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## FAQ on the Resort Village of Candle Lake Housing Needs and Demand Assessment

### What is a Needs and Demand Assessment?

These assessments can help to quantify the actual level of demand and housing need within a specific market, as well as changing housing needs and can describe what type or format of new housing may be desired. Assessments are usually prior to the creation of a formal business plan for a project or development.

### Why was a Housing Needs and Demand Assessment needed for RVCL?

The idea of an assessment of this nature came about in Summer 2022 after several community members were informally discussing the need for more housing options within the community, particularly housing that could 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.

### What did the assessment include?

A general community meeting was organized and held on Monday October 24, 2022, at the Candle Lake Community Hall. The goal of this meeting was to provide residents with an overview of the idea of a housing project. Background data on current housing, income, and population characteristics of the community was compiled. A survey was then developed for people aged 55 and older, and a list of potential sites for a development if required, was compiled.

### What did the assessment find?

The assessment found that interest on the part of current older adults continuing to live in Candle Lake is high. A third of those who participated in the research indicated they are considering a move within five years, meaning the Resort Village could soon begin to see a population decline in the 55+ age category unless there are other housing options available in the community. It also identified interest in attracting more health care services to the community so that care is available as close to home as possible. If an additional housing option is something people aged 55+ wants to see, the timing is right to begin the planning process as demand for a housing project will continue to grow in the future.

### What could a new housing option look like?

Based on the preliminary research completed as part of the assessment, the characteristics of a new housing option could include:

- Dwelling Group (single site with multiple buildings/dwellings)
- Bare land Condominium (purchasers would own the dwelling, and a percentage of the land)
- Housing could be in the form of small bungalows with garages
- A Care Home facility could be included to allow residents to age in place
- Common areas with amenities
- 30 – 40 units (to start)
- 2 – 3 acres of land (to start)
- Phased development that allows for expansion
- Connection to both Village Centre and Community/Recreation Centre

### **What locations did the assessment identify?**

Although, the study was not intended to recommend or select a site, two locations were identified as being suitable. One near Bayview Drive adjacent to the proposed 'Village Centre' and a second potential location which includes a series of subdivided single family lots located along Sunset Way.

### **What are the next steps in this project?**

The Resort Village recognizes that planning for a new housing project in Candle Lake should be informed by the community. Therefore, next steps could include the creation of a Steering Committee to work with the Resort Village to help guide the project. The Committee could include community members with knowledge of, and contacts in, housing, construction, and health. The Resort Village will also continue to facilitate discussion on this project both within the community, but also with potential housing developers, and possibly assist in the acquisition of land for the project.

### **When will further work on this project begin?**

Now that Council members has received the Assessment, Administration will begin discussions to next steps for this project. It is not expected that this project would involve investment from the Resort Village. Any additional expenses involved in facilitating the Expression of Interest process would need to be identified as part of the budget planning process and approved by Council.

### **What did the Resort Village pay to have the Assessment completed?**

**The Housing Needs Assessment is part of our community sustainability planning. The cost for community engagement, surveys, and preparing the report was \$12,920. Results of this plan will become part of our future overall community Sustainability Plan.**

### **Who can I contact to ask more questions about the Assessment?**

**Please contact Andrea Crowdis**, Manager of Recreation and Community Development, by email at [parksrec@candlelake.ca](mailto:parksrec@candlelake.ca) or by phone at (306) 929-2236.