APPENDIX A

Part 4 Housing Baseline Data

1 INTRODUCTION

This appendix summarizes the data on temporary accommodation for Fort St. John, Taylor, Hudson's Hope and Chetwynd. Housing market forecasts for the B.C. region are also presented. The purpose of this appendix is to support Volume 4 Section 29 Housing of the Site C Clean Energy Project EIS.

2 HOUSING BASELINE DATA

2.1 Methodology

Temporary accommodation data were obtained through personal communications and a review of HelloBC and municipal websites. The forecasts were obtained from regular publications of the B.C. Real Estate Association and Central 1 Credit Union.

2.2 Temporary Accommodation by Community

2.2.1 Fort St. John

Fort St. John has the largest inventory of temporary accommodation, with 21 hotels and motels and approximately 1,400 rooms (HelloBC 2011). Current annual occupancy for the six largest hotels is in the range of 70% and with average daily room revenues of approximately $153 (Kane 2009, 2011, pers. comm.). However, there are considerable variations in seasonal and even weekly occupancies due to demand from the oil and gas industry. Typically, weekdays will be busier than weekends and winter busier than summer, with a slack period between April and June after oil and gas demand drops and before the summer tourism season begins. Some properties may have no vacancies for long periods in the winter, particularly when major projects such as Spectra's gas plant retrofit in Taylor are in progress. Going forward, new additions to the hotel room inventory are expected. The Pomeroy Group plans to construct a new 100 room hotel in Fort St. John in 2012-2013. Other properties may also be developed (Kane 2009, 2011, pers. comm.).

Campground sites in Fort St. John, Taylor, Charlie Lake and Hudson's Hope are generally available during the early and later part of the season, though there are often no vacancies in the peak of summer. The operating season is mid-May to late September, but there are two facilities that operate year-round.

2.2.2 Taylor

Accommodations in Taylor include two campground/RV parks and two motel facilities, with a combined total of 144 units (HelloBC 2011).

2.2.3 Hudson's Hope

Accommodation in Hudson's Hope includes the Best Western Inn and Suites, the Sportsman Inn and two resort lodges. The number of rooms totals 312. The District has three public campgrounds with a total of 77 sites. Two private campgrounds have another 39 sites (District of Hudson's Hope 2012). The District sites are available for a

maximum two-week stay to ensure accessibility for tourists. The two private campground operators make RV sites available to long-term contract workers with one operator holding several sites for daily rentals. Campground and RV sites are typically available from April 1st to mid-October, but weather conditions may alter the season. One private campground has allowed trades people or contractors to use RV sites year round in 2011 / 2012.

The District of Hudson's Hope also owns a former BC Hydro mobile home park with approximately 12 cement pads with water hook-ups. In addition, there is a private trailer park with trailers available for rent and another local business that has several small self contained homes for rent.

2.2.4 Chetwynd

Chetwynd has experienced numerous resource booms and busts over the last 20 years in forestry, coal, wind energy and now oil and gas. The community has strategically managed its temporary accommodation to facilitate business development and optimize local benefits. The community offers a placement and booking service to ensure seasonal workers can be housed locally. Ten hotel/motel properties have 424 rooms, while lodges/camps and bed and breakfasts have 78 units. Campground sites are available throughout the summer with Moberly Lake Provincial Park being the largest with 109 campsites. Campgrounds operate from early to mid-May until late September of early October (District of Chetwynd 2010).

2.2.5 Dawson Creek

Dawson Creek has the second largest inventory of temporary accommodation in the PRRD, after Fort. St. John. In the last five years, oil and gas, and coal, activity has increased demand for all accommodation properties including hotels, motels, RV parks, campgrounds, and bed and breakfasts. As Mile "0" of the Alaska Highway, Dawson Creek has traditionally led the region in campground and RV capacity, and now has 10 facilities and 522 units, several with full services. Fifteen hotels and motels offer a total of 813 rooms. Operators include Pomeroy Inn and Suites, Ramada and Holiday Inn Express.

2.3 Housing Market Forecasts

The B.C. Real Estate Association (BCREA) has forecast higher sales activity and prices for most of B.C. and individual real estate board regions through to 2013 (Table 1).

Table 1 Housing forecast summary, 2011-2013

Change by Region	Unit Sales			Average MLS Price ($)		
	2011	2012f	2013f	2011	2012f	2013f
B.C. Northern	511	530	550	216,470	218,000	220,000
% change from previous year	0.4	3.7	3.8	5.5	0.7	0.9
Northern Lights	3,891	4,050	4,190	219,061	220,900	223,500
% change from previous year	5.8	4.1	3.5	3.9	0.8	1.2
B.C.	76,817	78,400	80,500	561,026	548,500	553,000
% change from previous year	2.9	2.1	2.7	11.1	2.2	0.8

NOTE:
f - forecast
SOURCE:
BCREA (2012)

Central 1 has a similar forecast but expects more robust price increases in the Northeast, as shown in Table 2.

Table 2 Northeast transaction and price projections, 2009-2013

Forecast Parameter	2009	2010	2011	2012	2013
Number of Annual Residential Resale Transactions	924	1,096	1075	960	1240
% Change	-32.5	18.6	-1.9	-10.7	29.2
Median Annual Residential Price	213,250	213,000	221,000	225,000	235,000
% Change	6.9	-0.1	3.8	1.8	4.4

SOURCE:
Central 1 (2011)

3 REFERENCES

3.1 Literature Cited

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3.2 Internet Sites

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3.3 Personal Communications

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