



FRASER CANYON:  
COMPLETE COMMUNITIES ASSESSMENT  
SURVEY SUMMARY

April 11, 2025

### OVERVIEW

Complete Communities.....	3
Demographics.....	4
Level of Satisfaction.....	5

### KEY THEMES

Housing.....	7
Economy.....	8
Transportation.....	9

### FIGURES

1. Which Fraser Canyon Community do you live in?.....	4
2. What services or amenities do you feel are lacking in your area?.....	5
3. What do you like most about living in the Fraser Canyon?.....	6
4. What businesses or industries could thrive in the Fraser Canyon?.....	9

### APPENDICES

- A: Survey Questions
- B: Communications & Engagement Preferences

# COMPLETE COMMUNITIES

The Fraser Valley Regional District (FVRD) has received funding from the Union of BC Municipalities (UBCM) to undertake a Complete Communities Assessment (the Assessment) for the Fraser Canyon communities along the highway between Dogwood Valley and Boothroyd. The Assessment aims to understand how to make these communities even better places to live, work, and play by looking at the area by examining housing options, local job opportunities, and access to daily services. The intent of the Assessment is to identify what is working well in the Canyon communities and where there may be opportunities for improvement.

As part of the Assessment, a community survey ran throughout February and March 2025 to gain qualitative insights from Canyon residents. The survey focused on key aspects of community development, including:

**Housing Needs** - Assessing the availability and types of housing options for people of all ages and incomes

**Economic Opportunities** - Exploring ways to diversify local employment opportunities and improve economic development

**Access to Services** - Evaluating essential services like groceries, healthcare, and other daily needs

**Transportation** - Identifying ways to enhance mobility, including walking, biking, and public transit options

**Community Infrastructure** - Looking at improvements to infrastructure to better serve residents

The survey aimed to gather community perspectives to inform planning decisions that promote sustainable growth, affordable housing, accessible services, and vibrant neighborhoods. Participants were encouraged to share their views on these topics to shape a roadmap for future development in the region.

Postcards with QR codes promoting the online survey were placed in local businesses and community buildings across the Canyon, offering a \$100 gift card as an incentive for completing the survey. The survey included 21 questions and received a total of 28 responses.

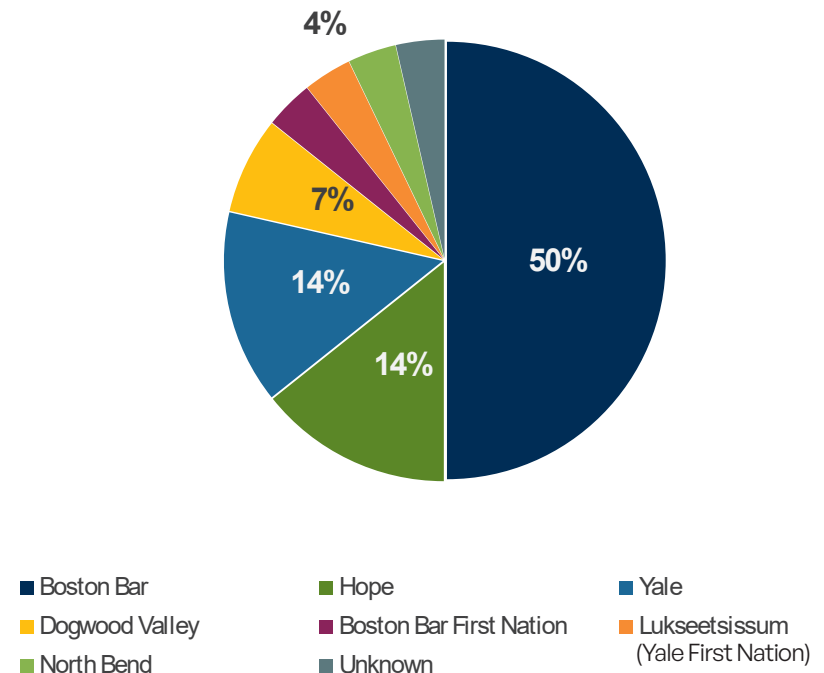
*“What I’d like to see in my community in the next 50 years... More businesses, affordable grocery stores, more transportation for elders and people who are in need..”*

# DEMOGRAPHICS

- » Of the 28 responses, half came from Boston Bar (50%), followed by responses from Hope (14%), Yale (14%), Dogwood Valley (7%), and others shown in Figure 1.
- » Many of the people who filled out the survey are long-time residents of the Canyon; two-thirds of respondents indicated they had lived in the area for at least 10 years.
- » When asked about employment, over half of all respondents are employed (53%), while another 18% are retired and 11% are unemployed. About 14% indicated they are seasonally employed, self-employed, or on disability.
- » When asked about housing, over half all respondents live in a single detached home (54%), followed by mobile homes (8%), duplexes (7%), or townhomes (7%). Other responses mentioned condos (but did not specify the size) or did not answer the question.
- » Of those who filled out the survey, nearly two-thirds (71%) own their home, while another quarter (25%) are currently renting.
- » The highest number of responses live in a two-person household (29%), followed by one-person households at 18%. Other responses were evenly distributed across four-, seven-, and eight-person households, or indicated that their household size varies. The variation is due to seasonal work, or adult children temporarily moving back in with their parents. There was one six-person households identified, and none that were five-person.

- » When asked how often they travel outside of the community for amenities or services, one-third (32%) of respondents indicated they travel two to three times per week, one-fifth (21%) travel weekly, and another fifth (21%) only travel two to three times per month. 11% of Canyon residents who responded to this survey travel outside of the community daily, and another 7% travel monthly. Nearly all travel using a personal vehicle (96%). One response declined to answer their primary mode of transportation.

**FIGURE 1: WHICH FRASER CANYON COMMUNITY DO YOU LIVE IN?**



## LEVEL OF SATISFACTION

- » Nearly half (47%) of respondents are satisfied with their current housing situation, while another fifth (21%) are somewhat satisfied. 18% feel neutral, and 11% indicated they are somewhat dissatisfied.
- » 39% of respondents expressed dissatisfaction about the current transportation options in the community, while another 36% of respondents feel neutrally about it. 21% are satisfied.
- » A majority of respondents (70%) expressed dissatisfaction about job opportunities in their communities. Only 4% are satisfied. One comment mentioned that they had specifically sought out a bedroom community to live in, therefore they did not expect there to be many job opportunities in the area, and their experience has been in alignment with their expectations.
- » As shown in Figure 2, one-third of respondents indicated grocery stores are lacking in their communities, and another 14% feel they are missing out on parks and recreation sites. When asked for comment, a few respondents mentioned that it isn't the amenities themselves that are lacking in the area, but the ability to maintain their operations or access them via reliable transportation options.
- » Community halls, libraries, places of worship and schools are not lacking in the area (see Figure 2).

**FIGURE 2: WHAT SERVICES OR AMENITIES DO YOU FEEL ARE LACKING IN YOUR AREA?**

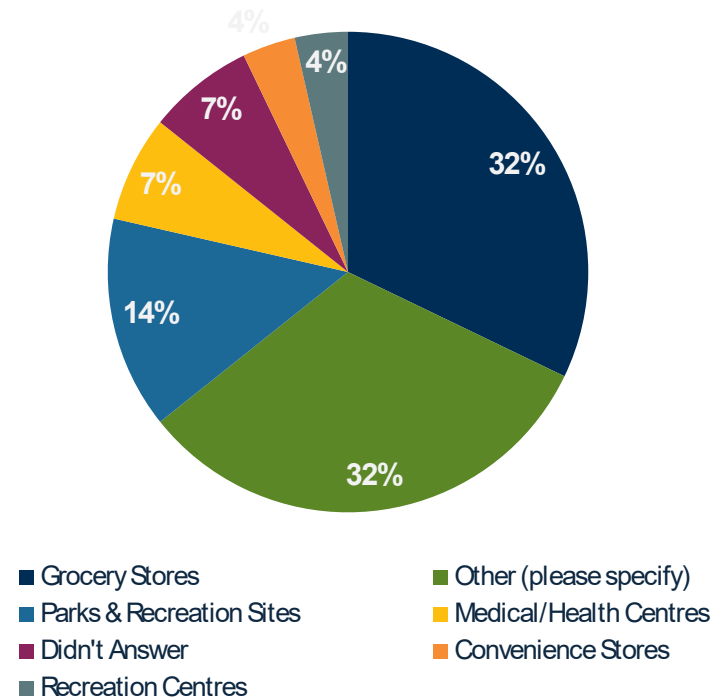


FIGURE 3: WHAT DO YOU LIKE MOST ABOUT LIVING IN THE FRASER CANYON?

A word cloud where the size of each word corresponds to its frequency in survey responses. The words are arranged in a roughly rectangular shape. The most prominent words are 'NATURE', 'PEACE & QUIET', 'COMMUNITY CONNECTION', and 'BEAUTY'. Other visible words include 'KIND PEOPLE', 'HIKING, FISHING, HUNTING', 'AFFORDABILITY', 'RURAL LIVING', 'TRANQUILITY', 'HISTORY', 'SPACE', 'FREEDOM', and 'CONNECTION TO THE LAND'. The colors used are dark blue, light blue, green, and grey.

KIND PEOPLE RURAL LIVING TRANQUILITY  
HIKING, FISHING, HUNTING AFFORDABILITY  
NATURE HISTORY SPACE  
PEACE & QUIET  
COMMUNITY CONNECTION  
FREEDOM CONNECTION TO THE LAND  
LOCATION BEAUTY

# HOUSING

The feedback highlights a pressing need for diverse and affordable housing options in the Fraser Canyon, including low-income housing, safe rentals, and family-friendly homes. Residents emphasized challenges such as limited residential zoning, seasonal housing pressures, and unsafe or poorly maintained rental units, alongside concerns about vulnerable populations and squatter activity. Addressing these issues through thoughtful planning and infrastructure development is seen as essential to supporting families, workers, and first-time homebuyers while fostering a thriving community. Key themes included:

### 1. Need for Affordable and Low-Income Housing

- » Strong demand for more low-income housing options, including apartments, townhouses, and single-family homes.
- » Concerns about misuse of current low-income housing by individuals not fully disclosing income and taking resources away from those in genuine need.
- » Suggestions for better monitoring and management of subsidized housing programs.

### 2. Lack of Rental Housing

- » Significant shortage of safe, affordable rental units, particularly for families, seniors, and seasonal workers.
- » Current rental options being substandard, unsafe, or poorly maintained (e.g., electrical issues, woodstove chimneys).
- » Overcrowding in some homes and underutilization in others (e.g., one person in a three-bedroom home).

### 3. Housing Diversity

Desire for a wider range of housing options, including:

- » Affordable condos and townhouses.
- » Tiny homes for seniors, single people, or those on fixed incomes.
- » Family-suitable homes with three bedrooms.
- » One-bedroom units for elders who cannot manage stairs.

### 4. Community Infrastructure and Zoning

- » Concerns about limited residentially zoned land and the re-zoning of residential areas to commercial, mining, or industrial uses.
- » Calls to prioritize residential development to support families, first-time homebuyers, and workers.

### 5. Seasonal Housing Challenges

- » Seasonal influxes of workers (e.g., railway crews or highway project teams) creating additional pressure on the limited rental market.
- » Lack of available rentals impacting tourism by limiting accommodations.

### 6. Support for Vulnerable Populations

- » Recognition of the need for housing tailored to residents on disability or those struggling with mental health or substance abuse issues.

### 7. Safety and Squatter Issues

- » Concerns about squatters occupying abandoned houses or forested areas, leading to safety risks (such as fires during wildfire season).

### 8. Other Suggestions

- » High-density housing developments to maximize land use.
- » Grants for upgrading old mobile homes and fire equipment.
- » More public consultation on housing and zoning decisions.
- » Elimination of geo-technical or archaeological testing requirements to reduce development costs.

*“What I’d like to see in my community in the next 50 years... Growth of population, especially an influx of younger families.”*

# ECONOMY

Residents face significant obstacles, including a lack of local employment opportunities, limited housing availability, and inadequate infrastructure such as grocery stores and public transportation. Additionally, high property taxes, property crimes, and the threat of wildfires deter businesses and homebuyers. Government inefficiencies and a perceived lack of vision further hinder economic development. Addressing these interconnected issues is crucial to fostering a thriving community that supports residents and attracts new investment.

### 1. Limited Employment Opportunities

- » Lack of local jobs and industries to support residents and attract new workers.
- » Insufficient investment in businesses that provide employment opportunities.
- » Low wages that prevent residents from thriving economically.

### 2. Housing Challenges

- » Limited housing availability and affordability, making it difficult for workers to live locally.
- » Homeless camps and unsightly properties further deter economic development.

### 3. Infrastructure and Accessibility Issues

- » Absence of grocery stores and public transportation forces residents to spend money outside the community, limiting local economic activity.
- » High property taxes and wildfire risks discourage both businesses and homebuyers.

### 4. Community Size and Perceived Resistance to Change

- » A small population with many low-income residents struggles to support higher-cost businesses.
- » Resistance to change among some community members slows progress.

### 5. Government and Policy Barriers

- » Complaints about government red tape, lack of financial assistance, and insufficient representation for the area in decision-making processes.
- » Perceived lack of vision from local government to drive economic growth.

## FIGURE 4: WHAT BUSINESSES OR INDUSTRIES COULD THRIVE IN THE FRASER CANYON?\*

*\*Answers also included themes such as sustainability and support for local businesses*



## TRANSPORTATION

Residents of the Fraser Canyon area highlight several critical transportation needs. A major concern is the lack of emergency and medical transportation options, with many fearing being stranded in Hope after an ambulance trip. There is a strong demand for expanded public transit, including more frequent and affordable bus services to connect with nearby cities like Hope, Chilliwack, and beyond. Taxi service is also desired. Additionally, residents advocate for improved infrastructure for active transportation, such as bike paths and sidewalks, and better road maintenance. The need for rest areas and affordable transportation options is also emphasized, particularly for those without access to private vehicles. Overall, enhancing these transportation services is seen as essential to improving quality of life and accessibility in the region.

### 1. Emergency and Medical Transportation

- » Concerns about being stranded after taking an ambulance to Hope if not admitted to the hospital.
- » Requests for emergency transportation options to assist residents in returning home safely.

### 2. Public Transit Expansion

- » Strong demand for more frequent and affordable bus services connecting Fraser Canyon communities to Hope, Chilliwack, Vancouver, and Kamloops.
- » Suggestions for daily or twice-weekly shuttle services and improved public transit options, including larger vehicles for existing services.

### 3. Infrastructure for Active Transportation

- » Calls for more bike paths, sidewalks, and safe walking routes along highways to improve mobility and safety.

### 4. Rest Areas and Road Maintenance

- » Need for rest areas with washroom facilities for travelers stranded due to highway closures.
- » Requests for better road maintenance, including addressing dangerous trees and improving highway conditions.

### 5. Affordability and Accessibility

- » Desire for affordable transportation options, such as buses or trains, to support locals without access to private vehicles.
- » Suggestions to revive services similar to Greyhound bus for

*“What I’d like to see in my community in the next 50 years...Steady jobs, FireSmart resilient emergency prepared community, being a steward of the environment.”*



## APPENDIX A: SURVEY QUESTIONS

## DEMOGRAPHIC INFORMATION

1. Which community in the Fraser Canyon do you live in?

[open-ended text box]

2. How long have you lived in the Fraser Canyon?

[open-ended text box]

3. What is your current employment status?

- a. Employed
- b. Unemployed
- c. Retired
- d. Other {please specify}: \_\_\_\_\_

## HOUSING

4. What type of housing do you currently live in?

- a. Single detached home
- b. Duplex
- c. Townhouse
- d. Mobile home
- e. Other (please specify): \_\_\_\_\_

5. Do you rent or own your home?

- a. Rent
- b. Own
- c. Other (please specify): \_\_\_\_\_

6. Including yourself, how many people live in your household?

[open-ended text box]

7. How satisfied are you with your current housing situation?

- a. Satisfied
- b. Somewhat Satisfied
- c. Neutral

d. Somewhat Dissatisfied

e. Dissatisfied

8. What housing options do you think are most needed in your community? Why?

[open-ended text box]

## DAILY NEEDS & SERVICES

9. What services or amenities do you feel are lacking in your area? Please choose all that apply:

- a. Grocery Stores
- b. Community Halls
- c. Convenience Stores
- d. Library
- e. Medical/Health Centres
- f. Parks & Recreation Sites
- g. Places of Worship
- h. Recreation Centres
- i. Schools
- j. Other (please specify): \_\_\_\_\_

10. How often do you need to travel outside your community for daily needs?

- a. Daily
- b. 2 to 3 times per week
- c. Weekly
- d. 2 to 3 times per month
- e. Monthly
- f. Other (please specify): \_\_\_\_\_

11. Do you wish these services were located closer to you? Why/why not?

[open-ended text box]

## TRANSPORTATION

12. What is your primary mode of transportation?

- a. Personal vehicle
- b. Bike
- c. Carpooling
- d. Other (please specify): \_\_\_\_\_

13. How satisfied are you with the current transportation options in your community?

- a. Satisfied
- b. Somewhat Satisfied
- c. Neutral
- d. Somewhat Dissatisfied
- e. Dissatisfied

14. What improvements to transportation would you like to see, if any?

[open-ended text box]

## ECONOMIC OPPORTUNITIES

How would you rate the job opportunities in your community?

- a. Satisfied
- b. Somewhat Satisfied
- c. Neutral
- d. Somewhat Dissatisfied
- e. Dissatisfied
- f. Other (please specify): \_\_\_\_\_

16. What types of businesses or industries do you think could thrive in the Fraser Canyon?

[open-ended text box]

17. What barriers or challenges do you see to economic growth in your area?

[open-ended text box]

## COMMUNITY ENGAGEMENT

18. How do you typically receive information about community news and events? Please choose all that apply:

- a. Website
- b. Newsletter
- c. Word-of-mouth
- d. Other (please specify): \_\_\_\_\_

19. How do you prefer to participate in local planning in your community?

- a. Online survey
- b. Attending events
- c. Other (please specify): \_\_\_\_\_

## FUTURE VISION

20. What do you like most about living in the Fraser Canyon?

[open-ended text box]

21. What changes would you like to see in your community in the next 50 years?

[open-ended text box]

## ADDITIONAL COMMENTS & GIFTCARD DRAW

22. Thank you for your time. Please tell us anything else you think we should know for the Complete Communities Assessment.

[open-ended text box]

23. Enter the draw to win a \$100 giftcard!

Name & Contact Information: \_\_\_\_\_

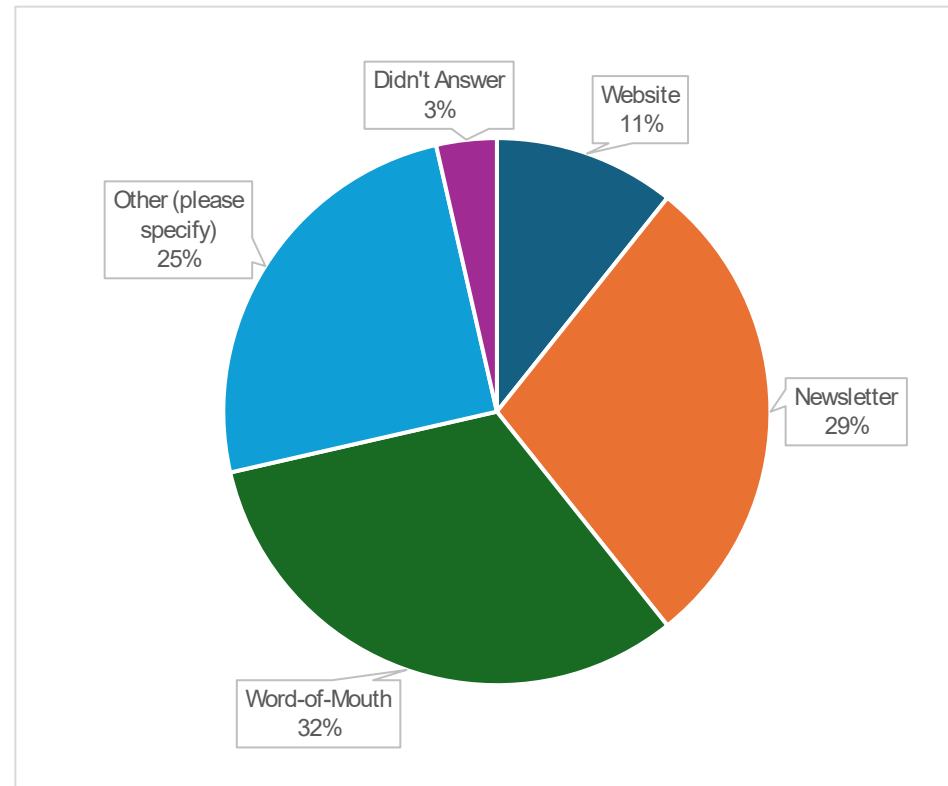


## APPENDIX B: COMMUNICATIONS & ENGAGEMENT PREFERENCES

## HOW DO YOU TYPICALLY RECEIVE INFORMATION ABOUT COMMUNITY NEWS AND EVENTS?

"Other" responses:

- Facebook Page & Social Media
- Post Office Box
- Email
- Volunteering
- Monthly Meetings



## HOW DO YOU PREFER TO PARTICIPATE IN LOCAL PLANNING IN YOUR COMMUNITY?

"Other" responses:

- Community Meeting
- Both

