

HOUSING

VOLUME 4, SECTION 29

The Environmental Impact Statement (EIS) details the environmental assessment undertaken for the Site C Clean Energy project. The EIS includes the project rationale, identifies potential effects and proposes measures to avoid or mitigate these effects. The EIS also describes the benefits Site C would provide for customers, Aboriginal groups, northern communities and the province as a whole.

ABOUT THE ASSESSMENT

The assessment of effects on housing takes into account the project plans to provide worker accommodation, and the current capacity of the local housing market to respond to increased demand.

Change in the demand for housing considers the following key indicators:

- Occupancy and vacancy rates
- Occupancy costs
- Multiple Listing Service activity
- Residential construction activity
- Planned housing developments and land available for housing
- Housing ownership and type



ASSESSMENT AREA

The local assessment area is the Peace River Regional District, which aligns with the assessment areas for Labour Market and Population and Demographics. As with population, the communities nearest to the project, Fort St. John, District of Taylor, and PRRD Area C, are where the majority of in-migrating new residents would be expected to live and, therefore, where demand for housing would be expected to change. The regional assessment area is the same as the local assessment area.

SUMMARY OF POTENTIAL EFFECTS AND MITIGATION MEASURES

POTENTIAL EFFECTS	KEY MITIGATION MEASURES
Change in the demand for housing during construction	<ul style="list-style-type: none"> • Provide self-sufficient camp accommodations for project workers, as required • Provide logistical assistance to the project workforce seeking local accommodation, through a community camp coordinator • Build approximately 40 new permanent housing units to be used by the construction workforce in the Fort St. John area, to expand the supply of rental housing. Transition the units to permanent affordable housing

POTENTIAL EFFECTS	KEY MITIGATION MEASURES
	<p>use after construction</p> <ul style="list-style-type: none"> • Build up to 10 new affordable housing units to be used by the community in the Fort St. John area, in partnership with BC Housing, to expand the supply of affordable housing • Expand the supply of temporary accommodation by expanding the supply of long-stay RV sites in partnership with the private sector or local governments • Pre-book hotel and motel space when substantial temporary hotel accommodations are required • Provide financial support to emergency or transitional housing providers in the Fort St. John area

KEY FINDINGS

- The provision of workforce camps and new in-community housing units will mitigate temporary construction phase effects on housing.
- The project demand for rental housing has the potential to create temporary low vacancy rates when labour requirements and population effects are peaking, which is expected to be low in magnitude and duration as the market responds.
- Because the housing market is expected to respond to the change in demand, and new units are, and will continue to be, built in response to increased demand, the residual effect of the project on housing is not considered to be significant. As the market response may be delayed, the rental market vacancy rate and price will be monitored throughout the construction phase. Other mitigation measures will be implemented as required in consultation with the local community.

ABOUT THE SITE C CLEAN ENERGY PROJECT

Site C is a proposed third dam and hydroelectric generating station on the Peace River in northeast B.C. Site C would provide 1,100 megawatts (MW) of capacity, and produce about 5,100 gigawatt hours (GWh) of electricity each year – enough energy to power the equivalent of about 450,000 homes per year in B.C.

Site C is undergoing a cooperative environmental assessment by the Canadian Environmental Assessment Agency (CEA Agency) and the British Columbia Environmental Assessment Office (EAO). The environmental assessment process commenced in August 2011 and is anticipated to take approximately three years to complete.

FOR MORE INFORMATION visit bchydro.com/sitec

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