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7 HOUSING

EXISTING CONDITIONS

Housing stock in the District has changed considerably over the past thirty years as Lake Country has evolved from a primarily rural or agricultural community into a mostly bedroom community serving Kelowna and Vernon. It is anticipated the housing mix will continue to diversify as employment opportunities continue to grow and develop.

The housing stock in Lake Country is overwhelmingly dominated by single-unit dwellings; however, there has been an increase in construction of multi-family units. Since 2006, 1,036 single-family dwellings and 954 multi-family dwellings were constructed.

Objectives

- 7.1.1 Support a variety of residential housing options.
- 7.1.2 Allow for a range of residential housing tenures.
- 7.1.3 Promote the availability of affordable housing.
- 7.1.4 Protect the existing rental stock.

POLICIES

- 7.1.5 The policies of Council are as follows:
 - a. Discourage stratification of existing rental properties.
 - b. Support the use of secondary suites and accessory suites as a means of providing affordable and rental options.
 - c. Establish an Affordable Housing Strategy for Lake Country.
 - d. Continue to shift the composition of housing stock by encouraging more multiple unit buildings and fewer single detached dwellings, aiming for a total housing composition of less than the current 70% single detached dwellings and more than the current 30% multiple unit dwellings.
 - e. Work with the development community to ensure the availability of an appropriate mixture of housing types.
 - f. Inventory and categorize existing residential units.
 - g. Encourage the development of multiple unit residential buildings by pre-zoning land.
 - h. Support the development of higher density housing in the Urban Containment Boundary identified on Map 3. Higher density housing forms include townhouses, apartments, duplexes, and triplexes.
 - i. Promote units for families in low-, medium-, and high-density residential developments. Family-friendly units include three or more bedrooms. Encourage family-friendly amenities including play areas, green space and adaptable unit designs.
 - j. Support the development of housing that address each class of housing need. In

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addition to traditional forms of affordable market and non-market housing, housing need can include housing for individuals at risk of homelessness, and shelters for the unhoused. Partner with non-profit organizations, government agencies, or regional governments to increase the supply of needed housing in the community. Lobby senior levels of government for additional housing-related funding.

Objective

7.1.6 Improve opportunities for affordable and attainable housing in the community.

POLICIES

7.1.7 The policies of Council are as follows:

- a. Continue to conduct a housing needs assessment to guide land use decisions.
- b. Expedite permitting procedures for development proposals providing attainable ownership units, rental units, special needs housing, seniors housing, or congregate care facilities.
- c. Seek to ensure low income housing is not removed unless alternate housing is provided for the residents that are displaced.
- d. Consider residential facilities designed for people with special needs in all neighbourhoods.
- e. Encourage purpose-built developments to provide suitable housing for all segments of the population, particularly those whose needs are currently unmet by the existing housing stock.
- f. Support the use of housing agreements to ensure the long-term provision of affordable, rental and special needs housing.
- g. Consider granting density bonuses for the creation of affordable, rental and special needs housing.
- h. Identify housing gaps that arise from time to time.
- i. Encourage and prioritize housing development that considers the full costs of housing, including but not limited to: commute times, access to transit, walkability, multi-modal connections, parks, and access to a diverse selection of public, private, social, and other services.
- j. Encourage higher-density development in areas served by transportation infrastructure that supports public transit, active transportation, or other alternate forms of transportation providing access to employment, services, and amenities.

7.2 Housing Profile

In 2016, the District of Lake Country had approximately 5,095 residences, of which single-detached houses represented 68.9% of all private dwellings. This was a 9.1% reduction from 2011.

Of the 5,095 occupied private dwellings in 2016, 69% were single-detached units while the remaining 31% represented other types of structures including semi-detached houses, townhouses, apartments or flats in duplexes, as well as moveable dwelling units.

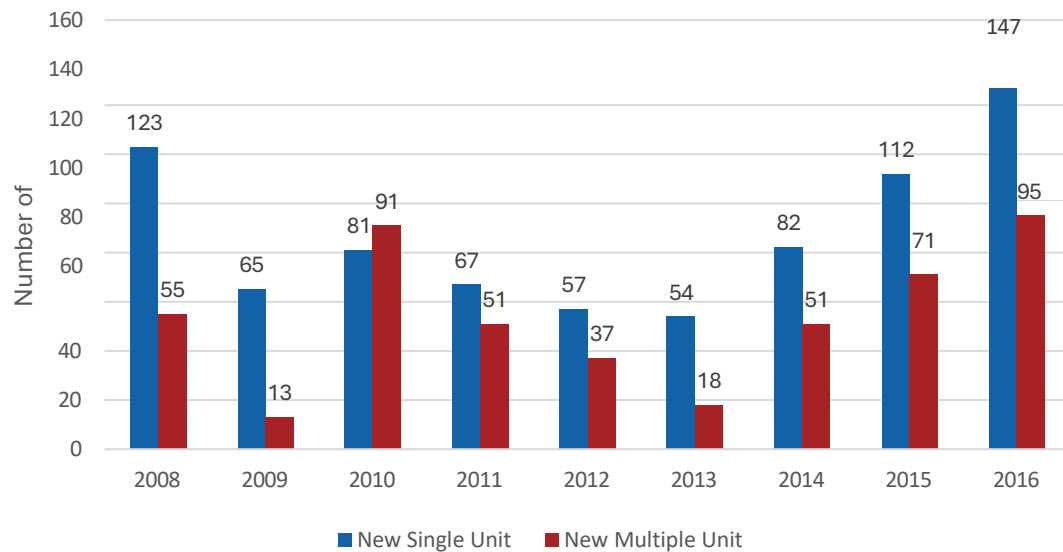
In 2016, 21.8 % of all dwelling units made up the rental stock within the District.

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Table 7.1 Housing Unit Growth 2008 - 2016

	New Single Unit	New Multiple Unit	Total Units in DLC
2008	123	55	5,180
2009	65	13	5,259
2010	81	91	5,431
2011	67	51	5,549
2012	57	37	5,644
2013	54	18	5,717
2014	82	51	5,850
2015	112	71	6,033
2016	147	95	6,277
Total	788	482	-

Figure 7.1. Housing Unit Growth (2008-2016)



7.3 Housing Demand

The municipality expects growth will continue to progress in fits and starts as the housing market dictates, but that the average annual growth rate will be somewhere around 3.1% per year. This anticipated growth rate is thought to be a healthy increase for the community.

The District would like to provide a diversified housing stock consisting of fewer than 70% single-unit and more than 30% multiple-unit housing. With an anticipated 1.5% - 3.1% population growth rate, about 2,100 – 5,100 new residential units will be required by 2038. To shift the proportions to a

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higher percentage of multiple family units, a substantial portion of these new units will need to be in multiple-unit buildings.

It is anticipated those lands within the Urban Containment Boundary will be sufficient to accommodate a five-year supply of housing for the District.

7.4 Rental Housing

Rental housing is imperative to the development of a complete community. Lake Country has few units available in the rental market. While the percentage of rental units in Lake Country is low, this number has been very gradually increasing over the last ten years. This is reflected in the Census data, which indicates that in 2006, 16% of units were rented, 18.1% in 2011, and 21.8% in 2016.

As of 2017, there has been no multiple-unit development constructed purely for the purpose of rental housing in the District of Lake Country since 2000. Most multiple-unit construction has been condominiums intended for owner occupation. Only a small percentage of these units were purchased with the intention to rent.

The remainder of the rental stock is comprised of mobile homes and seasonal accommodation that is occupied for short durations in the summer months but is otherwise available for long-term rental in the off season.

The significant lack of rental accommodation affects the development of the local economy, as business owners cannot find staff within the community. As such, the District is committed to protecting existing rental stock and supports an increase to the availability of rental housing.

POLICIES

7.4.1 The policies of Council are as follows:

- a. Undertake an Affordable Housing Needs Analysis and implement any resulting recommendations while considering different implementation approaches aimed at generating more affordable rental housing.

7.5 Affordable Housing

There is a shortage of affordable and attainable housing in the community. This is an impediment to economic development and the establishment of a complete community, as individuals in the lower to middle income brackets are largely excluded from the District.

7.6 Secondary Suites

Secondary and accessory suites provide an important alternative to more traditional large-scale, multiple-unit residential dwellings. Suites provide a means to accommodate a mixture of income and age levels within existing neighbourhoods without increasing apparent density or changing the character of the neighbourhood.

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To further encourage suite development, the District of Lake Country amended the Zoning Bylaw in 2009 to permit secondary suites in all residential zones and to permit accessory suites on all rural residential properties.

7.7 Single Unit Residential

The community is predominately comprised of single-unit residential dwellings in both urban and rural areas. Housing prices in Lake Country are high and continue to rise, and this is partially due to the predominance of low density, single-family dwellings on individual lots.

To reduce the amount of land consumed by low density development, help limit urban sprawl and to reduce the ecological impact of urban development, the District of Lake Country is advocating increased density in single-unit residential neighbourhoods.

7.8 Multiple Unit Residential

While the multiple-unit residential stock within the District had two peak increases in 2010 and 2016, there is still a low supply of this type of housing form within the community compared to the number of single-family units.

Objective

- 7.8.1 Accommodate a range of income levels and ages by encouraging development of mid- and high-density multiple unit projects.

POLICIES

- 7.8.2 The policies of Council are as follows:
- a. Locate high-density, multiple-unit projects within easy access of commercial services, parks, and community and recreational facilities in areas such as Main Street and Woodsdale.
 - b. Locate townhouses and other mid-density, ground-oriented developments in the Urban Containment Boundary identified on Map 3 and near local schools as an option for young family and seniors' housing.
 - c. Retain the existing mobile home parks and prevent their conversion to other forms of development