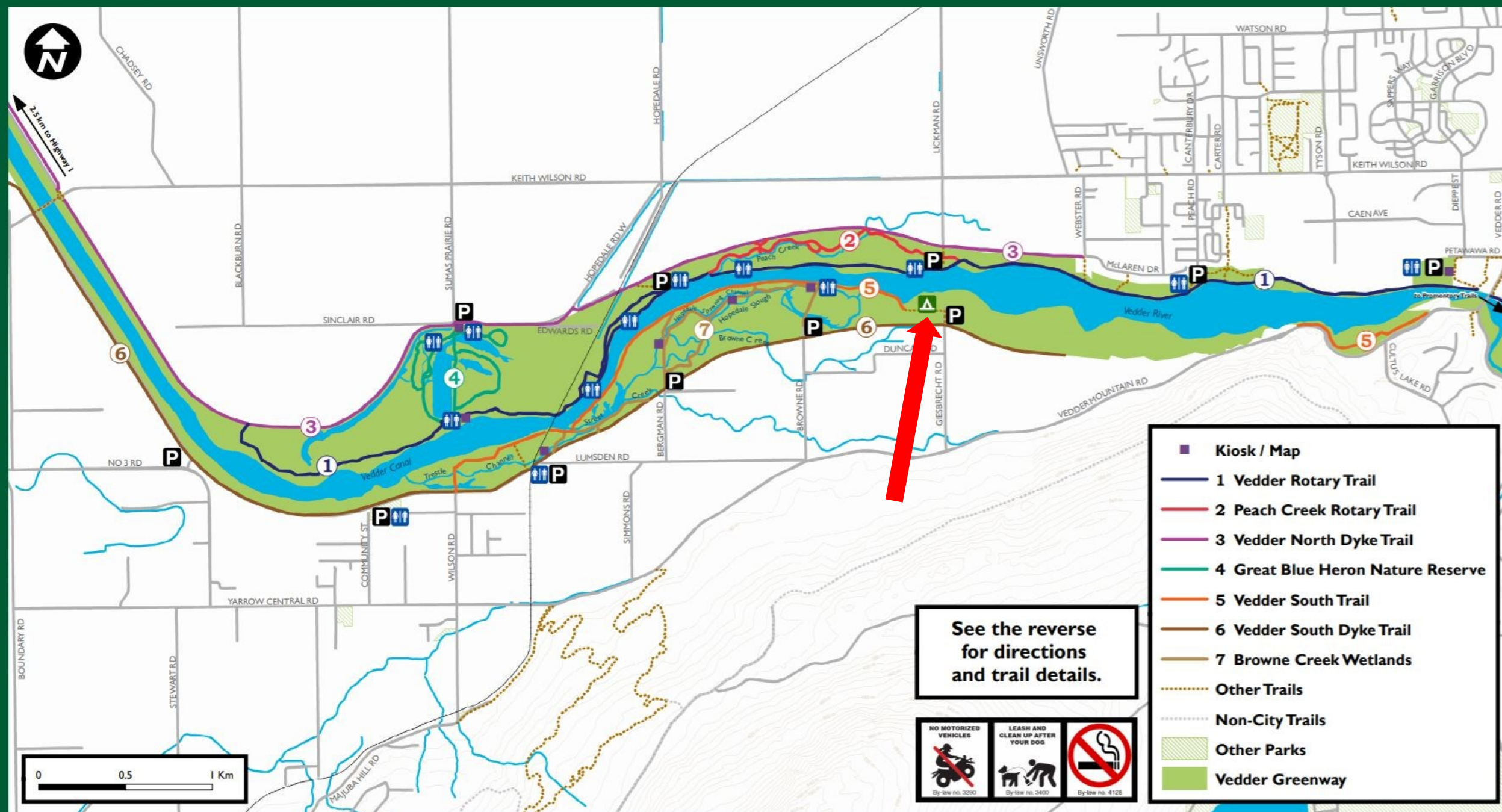
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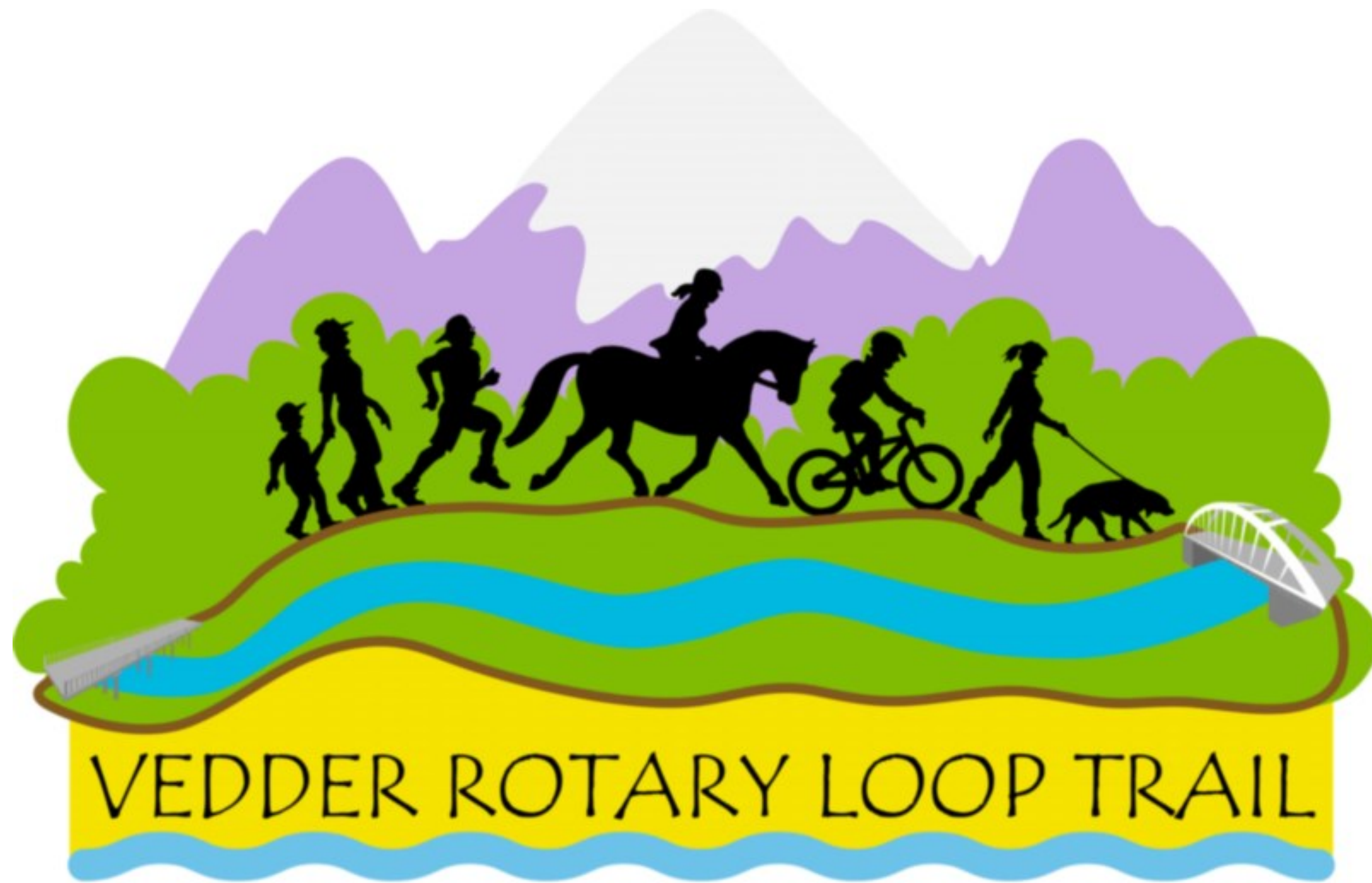
Boundary



# VEDDER GREENWAY

## PARK OPERATIONS









WATCH FOR  
TRAIL TRAFFIC













































CITY OF CHILLIWACK  
EMERGENCY PHONE 604-792-2233

CITY  
EMERGENCY



CHILLIWACK  
604-792-2233











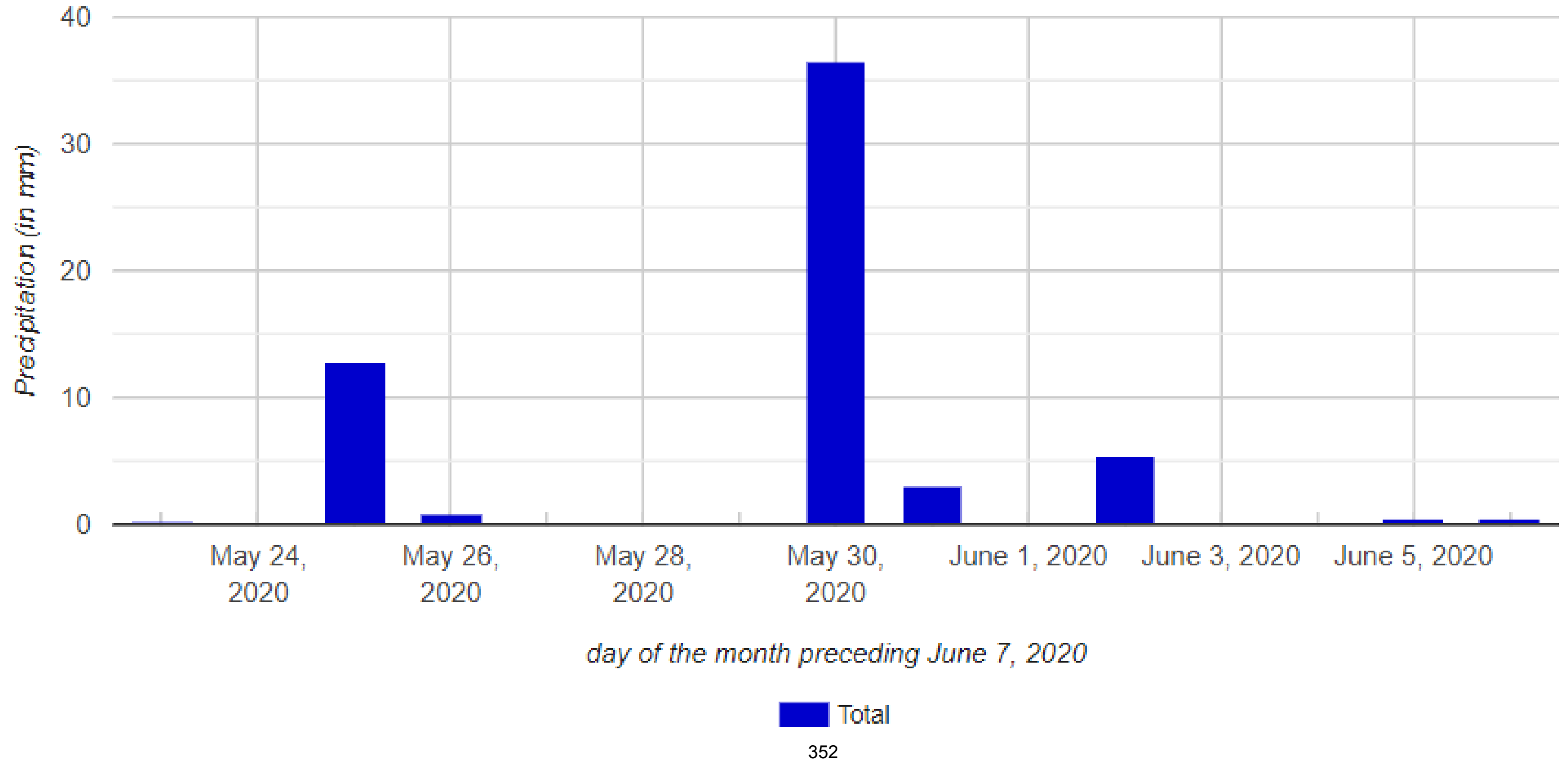






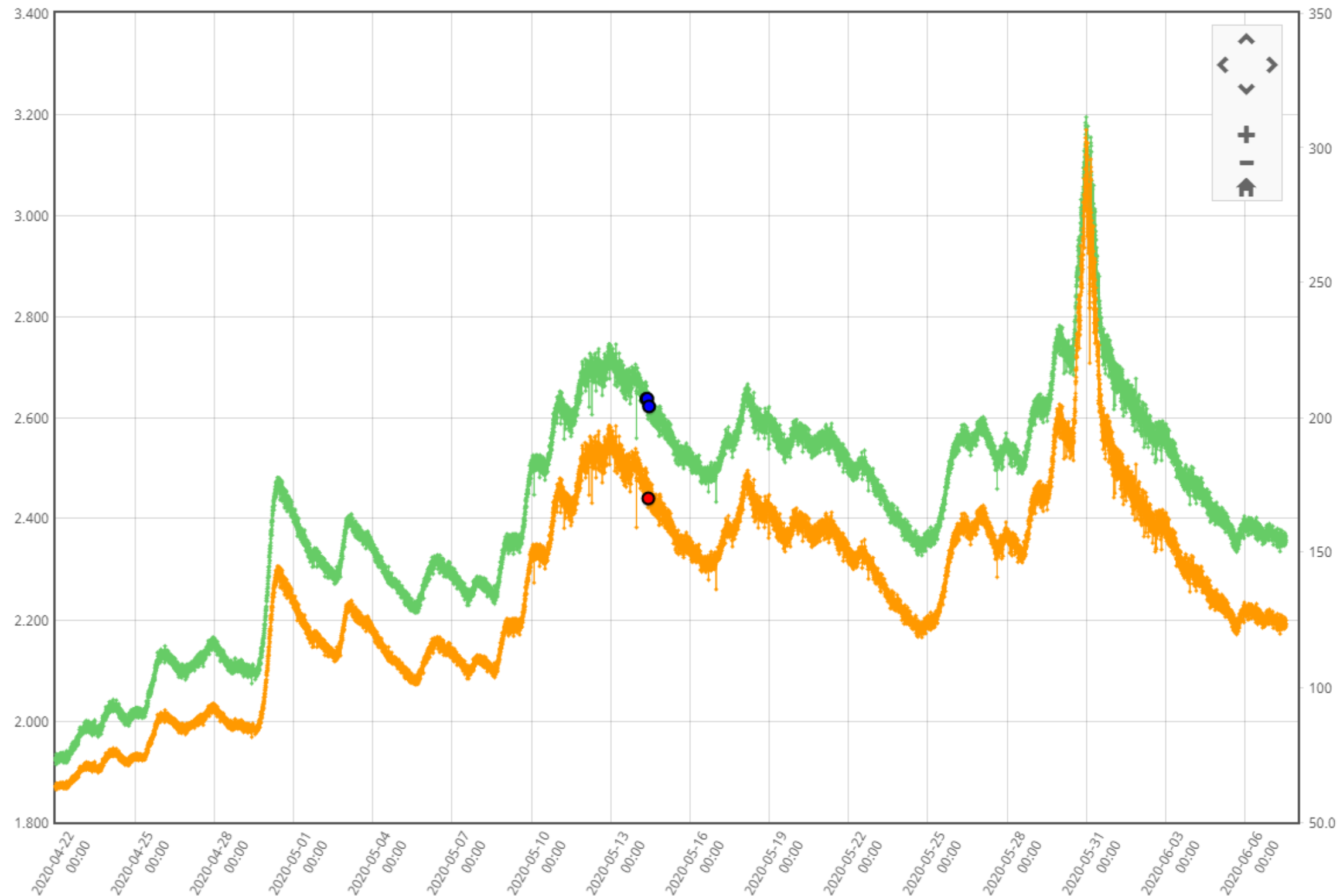


## ^ Total Precipitation - Daily data (2 weeks)



Water Level (Primary sensor) (m)

Discharge (Derived) (m<sup>3</sup>/s)



353

Date & Time in PST





































































# **VEDDER RIVER**

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## **CAMPGROUND**

To: Electoral Area Services Committee

Date: 2020-06-09

From: Katelyn Hipwell, Planner II

**Subject: ALR and Small Secondary Residence Consideration – Engagement Process**

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### RECOMMENDATION

THAT the Fraser Valley Regional District Board provide comments to the Ministry of Agriculture in response to the *Policy Intentions Paper: Residential Flexibility* in the ALR and the Ministry's on-going engagement and consultation with local governments.

AND THAT the comments provided in the discussion of this corporate report be considered the comments of the Fraser Valley Regional District Board.

### STRATEGIC AREA(S) OF FOCUS

Foster a Strong & Diverse Economy  
Support Healthy & Sustainable Community  
Provide Responsive & Effective Public Services

### PRIORITIES

### BACKGROUND

In February 2019, the Province brought Bill 52, *Agricultural Land Commission Act, 2018* (ALC Act) into force to better protect Agricultural Land Reserve (ALR) land for farming purposes. Bill 52 removed local governments' ability to permit an additional residence necessary for farm use without the landowner applying to the Agricultural Land Commission (ALC). The ALC now decides about applications for new additional residences and the ALC can only grant permission for additional residences that are necessary for a farm use.

Following the legislative changes, the Ministry undertook [public engagement](#) from September to November 2019 in order to provide an opportunity for ALR landowners and stakeholders to express their concerns and views regarding: residential uses of the ALR, economic diversification, and new and young farmers. From the engagement, the Ministry heard that ALR landowners wanted more options for additional residences on ALR parcels.

In response, the Ministry prepared the [Policy Intentions Paper: Residential Flexibility in the ALR](#) (policy paper) that outlines the types of additional residences under consideration. In terms of the options and scope of defining a "small secondary residence", consideration will be given to:



- a manufactured secondary home with conditions such as whether:
  - the foundation type should be limited to a concrete slab and no basement;
  - it can be restricted to a maximum of 9 meters in width and 22.86 meters in length; and
  - it can be restricted to the Canadian Standards Association (CSA) Z240 Manufactured Home (MH) series.
- a garden suite, guest house or carriage suite (e.g. usually meaning a detached dwelling, often no larger than 90m<sup>2</sup>);
- accommodation above an existing building on a farm with conditions on what type of existing structure it could be built on and whether it can be located on a parcel that already has a suite in the principal residence; and,
- permitting a principal residence to be constructed in addition to a manufactured home that was placed as the first principal residence.

In addition, concepts such as the maximum number of residences, maximum additional house/residence size, siting, and total floor area per parcel may also be considered as part of the policy options. The implementation of options outlined in the policy paper would occur through changes to the Agricultural Land Reserve Use Regulation (ALRUR).

Prior to any changes to the ALRUR, the Province is conducting further consultation with local governments to better understand the local governments' authority to regulate and/or prohibit residential uses permitted in the ALR. FVRD staff have participated in this ongoing discussion.

## DISCUSSION

During the regular Electoral Area Services Committee meeting on May 12, 2020, the Committee indicated an interest in providing formal comments for consideration by the Ministry of Agriculture via a Board resolution. The recommended comments are outlined as follows:

### **Recommended Comments**

#### *General Support for a Secondary Residence in the ALR*

The Regional Board is generally supportive of secondary residences in the ALR. Allowing a secondary residence on a farm is consistent with existing FVRD zoning bylaws, which under specific circumstances, permit an additional residence for farm employees and family members. These provisions have been implemented in the FVRD Electoral Areas historically, prior to recent changes to the ALC Act and Regulation.

The *FVRD Policy for Secondary Dwellings in the Electoral Areas* further identifies general support for this land use with special consideration given to the technical aspects of implementing a secondary residence such as servicing and setback requirements. This policy was adopted by the Regional Board in 2019 after considerable public engagement and consultation with residents of the FVRD.

The Regional Board recognizes the importance of supporting young farmers and generational farming operations in the Electoral Areas and acknowledges the flexibility that an additional residence in the ALR offers to farming families and farm workers.

#### *Flexible Secondary Residence Typologies*

Consistent with the *FVRD Policy for Secondary Dwellings in the Electoral Areas*, the Regional Board supports offering choice and flexibility for secondary residence form and design. The Regional Board recommends that the Ministry consider maintaining a broad definition in provincial regulations, allowing local governments to define specific secondary residence typologies in their own land use bylaws in order to meet the needs of their individual communities.

#### *Concern over Proliferation of Large Estate Homes*

The Regional Board is supportive of floor area restrictions for a secondary residence to limit the establishment of large estate homes and non-farming estates in the ALR, as well as a means of confirming the ancillary nature of the secondary residence. The Regional Board has established similar measures in the *FVRD Policy for Secondary Dwellings in the Electoral Areas*.

Additionally, the Ministry may consider incorporating a specific farm residential footprint (home plate) requirement on lands where a second residence is permitted, commensurate with the [Minister's Bylaw Standards](#), to further mitigate impacts of increasing residential uses on agricultural lands.

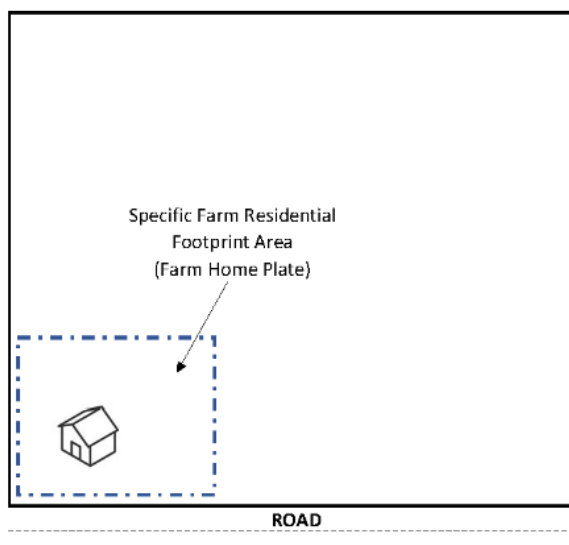


Image 1: Example of Specific Farm Residential Footprint Area

#### *Demonstrated Need for Additional Residence and Residence Registry*

The Policy Intentions Paper indicates that consideration is being given to allow small secondary residences in the ALR, provided they are *needed for farming* and that new secondary residences be registered with the ALC.

Should the Ministry develop a requirement that a landowner demonstrate a need for a secondary residence, the Regional Board suggests that the determination be made by the ALC, not the local government, as to what constitutes a legitimate need. And that any registry of secondary residences within the ALR be administered by the ALC for consistency across jurisdictions.

## **COST**

There is no cost recovery in place for providing comments to the Province regarding regulation or legislation amendments.

## **CONCLUSION**

The Ministry of Agriculture is currently engaging with local governments regarding proposed changes to the Agricultural Land Reserve Use Regulation to allow for a secondary residences in the ALR. In response, the Regional Board wishes to provide formal comments in support of these changes to allow greater flexibility and options to ALR landowners.

## **COMMENTS BY:**

**Graham Daneluz, Director of Planning & Development:** Reviewed and supported.

**Kristy Hodson, Acting Director of Financial Services:** Reviewed and supported.

**Jennifer Kinneman, Chief Administrative Officer:** Reviewed and supported.

To: Regional and Corporate Services Committee

Date: 2020-06-09

From: David Urban, Manager of Outdoor Recreation Planning

File No: 6120-01-General

**Subject: Addressing COVID-19 in Regional and Community Parks and Trails**

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### INTENT

This report is intended to advise the Regional and Corporate Services Committee of information pertaining to how the FVRD parks system is addressing the provincial recovery related to COVID-19. Staff is not looking for a recommendation and has forwarded this information should members want more clarification or to discuss the item further.

### STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community  
Provide Responsive & Effective Public Services  
Support Environmental Stewardship

### PRIORITIES

Priority #5 Outdoor Recreation  
Priority #4 Tourism

### BACKGROUND

Since March the COVID-19 pandemic has significantly impacted the lives of all residents within the regional district. Fortunately, the Fraser Valley Regional District (FVRD) parks system has served as a place of health and wellbeing for our communities. This was evident in the fact that March and April FVRD park usership was almost 50% over the same months last year.

Last month, the Province unveiled BC's Restart Plan which outlined phases towards a provincial recovery. For the Province's iconic parks, recreation sites, and trails a managed staged approach is being taken. In mid-May the Province entered Phase 2 of this plan. For outdoor recreation this meant on May 14, provincial parks, recreation sites and trails that could accommodate physical distancing reopened their day-use sites. In addition, parks and recreation sites that could provide increased cleaning frequency for washroom facilities opened as well.

With the onset of the COVID-19 pandemic, the FVRD Parks Department service model had to change. Parks staff implemented a multitude of measures to reduce the risk of exposure to this virus for both the park user and staff. The closures were immediate and this meant closing all playgrounds and washroom facilities. The dog off-leash park and bike park were also closed at Island 22 Regional Park. As well, Cascade Falls Regional Park, Thompson Regional Park, Elk Mountain Regional Trail, and East

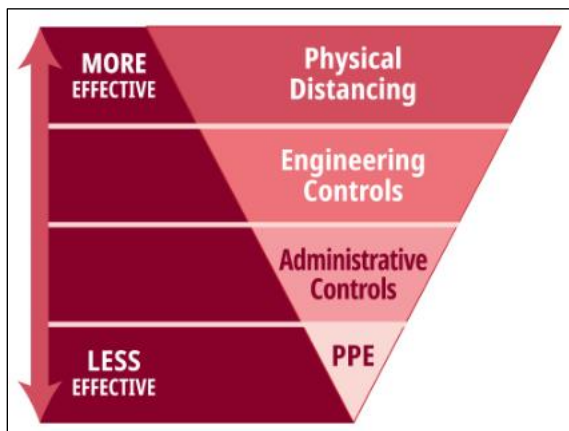


Sector Lands were all closed. As the Province re-opened parks and trails so too did the FVRD where physical distance could be accommodated. As well, park amenities that could also operate safely were reopened.

## DISCUSSION

The FVRD parks system provides health and wellbeing for individuals from a physical, mental, and emotional standpoint. As well, there are broader community benefits such as connecting people, including the most isolated, and helping them to feel a part of something bigger than themselves. During these times our greenspace has become increasingly important as our residents and communities recover from the impacts of the COVID-19 pandemic. There is a united commitment across the recreation sector to put the health and safety of our communities, our users, and staff as the top priority. For the FVRD this involves understanding the risk, resources, and capacity to weigh decisions about re-opening these greenspaces and supporting amenities.

Fundamental to restarting operations is the hierarchy of controls for COVID-19 which is a framework for reducing transmission hazards and the most effective controls are at the top of the pyramid, see below.



B.C. health officials said physical distancing is more effective than other controls and this is why it is on the top of the pyramid. In all FVRD regional parks and trails this messaging is being communicated through a variety of educational signs and reinforced through social media. As well, when Parks staff observe lack of physical distance they approach park users in an educational manner. The FVRD Emergency Operations Centre has applied to the Provincial Regional Emergency Operations Centre for funding for two additional Park Assistants until the end September to better implement preventative measures to reduce the risk of exposure to this virus for both park users and field staff.

As of the end of May, only Cascade Falls Regional Park remained closed due to COVID-19. Physical distancing poses a challenge at this park due to the suspension bridge and associated viewing platform. Staff are planning administrative controls such as one way trails and signs to encourage safer park uses e.g. avoid congested areas and take precautions at high frequency touchpoints by avoiding or using hand sanitizer.

Staff are also in the process of understanding what is required to re-open community playgrounds and washroom facilities which are mostly in the form of pit toilets (outhouses). Previously, staff cleaned these outhouses every couple of days depending on use and wore disposable latex gloves. However, given the current COVID-19 pandemic, additional cleaning, personal protective equipment, and precautions are required.

As for shared spaces such as picnic shelters and tables where physical distancing may be challenging, several measures have been taken. Staff have been reminding park users of their personal responsibility to maintain a two metre distance from others. As well, signs reinforcing this messaging have been posted and picnic tables have been moved to maintain this distance.

Last month, WorkSafeBC required that organizations develop a COVID-19 Safety Plan that outlines the policies, guidelines, and procedures they have put in place to reduce the risk of COVID-19 transmission. The Parks Department is in the process of working on this plan. To help guide the drafting of this plan many reliable sources of information are being used including provincial government agencies, the regional health authority, BC Recreation and Parks Association, and member municipalities.

## **COST**

None applicable.

## **CONCLUSION**

Earlier this year the service model for FVRD regional parks and trails changed significantly to deal with the COVID-19 pandemic. With the provincial recovery underway, a 'new normal' for these FVRD greenspaces and supporting amenities is being developed and implemented.

## **COMMENTS BY:**

**Stacey Barker, Director of Regional Services:** Reviewed and supported.

**Kristy Hodson, Acting Director of Financial Services:** Reviewed and supported.

**Jennifer Kinneman, Chief Administrative Officer:** Reviewed and supported.



**REPORT FROM THE CHAIR and VICE-CHAIR  
ON ACTIVITIES DURING THE 2019 YEAR AND FOR THE  
FIRST QUARTER OF 2020 UP TO MAY 15, 2020**

**PURPOSE**

This report is intended to provide a summary of the activities of the Municipal Finance Authority of British Columbia (“MFA”) during the 2019 year and the first quarter of 2020 up to May 15<sup>th</sup>, with a focus on the activities of the past six months.

**GOVERNANCE**

**Board of Trustee Meetings**

The Board of Trustees attended six meetings during the period of October 1, 2019 – May 15, 2020.

The Investment Advisory Committee, comprising all trustees, held two meetings. The purpose of these meetings is to receive reports from management and our pooled investment fund manager Phillips, Hager & North (PH&N), assess the performance of the pooled funds and authorize the creation of new funds.

**Annual Business Resolutions for March 2020**

On March 17, 2020, we implemented alternate arrangements to advance our annual business, as our Annual General Meeting was cancelled due to the COVID-19 crisis. We sent out a modified report package to Members asking for approval of four items by email reply.

This approach was possible for us as The Municipal Finance Authority Act, RSBC 1996 c 325, provides that a resolution that is approved in writing (including electronically) by a majority of the Members is as valid as if it were passed at a meeting of the Members properly called and constituted.

On March 25<sup>th</sup>, 2020 by 12:00pm we received a sufficient number of Member votes electronically, (34 of 39) in favor (none opposed), for all four items for which we were seeking approval.

On March 26, 2020, the Board of Trustees approved the Spring borrowing debenture to fund the loans that were authorized on March 25<sup>th</sup> under Authority Borrowing Resolution 156, 2020. MFA successfully issued a \$280 million offering of new 5-year public bond to fund all the spring loan requests. With this new issue, AAA-rated MFA was proud to be the first government issuer in Canada to successfully issue a fully publicly offered security since the significant market correction earlier in March.

As part of these alternative arrangements, it was agreed that our current Trustees and Chair Malcolm Brodie will continue to serve in their positions until an election can be held in-person. At present, and as mentioned in the Board package, we anticipate the election will be held during our Semi-Annual Meeting on September 22, 2020 in Victoria in conjunction with UBCM, though we recognize that this plan may need to change as circumstances evolve.

## **2019 IN REVIEW AND LOOKING FORWARD**

Meetings of our Members were held March 28, 2019 (AGM) and September 24, 2019 (SAGM). The Board of Trustees attended six meetings during the six-month period of October 2019 – March 2020. The Investment Advisory Committee, comprising all trustees, held two meetings. In addition, the Board of Trustees held meetings of the Investment Advisory Committee which provides oversight for our Pooled Investment Funds, and Trustees and management made presentations on behalf of the MFA at various local government conferences during the year.

From a **program perspective**, staff continued their work on updating and modernizing the Pooled Investment Fund offerings. These improvements made it simpler for clients to transact within the funds and receive expanded information regarding each fund by creating industry standard Mandate Profiles for each. The work on establishing the MFA Pooled Mortgage Fund was completed in the Fall with the first subscriptions into the fund taking place on January 28<sup>th</sup>. The establishment a Pooled Fund Advisory Committee, comprised of 10 local government investment professionals from across the Province, has been invaluable to management in ensuring that the management and reporting of existing funds together with the development of new pooled fund ideas are meeting current and future local government needs.

## **RESULTS**

### **Results from Operations – Year Ending December 31, 2019**

The results for the year show a combined income from operations and interest earned on the Strategic Retention Fund of \$7.52 million, \$1.04 million favourable to budget. Revenues were unfavourable by \$165,428, which is attributed primarily to a reduced participation in pooled investment funds and a shift to pooled products with lower management fees along with less than budget investing within the sinking funds reducing the management fees on investments. Expenditures were under budget by \$252,857 with savings across most line items. The Strategic Retention Fund ended the year at \$83.6 million after unrealized fair market value gains and expected credit loss provisions.



## **Results from Operations – First Quarter 2020**

Combined income from operations and interest earned on the Strategic Retention Fund for the first quarter is \$1.77 million, \$474,029 favourable to budget. Revenues were marginally higher than budget while expenses were favourable, which is mainly contributed to cancellations and cost delays during the year due to the COVID-19 pandemic.

## **Credit Rating Agency Update**

On April 15<sup>th</sup> and 16<sup>th</sup> the MFA team (Malcolm Brodie, Al Richmond, Peter Urbanc, Matthew O’Rae, Shelley Hahn, Nikola Gasic, Sean Grant of MAH, and Dean Rear of Metro Vancouver) presented the annual MFA update virtually by video conference to the credit rating agencies (Moody’s, Standard & Poor’s (S&P), and Fitch Ratings).

The conversations were constructive and very positive overall. We are very pleased to announce that **all three rating agencies have confirmed MFA’s ratings at AAA (stable)**, despite the Province of BC itself being put on “watch negative” by one of these rating agencies. Unlike a Province, that can budget and borrow to fund deficits, all agencies noted that Local Governments cannot budget for deficits. Many other factors were taken into consideration, and the agencies cited that despite the significant fiscal impacts of COVID 19, local governments in BC entered the crisis from a position of strength, are tackling expenses in a revenue challenged environment and can draw from significant reserves. They also cite MFABC’s strong governance framework, prudent debt and risk management practices and forward-looking financial planning.

## **FINANCING**

### **Capital Adequacy Update**

In September 2019, the Board of Trustees adopted a policy and framework outlining a target for on-balance sheet risk capital, the retention of operating surplus, and the ongoing management of capital.

“Capital” for a financial institution represents the available equity on its balance sheet (assets less liabilities) that can buffer the institution against losses. It is among the most important metrics that bond investors and rating agencies look at to assess the risk of investment in a financial institution’s bonds and is also a heavily regulated area for deposit-taking institutions, assessed to protect depositors. MFA is not a regulated financial institution and has therefore “self-imposed” a definition at less stringent levels than depository institutions (banks and credit unions) as it possesses a less risky loan book and other investments (our loans are to local governments and our investments are predominantly in other governmental entities) than a traditional bank.

The \$84 million Strategic Retention Fund (SRF) and \$111 million Debt Reserve Fund (DRF) collectively form MFA’s total capital of \$195 million (as at December 31, 2019). The DRF is a statutory requirement comprised of 1% retained from each loan the MFA makes to its clients that is returned to the client once the loan is repaid. The DRF therefore increases or decreases

with the size of the loan book outstanding. The Strategic Retention Fund consists of retained profits from operations. Those profits are primarily earned through the spreads we earn on our lending and investment programs, and returns on surplus assets we manage.

Just like other financial institutions, the MFA has minimum capital requirements based on two traditional approaches, one based on “leverage” that MFA employs (amount of its own borrowings versus capital it holds) which is dubbed a “non-risk capital assessment”, and another based on measured risks the organization takes, the “risk-based capital assessment”. As at year end 2019, MFA’s Capital Adequacy Model targets a capital level to meet requirements of the greater of a non-risk capital assessment (\$187M) and a risk-based capital assessment (\$171M) as outlined below:

2019	
<b>NON-RISK BASED CAPITAL ASSESSMENT</b>	
Capital Leverage Ratio:	
Total Assets	\$9.4 billion
Target %	2.00%
<b>Non-Risk Based Target Level</b>	<b>\$187 million</b>
Current %	2.08%
<b>RISK BASED CAPITAL ASSESSMENT</b>	
Part A - Capital Adequacy Ratio:	
Total Risk Weighted Assets	\$1.7 billion
Target %	9.72%
<b>Risk Based Target Level A</b> (credit, operational & market risk)	<b>\$165 million</b>
Current %	11.44%
Part B - Key Internal Risks:	
<b>Risk Based Target Level B</b> (investment return & lt debt refi risk)	<b>\$6 million</b>
<b>Combined Risk Based Target Level (Part A + Part B)</b>	<b>\$171 million</b>
<b>Total Capital (SRF &amp; DRF)</b>	<b>\$195 million</b>

The primary purpose of capital is to provide a cushion to absorb losses should the Authority’s assets decline or its liabilities rise. Capital is used to cover material risks the organization is exposed to: credit, operational, market, liquidity, investment return, and refinancing risk. This layer of protection to debt holders helps ensure the AAA status is maintained resulting in value to Members by raising the lowest cost financing possible.

Capital remains a closely monitored aspect of the annual rating assessment. Management feels that it would be prudent to target and hold a capital buffer above our minimum requirements outlined in the Capital Adequacy Framework and Policy.

Holding a buffer will help with fluctuating requirements, in particular the capital required to be held against our loan book, which is forecasted to increase considerably over the next 3 years due to Metro Vancouver Regional District’s quickly-rising requirements. 1% collected through the DRF at the outset of new loans will not keep capital at the required level to satisfy rating

agencies. Unlike a commercial bank, MFA has limited levers by which to quickly increase capital through operational retained earnings if requirements quickly change.

Further pressuring capital over the next 3 years will be an increase in revenue anticipation lending to help municipalities through expected short-term cash flow shortfalls. Revenue anticipation loans are short-term loans which do not legislatively attract a 1% DRF collection. As a result, the short-term lending rate charged on these loans has been increased to help compensate for the capital requirements that the organization needs to hold given the risk associated with these loans. This action has been viewed favorably by the rating agencies.

Given the anticipated increased activity in our short- and long-term loan programs, it remains prudent for the Authority to build and hold an appropriate capital buffer over and above our minimum capital levels, given the aforementioned limited ability to quickly respond to shocks in required capital levels. Over the coming months and years, we will be discussing appropriate capital levels, in line with our ever-evolving operational footprint. This discussion will inform how much of our operational earnings need to be maintained on MFA's balance sheet versus returned to our Member-owners.

## **LENDING**

### **Long-term Lending**

On March 26<sup>th</sup>, 2020 at the height of the COVID-19 crisis, we reopened our 2.65% October 2025 debenture for \$280 million to fund new loan requests at a re-offer yield of 1.855%. The issue was 2x oversubscribed and well diversified between 17 investors. This was the first syndicated, widely distributed public sector transaction since the crisis began. Every other deal to date by other issuers (including large entities such as the Province of Ontario and Province of British Columbia) had been privately placed on behalf of the syndicate. Reopening of a 5-year bond was chosen in place of the typical 10-year bond given market volatility, investor sentiment and interest in shorter-dated securities.

### **Short-term Lending**

The Commercial Paper Program continues to provide low-cost short-term and equipment financing to our clients. Our short-term lending rate is currently 1.54%. On May 1<sup>st</sup>, we increased our margin on the short-term lending rate by 35 basis points to reflect increased capital requirements and costs associated with expected Revenue Anticipation lending.

We continue to increase our commercial paper outstanding and as of May 12<sup>th</sup> (the last date we were in the market) we had \$610 million issued. We will continue to incrementally raise funds as required to bring our outstanding balance to \$700 million.

As at the end of April, there were 392 short-term loans outstanding with an aggregate outstanding balance of \$196.5 million.

We have been working towards having all the necessary authorizations in place in to increase our Commercial Paper program from its existing authorization of \$700 million to \$1 billion. This extra capacity will allow us to cover any Revenue Anticipation loans our clients need to help them manage potential taxation collection delays.

### **POOLED INVESTMENT FUNDS**

As at	March 31, 2020	March 31, 2019	Change	1 Year Returns at March 31, 2020	
	\$ millions			Funds	Benchmark
Bond	555	545	10	3.20 %	3.00 %
Intermediate	259	218	41	2.05 %	2.78 %
Money Market	1,148	1,043	105	1.79 %	1.60 %
Mortgage Fund	79	-	79	N/A	N/A
Pooled High Interest Savings Account *	711	636	75	**	N/A
AUM	<b>2,752</b>	<b>2,442</b>	<b>310</b>		

\*\* Rates as of March 31<sup>st</sup> on CIBC and NBC PHISA's were 0.90% and 0.82%, respectively

### **Intermediate Fund Update – (Now: Government Focused Ultra-short Bond Fund)**

At the April 21<sup>st</sup> Meeting of the Board of Trustees, it was approved to “tilt” the current Intermediate Fund to a Government Focused Ultra-short Bond Fund (GFUS BF). MFA staff has communicated the expected changes to all unit holders in the Intermediate Fund by email, on our website and a direct message to the client interface. In addition, the GFUS BF will be a fossil fuel free option for Local Governments to complement the “Fossil Fuel Free Short-term Bond Fund” and will remain a staple to the MFA's suite of Pooled Investment products.

### **Fossil Fuel Free Short-term Bond Fund**

On May 4<sup>th</sup>, we opened the Fossil Fuel Free Short-term Bond Fund (FFF STBF) and received inaugural subscriptions totalling \$60 million. The fund employs a ‘fossil fuel free’ screen which will exclude securities of companies directly involved in the extraction, processing and transportation of coal, oil or natural gas. Although we had several local governments show interest during the run up to the launch of the fund (\$125 million in interest), during the uncertainty of these times, many are opting to keep their investments within a shorter duration. With the possibility of delayed revenues for local governments, many are waiting before investing. As an alternative, those local governments interested in shorter term more liquid investments can now access the newly created Government Focused Ultra-short Bond Fund as a fossil fuel free option.

### **Mortgage Fund**

On January 28<sup>th</sup>, we called 75% of the Phase 1 requests totaling \$104 million (8 local governments). Currently we have the remaining 25% (\$25 mm) from Phase 1 still in the queue and have started a Phase 2 intake that currently has \$68 million (4 local governments). Given



the market volatility COVID 19 has caused, PH&N are taking an active approach to monitoring and protecting existing investments and will likely not be taking further intakes for several months.

## **2020 BUSINESS PLAN**

In 2019, we made major progress towards our vision of a future-focussed MFA, including adding a new Pooled Fund Advisory Committee, beginning a major technology update, and re-imagining our brand. Over the last 5 years, the MFA has been on a transformational journey as we modernize and add even greater value for our clients.

The 2020 business plan is driven by our 5 key strategic focus areas of Stakeholder Engagement, Resilience & Capacity, Professional Financial Management, Program Development & Improvement, and Technology Support & Security.

Primary themes for 2020:

- Increasing education and sponsorship support as our third pillar of services we offer;
- Building resilience by strategically adding additional team members while increasing and formalizing cross-training;
- Implementing new tools and processes in our financial management systems to reduce risk and manual effort;
- Launching new investment products to meet evolving client needs and market changes;
- Updating our technology systems and increasing cybersecurity through cloud-based solutions.

### **Technology Support and Security**

The information technology and systems work completed over the last 5 years allowed the entire MFA team to move quickly and easily to a work from home plan when we determined this was prudent. Although this move did cause some delays relating to contractor availability during the initial Covid-19 pandemic declaration, our work to enhance and strengthen our systems, practices, and architecture are making good progress. We are building in enhanced cybersecurity elements throughout this process and will re-evaluate our progress against the “Defensible Cybersecurity for Public Sector Organizations” standard early in Q3.

### **Sponsorship and Education Support**

The MFA is proud to be a major, non-commercial supporter of BC’s local government elected officials and staff events and conferences each year. We primarily support financial education, in direct line with our own mandate. We also support training in management, leadership, and cybersecurity, which has become a major operational and financial issue in the Local Government sector globally. The total education and sponsorship contribution for 2019 was \$167,500, while our budget for 2020 is \$218,000.

In 2019, the MFA entered into a Strategic Education Alliance (SEA) with the Government Finance Officers Association of BC (GFOABC). This SEA will ensure we consistently contribute to

the delivery of comprehensive course offerings to Local Government team members in the same way we do with the Local Government Leadership Academy. The Government Finance Officers Association of BC has the most direct connection to our primary users.

The Covid-19 Global Pandemic has had an impact on the education programs, conferences, and events that the MFA supports. Funding was provided early in the year to several cancelled/postponed events. We have asked the majority to hold the funds to apply to 2021 events to avoid the struggle for these organizations to refund the monies and for our team to receive and deposit cheques. The GFOABC conference will still proceed in a virtual format and our team members will both attend and support the MFA by being available for client questions and interaction during the virtual 'tradeshow' presentations. UBCM has just announced the potential to move to a virtual format but they are waiting to see how Covid-19 restrictions play out closer to the event. When we know what UBCM plans to do, we can make plans for our Semi-Annual Meeting usually held in conjunction with this event. The Sponsorship and Education budget will not be fully spent in 2020.

### **SUMMARY / CONCLUSION**

Additional information respecting the MFA Semi-Annual Meeting of members that is scheduled be held on the afternoon of Tuesday, September 22, 2020 will be forthcoming very soon.

The 2021 Annual General Meeting and Financial Forum event is currently set to take place in Victoria on March 24 and 25, 2021.

Submitted by:



Malcolm Brodie  
Chair



Al Richmond  
Vice-Chair



Following are highlights of Fraser Basin Council's current work in the Fraser Valley.

**Covid-19 pandemic response** – The Fraser Basin Council team of managers and employees continue to work from home, however, plans are underway to return to the Vancouver and regional offices in a modified fashion, for instance, alternating days and times when staff are in the office. The team continues to use virtual or distance meeting options to keep in touch with our partners, clients and other staff members. On June 10 and 11, FBC held its annual summer board meeting on Zoom with more than 50 participants including board members and employees. Over the two days, directors learned about plans for the sustainable renewal of BC's forestry industry, which was hit by pine beetle infestation 12 years ago and ongoing climate change impacts; and the adaptation of UNDRIP and *Declaration on the and Rights of Indigenous Peoples Act* (DRIPA) principles into FBC's works.

#### Fraser Valley Illegal Dumping Alliance (FVIDA)

- With the FVIDA group, FBC is supporting steps by the City of Chilliwack to develop ways to address the problem of the burning of pallets along Fraser River shorelines and other remote, wilderness and park areas.
- With funding from RBC's Tech for Nature fund, FBC is promoting the Swim Guide app in the Fraser Valley to alert the public to water quality conditions at swimming places, and to encourage reporting of illegal dumping. FBC works on this in collaboration with Swim, Drink, Fish Canada and its Fraser Riverkeeper program.

#### Cultus Lake

- **Smallmouth Bass** – Smallmouth Bass is an invasive sport fish in the West that was illegally introduced to Cultus Lake in recent years. The aggressive predator is a significant threat to juvenile Cultus Lake Sockeye Salmon and Cultus Lake pygmy sculpin, both deemed to be under threat. A BC Ministry of Environment and Climate Change team began a mitigation program last year, including destroying known spawning nests in the lake. This year they tagged and returned some SMB specimens back to the lake to better understand their movements to develop effective mitigation plans. The team, along with help from FBC and Cultus Lake Stewards (CLASS), are sharing a brochure on what to do with tagged and non-tagged Smallmouth Bass when they are caught. The brochure went to the local angler community in time for the BC Family Fishing weekend, which is when the Cultus Lake Pikeminnow Derby is typically held, but which was cancelled this year due to the Covid-19 pandemic restrictions on crowds. CLASS/FBC assists the team by providing local knowledge as required.
- **Cultus Lake Relief Map** – CLASS volunteers have taken a three-dimensional relief map of Cultus Lake out of storage for a fresh coat of paint and updated labels. Once the map, originally a Chilliwack Heritage project, receives its final coat of varnish and information plaques, the group expects the unique model will be on display at the Cultus Lake Park Board building for the community to enjoy.
- **Canada Goose count** – The Cultus Lake Canada goose program continues with guidance from FVRD Director Taryn Dixon, with a count of moulting geese held at the end of June. In spring, volunteers including CLASS members were trained by the hired consultant how to approach nesting geese safely in order to addle eggs of the resident geese. Volunteers found 8 nests and addled 51 eggs. Director Dixon developed *Do Not Feed the Geese* pamphlets for local distribution, and new signs are going up at BC Parks and Cultus Lake Park sites.
- **Eutrophication project** – This spring FBC staff and researcher Dan Selbie of the Fisheries and Ocean Lake Research Program at Cultus Lake created a group of documents on cultural eutrophication in Cultus Lake and the sources of nutrients leading to this condition. The information package, made for the Fraser Valley Watershed Coalition (FVWC) and funded by Canada Nature Fund for Aquatic Species at Risk (CNFASAR), will be released this summer to participants who were going to attend a workshop that was cancelled due to the pandemic, and to other interested groups to provide context and encouragement for collaborative, sustainable action. At stake are Cultus Lake's unique pygmy sculpin and sockeye salmon, as well as its many ecosystem values. FVWC and FBC hope to inspire new collaborative partnerships to address this very challenging matter.

For more details, please contact:

Christina Toth at 604-864-9295, [ctoth@fraserbasin.bc.ca](mailto:ctoth@fraserbasin.bc.ca) | Bob Purdy at 604-488-5355, [bpurdy@fraserbasin.bc.ca](mailto:bpurdy@fraserbasin.bc.ca)