

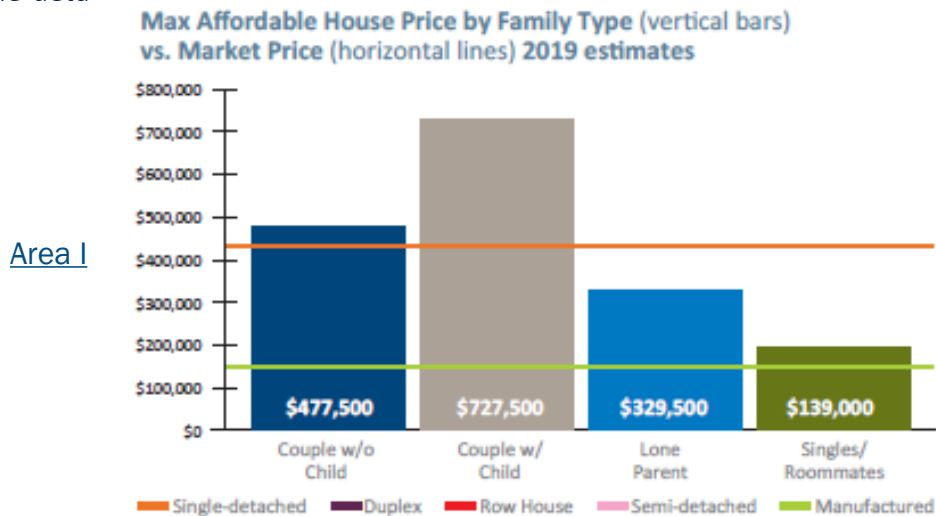


## RESIDENTIAL LANDS AND HOUSING

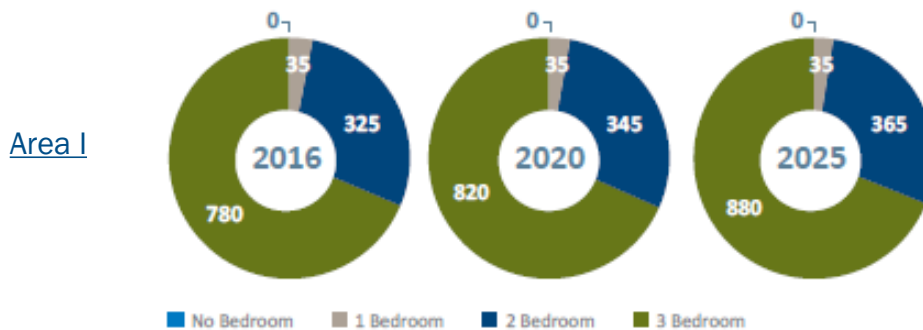
### CURRENT TRENDS

**Demographic Shifts.** The population is growing and is anticipated to continue doing so - +4% between 2006 and 2016, and 2.6% from 2016 to 2021. Projections anticipate growth of 9% to 2025, potentially reaching 2,885 people. The median age will possibly increase from 47.2 (2016) to 47.6 (2021). **Existing Housing Stock.** The majority of the housing stock is single family homes built in the 1960's-1980's. 10% of housing is in need of major repair.

**Housing Affordability.** The median couple household (often dual income) can afford all Electoral Area I dwelling types in 2019. The median lone parent cannot reasonably afford a single-deta



**Housing Demand.** Electoral Area I historically builds 5 units annually. Housing projections anticipate an annual private market demand of 16 new units.



## CONSIDERATIONS

- This region has one of the most affordable housing markets in the RDCK, but availability is a key challenge.
- There is a general lack of available, affordable housing for older residents who live on a fixed-income or who wish to downsize to a smaller unit easier to maintain. Younger residents also struggle to find appropriate housing, especially those on one income.
- Renting is becoming more popular. In 2021, 25.5% people renting grew double the growth of owner households. There is a large increase in families with children who rent. There is a need for student housing.
- Castlegar is the primary provider of non-market housing facilities and programs; however, the City does not have emergency or homeless shelters associated with BC Housing.
- Vehicle fuel costs are putting significant financial pressure on households. The average sub-regional household can reasonably afford their utility bill; however, when gas expenses are considered, annual energy costs almost triple.

## WHAT DOES THE CURRENT OCP SAY?

Encourages provision of housing choice and encourages non-profit housing for seniors and low income residents.

Supports limited higher density residential development subject to adequate servicing and maintenance of rural character.

Encourage investigating the possibility of residential development on large tracts of land within the Plan area which can be utilized to relieve current pressures on development within existing settled areas.

### CHALLENGES

- Servicing for rural housing development
- Aging housing stock with a limited variety of housing types
- Rural housing can contribute to higher energy costs
- Housing student population
- Enhancing accessibility in existing housing

### OPPORTUNITIES

- Opportunity to look at diversifying housing and consideration of affordable housing tools
- Identification of growth node boundaries – where access to transit or other services
- Encourage retrofit of existing housing stock
- Collaborate with utility providers to provide incentives for home maintenance and energy upgrades

## RESOURCES

Regional Housing Needs Assessment (2020), Castlegar Housing Needs Assessment (2018) and 2021 Census Data



Stay Involved:  
[www.rdck.ca/PlanArea1](http://www.rdck.ca/PlanArea1)