

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: March 17, 2026
Meeting Type: Regular Council Meeting

Prepared by: Paul Gipps
Department: CAO

Title: Housing Development Update

Description: This report provides Council with a brief update on recent development activity in Lake Country and how current applications and permits contribute toward meeting the housing targets identified in the 2023 Housing Needs Assessment.

FOR INFORMATION

BACKGROUND

Over the course of the last 3+ years (2023-2026) Council has seen numerous applications (14) related to development that would allow applicants to proceed with proposals to increase the number of residential units in Lake Country (see Table 1). Significant multi-unit development permit projects (Table 2) have been approved by council since 2023. The attached information is provided to explain the various aspects of those applications and how those projects account towards the Housing Needs Assessment targets for Lake Country to provide housing units.

# of Units Approved By Council Per Year			
2023	2024	2025	2026
37	432	176	831

Table 1: 1476 units approved by council

Address	Project Name	Unit #	Issued Date	# Of BPs	BP Issued
4111 Evans Rd	Owl's Nest	32	05-Dec-23	14	Yes
10627 Powley Crt	10627 Powley Crt	5	15-Sep-23	1	Yes
10539 Powley Crt	10539 Powley Crt	6	22-Aug-24	1	No
10385 Long Rd	Long Rd Townhouses	8	14-May-24	0	No
11530 Turtle Bay Crt	Wood Lake Manor	36	01-Feb-24	0	No
11474 Petrie Rd	Airport Inn	364	17-Nov-24	0	No
3386 Woodsdale Rd	3386 Woodsdale Rd	18	09-Oct-24	0	No
11551 Bottom Wood Lake Rd	Greenstone Dev	76	24-Jan-25	1	No
11437 Bottom Wood Lake Rd	Home Hardware I	100	05-Jun-25	1	No
3551 & 3583 Woodsdale Rd	3551 and 3583 Woodsdale	200	29-Jan-26	3	No
9751 & 9819 Bottom Wood Lake Rd	Westpoint	240	23-Jan-26	3	Yes
11326 Alexis Rd	Reimche Rd Townhomes	13	20-Feb-26	2	No
11375 Woodsdale Crt	Westrich	283	06-Mar-26	1	No
9730 Highway 97	Hotel Site (Flat Architecture Development)	95	06-Mar-26	1	No

3151 Hill Road	Hill Road Seniors Housing	70	TBD	1	No
12036 Pretty Road	Pretty Road Townhome Project	24	TBD	2	No

Table 2: development permits issued since 2023

In 2023 Council received the Housing Needs Assessment by City Spaces. The summary of the District's housing targets are listed below.

“HOUSING UNIT NEED ESTIMATES

- Based on an average 3% future growth rate, it is estimated a minimum of 2,505 new housing units will be needed by 2031, which reflects an average of 250 units per year, at a range of affordability levels and sizes (number of bedrooms). 2 Levels of affordability for new housing have been established using Lake Country's median household income of \$98,000 in 2020.
- Of the 2,505 new homes required, approximately 1,670 units (67%) will need to accommodate 1- and 2- bedroom homes. Furthermore, one-third of units required (835 units) will need to be affordable to households earning less than \$50,000 per year, which is an average of 84 new non-market homes on an annual basis. The construction of multi-unit development in Lake Country, as an alternative to detached housing, may help provide attainable 1- and 2-bedroom homes over the next eight years.
- Since 2016, Lake Country has issued a yearly average of 147 building permits for new housing units. Compared to estimated housing unit need (250 units per year), the District is experiencing a shortfall of 103 units per year. The path to addressing housing needs and gaps in Lake Country is achievable with the delivery of a range of housing types, focusing on multi-unit development to provide attainable rental and market housing of appropriate sizes to

meet household needs.

Table 16: Housing Unit Need Estimates by Household Income (2021-2031), District of Lake Country

Source: Statistics Canada, 2021 Census, Custom Data Report

Household Income		<\$20,000	\$20,000–\$49,000	\$50,000–\$79,999	\$80,000–\$119,999	>\$120,000		
Affordable Monthly Housing Cost		\$500	\$1,250	\$2,000	\$3,000	>\$3,000	TOTAL	%
S I Z E U N I T	1-Bedroom	105	335	110	60	35	645	26%
	2-Bedroom	30	280	190	225	300	1,025	41%
	3- Bedroom	0	55	50	75	160	340	14%
	4-Bedroom	0	30	30	55	215	330	13%
	5+ Bedroom	0	0	10	35	120	165	7%
TOTAL		135	700	390	450	830	2,505	100%
%		5%	28%	16%	18%	33%	100%	

The district has been working with the development community and senior government to address the housing gaps Lake Country has been experiencing. Council has also put in tax incentives for rental developments to help improve Lake Country's position in the regional development community to bring much needed housing opportunities here. Investment by the Province and Federal Government into offsetting rents for affordability has been slow despite significant advocacy efforts by Council and staff, however we have received some positive indications most recently.

A review of the district's rental housing incentive is underway and will be brought back to Council for discussion and direction in the coming months. Staff wanted to get through the first 3 months of 2026 to complete the large backlog of applications that could address our housing goals."—

At the time of this report the building department has issued 18 permits representing 277 units of housing for projects that received an approved development permit between 2023-2026. In addition, over the same period of time there were 48 building permits issued for multi-unit projects totaling approximately 262 units that have approved development permits, for a total of 539 units. This number is expected to increase over the next 2 weeks as the March 17, 2026 instream application deadline for previous years DCC rates expire.

Respectfully Submitted.
Paul Gipps, CAO