

Resort Village of Candle Lake

Housing Needs and Demand Assessment

prepared for
Resort Village of Candle Lake

Final Report
February 17, 2023

Abstract

This report is intended to provide the Resort Village of Candle Lake with an assessment of factors that would affect market interest for a market-driven independent living housing project for older adults aged 55+.



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A handwritten signature in cursive script, appearing to read "Alan G. Wallace".

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1 Background

Several community members of the Resort Village of Candle Lake have held informal discussions about the need for more housing options within the community. More specifically, there appeared to be a growing need and desire for housing that would meet the needs of healthy, independent, older adults and seniors. The aging of population, particularly in the 'boomer years', has resulted in a common and growing need for housing options which would allow residents to stay in the community without the demands and costs of owning a cottage property.

A small informal group met during the summer of 2022 to determine the next steps and obtain more information to see if a housing project was viable. It was decided that the Resort Village could undertake a Housing Needs and Demand Assessment with the assistance of a consultant. These types of assessments are normally associated with affordable housing projects but can be used to quantify housing need and demand for specified market-driven projects as well. These assessments usually precede a formal business plan and help to quantify the actual level of demand and housing need within a specified market.

2 Assessment Overview

This Needs and Demand Assessment is an analysis provided to determine whether the discussions within the community held to date have validity and enough economic potential for a new housing project (or more than one project). It begins to quantify the changing housing needs as well as describe what type or format of new housing may be desired.

There are several components which comprise this housing needs and demand assessment:

- Community Meeting
- Background Data
- Community Survey
- Location Assessment

a. Community Meeting

A community meeting is the first step towards gauging interest in a new housing development. A general community meeting was organized and held on Monday October 24, 2022, at the Candle Lake Community Hall.

b. Background Data

A housing assessment relies on information and data about the current housing, income, and population characteristics of the community.

c. Community Survey

A survey was developed for people who are aged 55 and older. The survey was made available in both hard copy and online. The survey was open to receive responses from October 24 to December 7, 2022. The survey and detailed results are included in this report.

d. Location Assessment

The scope of a Needs and Demand Assessment can include a high-level review of locations which may be considered for further business planning purposes. This assessment does not recommend any one site. Instead, it will look at the current options available and link the location to other development objectives within the Candle Lake community.

e. Relevant Project Examples

A scan of projects serving a similar Need and Demand was conducted and a summary of relevant examples is provided.

3 Community Meeting Summary

It was estimated that approximately 80-90 people attended the community meeting on October 24, 2022. The meeting started with an introduction by two members of the community group who described where the idea for new housing options began and the need within Candle Lake. The agenda package is included as **Attachment A** and covered the following:

1. Welcome and Introductions
2. Brief Description of Community-led Initiative
3. Project Development Steps Overview
4. Needs and Demand Assessment Description
5. Review of Survey Questions
6. Questions & Answers
7. Meeting Close & Wrap-Up

The majority of time used at the Community Meeting was to field questions about the idea to increase housing choices at Candle Lake. There was also substantial interest in linking the development of new housing for seniors to increasing health care options at Candle Lake.

The meeting successfully achieved its objective which was to provide residents with an overview of the idea. It also confirmed to the organizers that there is substantial interest in the topic of increasing housing options at Candle Lake and there was value in moving to the next step (Need and Demand Assessment).

Each attendee received a hardcopy of the community survey as well as a link to the survey online. The survey results have been analyzed and are included within this report and form a substantial part of this assessment.


4 Background Data

Population

District Population	2006	2021	% change
Resort Village of Candle Lake	792	1160	46%
RM Paddockwood	976	1071	10%
RM Lakeland (incl Elk Ridge)	1043	1300	25%
Village of Christopher Lake	215	302	41%
TOTAL for the NC Lakelands District	3026	3833	

Candle Lake is experiencing rapid growth that outpaces that of the province and the surrounding North Central Lakelands District. It now accounts for 30% of the population in the District, up from 26% in 2006.

Age Profile

Age Profile	2006	2021
Under 19	80	115
20-54	270	275
55-79	410	720
80+	35	50
TOTAL	795	1160
# retirees	445	770
 % retirees	56.0%	66.4%
% working	34.0%	23.7%
% youth	10.1%	9.9%

Average Age (2021)	Median	Mean
Candle Lake	62.4	56.1

Income

Income (2020)	Median	Mean	>\$100K
Saskatchewan (2021/2022)	\$82,000	\$78,000	10.5%
Candle Lake	\$90,000	\$103,600	40.7%

Dwelling Types

Dwelling Type	%
One Unit Dwellings	96.6%

Property Values

Property	No.	Avg Lot Size (ac)	Average Price
House and Land	20		\$477,265
Land Only (residential lot)	19	.386	\$ 78,089
Saskatoon			\$331,400
Saskatchewan			\$321,000

The above information was derived from the Point2homes.com and CREA Stats websites.
A total of 39 properties reviewed.

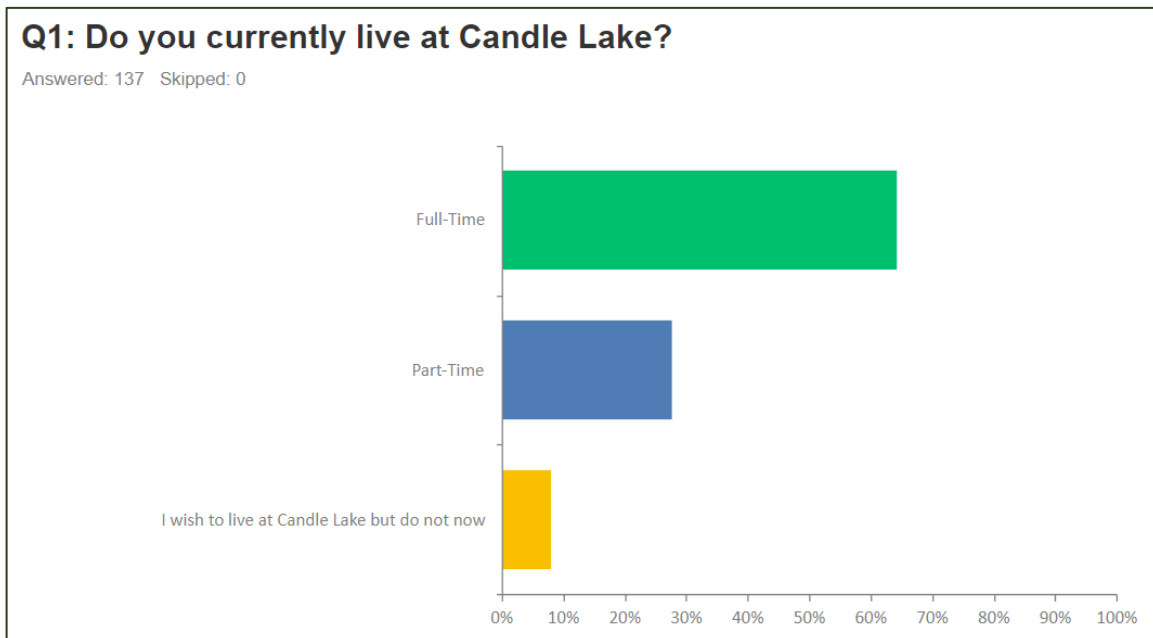
5 Community Survey Summary

The survey instrument used is contained in **Attachment B**. There was a total of 137 responses to the survey. This is considered an outstanding level of response for a community of this size. Given that the respondent group, or target, was people aged 55+, we are confident that the survey results are highly representative of the 55+ target group. The response rate has been estimated at 31.4%.

The results were put through a sample size calculator and 137 responses represents a 95% confidence level with a +/- confidence interval (margin of error) of 7%.

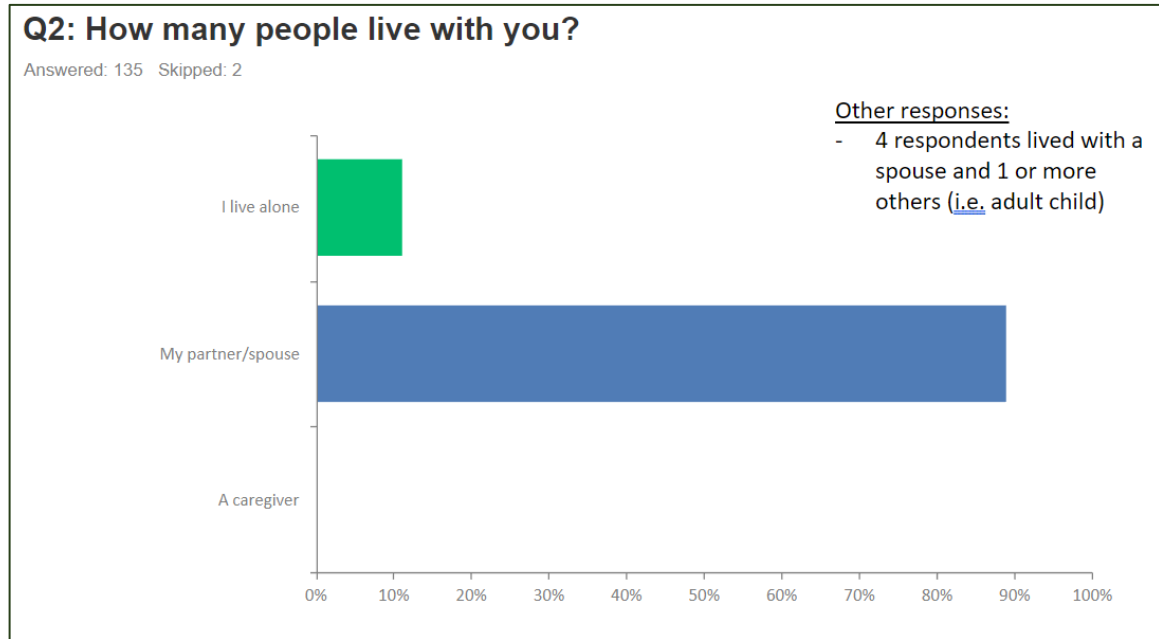
Place of Residence

The first question determined the place of residence. The chart below shows that the majority of respondents (64.2%) live full-time at Candle Lake.



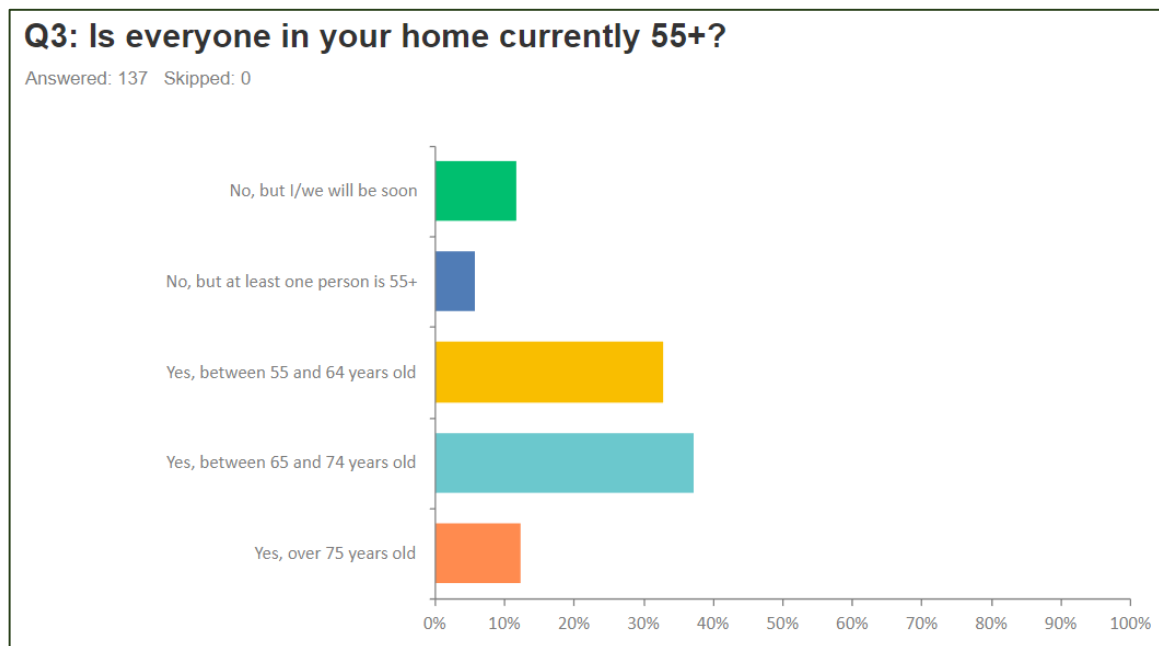
Household Size

The next question determined the household size. The vast majority of respondents live with a spouse or partner (88.9%). Eleven percent (11%) live alone. Refer to graph on the following page.



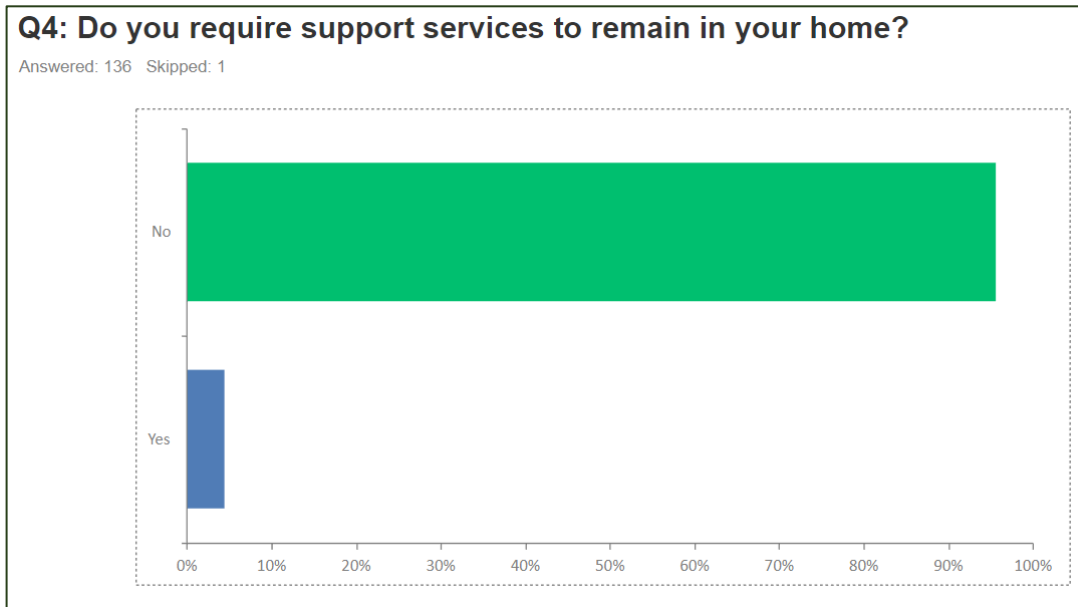
Age of Occupants

Question 3 determined the age of occupants who responded to the survey. One-third of respondents were between the ages of 55 and 64 (32.9%) and another third were between 65 and 74 years old (37.2%). Approximately 12% were soon to be 55+, and 12% were over 75 years old.

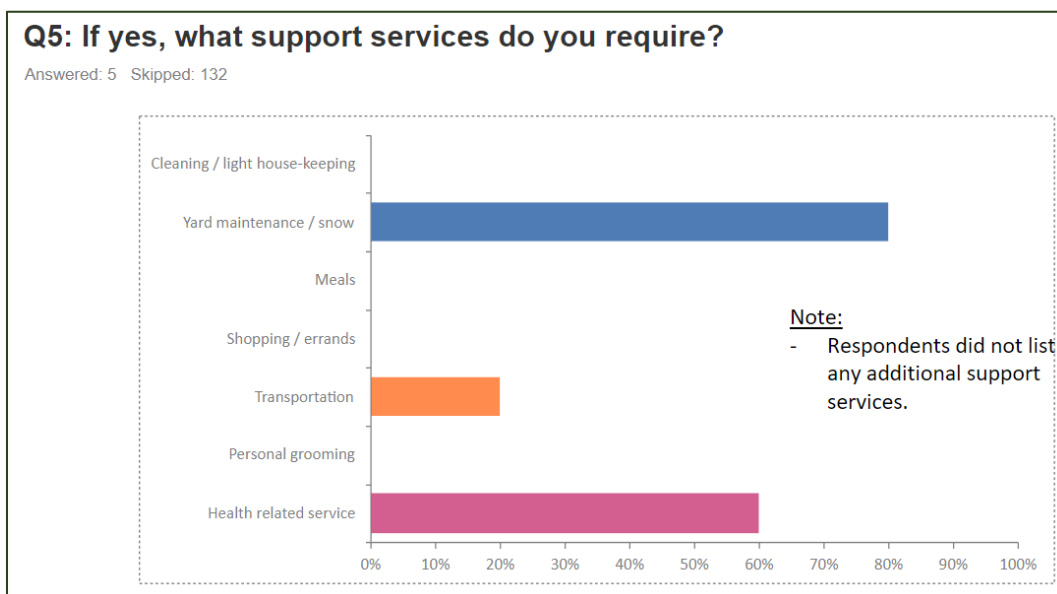


Support Services

Question 4 asked respondents if they currently require any support services to live in their home. Support services include any external service such as maintenance assistance (cleaning) or health-related services (home care). The vast majority of respondents currently do not require support services to remain in their home (95.6%). However, in the open-ended comments, many respondents commented that they may soon require assistance with maintenance and assisted living support.

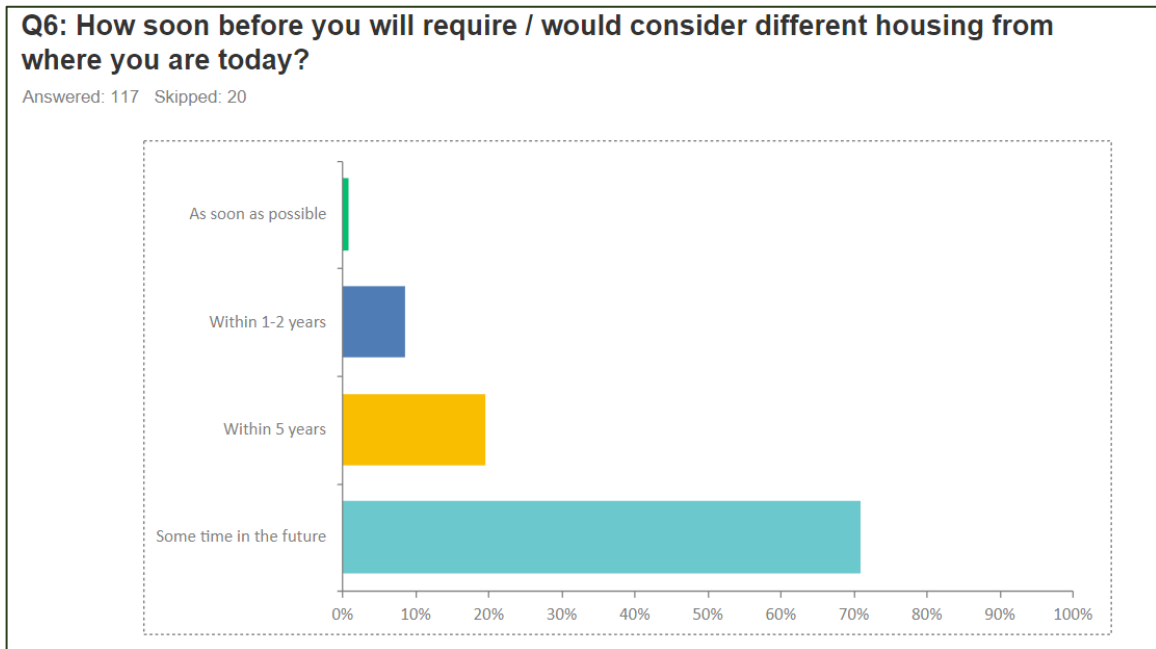


Question 5 probed into the Support Services currently required. Only 5 respondents indicated that they currently require any support services, and the supports were all related to Yard Maintenance/Snow, Health Related Service or Transportation.



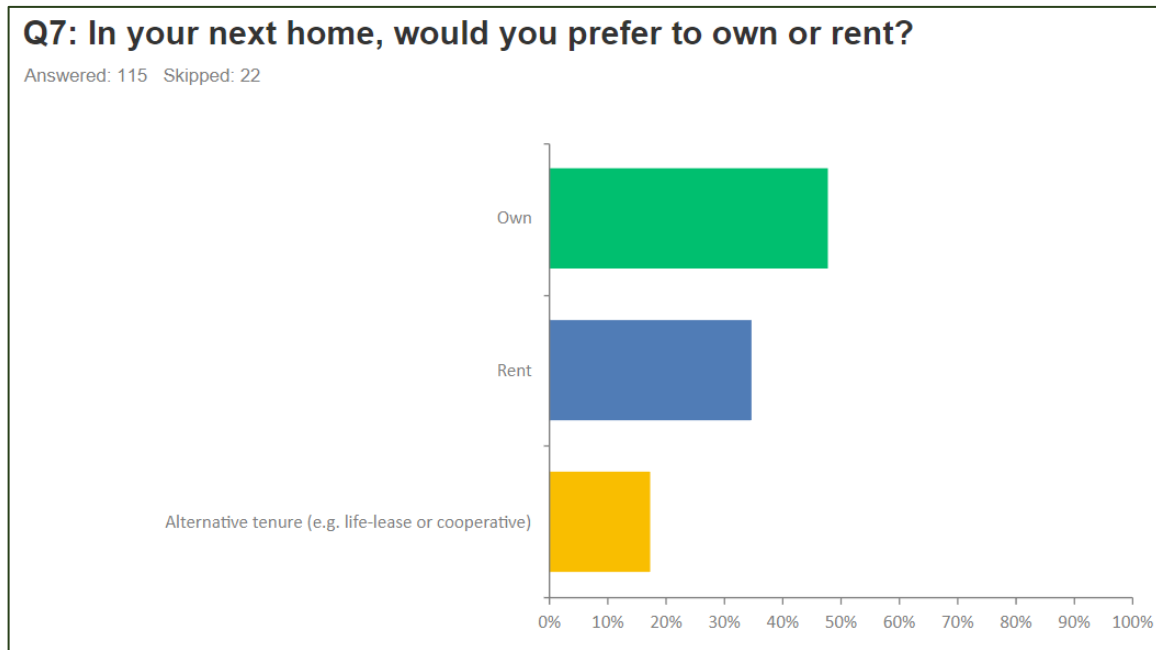
Timing for New Housing

Question 6 referred to when a new housing development for seniors would be desirable/needed for most respondents. Most respondents are not considering moving to a new housing development within the next five years (70.9%). However, thirty-four (34) respondents indicated that they would consider a new housing development within 5 years (29.1%). Given that fully one-third of respondents are between the ages of 55 and 64 years old, it would be reasonable to assume that the demand/need for a new housing development for seniors would increase each year for several years.



Preferred Tenure

Question 7 asked respondents if they would prefer to own or rent their next dwelling. It also offered an alternative tenure such as a life-lease or co-operative arrangement. The results seem to indicate a split with approximately one-half (47.8%) preferring to own, and one-half preferring to rent or would consider an alternative to owning (52.2%). Of the one-half who would prefer not to own, only eighteen percent would consider an alternative form of tenure (17.4%).



Themed Responses

The survey left room for open-ended responses from respondents. The question which was posed was *“Is there anything else you feel we should know about your housing needs?”* The survey gathered 56 written responses to this question. The respondents focused on providing information about what features they would like to see and what services they need before they would consider moving to a new seniors’ housing development.

The responses were reviewed and appeared to fall into five (5) main themes:

- **Location Considerations**
These were responses related to a preferred location and the attributes that are desired from a location perspective.
- **Development Related**
These were responses related to the specific development and included both features within the buildings and site-specific features desired.
- **Services**
These were responses indicating preferences and needs of people who will need services specific to seniors and want them to be available as part of the housing development, or in proximity.
- **Health Related**
These responses indicated a strong linkage between remaining at Candle Lake and convenient access to medical and health services.

- **Amenities**

These responses referred to on-site and building amenities which people desire for wellness, social, and fitness activities.

Below are the results of the themed responses and the frequency in which they were mentioned.

Location

Close to Community Services / Village Centre	3
Access to Parks / Walking Trails / Connectivity	3
Access to Marina	1
Located Close to Community Hall	1
Lake/Water View	1

Development Related

Garages / Covered Parking / Underground Parking	7
Accessibility (wide doors, hallways, etc.) / Few Stairs	6
Social Spaces / Common Area / Outdoor Sitting	5
Allow Other Housing On Site / Age in Place	4
Storage / Facilities for Boats/RVs	3
Independent Living / Condo	3
Privacy and Greenspace	2
2 Bedrooms	2
Open Floor Plan	2
Visitor Parking	1
Semi-independent	1
Affordable	1

Services

Senior Care Services / Assisted Living Available	13
Site/Building Maintenance Provided	8
Meals / Groceries / Food Service Available	6
Wellness Services / Planned Recreation Activities Offered	4
Transportation (to appointments)	3
Pet Care	1
Hairdresser	1

Health

Access to Medical & Health Services	13
Full-time Nurse Practitioner / Doctor	3
Hospital / Ambulance Service	2
Laboratory Services	1

Amenities

Gym / Fitness facilities	3
Pool	2
Hot Tub / Sauna	2
Workshop / Art Studio	1
BBQ Area	1

Below is a graphic which shows at a glance the main elements desired by respondents to the survey with larger text indicating larger preference (more frequently mentioned).



To summarize, if we take the top two requests in each category, here is a representative list of characteristics describing a preferred seniors' housing development:

- Close to Community Services / Village Centre
- Access to Parks / Walking Trails/Connectivity
- Garages / Covered Parking / Underground Parking
- Accessible Units / Few Stairs
- Senior Care Services /Assisted Living Available
- Site / Building Maintenance Provided
- Access to Medical / Health Services
- Full-time Nurse/Doctor in the community
- Gym / Fitness Facilities
- Hot Tub / Sauna

6 Assessment of Demand Factors

The following summary provides explanation about the relevance of the above data in the context of a new housing development for seniors.





A green indicator means this variable is favourable for a new seniors housing development.






A yellow indicator means this variable is less favourable for a new seniors housing development



A red indicator means this variable is least favourable for a new seniors housing development.

Variable	Explanation	Considerations	Assessment
Population	The resident population of Candle Lake has grown by 46.5% over the last 15 years. Candle Lake’s proportion of growth has exceeded the growth in the District.	<ul style="list-style-type: none"> Candle Lake remains an attractive location for residents which has attracted a large proportion of growth in the popular Lakelands district. 	 <p>Resident interest in continuing to live in Candle Lake is demonstrated by both the meeting attendance and survey participation rate. The number of households considering a move increases annually, with 1/3 of respondents considering a move within 5 years.</p>
Age Profile	The age profile shows a large percentage of residents who are now in their 60’s and thinking about their next housing option.	<ul style="list-style-type: none"> The size of the meeting turnout, when coupled with the survey responses, suggests desire to remain in the community. Most residents are not considering a move before 2024 (only 9% wish to move sooner). In 2024, the number of residents who will be considering a move grows substantially larger (20%) and is expected to continue to grow for several years. 	 <p>The timing is right to begin planning and designing a new housing option in Candle Lake for people aged 55+. Demand is expected to grow beginning in 2024.</p>

Variable	Explanation	Considerations	Assessment
Income	Candle Lake's median and mean (avg.) household incomes exceed those in Saskatchewan by a significant margin.	<ul style="list-style-type: none"> • There is strong income base within the resort village for a new seniors' housing development. • 33% of the average household income is \$33,148 per year available for housing (\$2762/month). • There is likely income sufficient to fund on-site services for seniors. 	 <p>Income does not appear to be a barrier to considering a new seniors' housing development.</p>
Dwelling Types	The resort village of Candle Lake is comprised almost entirely of single-family dwellings.	<ul style="list-style-type: none"> • The lack of housing options is causing concern for many seniors who wish to remain in Candle Lake. • Ongoing maintenance of property is cited as one of the largest reasons why another housing option is being considered (see Community Survey Results) 	 <p>Candle Lake will lose population in the 55+ age category unless there are other options built in the community.</p>
Property Values	Property values in Candle Lake reflect the demand for lake living with high property values.	<ul style="list-style-type: none"> • It is assumed that many seniors will have substantial equity in their home. 	 <p>The equity could be used to finance a purchase or rent a new dwelling within a seniors' community.</p>

The background data indicates that there are no significant barriers or issues preventing the resort village from moving to the next stage and considering a new seniors' housing development at Candle Lake.

7 Location Assessment

The location assessment is provided solely to indicate that there are options available which appear to meet the preferences expressed by the survey respondents. This adds to the overall assessment of feasibility. This section looks at two locations which appear to satisfy the location preferences of respondents who offered an opinion on location. The scan was confined to properties owned by the Resort Village. Other options (privately owned sites) may be explored as this project moves to the next stages (expression of interest and pre-design).

Before we look at sites, we need to start with a general idea of the type and form of development which is being considered. In this assessment, we have used the survey results to visualize a development which is favoured by the respondents. The following development is envisaged by respondents:

- Dwelling Group (single site with multiple buildings/dwellings)
- Bareland Condominium – (own the dwelling; % ownership in the land)
- Small bungalows with garages
- Care Home facility (age in place; likely a multiple unit dwelling)
- Common areas with amenities
- 30 – 40 units (to start)
- 2 – 3 acres of land (to start)
- Phased development (allow for expansion)
- Connection to both Village Centre and Community/Recreation Centre

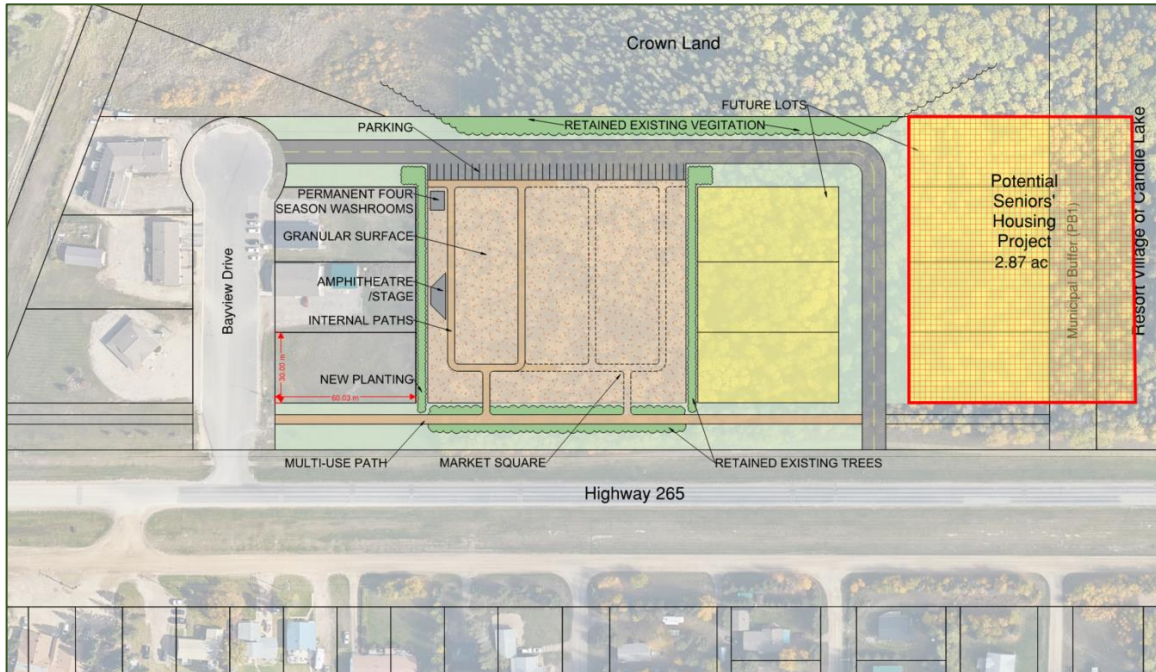
The following map shows two locations which were considered in this assessment. Location 1 is near Bayview Drive adjacent to the proposed 'Village Centre'. Location 2 is a series of subdivided single family lots located along Sunset Way. The map on the following page illustrates these locations.



Location One

The Resort Village owns property adjacent to Highway 265 adjacent to Bayview Drive. This area has been the subject of preliminary discussion towards establishing a Village Centre with a Market Square surrounded by development. The graphic below shows what a potential three-acre site might look like if it were located south of the Market Square. A hard surface walking trail could be developed linking the new development to the Community Hall/Recreation Area as shown in green in the graphic above.

The expected residential density of a bareland condominium with multiple small bungalows is approximately 10 to 12 units per acre. A three-acre site would yield approximately 36 independent units. The total number of units could increase if it were comprised of 24 small independent bungalows and 16 assisted care units in a separate multiple unit dwelling.



The location above is zoned C1 – Commercial District which does not permit dwelling groups or multiple unit dwellings. Therefore, a rezoning process would need to be undertaken to accommodate a new dwelling group and multiple unit dwellings.

Location Two

The Resort Village owns 24 subdivided residential lots located on Sunset Way. The lots are located across from the Community and Recreation Centre (west side of Highway 265).

The lots are approximately 9,000ft² in area (0.21 ac.) each with standard single family lot dimensions. The land is zoned R1 Low Density Residential District and would require rezoning to allow for a dwelling group and multiple unit dwellings.



This assessment shows that in order to create a suitably sized site approximately six (6) of the single family lots would need to be allocated to the project and over 1 acre of Municipal Reserve land would need to be acquired.

A 2.7-acre site could be created and would be sufficient for approximately 20 – 22 independent bungalow units with space remaining for a small care home facility. This location has potential, but is **not as desirable** as Location 1 for the following reasons:

1. The lots were subdivided and intended for one-unit dwellings. Consolidation would need to occur.
2. Rezoning is necessary to accommodate any multiple unit dwellings. This may cause the existing residents on Sunset Way to resist attempts to bring higher density to the area.
3. Residents would need to safely cross the highway to access the Community Hall and Recreation Area. This may require the addition of traffic calming measures on Highway 265.
4. The development is not within convenient walking distance to the Village Centre area.
5. Expansion potential is more restricted at this location.

8 Sample Developments

The following developments are intended to identify residential developments which are located in lakeside and resort settings and serve the housing needs of seniors. These are for information only.

A. Independent Rental - Tamarack Villas (Prince Albert)

<https://meeksproperties.ca/tamarack-villas/>.

These are market rental independent living units with the following features:

- Central Air Conditioning and Heat
- Water
- Washer/Dryer
- Attached Single Car Garage
- Garbage and Snow Removal, Yard Maintenance
- No Property Taxes
- Fridge
- Stove
- Dishwasher
- Over the range microwave



Rents are advertised at \$1,600 per month.

B. Supportive and Subsidized Housing – Sylvan Lake Foundation (Alberta)

<https://www.sylvanlakelodgefoundation.com/about-us>

The Sylvan Lake Foundation first opened the Sylvan Lake Lodge in July 1966 with the traditional "U" shape that housed 50 residents. Until 1975, the Sylvan Lake Foundation employed a live-in Matron. In 1990, extensive renovations were completed, increasing the size of the rooms but downsizing the number of rooms available to 41. In 2000 another 18 rooms were added.

In 2003 the Sylvan Lake Foundation partnered with Bethany Care Society, the David Thompson Health Region, the Extended Care Society, and the Province of Alberta to provide an "aging in place" facility on the existing land adjacent to the Lodge. The Foundation provides dietary, housekeeping and laundry to the long-term care facility.

Sylvan Lake Lodge

The Lodge program is a partnership between municipal and provincial agencies providing subsidized housing for senior citizens who benefit from a wellness centered program offering nutritious meals, recreational programs, and the security of having 24-hour staffing.



Sylvan Manor

Officially opened in 1967 the Manor is a twelve-suite government subsidized self-contained apartment building with a central common area. Each suite is a one-bedroom unit complete with kitchen, living room, bathroom, and storage. There are laundry facilities and allocated parking spots. Rent is charged at 30% of tenant's gross monthly income. Other charges include utilities, telephone, and cable.

Residents come to continuing care referred from Alberta Health Services, after being assessed by a health care professional. Placement in continuing care is done through Transition Services, a division of Alberta Health Services.

C. Regency Resorts (Kelowna, Vernon, Penticton, B.C.)

<https://www.regencyresorts.ca/>

Full-service, independent, luxury rentals, \$/month varies, but expensive.

The basic package for Northwood rental tenants will come with daily evening meals, transportation, activities, and a 24-hour medical alert service. The public areas will include the kitchen and white tablecloth dining room, fireside lounge with a piano, theatre, book and computer library, activities room with a pool table and shuffleboard, a woodworking shop and spa and fitness facility. Regency likes to provide unique attributes to each of their facilities in Kelowna. For Northwood, there will be a 3,000 square-foot indoor garden in a 20-foot-tall conservatory that is annexed to the dining room. Northwood will also be the first Regency resort with a home winemaking facility. For seniors looking to leave their own home or apartment for a senior's facility is not about giving up independence. You are actually increasing your independence because you no longer have to be dependent on yourself or others for transportation, home maintenance issues, grocery shopping or to maintain a yard. All of that is looked after for you.

D. Elliot Lake Retirement Living (Elliot Lake, Ontario)

<https://retireelliotlake.com/>

Affordable Rentals – Apartments, Townhomes, Homes, Lake Living

**D. Crossmount (RM of Corman Park, Sask.)**

<http://crossmountvillage.ca/>

Crossmount’s website indicates it is “designed for active older adults who prefer the peace and quiet of country life, while maintaining easy access to city amenities. A variety of housing styles are currently available including independent orchard homes and country cottages. Orchard homes are two-bedroom homes while country cottages are all one bedroom. Country cottages are available in stand-alone and semi-detached styles. All accommodations boast lovely views and the joy of independent living in a safe aging-in-place environment. Crossmount is driven by a continuum of care philosophy so you can feel assured that aging-in-place is a reality here, regardless of changes in your health. At Crossmount we are committed to keeping couples together and keeping people in their homes. We hope residents will remain active, invigorated, engaged and healthy. If health needs do change, on site in-home health services are available so you can stay in your home and in your community as long as you choose.”



9 Needs and Demand Assessment Summary

The results of this needs and demand assessment clearly indicates that **there is quantifiable evidence that a new seniors' housing development would be supported and needed at Candle Lake within 3-5 years.** Several key indicators such as age distribution, income, level of interest and location options provide a sufficient level of confidence to move forward to the next stage. The results indicate further that the level of demand would likely grow over time leading to a second phase, or second project, to be considered within the next 5-10 years.

10 Recommendations and Next Steps

There is no need to define this project any further at this stage. It is now time to seek professional builders/developers who would be interested in a seniors housing project at Candle Lake.

This report does not advocate for any specific type of development or location. It is an assessment of demand and market readiness to move towards a new housing development, with the assistance of the Resort Village. The Resort Village has indicated that they would be willing to facilitate the next steps. The next step would be to solicit builders through an Expression of Interest. The Resort Village would assist to ensure the process is fair and transparent.

It was our (Wallace Insights) assumption that since this idea came from the community members, that they would continue to play a role in selecting the location, design, and procurement for a seniors housing development. The next step is **Step 3** identified in **Attachment C**.

Attachment A - Community Meeting Agenda Hand-Out



Community Housing Meeting

Agenda

October 24, 2022

- 1) Welcome and Introductions (6:30 pm)
- 2) Brief Description of Community-led Initiative (6:35)
- 3) Project Development Steps Overview (6:45)
- 4) Needs and Demand Assessment Description (7:00)
- 5) Review of Survey Questions (7:15)
- 6) Questions & Answers (7:30)
- 7) Meeting Close & Wrap-Up

To complete the survey online (most anonymous option):

<https://www.surveymonkey.com/r/CandleLakeHousing>



Attachment B – Survey Instrument

HOUSING NEED AND DEMAND

*Thank you for participating in this survey to help the Resort Village of Candle Lake understand how housing needs may be changing in the community. Survey responses will remain confidential and all data collected through this survey is anonymous. **This survey may be completed online at <https://www.surveymonkey.com/r/CandleLakeHousing>***

1. Do you currently live at Candle Lake?

- Full-Time Part-Time I wish to live at Candle Lake but do not now

2. How many people live with you?

- I live alone My partner/spouse A caregiver Other (please explain)

3. Is everyone in your home currently 55+?

- No, but I/we will be soon
 No, but at least one person is 55+
 Yes, between 55 and 64 years old
 Yes, between 65 and 74 years old
 Yes, over 75 years old

4. Do you require support services to remain in your home?

- | | | |
|----|--------------------------------|------------------------|
| No | Yes | Other (please explain) |
| | Cleaning / light house-keeping | _____ |
| | Yard maintenance / snow | _____ |
| | Meals | _____ |
| | Shopping / errands | _____ |
| | Transportation | _____ |
| | Personal grooming | |
| | Health related service | |

5. How soon before you will require / would consider different housing from where you are today?

- As soon as possible
 Within 1-2 years
 Within 5 years
 Some time in the future

6. In your next home, would you prefer to own or rent?

- Own Rent Alternative tenure (e.g. life-lease or cooperative)

7. Considering your personal financial situation, how much would you be willing to pay each month for new housing that meets your specific needs?

\$1100 \$1400 \$1700 \$2000 _____

8. How does the amount above compare to what you currently pay to meet your housing needs?

- This is more This is less This is about the same

9. What form of housing do you believe is most likely to meet your future needs?

- A detached or semi-detached home within a dwelling group
 A townhouse with direct entry
 A multi unit dwelling with entry from common / shared spaces (e.g. hall or foyer)
 Other (please explain)
-

10. Is there anything else you feel we should know about your housing needs?

Please return completed survey **Mail to:** Wallace Insights
130 Le May Cres
Saskatoon, SK S7S 1K9

Drop off: Resort Village Office
#20, Hwy 265
Candle Lake, SK

Attachment C – Project Development Stages

Project Development Steps Overview

What are the steps to make a housing development a reality?

Step	What	Who	Note
1	Market Need – Idea Stage	Resort Village Community	There is a growing need for a wider range of housing options for seniors in Candle Lake.
2	Needs and Demand Assessment (This Report)	Consultant	<ul style="list-style-type: none"> • Quantify the demand • Assess the need • Preliminary market data • Early feasibility assessment • Determination of ‘Go/No Go’
3	Expression of Interest (EOI)	RV Administration & Community Steering Committee (CSC)	The RV Administration and Council will assist and guide the process to solicit interest from builders who are able to build the seniors housing development. A Community Steering Committee (possibly comprised of the original members of the group who formed the idea) could be formed to assist the Resort Village in the selection process under the EOI.
4	Seed Funding (Optional)	RV Administration	The RV may approach CMHC for funding to start formal business planning. Seed funding for a housing business plan is available if there are 5 units dedicated to affordable (reduced rent) housing.
5	Request for Proposals (RFP)	RV Administration & CSC	<p>A short list of builders can be developed from the EOI process in Step 3 and invited to participate in a Request for Proposal. The RV Administration and Council could support and facilitate the RFP process ensuring it is fair and transparent. Using the Needs and Demand Assessment Results, a detailed housing development plan is required.</p> <p>Details about:</p> <ul style="list-style-type: none"> • number of dwellings, • size of units, • tenure, • location, • site size, • building format, • costs and revenue, • ongoing capital maintenance • timing of development

6	Pre-Development - Design - Commitment	Builder & CSC	The builder selected in Step 5 would work with the Community Steering Committee to undertake some preliminary design work and generate interest in the community – need renderings to show people.
7	Land Procurement - Land Parcel to be sourced and secured. - Rezoning may be required.	Builder and RV Administration	Land can be secured under an Option to Purchase or outright purchase. Rezoning of parcel may be required and applied for by the Builder.
9	- Subdivision, Servicing, and Development Permits	Builder	Builder will execute all standard development processes.