

## Alistair McInnis

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**Subject:**

FW: Nov 7 Request for Delegation - RDEK EA Housing Needs Reports

Hi Alistair,

See below Turner Drake & Partners' request to appear as a delegation at the November 7, 2024 Planning & Development Services Committee Meeting. I have cc'd Rory Stever, who has led the work for the RDEK and will introduce the delegation.

If you have any questions, do not hesitate to let me know!

All the best,

Andrew

**1. The topic on which you wish to speak;**

The Housing Needs Interim Update reports for the six RDEK electoral areas

**2. An executive summary or outline of the presentation to be made;**

The purpose of Housing Needs Reports is to provide a comprehensive understanding of current and projected housing conditions within a community or region. For the RDEK, this work serves as an update to previous reports submitted by Turner Drake & Partners in November 2021, incorporating new Census and market data to present a more up-to-date picture of East Kootenay's rural communities.

Housing Needs Reports are required by BC's Local Government Act and the Housing Needs Reports Regulation, as amended by Bill 44. These reports inform land use planning and social policy initiatives at the local level, while also providing solid evidence for advocacy to higher levels of government. Regular updates to these reports are essential for adapting to changing market dynamics and ensuring decision-makers have access to the most recent data.

The reports highlight a mix of affordability challenges, demographic shifts, and market trends, with both commonalities and distinct nuances across the six electoral areas. The key themes are summarized as follows.

### Affordability and Income Vulnerability

Across the rural RDEK, considerable portions of households face housing affordability challenges, with between 7% and 14% of households spending more than 30% of their income on housing, depending on the community. This is often exacerbated by rising gaps between local incomes and housing prices, a trend that has worsened since the 2021 Census. Although some residents are financially secure, a notable percentage of households across the electoral areas – ranging from 18% to 21% – are classified as "very low" or "low" income, making them particularly vulnerable to housing affordability issues. These concerns underscore the need for affordable housing interventions, especially for lower-income households.

### Housing Demand Projections

The provincial methodology for determining future housing demand by community suggests a substantial need for dwellings by 2041, with required units ranging from 291 to 889. A portion of this demand is expected to come from households needing below-market or deeply affordable units, with the number of such units identified as necessary varying from 62 to 170. In total, 2,755 units may be required by 2041 across the rural RDEK. With a recent historical average permitting volume of about 150 annually, the rural areas may already be on track to meet

future targets; however, not all areas are building at the same rate and it is uncertain how markets will evolve over the next two decades.

### Senior Housing Needs

One of the most significant demographic trends across the regions is the expected growth in senior-led households, with projected increases ranging from 11% to 59%. By 2041, senior-led households are anticipated to represent between 30% and 49% of all households, depending on the community. This will likely increase the demand for senior-specific housing, such as accessible homes and facilities offering supportive services, particularly as the incidence of disabilities rises within this age group.

### Family-Specific Housing Needs

All areas should see some form of increase of local families, driven by growth among younger adults and youth populations. The rise of families would generally translate to a need for larger units with more bedrooms.

### Secondary Suites and Short-Term Rentals

Secondary suites have become an increasingly popular form of housing across the rural areas, making up between 4.5% and 9% of the total dwelling stock. This trend points to growing demand for more flexible and affordable living arrangements, particularly as housing affordability challenges persist.

In contrast, short-term rentals (STRs) have a more mixed impact, with some areas seeing negligible effects on housing availability, while others, especially those with a tourism focus, experience a significant portion of their housing stock – up to 16% – allocated to STRs.

### **3. The name of the designated speaker(s);**

1. Andrew Scanlan Dickie, LPP, MCIP

Manager, Planning Division – Turner Drake & Partners Ltd.

2. Rory Stever

Planner 2, RDEK

### **4. The specific action which is being requested of the Board;**

To receive the six electoral area housing need interim update reports

To approve the publishing of said reports to the RDEK website

### **5. If you are attending the meeting in person or via Zoom; and**

I will be attending via Zoom

### **6. Whether or not you will have a powerpoint presentation**

I will have a powerpoint presentation

**Andrew Scanlan Dickie, B.Comm., M.Plan, LPP, MCIP**

*Manager, Planning Division*

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