



March 2024

Manager of Planning, Development & Sustainability

# Castlegar Planning for Housing Needs

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# Housing Needs Report

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Acknowledgements

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# Resilience Planning

## Lisa Moffatt & Alix Krahn

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# Housing Needs Report

Completed 2023

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- Initial Housing Needs Report pre-dated legislative requirements
- City initiated update following release of 2021 census
- Intent was to better inform Community Plan review launched in early 2023



2023

## Housing Needs Assessment

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# Key Findings

Snapshot

- Significant over-supply of 3-4+ bedroom units (70% of supply)
- Significant under-supply of 0-2-bedroom units (30% of supply)
- No **new** multi-family builds for over a decade!

## HOUSING NEEDS

Lack of access to adequate, suitable, and affordable housing is impacting people's ability to accept work, stay connected to their communities, and stay connected to services they need.



Castlegar is **oversupplied** to 2026 in **3 and 4+ bedroom** units by 1,212.

**By 2026, Castlegar needs...**



**...to address gaps in current supply**

# Considerations

## Local Context

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- Lack of skilled trades and labour for multi-family
- High cost for materials and narrow margins for pro-forma
- Growing socio-economic gaps
- Developers focused on greenfield development and single-family dwellings

# Community Plan Review

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Acknowledgements

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**MVH Urban Planning & Design**  
**Selkirk Planning**  
**Bluerock Planning**

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**SAY YOUR  
WAY TO 2✿33**

# Pro-active Planning

Community Engagement



## WHAT WE HEARD

### Engagement at-a-glance

 **614 workbooks**  
completed

 **20+ events**  
in the community

**700+**  **90+**  
**participants** at in-person events **students** participated

**100s of great ideas**  
Castlegar's largest  
community engagement  
program ever

- Support for a diversity of housing types in all neighborhoods
- Duplexes, tri-plexes, four-plexes and low-rise apartments
- Infill supported over greenfield development



# Pro-active Planning

## Housing Needs

**Table 3: Housing Needs Assessment 2021–2041\***

# of Bedrooms	2021	5 years (2026)		10 years (2033)		20 years (2041)		Housing Types
	Existing Supply	Demand	Difference	Demand	Difference	Demand	Difference	
Studio (0-1)	260	1,207	947	1,239	979	1316	1056	ADUs / Secondary Suites Apartments / Conversions
2	810	1,539	729	1,581	771	1679	869	Small-med single-detached / 2-4 unit dwellings / apartments / mixed-use / Conversions
3	1,190	547	(643)* *Over-supply	562	(628)* *Over-supply	596	(594)* *Over-supply	Single-detached units / triplexes / duplexes / larger apartments
4+	1,285	716	(569)* *Over-supply	735	(550)* *Over-supply	781	(504)* *Over-supply	Single-detached units / triplexes / duplexes / larger apartments
<b>Total</b>	<b>3,545</b>	<b>4,009</b>	<b>---</b>	<b>4,117</b>	<b>---</b>	<b>4,372</b>	<b>---</b>	

- Analysis of supply & demand
- Proposed housing types to address housing supply gaps

**In 20 years, Castlegar will require 1,925 more studio & 2-bedroom housing units\***

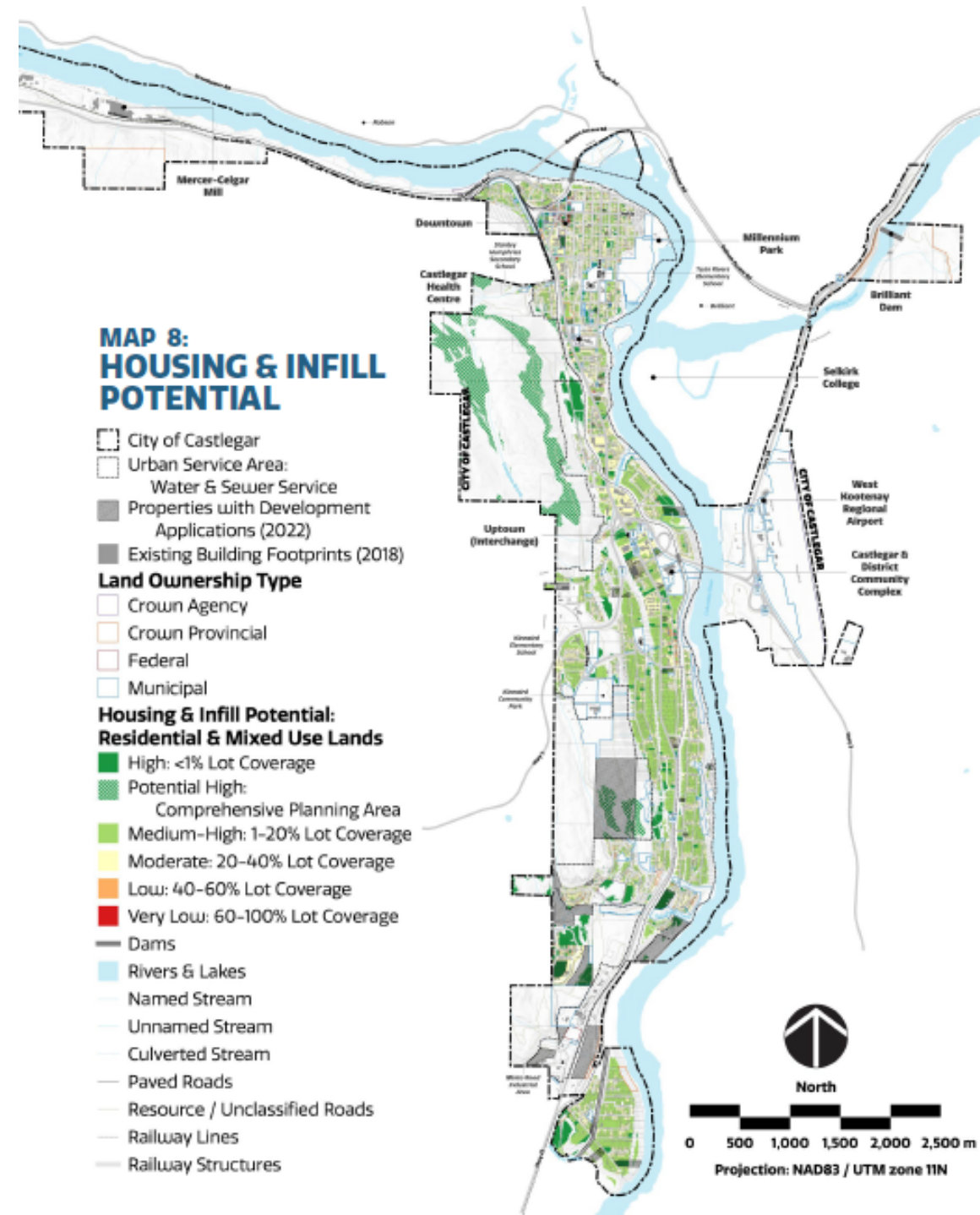


**+1056**  
Studio (0 & 1)  
Bedroom Units

**+869**  
2-bedroom  
Units

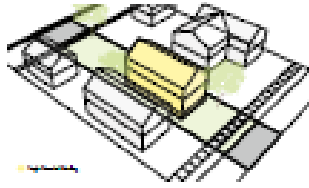
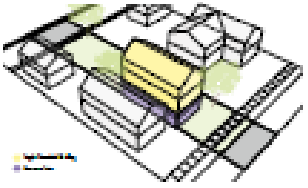
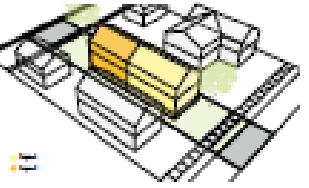
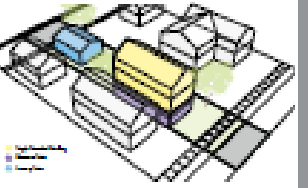
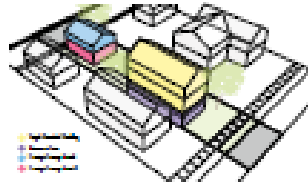
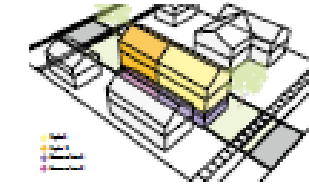
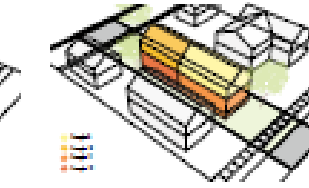
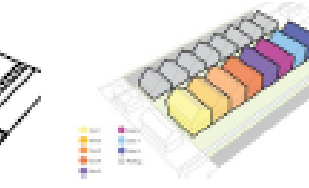

# Pro-active Planning

## Infill Potential



- Analysis of existing parcels
  - Land Use
  - Lot coverage
  - Vacant land
  - Service capacity

**Table 6: Housing Diversity Implementation**

Type									
Housing Units	1	2	2	3	4	4	4	4-8	8-12
Housing Styles	Single-detached	Single with 1 ADU or Duplex	Duplex	Single with 2 ADUs	Single with 3 ADUs	Duplex with 2 ADUs	Fourplex	Townhouse / Apartment	Multi-Unit (Apartment-Type)
Land Use									
LSR Limited Service Residential <i>See Section 5.11</i>	*	*	*	*	X	X	X	X	X
RN Residential Neighbourhood <i>See Section 5.9</i>	*	*	*	*	* min 280m <sup>2</sup> lot	* min 280m <sup>2</sup> lot	* min 280m <sup>2</sup> lot	* min 280m <sup>2</sup> lot	X
DN Downtown Neighbourhood <i>See Section 5.10</i>	*	*	*	*	* min 280m <sup>2</sup> lot	* min 280m <sup>2</sup> lot	* min 280m <sup>2</sup> lot	*	X
DT Downtown <i>See Section 5.6</i>	X No new single-detached units	? No new singles, ADUs permitted on existing singles	? No new singles, ADUs permitted on existing singles	? No new singles, ADUs permitted on existing singles	? No new singles, ADUs permitted on existing singles	*	*	*	*
UMU & CAC Uptown Mixed-Use & Columbla Ave Corridor <i>See Section 5.7 &amp; 5.8</i>	X No new single-detached. Min 4 units & 60 UPH	X No new single-detached. Min 4 units & 60 UPH	X No new single-detached. Min 4 units & 60 UPH	X No new single-detached. Min 4 units & 60 UPH	* No new single-detached. Min 4 units & 60 UPH	* Min 4 units & 60 UPH	* Min 4 units & 60 UPH	*	*
CPA Comprehensive Planning Area <i>See Section 5.5</i>	*	*	*	*	*	*	*	*	*

\* Permitted without exception

\* On the appropriate size lot | Case-by-case basis | Council Approval Required

**ADU** Accessory Dwelling Unit means a suite in a home (e.g. basement) or in a detached building, such as above a garage.

**Disclaimer:** The above table is a graphic summary of the policies in the Plan. The policies prevail if there is a conflict between the table and the policies.

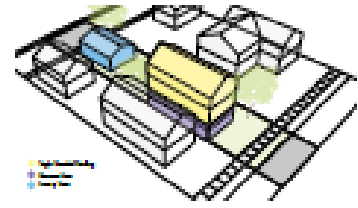


## Housing Solutions

This Plan creates opportunities for increased housing choice and diversity. Below is a summary of Housing Solutions.

For more, *See Section 5.0 and 6.6.*

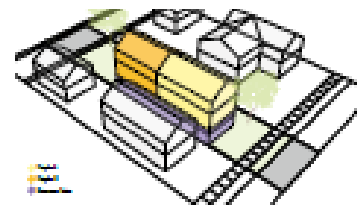
**SOLUTION 1:** Create “*Accessory Dwelling Unit (ADU)*” on 15% of single-detached lots (that are not converted to other housing).



**Total Anticipated Units:** 363

**Type of Units:** Studio

**SOLUTION 2:** Conversion of 5% of the over-supply of single-detached dwellings to attached 2 or 3 unit buildings.



**Total Anticipated Units:** 257

**Types of Units:** Studio & 2-bedroom units, some 3-bedroom units

**SOLUTION 3:** Develop 50% of vacant lots with attached housing at approximately 40 units per hectare (e.g. townhouses).



**Total Anticipated Units:** 956

**Total Vacant Lots (by area):** 48 hectares

**SOLUTION 4:** Creation of housing in mixed-use buildings within identified mixed-use areas (Downtown, Uptown & Columbia Ave Corridor).



**Total Anticipated Units:** 150

**Type of Units:** Apartments

**SOLUTION 5:** Redevelopment of existing buildings into multi-unit dwellings (e.g. tear down and re-build).



**Total Anticipated Units:** 444

**Types of Units:** Studio & 2-bedroom units, some 3-bedroom units

**SOLUTION 6:** Develop greenfield lands at a moderate density of 20 units per hectare with housing variety (e.g. 50% multi-unit housing).



**Total Anticipated Units:** 650 (32.5 ha of land)

**Types of Units:** Studio, 2-, 3-, & 4-bedroom units

**Table 5: Housing Solutions**

Housing Solutions (20 year period – 2041)	Studio	2 bed	3+ bed	Total Units
1. Create ADUs on 15% of single-detached lots (that are not converted to multi-unit residential)	363	--	--	363
2. Conversions of 5% of the over-supply of single-detached dwellings to a 2 or 3 unit dwelling	77	129	51	257
3. Develop 50% of vacant lots with attached housing @40 units per hectare density	261	479	131	870
4. Creation of housing in mixed-use buildings within identified mixed-use areas (Downtown, Uptown, Columbia Ave Corridor)	53	75	23	150
5. Redevelopment of existing buildings into multi-unit dwellings (e.g. tear down and rebuild)	133	289	22	444
6. Develop Vacant Greenfield Lands Within the City (32.5 ha@ 20 UPH)	163	325	163	650
<b>TOTAL UNITS ANTICIPATED</b>	<b>1049</b>	<b>1296</b>	<b>389</b>	<b>2734</b>
<b>TOTAL UNITS NEEDED</b>	<b>1056</b>	<b>869</b>	<b>0</b>	<b>1,925</b>
<b>IN-STREAM APPLICATIONS</b>	<b>41</b>	<b>41</b>	<b>21</b>	<b>103</b>
<b>NET DIFFERENCE</b>	<b>+34</b>	<b>+468</b>	<b>+410</b>	<b>+912</b>

# What Now?

Next Steps for Castlegar

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- Complete revisions to Draft Community Plan and seek Council endorsement
- Concurrent Zoning Bylaw Review underway to align both documents
- Development Incentive Program adopted in 2023
- Accessory Dwelling Unit Program under development and will launch shortly after adoption of Community Plan and Zoning Bylaw in June 2024
- Hiring of additional staff to support program implementation







# Thank you

Visit [castlegar.ca](http://castlegar.ca) for  
more resources

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