TOWN OF STONY PLAIN

Stony Plain Housing Strategy

HOUSING STRATEGY

TOWN OF STONY PLAIN

FINAL

JANUARY 2022

LAND ACKNOWLEDGEMENT

Stony Plain is located on Treaty 6 territory, the traditional meeting grounds, gathering space, and travel route of the Cree, Saulteaux, Blackfoot, Dene, and Nakota Sioux and the homeland of the Métis Nation.

The Town of Stony Plain respectfully acknowledges the many First Nations, Métis, and Inuit communities whose footsteps have marked this landscape since time immemorial.

We acknowledge the deeply rooted relationship between Indigenous heritage, culture, language, spirituality, and history to Stony Plain’s land, water, and air. We thank the many past, present, and future Indigenous groups who have protected and thrived in this environment for millennia.

THANK YOU

The Town of Stony Plain Housing Strategy was developed in collaboration with residents and stakeholders. We would like to thank all Stony Plain residents, community organizations, housing and service providers, developers, Indigenous organizations, and all other stakeholders who took the time to provide their feedback throughout this process.

TOWN OF STONY PLAIN

Stony Plain Housing Strategy

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Goal 1

1. Update MDP to further support affordable housing
2. Develop indicators to track housing diversity
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6. Work with partners to explore and promote funding opportunities for innovative and diverse housing options
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Goal 2

1. Encourage a mix of housing types for small households
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5. Work with community organizations to identify housing options for youth
6. Develop public participation and communications process to improve understanding and identify opportunities for input on affordable housing and residential infill initiatives
7. Develop community education program to build support for non-market housing

SECTION 1 INTRODUCTION

A diverse range of housing options, including affordable housing, is important to support inclusive and healthy communities. The Town of Stony Plain has prepared a Housing Strategy to identify actions that will create and maintain affordable, safe, and suitable housing options in Stony Plain.

What is a Housing Strategy?[1]

A Housing Strategy is intended to be a guiding document that describes a community's approach to meet its housing goals and is used to inform decisions on land use and development. Stony Plain's Housing Strategy identifies housing needs and establishes goals to support the development of affordable and diverse housing types to meet the needs of people of all ages and abilities living in Stony Plain.

What is Affordable Housing?

Core housing need is a term used to identify households who are not able to find and maintain housing that meets their needs. A household is considered to be in core housing need if (1) its housing does not meet at least one of the adequacy, affordability, or suitability standards as outlined below, and (2) the household does not have the means to find alternative housing.

- **Adequate housing** is reported by residents as not requiring any major repairs.
- **Affordable dwellings** are those that cost less than 30% of total gross household income.
- **Suitable housing** has enough bedrooms for the size and make-up of households, according to National Occupancy Standard (NOS) requirements.

> ***In Stony Plain, affordable housing is housing that is adequate, affordable, and suitable.***

If a household does not meet the standards for adequacy, affordability, or suitability, but has sufficient income to obtain alternative local housing that meets the standards, it is not in core housing need.

[1] A Glossary of Terms with key housing policy related definitions is provided in **Appendix A**.

Housing Continuum

The housing continuum is a model that describes a range of housing types that would ideally be available within a community to meet the varying needs of its residents. Ranging from emergency accommodation to supportive housing and market rental and homeownership, the continuum represents housing options available at a local level to ensure all households within a community have access to housing that is affordable, adequate, and suitable for their incomes, household size, and individual needs.

Figure 1.1: Traditional Housing Continuum

Source: Adapted from CMHC's housing continuum

For the purpose of this Strategy, current and future housing needs, gaps, and future priorities were explored across the full housing continuum, with a focus on long-term housing solutions, including both non-market and market housing. Non-market housing is housing that typically requires additional subsidies or supports from other organizations and government bodies. Rental rates and sales prices are not connected to market rates, and instead are set at below market rates. Market housing is housing that the private industry provides without requiring any subsidies or incentives. Rental rates and sales prices are based primarily on supply and demand within the community. Although the housing continuum is depicted in a linear fashion, it does not mean the end goal for every household is home ownership. Changes in personal circumstances and housing need can result in a household moving back and forth along the continuum.

The Town recently completed a Tri-Region Short-Term Non-Market Housing Study with the City of Spruce Grove that focuses on short-term housing needs, as well as the Tri-Municipal Regional Plan with Parkland County and the City of Spruce Grove. While those two studies focus more on the housing needs of the Tri-Region, all three are intended to supplement each other to address the short- and long-term housing needs of Stony Plain residents.

How Did We Get Here?

In recent years, the Town has identified the provision and availability of housing that meets community needs as an area of importance. The 2021-2024 Council Strategic Plan for the Town establishes a set of priorities for the community over the next four years and ensures appropriate funding and resources are allocated to achieve the priorities. Key action items were determined around five themes to support the Town in moving forward on accomplishing the priorities. One of those key actions was the development of a Housing Strategy that reflects current community needs. The Town's (2020) Municipal Development Plan (MDP), which provides a 20-year vision for the future of the community, has also identified housing as a priority area to address. The MDP was recently updated to include a more focused discussion on housing, and the Town's Land Use Bylaw (LUB) provides for flexibility to allow for the development of a range of housing options.

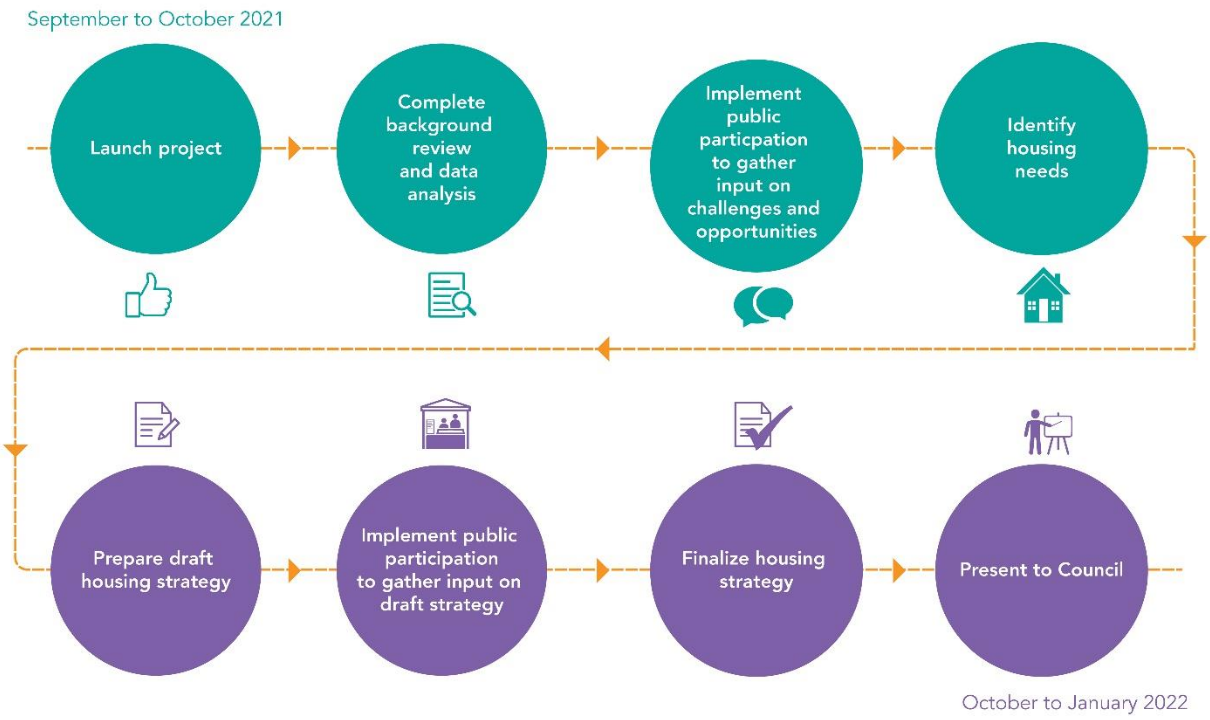
In addition, the Town, along with the City of Spruce Grove and Parkland County, recently completed the Tri-Municipal Regional Plan (TMRP), which included a housing strategy component. The purpose of the housing strategy within the TRMP is to promote integrated and coordinated planning and responses to address regional needs, including both market and non-market housing at the local and tri-regional scale. The Town and City also partnered on the Tri-Region Short-Term Non-Market Housing Study, which focuses on recommendations to address housing and support needs for Tri-Region residents that are required on a temporary basis, such as emergency accommodation and transitional housing. These strategic directions and policies to support housing development underscore the importance the Town has placed on housing in recent years.

Housing Strategy

To develop the Town's first Housing Strategy, a Community Profile and Housing Needs Report (**Appendix B**) was prepared to identify current and future housing needs across the housing continuum. The process included a background review of existing Town policies and strategies, the collection and review of data from Statistics Canada, Canada Mortgage and Housing Corporation (CMHC), and local Town data, and direct input gathered from non-profit housing providers, housing and homelessness service providers, local developers, residents, Council, and Administration.

The information and feedback collected[2] was analyzed to create a demographic and economic profile of Stony Plain, identify current gaps, barriers, and needs, and prepare projections to identify anticipated housing needs with a specific focus on long-term non-market and market housing solutions. The Community Profile and Housing Needs Report, along with additional feedback from residents and stakeholders on potential actions, provided the foundation to develop the Housing Strategy.

Figure 1.2: Housing Strategy Project Process and Timeline



[2] See **Appendix C** for the Engagement Summary.

Roles and Responsibilities

Achieving the goals of the Strategy requires collective efforts and is not solely achievable by the actions of the Town. A broad range of partners, including all levels of government, private organizations, and community organizations, must work together to implement the recommended actions for long-term success. These partners will have various roles and responsibilities as they relate to the provision of housing in the community.

Federal Government

The Government of Canada implements a variety of programs that provide capital and operational funding for non-market housing. The Canada Mortgage and Housing Corporation (CMHC) is Canada's National Housing Provider that provides mortgage insurance and sets the rules and requirements for government-backed mortgage insurance, collects data, completes research on the housing industry across Canada, and is responsible for providing funding to support the provision of affordable housing across Canada. The National Housing Strategy, Reaching Home: Canada's Homelessness Strategy, and the Rapid Housing Initiative are examples of the key initiatives the Federal Government has implemented related to housing and homelessness.

Provincial Government

The Government of Alberta plays a major role in the provision of non-market housing in the province. The *Alberta Housing Act* defines the province's role in housing and describes its powers in providing financial and advisory support, as well as supporting the development of non-market housing. The purpose of the *Act* is to "enable the efficient provision of a basic level of housing accommodation for persons who because of financial, social, or other circumstances require assistance to obtain or maintain housing accommodation". The province also provides subsidies and rent supplement programs through partnerships with the federal government.

Edmonton Metropolitan Region Board (EMRB)

The Edmonton Metropolitan Region Board is a non-profit corporation established by the province that consists of thirteen member municipalities from the Edmonton Metropolitan Region. The purpose of the EMRB is to promote the long-term sustainability and success of the region through efficient growth management, land use, and service delivery. The Town is a member municipality of the EMRB, and as such, all Town statutory land use plans (e.g., Municipal Development Plan) must comply with the Edmonton Metropolitan Region Board Growth Plan and be approved by the EMRB. The Growth Plan also includes a set of community and housing key performance indicators of which housing mix by structure type is to be monitored at the municipal level.

Tri-Region

The Tri-Region is a partnership between the Town of Stony Plain, City of Spruce Grove, and Parkland County to support the efficient delivery of programs, services, and infrastructure for the betterment of residents throughout the area. This partnership includes both formal agreements for the delivery of services, and informal collaboration on research projects, background studies, and regional strategies.

Continued relationships between the three partners will further support the provision of a range of housing not only within the Town, but within the greater region.

Town of Stony Plain

The Town has multiple roles when it comes to the development and provision of appropriate and adequate housing within its boundary. Key roles that the Town plays to support the implementation of actions contained within this Housing Strategy are described below.

PLANNER

The Town will support both private and non-profit housing developers and providers in the community by collaborating with them throughout the development process, creating municipal policies and regulations that are supportive of specific housing needs, engaging with housing and service providers from across the region, and being open to new and innovative housing types and tenures to meet the needs of the community.

FACILITATOR

The Town will help facilitate the sharing and distribution of information about housing needs and affordable housing in the Town to the community. In this role, the Town is a partner in the sharing of information and resources both to and from housing providers, support services, private developers, residents, and other community partners.

INVESTOR

The Town will explore opportunities to support the development of affordable housing through actions such as providing staff resources, financial support, or implementing incentives and rebates to lessen potential barriers that exist for private developers and non-profit housing providers, impacting their ability to provide a range of affordable housing to meet the varying needs of residents. In addition, funding programs available from other levels of government often require a commitment from the local municipality to access funds. For example, some funding programs available through the National Housing Strategy require financial investments from the local provincial or municipal government, and applications that demonstrate partnerships are prioritized.

ADVOCATE

The Town will continue to advocate to all levels of government and build and maintain positive relationships with other local governments, such as the Edmonton Metropolitan Regional Board, the Tri-Region, and Indigenous partners, to secure funding and support for existing and future housing programs, services, and development.

Non-Profit Sector

The non-profit sector plays a key role in developing and managing non-market housing units. This sector also provides additional support services, such as culturally appropriate supports, mental health supports, education, jobs, and life skills training. They seek funding from different levels of government and organizations, such as those provided by the National Housing Strategy Initiative. The non-profit sector also develops partnerships and collaborates with community organizations, the private sector, and all levels of government.

Private Sector

The private sector includes real estate agents, developers, builders, property managers, and landlords. This sector develops, constructs, and manages a variety of housing types from single detached homes to duplexes, townhouses, and condominiums, including both ownership and rental housing units. The private sector is primarily responsible for providing market housing; however, they can also play a key role in developing non-market housing with the support of all levels of government and through community partnerships.

Relationship to Other Plans and Policies

The Housing Strategy supports the overarching goals of the Edmonton Metropolitan Region Board Growth Plan, the Tri-Municipal Regional Plan, and the Town's Municipal Development Plan. It is also meant to complement the recently completed Tri-Region Short-Term Non-Market Housing Study.

Alberta's Provincial Affordable Housing Strategy

Following recommendations from the Province's Affordable Housing Review Panel, a new affordable housing strategy was developed in 2021. *Stronger Foundations: Alberta's 10-year strategy to improve and expand affordable housing* sets a vision where Albertans have access to safe and affordable housing that meets their needs, innovative and sustainable solutions are provided in partnership with other governments and organizations, and the housing systems meet both current and future needs. Through the actions in the Strategy, a target of assisting up to 25,000 additional households over the next 10 years has been set. To achieve this target, the Strategy focuses on the following five Key Action areas:

1. Support Albertans most in need – continue to protect the most vulnerable and ensure housing eligibility is fair, clear, and equitable.
2. Improve access – make it simpler for Albertans to access affordable housing supports, and easier for housing providers to deliver those supports.
3. Increase capacity, planning, and governance – enable more collaboration and local decision-making and provide more flexibility and capacity to meet local housing needs.
4. Enhance sustainability and efficiency – make the affordable housing system more sustainable by enabling innovative operating models.
5. Enable growth and investment – use innovative approaches for partnerships with the private and non-profit sectors to grow the support of affordable housing.

The Town's Housing Strategy aligns with the Provincial Strategy by identifying actions that:

- support residents most in need, including Indigenous peoples, people with disabilities, and seniors;
- include opportunities for increased collaboration and partnerships between the Town, non-profit housing and support service providers, and private developers;
- identify current and anticipated housing needs;
- encourage innovative housing developments; and
- include new programs to increase the supply of affordable housing.

Edmonton Metropolitan Region Board Growth Plan

The Edmonton Metropolitan Region Board Growth Plan (Growth Plan) is a 30-year regional plan that sets a vision for sustainable and competitive growth and development in the metropolitan region. The purpose of the Growth Plan is to "*plan and manage future population, job growth and related infrastructure investment to ensure the attractiveness, livability and economic prosperity of the Region for future generations*." The Plan includes six policies areas, one of which is focused on Communities and Housing. The three key objectives of the Communities and Housing Policy Area are:

1. Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages.
2. Plan for and promote a range of housing options.
3. Plan for and promote market affordable and non-market housing to address core housing need.

As a member municipality of the Board, development in Stony Plain is required to align with the Growth Plan. The recommended actions contained within this Housing Strategy support the three key objectives and Key Performance Indicators of the Communities and Housing Policy Area of the Growth Plan.

Tri-Municipal Regional Plan

The Town of Stony Plain, City of Spruce Grove, and Parkland County, as partner municipalities in the Tri-Municipal Region, collaborated to develop a Tri-Municipal Regional Plan (TMRP) to improve governance, service delivery, fiscal capacity, and economic prosperity to benefit residents in the region. A key component of this work was preparing a Housing Needs Assessment and Strategy, which focused on understanding the current and future needs and identifying recommendations for long-term permanent affordable, non-market and market housing across the Tri-Region.

Tri-Region Short-Term Non-Market Housing Study

The Short-Term Non-Market Housing Study was a collaborative effort between the Town of Stony Plain and City of Spruce Grove. Its purpose is to provide evidence-based research and recommendations to better meet the short-term housing needs for residents who are homeless or at risk of homelessness in the Tri-Region. This study is intended to support regional decision-making as it relates to meeting the short-term non-market housing needs of residents for emergency, temporary, and transitional housing, while also recognizing the importance of moving towards long-term solutions for housing and support needs.

Municipal Development Plan (MDP)

The Town's MDP provides an overarching vision for future growth and development in the community and is used to inform decisions related to development, infrastructure, and servicing. The MDP encourages a diversity of non-market affordable housing options through the development of incentives, the implementation of collaboration frameworks with non-profit organizations and other providers, and the integration of innovative housing types into residential development standards within the community (i.e., prefabricated homes, tiny homes, secondary suites, laneway homes, zero lot line development, cohousing, and multigenerational living).

The MDP also recognizes housing affordability as a priority and emphasizes the need to meet seniors' housing needs by providing accessible and affordable housing options close to services and amenities. It demonstrates a special interest in creating opportunities for the development of diverse housing forms by incorporating housing diversity policies across the various themes and adopting a housing diversity indicator as part of the implementation strategy.

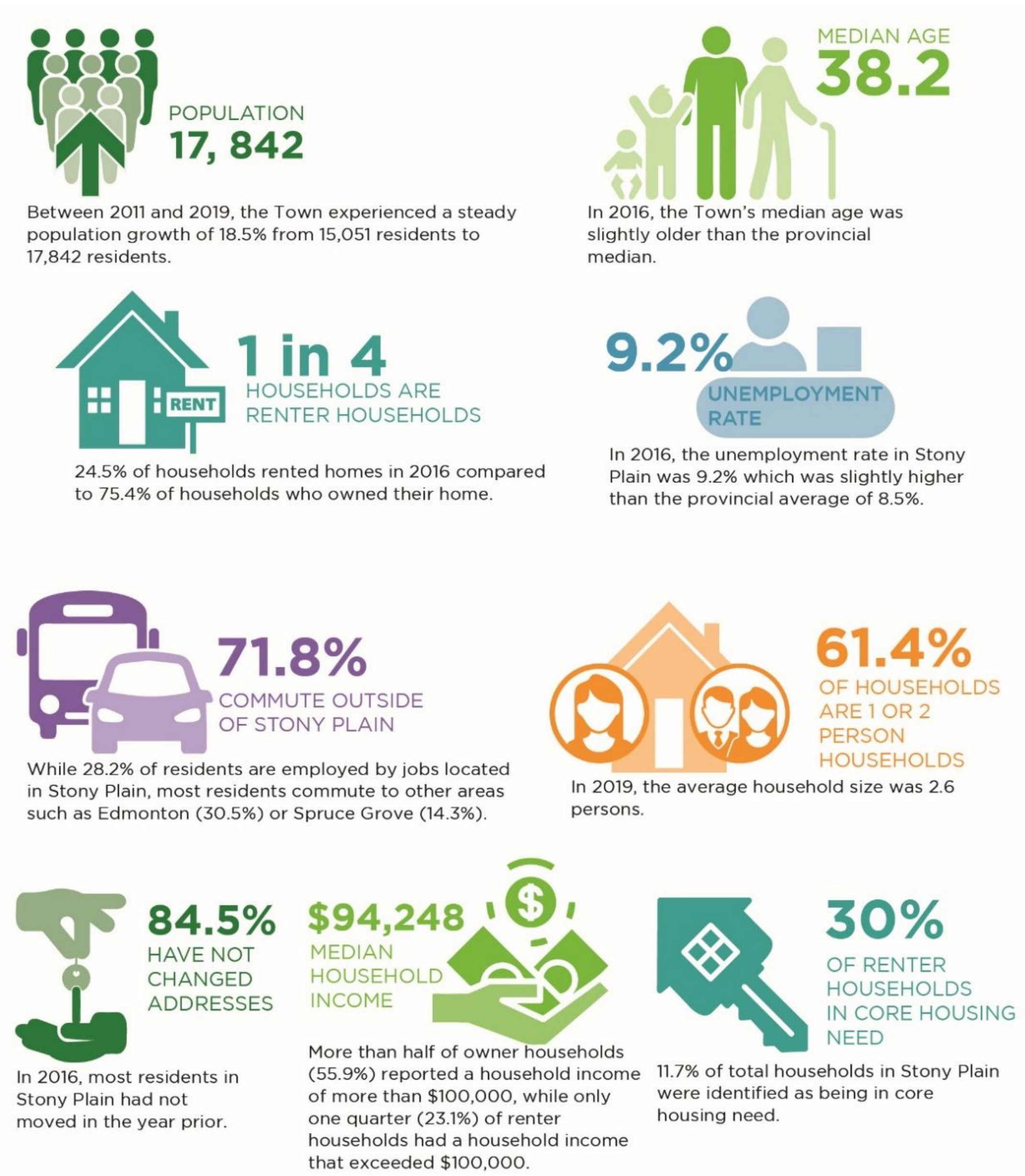
Land Use Bylaw

The Town's Land Use Bylaw (LUB) plays a key role in implementing the policies of its MDP at the time of development and regulating land use within the community. Land use districts are applied to each parcel of land in the town, describe the uses allowed (i.e., residential, commercial, industrial), and include regulations related to setbacks, building height, parking requirements, and landscaping, among others. The Town's current LUB provides flexibility for the development of various forms and tenures of housing.

SECTION 2 COMMUNITY AND HOUSING PROFILE[3]

Community Profile Highlights

This section summarizes the key demographic and economic trends in the community.



[3] The comprehensive findings of the community profile, housing profile, and full details of how the anticipated housing needs were determined can be found in the Community Profile and Housing Needs Assessment Report, in **Appendix B**. The data included in the report and represented here was the most current data available at the time the report was written.

Current Housing Highlights

The following provides an overview of the current housing situation in Stony Plain.

SINGLE-DETACHED HOME

MOST COMMON HOUSING TYPE

In 2019, 58.5% of the occupied dwelling units in Stony Plain were single-detached homes.

TWO-THIRDS OF HOMES HAVE AT LEAST 3 OR MORE BEDROOMS

30% of homes in Stony Plain are 1-2 bedroom units.

32 HOMES CONSTRUCTED **IN 2020**

Following a peak of housing completions in 2016 (238), the number of completions have been declining since.

68%

OF RENTAL UNITS ARE PART OF SECONDARY RENTAL MARKET

This means that most rental units available in Stony Plain were not actually built for the primary purpose of renting out.

RENT

3.9%

VACANCY RATE

Since 2015, vacancy rates have been above what is generally considered to be a healthy vacancy rate (3%) with the exception of 2-bedroom units.

$375,000

MEDIAN SALES PRICE FOR SINGLE-DETACHED HOME

While single-detached homes may not be affordable to all households, condos and duplexes/rowhouses are generally more affordable options in comparison.

2 OUT OF 5

RENTER HOUSEHOLDS LIKELY ONLY ABLE TO AFFORD A 1-BEDROOM APARTMENT

Based on a household income of $50,000 or less, renter households may experience challenges in finding rental units that meet their needs.

17 RESIDENTS CURRENTLY RECEIVE RENT SUPPLEMENT

However, there are 54 eligible residents who are on a wait list to receive assistance, such as housing or rent subsidy.

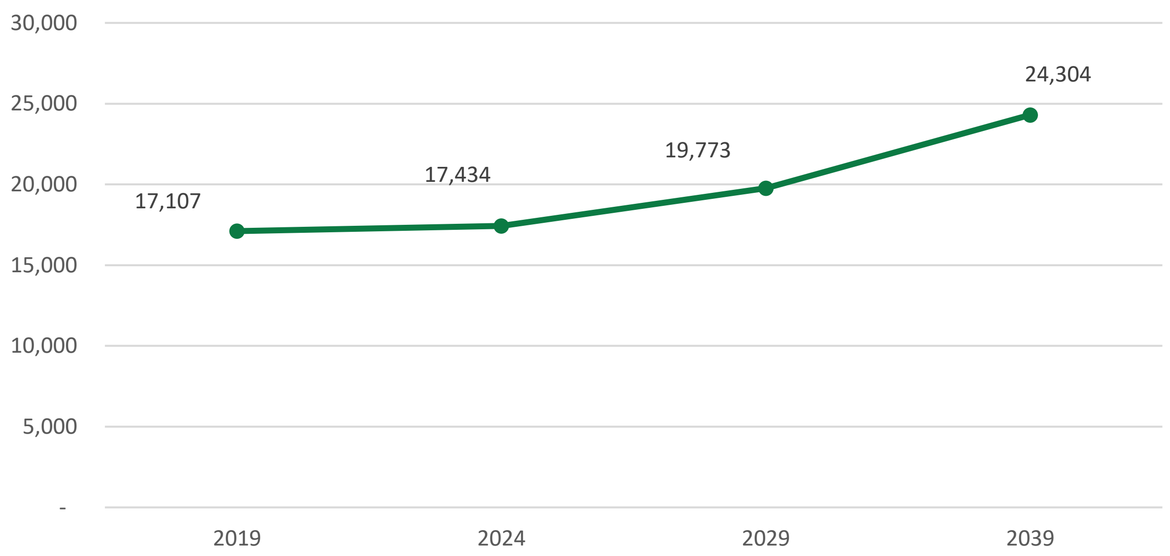
Future Housing Needs

Anticipated Population and Households

Based on population projections prepared by Applications Management for the Tri-Regional Municipal Plan, Stony Plain is anticipated see modest population growth between 2019 and 2024 (2%) or an annual average increase of 0.4%, increasing from 17,107 to 17,434. Stronger growth is anticipated between 2024 and 2029 (13%; average annual increase of 2.6%) and between 2029 and 2039 (23%; average annual increase of 2.3%), to reach a population of 24,304 by 2039.

It is important to note that Stony Plain's population, as determined by the 2019 Municipal Census, has already exceeded the number of residents it was estimated to grow to in 2024, indicating the Town is growing faster than anticipated. Furthermore, because the baseline population used to inform the anticipated population, and subsequently, the anticipated housing needs, was less than the population identified through the 2019 Municipal Census, it is likely that the anticipated housing needs described in are under representative of anticipated housing need.

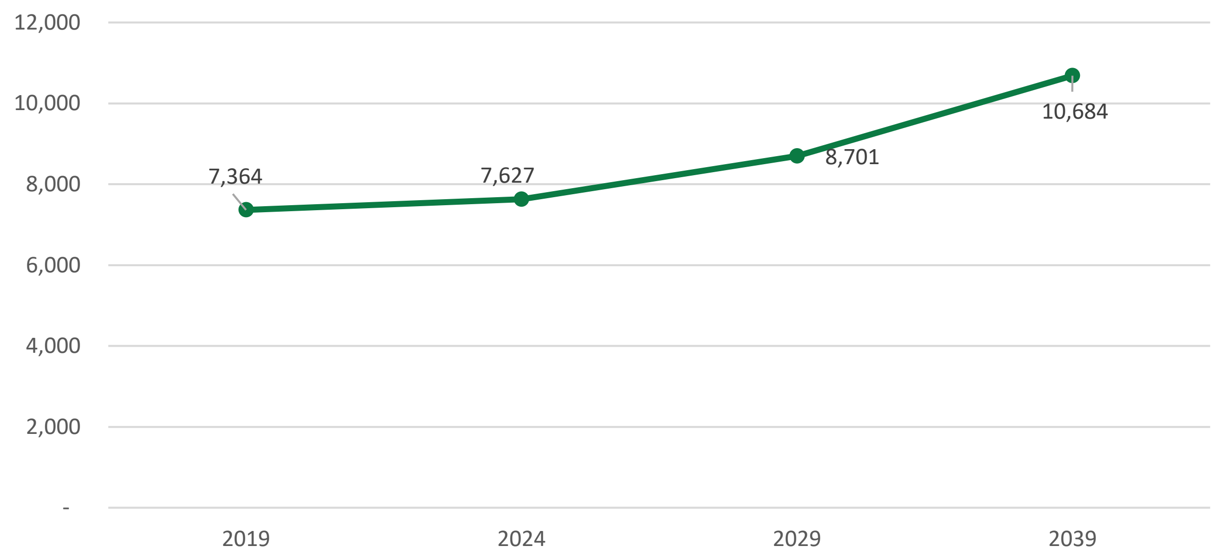
Figure 1.3: Projected Population (2019-2039)



Source: Applications Management

Based on the projected age profile of Stony Plain's population and the Tri-Region household projections prepared by Applications Management, Stony Plain is anticipated to see modest growth in the number of households residing in the municipality by 2024. The number of households is expected to grow by 14.1% or 1,074 households between 2024 and 2029, and another 1,983 households are projected to be added by 2039 (to reach 10,684 households).

Figure 1.4: Projected Households (2019-2039)



Source: Consultant projections based on household projections prepared by Applications Management

Anticipated Future Housing Needs

The following is a high-level summary of anticipated future housing needs across different types and tenures of housing. The indicators of various housing needs have been developed based on the population and household projections. A more comprehensive overview is provided in the Community Profile and Housing Needs Assessment Report (see **Appendix B**).

It is important to note that the summary of approximate housing units provided are not mutually exclusive, but instead describe the anticipated need based on the identified category. For example, one housing unit can address the need for several of the categories below. It is also important to recognize that some of the housing units needed are likely to be addressed through existing housing supply due to renovations or retrofitted units.

Based on how Stony Plain is anticipated to grow over the next several years to 2029, the following housing types and tenures present the estimated need to meet the demands of the growing population.

Housing Forms and Tenures

1330

TOTAL HOMES NEEDED

A total of approximately 1,330 homes are needed to meet the anticipated population growth.

75%

OWNERSHIP UNITS

Approximately 75% of all units will need to be ownership units.

505

2-BEDROOM UNITS NEEDED

The greatest need will be for two-bedroom units with an anticipated need of 505 units.

175

AFFORDABLE HOUSING UNITS

Approximately 175 affordable housing units will be needed to address core housing need. Approximately 40% of these units should be targeted towards owner households and 60% should be targeted towards renter households.

There is a **current unmet need for supportive housing units** for people with a variety of disabilities of approximately 105 units. This includes:

- 62 units of supportive housing for adults with mental health issues,
- 14 for adults with mobility disabilities in need of personal care,
- 27 for adults with intellectual disabilities, and
- 2 for people with complex needs who have experienced homelessness.

In addition to the current unmet need, 34 supportive housing units will be required.

Specific Population Groups

165

HOUSING UNITS FOR INDIGENOUS HOUSEHOLDS

Approximately 165 housing units will be needed for Indigenous households.

825

SENIORS HOUSING UNITS

Approximately 825 housing units will be needed for seniors.

490

FAMILY HOUSING UNITS

Approximately 490 homes will be needed for families, including 105 units for lone parent families.

SECTION 3 ACTION PLAN

The Housing Strategy framework is guided by a mission statement that outlines the key purpose of what this Strategy is intending to achieve. Three goals have been established to support achieving the mission statement. Each goal includes targeted policy statements with a narrative that describes the policy and identifies corresponding actions. These actions provide direction for implementation, over the next ten years, to respond to the identified current and future housing needs in the community.

Mission Statement

The following mission statement has been developed using resident and stakeholder input to describe the overarching outcome to be achieved by implementing the actions within this Strategy.

> ***Stony Plain is an inclusive community that offers residents a variety of housing choices that meet their needs at all stages of life.***

As described previously, achieving the goals of the Strategy is not the sole responsibility of the Town or any one organization. The Town also has active roles which may involve tasks like updating and reviewing policy documents, as well as support roles where the Town encourages and supports community partners as needed.

The following section is structured by the three goals of the Strategy, followed by several policy statements and related actions the Town and community partners can take to address the identified housing needs.

Goal 1 – Increase the Supply and Diversity of Affordable and Supportive Housing Options

Providing diverse housing choices is necessary to accommodate the varying housing and support needs of current and future Stony Plain residents. Maintaining and improving the existing housing supply can also extend the lifespan of housing and lead to options that are inherently more affordable, without the high costs of new development. A more diverse range of housing choice will also better support an aging population of different ages and abilities, and a diverse culture. The actions in this goal will help provide safe, affordable, good quality housing choices for Stony Plain residents.

Policy 1 – Update the Municipal Development Plan to further support affordable housing.

The Town's Municipal Development Plan (MDP) provides a long-term vision and framework that guides how the community will grow in the future. It plays a key role in enabling the development of affordable and supportive housing. Two areas have been identified where the MDP can be updated to further support the provision of affordable housing in Stony Plain.

There are many interpretations for what the term 'affordable housing' means, and municipalities can have different definitions based on their specific needs. To measure and track the development of affordable housing over time, it is important that there is an explicit definition of what affordable housing means within the context of Stony Plain. For the purpose of this Strategy, core housing need is used to describe and measure the level of housing affordability in the community. This definition was also used in the Tri-Municipal Regional Plan and aligns with the Strategy's recommendations to adopt core housing need as the standard data source for measuring housing need. Adding the concept of affordable housing will create a consistent understanding of affordable housing to support implementation of the land use policies contained within the MDP.

Additionally, where a Municipal and School Reserve (MSR) site is deemed surplus, land that was intended for the building envelope of the school can be re-designated as Community Services Reserve (CSR), which can then be used for a broader range of uses that will benefit the community. These uses include non-profit seniors' facilities, non-profit special needs facilities, and affordable housing, among others. Currently, the Town's MDP does not include reference of the CSR. The MDP should be updated to include reference to CSR.

ACTIONS

- Update the MDP to incorporate concept of affordable housing in the Community Development Section.
- Update the MDP to incorporate Community Services Reserve, potentially within Policy Section 6.7 Institutional Lands.

Policy 2 – Develop indicators and a monitoring process to track and monitor housing diversity.

The Town's MDP, in accordance with the EMRB Growth Plan, sets a minimum target density for new residential development at 35 dwelling units per net residential hectare. The EMRB has also developed a set of indicators to monitor the implementation and effectiveness of the Growth Plan policies, including density of development (dwelling units per net residential hectare), and housing diversity. The Town also has to report on these indicators annually. It is important that the diversity of housing in Stony Plain is tracked and monitored to ensure that the Town is not only supporting the polices of the Growth Plan, but that housing needs are being met within the community. Tracking housing diversity, including the provision of affordable and accessible housing, can help municipalities better facilitate and monitor the development of housing in the community and respond to current and future housing needs. Housing diversity should be monitored on a regular basis and as new data becomes available. Available data for monitoring and tracking housing diversity could include:

- Core housing need (Statistics Canada),
- Median household income (Statistics Canada),
- Housing form (Statistics Canada, Town building permit data, and Municipal Census),
- Number of purpose-built rental units (CMHC),
- Median housing price (Realtors Association of Edmonton),
- Average market rents (CMHC),
- Number of secondary suites (Town of Stony Plain),
- Housing starts and completions (CMHC and Town building permit data),
- Vacancy rates (CMHC),
- Number of households on waitlist for non-market housing (non-market housing providers).

ACTIONS

- Establish monitoring system and data needed to track housing diversity.
- Determine if any internal processes should be updated to collect additional data.

Policy 3 – Aim to use surplus municipal lands or proceeds from sales of municipal lands for affordable housing before considering the land/funds for other uses, where appropriate.

The availability of suitable land at a reasonable price can be a barrier to the development of affordable housing. A municipality can use its surplus lands to help reduce development costs by leasing and selling surplus lands at below market value to developers intending to provide affordable housing. As noted by the *Alberta Affordable Housing Review Panel Report*, having access to municipal land at below-market value can also be leveraged to access federal funding. Should the lands not be in a suitable location for developing housing, the Town can consider using the proceeds from the sale to direct towards affordable housing in the community. To support this direction, a new standalone policy could be created, or this concept could be incorporated into the Town's existing Land Management Policy.

EXAMPLES FROM OTHER COMMUNITIES

In 2019, the ***City of Calgary*** developed a Non-Market Housing Land Disposition Policy which allows the City to sell surplus City-owned land at below-market value to non-profit housing providers.

The ***Town of Beaumont*** intends to incorporate a policy to support the use of municipal lands for affordable housing in a new Land Management Strategy.

ACTION

- Develop standalone policy or incorporate concept into existing Land Management Policy.

Policy 4 – Include a density bonusing provision in the Land Use Bylaw to promote development of affordable and accessible housing in appropriate districts.

The purpose of density bonusing is to allow a developer to add additional density, such as more dwelling units, to their development in exchange for providing an amenity that is considered a significant benefit to the community, such as affordable housing units. Within the Town's R8 - High Density Residential District, developers are permitted one additional dwelling unit per hectare for every two parking stalls provided underground. Rather than tying the allowance of additional dwelling units to the provision of parking stalls, which does not result in affordable units, the R6 – Comprehensively Planned Residential District, R7 – Multi-Unit Building Residential District, and/or R8 – High Density Residential District should be revised to allow density bonusing with the provision of affordable and/or accessible housing. The affordability requirement, including the period the home is to be designated as affordable, can be registered as a restrictive covenant on title at the time of subdivision or be a condition of approval for a development permit.

EXAMPLES FROM OTHER COMMUNITIES

The ***City of Grande Prairie's*** density bonusing program allows developers of both single-detached and multi-unit developments to exceed the density allowed under the Land Use Bylaw by up to 20% if 10% of the units provided are designated as affordable housing units and must remain designated as affordable for a period of 20 years.

ACTION

- Update the LUB to add density bonusing provision to R6, R7, and R8 districts.

Policy 5 – Continue to facilitate affordable and supportive housing development by creating educational and financial resources for the land development process.

There is a need for additional affordable and supportive housing options in Stony Plain. The primary non-profit housing provider in Stony Plain, the Meridian Housing Foundation, operates several seniors housing facilities in the community, including independent supportive and affordable housing. Given the strong presence and organizational capacity of the Meridian Housing Foundation, they, along with other regional housing providers, play a key role in developing and operating affordable and supportive housing in Stony Plain.

> **EXAMPLES FROM OTHER COMMUNITIES**
>
> The ***City of Kamloops*** has developed an Affordable Housing Toolkit for private and non-profit developers.
>
> The ***City of Nanaimo*** intends to create a guide to support the development of non-market housing by outlining the process and assigning city staff to act as liaison.

The development process involves working with multiple Town departments, agencies, and utility providers, as well as obtaining a range of permits and approvals. This process can be challenging for non-profit organizations to navigate, however, as they are not typically involved in development on a regular basis. It is recommended that the Town continue to work with community partners to identify and support opportunities for the development of affordable and supportive housing. The Town can create educational resources that outline a step-by-step guide for the development process, including a description of available resources. The Town should also consult with private developers and non-profit housing providers, such as the Meridian Housing Foundation, to identify how best to encourage and incorporate affordable and supportive housing into new projects, and what level of financial support, incentives, or other resources would be needed to do so.

ACTIONS

- Create step by step guide for the residential development process.
- Consult with developers and non-profit housing providers on what support or incentives would be valuable.

Policy 6 – Work with community partners to explore and promote funding opportunities for new affordable housing development, and repairs and maintenance of existing affordable housing, including funding opportunities for incorporating sustainability best practices.

To ensure efforts and investments are well coordinated between all partners, the community should work together to leverage opportunities available through federal and provincial funding programs. Depending on the financial stream, contributions from municipal and/or provincial funding may be required to access federal funding. The National Housing Co-Investment Fund is one funding example that provides financial support under two streams: one for new affordable housing construction and the second to repair and maintain existing community and affordable housing; however, contributions from other levels of government are required to access these funds. All community partners should work together to identify what supports (e.g., letters of support) and resources (e.g., staff time, matching funding) each partner is able to provide to secure funding for new affordable housing development, redevelopment, and repairs and maintenance of existing affordable housing.

ACTION

- Work with community partners to identify what supports are needed on a case-by-case basis (e.g., letter of support, staff resources, matching funding commitments).

Policy 7 – Continue to advocate to the province to increase rent supplements, in-home supports, and subsidies for seniors and people with disabilities.

In Alberta, there are a variety of programs that low-income residents can access to receive additional financial support. The Canada-Alberta Housing Benefit provides funding for affordable housing through Rent Supplement Programs. The Rent Assistance Benefit (RAB), available to Stony Plain residents who are in core housing need, is a long-term monthly benefit that supports residents in making their rent more affordable. While RAB provides much needed support and is intended to cover the difference between what would be affordable rent and the market rent of a unit, it does not necessarily cover the full cost of what is needed, there is very limited access, and there are long wait lists.

Seniors can apply to the Special Needs Assistance Program for financial assistance for health and personal supports, and the Home Adaptation and Repair Program that helps seniors finance home repairs, adaptations, and renovations. Additional financial assistance is available to people with disabilities through programs such as Assured Income for the Severely Handicapped (AISH); however, these subsidies are often not enough to fully support residents in need as the cost of living continues to increase. Likewise, the availability of existing in-home supports being delivered by community agencies to seniors and adults with disabilities is not enough to meet needs. It is important that advocacy for increases to housing subsidies and in-home supports funding continues to ensure the benefits are in alignment with Stony Plain residents' personal situation and the local rental market. The Town can advocate to the province to increase subsidies to meet the needs of Stony Plain residents by writing letters of support on their own or working with partners in the Tri-Region to prepare joint letters of support.

ACTION

- Write letters of support on behalf of local organizations or directly to the province to advocate for increases to supports/subsidies available.

Goal 2 – Improve Access to and Choice of Market Housing

The purpose of this goal is to identify actions to help reduce the overall cost of residential development and encourage a variety of housing types to increase the choices available so that ownership and rental options become attainable to residents without requiring subsidies or assistance.

Policy 1 – Encourage a mix of housing types such as tiny homes, micro-apartments, and bachelor, 1- and 2-bedroom units to provide housing options for smaller households.

The Community Profile and Housing Needs Assessment identified a gap in the supply of bachelor/studio, 1- and 2-bedroom units and that 2-bedroom units will be most needed in the next ten years to address current demand. These units are especially important for seniors looking to downsize, youth and young adults, young professionals, single parents, and individuals at risk of experiencing homelessness. Engagement with the community also identified the importance of affordable and accessible units, such as single-storey homes, for seniors in the community. These housing types can include options such as tiny homes, which are well-suited to be developed as a secondary suite, as regulated by the Land Use Bylaw (LUB), and micro-suites, which are small units (measuring approximately 220 square feet), and include a private bathroom, kitchen, dining space, and sleeping area. The Town's LUB currently provides flexibility for the development of a range of housing options. This should be reviewed in the future to ensure the regulations are not creating any unnecessary barriers to the development of smaller housing forms. The Town should also monitor progress on this policy through the tracking process to identify whether additional supports or incentives are needed to encourage the development of smaller housing options.

EXAMPLES FROM OTHER COMMUNITIES

An affordable micro-suite apartment building is currently in development in ***Winnipeg***. It is a partnership between a private family and all three levels of government which will provide a three-storey building with 47 micro-apartments for people experiencing homelessness, experiencing mental health and/or addictions issues or fleeing domestic violence. It will also include 15 accessible units.

ACTIONS

- Review the LUB to ensure regulations are still providing enough flexibility to support development of smaller housing forms.
- Monitor the diversity of housing form and size to track progress.
- Consult developers to identify whether additional supports and incentives are needed.

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Policy 2 – Promote the development of innovative housing forms and housing tenures such as co-op housing, co-housing, HomeShare, and flex-housing.

Non-traditional housing forms and tenures offer unique solutions to deliver more affordable and accessible housing options. Co-op housing and co-housing offer two different housing models that are designed around the expectations of residents actively participating in the larger community, but have different ownership, financial, and tenant structures. In the 1970s, co-ops were largely funded through federal and provincial programs which have mostly disappeared, while co-housing communities are often self-funded by the future residents. HomeShares offer opportunities for older adults and students to be housed in intergenerational living that is mutually beneficial to both parties. Students have access to affordable housing, while the older adult receives supplementary income and assistance in the home, helping them to remain living independently. Flex-housing refers to how the home is designed so that they are adaptable and accessible as residents' needs change. The Town can continue to support the development of these housing types by working with the developers and interested parties to promote these housing forms and learn whether the MDP or LUB create any perceived or real barriers to developing these types of housing options in the community.

EXAMPLES FROM OTHER COMMUNITIES

The ***Halton HomeShare Program*** is a partnership between Halton Region, Halton Housing Help, and Burlington Age-Friendly Council. It allows older adults to remain living at home, increasing the affordability of housing for both residents involved.

ACTIONS

- Review the LUB to ensure regulations are still providing enough flexibility to support development.
- Consult with developers and interested parties to identify any perceived or real barriers to development.

Policy 3 – Encourage the development of new and upgrades to existing secondary suites.

There is an increasing trend in multi-generational living that is becoming more common as the population ages. Secondary suites provide a great option for households looking to supplement their income or make their housing more affordable by renting out a unit, and for families to live nearby while maintaining their own independent living space. Secondary suites also provide a housing option for smaller 1-2 person households. Basement, garage, and garden suites are all secondary suite options that are currently permitted in several of the Town's residential districts. Providing more housing options through secondary suites also emerged as an idea through the engagement process that had support from residents. The Town should continue to encourage and promote the development of secondary suites.

EXAMPLES FROM OTHER COMMUNITIES

The ***Town of Okotoks*** established a grant program that offers grants of up to $5,000 or $10,000 to provide financial assistance for residents interested in developing secondary suites.

The ***City of Edmonton*** also offered a secondary suite grant for residents to build new suites or upgrade existing suites to rent to low-income tenants.

ACTIONS

- Explore the development of incentive programs to encourage new suites or upgrade existing suites.
- Create educational materials and share best practices to promote secondary suites.
- Encourage developers to rough in secondary suite units in new builds, where districting allows.

Policy 4 – Update the Land Use Bylaw to include provisions for development of narrower lots for residential uses, such as zero lot line development.

Homes built on narrow lots are becoming increasingly common in the Edmonton region. Allowing homes to be constructed on narrower lots can help reduce the cost of new homes and is more efficient for municipal servicing and infrastructure. Through the engagement process, residents in Stony Plain were generally supportive of this idea, as long as potential fire hazards and the provision of neighbourhood amenities, such as pathways and parks, were considered. Zero lot line development could be accommodated by updating the R4 and/or R5 districts or by creating a new district. The Town should review existing land use districts and host further consultation sessions with developers and the community to identify districts that would be able to accommodate zero lot line development and potential regulations that should be considered if zero lot line development is to be supported in Stony Plain.

ACTIONS

- Review land use districts to identify most appropriate districts to add provisions to or develop new district.
- Consult further with developers and residents to identify any potential regulations needed.

Policy 5 – Complete a targeted review of the Land Use Bylaw to reduce or remove parking minimums for residential development.

Over the past several years, municipalities have been amending their Land Use Bylaws to reduce parking requirements or remove minimum parking requirements entirely. Parking requirements for residential uses can increase development costs, making it more difficult and less feasible to develop affordable units. The desire to reduce parking requirements also accommodates different lifestyles and considers the potential for reduced vehicular dependency, further growth, and increased use of alternative forms of transportation such as transit, walking, and cycling. In the future, should there be a shift in vehicular usage and uptake in alternative modes of transportation, the LUB should be reviewed to identify if parking restrictions should be reduced to further support housing affordability.

EXAMPLES FROM OTHER COMMUNITIES

As part of an update in 2019 to its Land Use Bylaw, the ***City of Beaumont*** reduced parking requirements to better balance the supply and demand of parking and accommodate alternative modes of transportation.

In the ***City of Kamloops***, developers can have parking requirements reduced by 7% if a minimum of 50% of units provided are affordable.

ACTION

- Review parking regulations in the LUB should there be a shift in vehicular dependency and increase in alternative modes of transportation.

Policy 6 – Expand the Commercial, Industrial and Multi-Unit Residential Infill Policy to apply to affordable and supportive housing developments.

The Town currently has an Infill Policy that encourages re-development of vacant or underutilized lots in existing neighbourhoods through financial and non-financial incentives to support revitalization of these areas. These incentives include development permit fee rebates; potential for adjustments to parking requirements; potential for variances to setback requirements; potential for alteration of servicing requirements; and/or expediting consulting and processing time with clients. The policy currently applies only to vacant land in mature neighbourhoods that have a specific zoning. It is recommended that the policy be expanded to apply to mixed use or standalone residential developments that also include supportive and affordable housing developments.

ACTION

- Expand the Commercial, Industrial, and Multi-Unit Residential Infill Policy to apply to mixed use or standalone residential developments that also include affordable or supportive housing units.

Goal 3 – Build Partnerships, Knowledge, and Capacity within the Community

In addition to facilitating the development and availability of a diverse range of housing options, increased awareness and education of local housing needs and gaps, opportunities for collaboration and partnerships, and active engagement with the community, will help to facilitate a coordinated response to meet the local housing needs of Stony Plain residents.

Policy 1 – Facilitate collaboration between private developers and non-profit housing providers to support the development of non-market housing.

Depending on organizational capacity and resources, non-profit housing providers may not have the resources or knowledge to develop housing themselves but are extremely capable of managing and operating housing once built. They may also not be aware of local and regional developers who can support them in these efforts to provide non-market housing. Given that the Town is often aware of local developers' future plans and intentions through the development approval process, they are well positioned to act as a liaison between private developers and non-profit organizations to facilitate future partnerships and collaborations.

ACTION

- Introduce and share information between developers and non-profit housing providers.

Policy 2 – Collaborate with community partners to organize education opportunities, knowledge-sharing, and networking events to work towards solutions to non-market housing needs.

The Hope & Home Champions Table is one example of a community-led group that brings Tri-Region stakeholders together with the goal of reducing poverty and homelessness in the region. In addition, there are many organizations that work to reduce poverty within the region and together, these stakeholders bring their own specialized expertise to support action. This collective knowledge can be leveraged to increase awareness and further build and establish partnerships and knowledge-sharing between different community partners. The Town can help facilitate this by coordinating education opportunities, knowledge-sharing, and networking events with community organizations.

ACTIONS

- Coordinate educational opportunities and networking events.
- Provide access to Town facilities, where possible, to host in-person events.

Policy 3 – Lead efforts in collaboration with Spruce Grove, Parkland County, and community organizations, to develop partnerships with landlords to rent to individuals and families who may have experienced or been at risk of homelessness or are survivors of domestic violence.

Many of the strategies in the Tri-Region Short-Term Non-Market Housing Study rely on the use of existing private affordable rental housing to provide long-term housing to individuals and families who may have experienced or been at risk of homelessness, or are survivors of domestic violence, sometimes alongside supports that are provided by community organizations. Successful implementation of these strategies will require enhanced and ongoing outreach, education, and partnerships with landlords. This includes identifying and maintaining relationships with landlords who are willing to rent to participants of various housing and support programs. Working with neighbouring municipalities and housing and service providers, the Town should engage landlords and property management associations to identify and recruit local landlords to participate in meeting these needs and learn about the needs and concerns of local landlords, including what information and resources they would need to rent to this population.

EXAMPLES FROM OTHER COMMUNITIES

Homeward Trust *in* ***Edmonton*** is a non-profit organization involved in providing housing and support services for residents experiencing homelessness through a Housing First approach. They have established a Landlord Relations team to work with and provide support to landlords involved in providing housing to residents who access programs.

ACTION

- Connect with landlords and property managers to discuss opportunities to secure units for short-term housing.

Policy 4 – Support Indigenous housing providers and Indigenous communities in creating and retaining Indigenous-led housing and culturally appropriate support services.

The proportion of Stony Plain residents identifying as Indigenous has been increasing over the last three census periods, from 5.1% in 2006 to 7% in 2016. While there is no Indigenous housing located directly in Stony Plain, the need for culturally appropriate housing and supports will likely continue to rise as the number of residents identifying as Indigenous grows. Indigenous housing and culturally appropriate supports should be designed, owned, and operated by Indigenous housing providers and organizations, where feasible. The Native Counselling Services of Alberta currently provides several programs to residents of Stony Plain. They also offer an Indigenous Housing program in Edmonton for chronically homeless Indigenous people, including youth. It is recommended that the Town continue to work with and support local Indigenous organizations and the nearby First Nations communities to explore opportunities and work towards providing Indigenous housing in the community. This can include exploring the potential of expanding the Indigenous Housing First program into Stony Plain and working with Indigenous organizations to identify additional opportunities to provide Indigenous housing and culturally appropriate supports to Indigenous residents.

ACTIONS

- Collaborate with Indigenous organizations to explore opportunities to expand Indigenous Housing First program in Stony Plain.
- Support Indigenous organizations in identifying opportunities to provide Indigenous housing and culturally appropriate supports in the community.

Policy 5 – Work with community partners to identify safe housing options for youth and young adults.

EXAMPLES FROM OTHER COMMUNITIES

Through ***the Community and Social and Development Youth Centre***, the Town will be piloting a Host Home program in **Stony Plain** in early 2022 with support from federal Reaching Home funding.

Aura Host Homes *in* ***Calgary*** works with youth between the ages of 14 to 24, identifying as LGBTQ2S+, gender nonbinary and gender nonconforming, who are at risk or are currently experiencing homelessness to access housing through the use of host homes and families. These youth often do not feel comfortable in other emergency housing options and the host homes are able to offer them a safe and supportive environment.

Through the engagement process, youth and young adults were identified as a group who may need additional support in accessing and maintaining appropriate housing. This is a particular concern for youth who are aging out of care and may be living on their own for the first time. They may not have a large support network, and/or the knowledge and resources to find a place to live and maintain their home, build relationships with landlords, manage a budget, and may be on a limited budget depending on their employment situation. This can lead to youth and young adults living in an unsafe or unsustainable situation, such as relying on couch surfing with friends and family. Involving community organizations and partners who work directly with youth and young adults is important to help ensure youth are receiving the specific resources and supports that best meet their individual situations.

Formal funding programs are not always available to meet the range of needs of youth and young adults, which makes it imperative that groups and individuals concerned with providing accessible, appropriate housing and services to youth and young adults pool their talents and resources to support the provision of appropriate housing options. Some housing models that have been found to be promising for youth include foyer housing, host home/supportive roommate, convertible leases, low barrier scattered-site housing, and low barrier congregate-site housing[4]. It is recommended that the Town bring together stakeholders who work with youth and who provide housing, to network, discuss common goals and interests, and explore the potential for greater collaboration and partnerships.

ACTION

- Coordinate meetings between appropriate stakeholders to discuss needs and options to move forward.

[4] More information on these models can be found here: https://www.bchousing.org/research-centre/library/tools-for-developing-social-housing/BK-Summary-Vulnerable-Youth-Young-Adults-BC

Policy 6 – Develop a public participation and communications process to improve community understanding of the residential development process, and identify opportunities to provide input on affordable housing and residential infill initiatives.

EXAMPLES FROM OTHER COMMUNITIES

The ***City of Kamloops*** developed a Housing Communications and Engagement Policy to identify how the community will be engaged on affordable housing and related developments.

The ***City of Grande Prairie*** monitors the progress of their Housing Strategy through an annual report.

In Alberta municipalities, there is a planning hierarchy that includes multiple statutory plans, policies, and bylaws that regulate and inform how municipalities are intended to grow and develop. The relationship between a municipality's Municipal Development Plan, Land Use Bylaw, re-districting, and development permit processes are not always easily understood by residents, which can lead to disconnect and frustration when development and re-development occur. The Town should consider developing a public participation and communications process to improve understanding, awareness, and support for all residential projects.

ACTIONS

- Develop communications materials related to affordable housing and residential infill development.
- Prepare annual updates to the community on progress related to achieving the goals of this Strategy.

Policy 7 – Create a community education program to increase understanding and build support for the development of non-market housing in the community.

There can often be a stigma around the development of non-market housing, which evolves from uncertainty, lack of awareness, and confusion about what non-market housing looks like, how it will fit within the character of the community, and the perception of potential negative impacts on the community. This reaction or stigma can lead to discrimination towards these forms of housing and residents who are living in non-market homes. Strong opposition and outrage towards the proposed development of non-market housing in general can also emerge and can significantly impact the time it takes to plan and build the homes, as well as increase costs. The Town should consider hosting community educational forums on a semi-regular basis, unrelated to future proposed non-market housing developments, to establish communication channels, explore misconceptions, and learn about potential concerns from residents and ideas to address. While education on its own is important, a key outcome of the education program process is to actively challenge misconceptions around non-market housing.

ACTIONS

- Support the implementation of the Stony Plain Together We Shine Inclusion Plan.
- Transition the current housing webpage on the Town website into a dedicated housing hub.
- Work with community partners to plan and host community forums on non-market housing on a semi-regular basis.

SECTION 4 IMPLEMENTATION PLAN

To provide a roadmap for how the Strategy should be implemented, an Implementation Plan was developed. Actions, priorities, key leads, and partners have been identified over the short-, medium-, and long-term to support successful completion over the next ten years, dependent on funding, capacity, and prioritization of actions. Some actions span multiple time periods, indicating that they are being implemented on an ongoing basis. Indicators are provided for each policy to monitor the progress of the Strategy and achieving the three goals. The Strategy should be monitored on an annual basis to identify progress on the actions and determine any changes in priorities.

Goal 1 – Increase the Supply and Diversity of Affordable and Supportive Housing Options

Providing diverse housing choices is necessary to accommodate the varying housing and support needs of current and future Stony Plain residents. Maintaining and improving the existing housing supply can also extend the lifespan of housing and lead to options that are inherently more affordable, without the high costs of new development. A more diverse range of housing choice will also better support an aging population of different ages and abilities, and a diverse culture. The actions in this goal will help provide safe, affordable, good quality housing choices for Stony Plain residents.

Goal 1 – Increase the Supply and Diversity of Affordable and Supportive Housing Options							
Policy	Action	Timeframe			Implementation		Measures of Success
		Short-Term	Medium-Term	Long-Term	Lead	Partner(s)	Indicators
1. Update the Municipal Development Plan to further support affordable housing.	Update the MDP to incorporate concept of affordable housing in the Community Development Section. Update the MDP to incorporate Community Services Reserve, potentially within Policy Section 6.7 Institutional Lands.	X			Town		Updates to MDP. CSR lands being used for affordable or supportive housing.

Goal 1 – Increase the Supply and Diversity of Affordable and Supportive Housing Options							
Policy	Action	Timeframe			Implementation		Measures of Success
		Short-Term	Medium-Term	Long-Term	Lead	Partner(s)	Indicators
2. Develop indicators and monitoring process to track housing diversity.	Establish monitoring system and data needed to track housing diversity. Determine if any internal processes should be updated to collect additional data.		X		Town		# of new units by housing type and size distribution. # of residents in core housing need. # of affordable units.
3. Consider municipal lands for affordable housing.	Develop standalone policy or incorporate into existing Land Management Policy.	X			Town	Non-profit housing and service providers	Amount (ha) of municipal lands or funds used for non-market housing in a given year.
4. Include density bonusing provision in LUB.	Update the LUB to add density bonusing provision to R6, R7, and R8 districts.		X		Town	Developers	# of affordable units provided through density bonusing and registered on title.
5. Create resources for the land development process to facilitate affordable and supportive housing development.	Create step by step guide for the residential development process. Consult with developers and non-profit housing providers on what support or incentives would be valuable.		X		Town	Developers Non-profit housing providers	# of touchpoints with stakeholders re potential developments. Length of time spent working through development approvals process. # of affordable and supportive housing units developed.

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Goal 1 – Increase the Supply and Diversity of Affordable and Supportive Housing Options							
Policy	Action	Timeframe			Implementation		Measures of Success
		Short-Term	Medium-Term	Long-Term	Lead	Partner(s)	Indicators
6. Work with partners to explore and promote funding opportunities for innovative and diverse housing options.	Work with community partners to identify what supports are needed on a case-by-case basis (e.g., letter of support, staff resources, matching funding commitments).	X	X	X	Non-profit housing and service providers Community organizations Indigenous organizations	Town	Funding $ received by community organizations.
7. Continue to advocate for increases to rent subsidies and in-home supports.	Write letters of support on behalf of local organizations or directly to the province to advocate for increases to supports/subsidies available.	X	X	X	Town	Non-profit housing and service providers Community organizations Indigenous organizations	Increase in funding $ for supplements or expansion of current programs.

Goal 2 – Improve Access to and Choice of Market Housing

The purpose of this goal is to identify actions to help reduce the overall cost of residential development and encourage a variety of housing types to increase the choices available so that ownership and rental options become attainable to residents without requiring subsidies or assistance.

Goal 2 – Improve Access to and Choice of Market Housing								
		Timeframe			Implementation		Measures of Success
Policy	Action	Short-Term	Medium-Term	Long-Term	Lead	Partner(s)	Indicators
1. Encourage mix of housing types for small households.	Review the LUB to ensure regulations are still providing enough flexibility to support development of smaller housing forms. Monitor the diversity of housing form and size to track progress. Consult developers to identify whether additional supports and incentives are needed.		X		Town	Developers Non-profit housing and service providers Community organizations Residents	# of new units by housing structure distribution (bedrooms or sq ft).
2. Promote development of innovative housing forms and tenures.	Review the LUB to ensure regulations are still providing enough flexibility to support development. Consult with developers and interested parties to identify any perceived or real barriers to development.		X		Town	Developers Non-profit housing and service providers Community organizations Residents	# of new units by housing type/tenure.

Goal 2 – Improve Access to and Choice of Market Housing							
Policy	Action	Timeframe			Implementation		Measures of Success
		Short-Term	Medium-Term	Long-Term	Lead	Partner(s)	Indicators
3. **Encourage development of and upgrades to secondary suites.**	Explore the development of incentive programs to encourage new or upgrade existing suites. Create educational materials and share best practices. Encourage developers to rough in secondary suites in new builds were districting allows.		X		Town	Developers Residents	# of new secondary suites.
4. **Update LUB with provisions for narrow lot development.**	Review land use districts to identify most appropriate districts to add provisions to or develop new district. Consult further with developers and residents to identify any potential regulations needed.	X			Town	Developers Residents	LUB amendment to permit narrower lots in suitable districts. # of developments/units that utilize narrow lot provisions.
5. **Complete targeted review of parking regulations in LUB.**	Review parking regulations in the LUB should there be a shift in vehicular dependency and increase in alternative modes of transportation.			X	Town	Developers Non-profit housing providers Residents	LUB amendment to consider different approaches to parking.

Goal 2 – Improve Access to and Choice of Market Housing							
Policy	Action	Timeframe			Implementation		Measures of Success
		Short-Term	Medium-Term	Long-Term	Lead	Partner(s)	Indicators
6. **Expand Infill Policy to apply to affordable and supportive housing development.**	Expand the Commercial, Industrial, and Multi-Unit Residential Infill Policy to apply to mixed use or standalone residential developments that also include affordable or supportive housing units.	X			Town	Developers Non-profit housing providers	# of affordable and supportive housing units built in Infill Policy areas.

Goal 3 – Build Partnerships, Knowledge, and Capacity within the Community

In addition to facilitating the development and availability of a diverse range of housing options, increased awareness and education of local housing needs and gaps, opportunities for collaboration and partnerships, and active engagement with the community, will help to facilitate a coordinated response to meet the local housing needs of Stony Plain residents.

Goal 3 – Build Partnerships, Knowledge, and Capacity within the Community							
Policy	Actions	Timeframe			Implementation		Measures of Success
		Short-Term	Medium-Term	Long-Term	Lead	Partner(s)	Indicators
1. **Facilitate collaboration between private developers and non-profit organizations.**	Introduce and share information between developers and non-profit housing providers.	X	X		Town	Developers Non-profit housing and service providers	# of developments completed through partnerships.
2. **Collaborate with community partners to support knowledge-sharing.**	Coordinate educational opportunities and networking events. Provide access to Town facilities, where possible, to host in-person events.	X	X	X	Town	Town Spruce Grove Parkland County Non-profit housing and service providers Indigenous organizations Developers	# of events (virtual or in-person) per year.

Goal 3 – Build Partnerships, Knowledge, and Capacity within the Community

Policy	Actions	Timeframe			Implementation		Measures of Success
		Short-Term	Medium-Term	Long-Term	Lead	Partner(s)	Indicators
3. Develop partnerships with landlords to provide units for those in need of short-term housing.	Connect with landlords and property managers to discuss opportunities to secure units for short-term housing.	X	X		Town	Spruce Grove Parkland County Landlords Property managers Non-profit housing and service providers	# of agreements established with landlords for short-term. # of units provided.
4. Support Indigenous organizations and communities in providing Indigenous housing and services.	Collaborate with Indigenous organizations to explore opportunities to expand Indigenous Housing First program in Stony Plain. Support Indigenous organizations in identifying opportunities to provide Indigenous housing and culturally appropriate supports in the community.	X	X	X	Indigenous organizations and communities	Town Developers Non-profit housing and service providers	# of units or increases in culturally appropriate supports led by Indigenous organizations.
5. Work with community partners to identify	Coordinate meetings between appropriate stakeholders to discuss		X		Town	Non-profit housing and service providers	# of housing spaces provided for youth in a given year.

Goal 3 – Build Partnerships, Knowledge, and Capacity within the Community							
Policy	Actions	Timeframe			Implementation		Measures of Success
		Short-Term	Medium-Term	Long-Term	Lead	Partner(s)	Indicators
housing options for youth.	needs and options to move forward.					Youth organizations	# of youth accessing supported housing options.
6. Develop public participation and communications process to improve understanding and identify opportunities for input on affordable housing and residential infill initiatives.	Develop communications materials related to affordable housing and residential infill development. Prepare annual updates to the community on progress related to achieving the goals of this Strategy.	X	X	X	Town	Developers Non-profit housing and service providers	Development of communications materials. Annual report on Strategy progress. Tone of resident comments and questions.
7. Develop community education program to build support for the development of non-market housing.	Support the implementation of Together We Shine Inclusion Plan. Transition the current housing webpage on the Town website into dedicated housing hub to updated as needed. Work with community partners to plan and host community forums on non-market housing on a semi-regular basis.	X	X	X	Town	Developers Non-profit housing and service providers	Updates to housing webpage as needed. Tone of resident comments and questions. # of events (virtual or in-person) per year.

Appendix A

Glossary of Terms

TOWN OF STONY PLAIN

Stony Plain Housing Strategy

GLOSSARY OF TERMS

TOWN OF STONY PLAIN | HOUSING STRATEGY

FINAL

JANUARY 2022

Glossary of Terms

The following is a list of commonly used terms that are often referenced in housing policy.

Accessible: In reference to a type of housing unit, accessible refers to units that are designed to promote accessibility for individuals with disabilities. This sometimes includes physical elements such as low height cupboards or light switches, wide doorways, and adapted bathrooms.

Adequate Housing: Dwellings not requiring any major repairs, as reported by residents. (Canada Mortgage and Housing Corporation (CMHC))

Affordable Housing: Communities often set their own definition of affordable housing to best reflect the local context. In Stony Plain, the term core housing need is being used to define affordable housing. Core housing need is used to identify households who are not able to find and maintain housing that meets their needs. A household is considered to be in core housing need if its housing does not meet at least one of the adequacy, affordability, or suitability standards, and the household does not have the means to find alternative housing.

- Adequate housing is reported by residents as not requiring any major repairs.
- Affordable dwellings costs less than 30% of total before-tax household income.
- Suitable housing has enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.

Assisted Living: A type of housing for seniors and people with disabilities that includes on-site hospitality and personal care support services. (BC Housing)

At Risk of Homelessness: Refers to people who are not homeless, but whose current economic and/or housing situation is precarious or does not meet public health and safety standards. (Canadian Observatory on Homelessness)

Cohousing: private self-contained residences that are also centred around shared common spaces such as kitchens and dining areas.

Cooperative Housing: A co-op is a type of housing that residents own and operate as part of a membership. (BC Housing)

Coordinated Access: A coordinated access system is the process by which individuals and families who are experiencing homelessness or at-risk of homelessness are directed to community-level access points where trained workers use a common assessment tool to evaluate the individual or family's depth of need, prioritize them for housing support services and then help to match them to available housing focused interventions.

Chronic Homelessness: Refers to individuals who are currently experiencing homelessness and who have been homeless for six months over the past year.

Core Housing Need: A household is in core housing need if its housing does not meet one or more of the adequacy, suitability or affordability standards and it would have to spend 30% or more of its before-tax income to access local housing that meets all three standards. (CMHC)

Cultural Competency: The ability of systems to provide care to people with diverse values, beliefs and behaviours, including tailoring delivery to meet a person's social, cultural and linguistic needs. (HomelessHub)

Emergency Housing: Immediate, short-stay housing for people who are homeless or at risk of becoming homeless.

Episodic Homelessness: Refers to individuals who are currently homeless and have experienced three or more episodes of homelessness in the past year (episodes are defined as periods when a person would be in a shelter or place not fit for human habitations, and after at least 30 days, would be back in the shelter or inhabitable location. (Built For Zero Canada)

Homelessness: Describes the situation of an individual, family or community without stable, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it. (Canadian Observatory on Homelessness)

Housing First: Is a recovery-oriented approach to ending homelessness that centres on quickly moving people experiencing homelessness into independent and permanent housing and then providing additional supports and services as needed. There are five core principles of Housing First:

1. Immediate access to permanent housing with no housing readiness requirements
2. Consumer choice and self-determination
3. Recovery orientation
4. Individuals and client-driven supports, and
5. Social and community integration

Housing Secure: Refers to security of tenure; not having to worry about being evicted for having your home or lands taken away. (National Women's Association of Canada)

LGBTQ2S+: Lesbian, gay, bisexual, trans, two-spirited, queer, and additional identities.

Market Housing: Market housing is housing which the private industry provides without requiring any subsidies or incentives.

Mixed Income Housing: Any type of housing development (rent or owned) that includes a range of income levels among its residents, including low, moderate and/or higher incomes. (National Housing Strategy)

Non-Market Housing: Non-market housing is housing that typically requires additional subsidies or supports from other organizations and government bodies.

On-Site Supports: Services offered to households in order to maintain their optimal level of health and well-being. These services may take a variety of forms and may vary in intensity based on people's needs. A few examples of eligible support services could include case management, counselling, supervision/monitoring, assistance with medication, psychosocial rehabilitation, childcare, meal services, personal care, housekeeping, and other forms of support that help people to live independently and remain stably housed. (National Housing Strategy)

Prefabricated Homes: Factory built homes that are assembled on site.

Primary Rental Housing Units: Rental housing units that were built for the primary purpose of being rented.

Rent-Geared-to-Income: A type of subsidized housing where the housing provider matches your rent to how much you earn. (BC Housing)

Secondary Rental Housing Units: Housing units that were not purpose built for the rental market but have been added to the rental market by the owner, such as rental condominiums.

Social Housing: Social housing is subsidized housing that generally was developed under federal and provincial programs during the 1950s – 1990s, where ongoing subsidies enable rents to be paid by residents on a 'rent-geared-to-income' (RGI) basis (i.e. 30% of gross household income). Social housing is also called subsidized, RGI, community, or public housing.

Subsidized housing: A type of housing for which government provides financial support or rent assistance.

Suitable Housing: Housing with enough bedrooms for the size and make-up of residential households. (CMHC)

Supportive Housing: A type of housing that provides on-site supports and services to residents who cannot live independently (e.g. mental health supports, lifeskills training). (BC Housing)

Tenure: Refers to whether a household owns or rents their home.

Tiny Homes: Self-contained units that are often less than 400 sq ft and can be built on a foundation.

Transitional Housing: Housing that is intended to offer a supportive living environment for its residents, including offering them the experience, tools, knowledge, and opportunities for social and skill development to become more independent. It is considered an intermediate step between emergency shelter and supportive housing and has limits on how long an individual or family can stay. Stays are typically between three months and three years. (National Housing Strategy)

Zero Lot Line Development: Type of development that allows home to be built up to the lot line with no setback requirements.

Appendix B

Community Profile and Housing Needs Assessment

TOWN OF STONY PLAIN

Stony Plain Housing Strategy

COMMUNITY PROFILE AND HOUSING NEEDS ASSESSMENT – 2023 UPDATE

TOWN OF STONY PLAIN | HOUSING STRATEGY

FINAL

MAY 2023

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Executive Summary

Community Profile and Housing Needs Assessment Update

The purpose of the Community Profile and Housing Needs Assessment 2023 Update was to update data from the Community Profile and Housing Needs Assessment that was completed in 2021. The Community Profile and Housing Needs Assessment was originally completed using Statistics Canada's 2016 census data, 2020 sales prices and rental rates, and population and employment projections prepared in 2019 for the Tri-Municipal Regional Plan that were already outdated at the time of the study based on the 2019 municipal census data. The Community Profile and Housing Needs Assessment has been updated to reflect the recently released 2021 census data and new population and employment projections prepared by Applications Management. Other data has been updated where more current data is available (e.g., 2021 sales prices and rental rates).

Project Purpose

A diverse range of housing options, including affordable housing, is important to support inclusive and healthy communities. The Town of Stony Plain originally prepared a Community Profile and Housing Needs Assessment in 2021 to identify current and future housing needs across the housing continuum, with a focus on long-term housing to complement the Tri-Region Short-Term Non-Market Housing Study completed in early 2022.

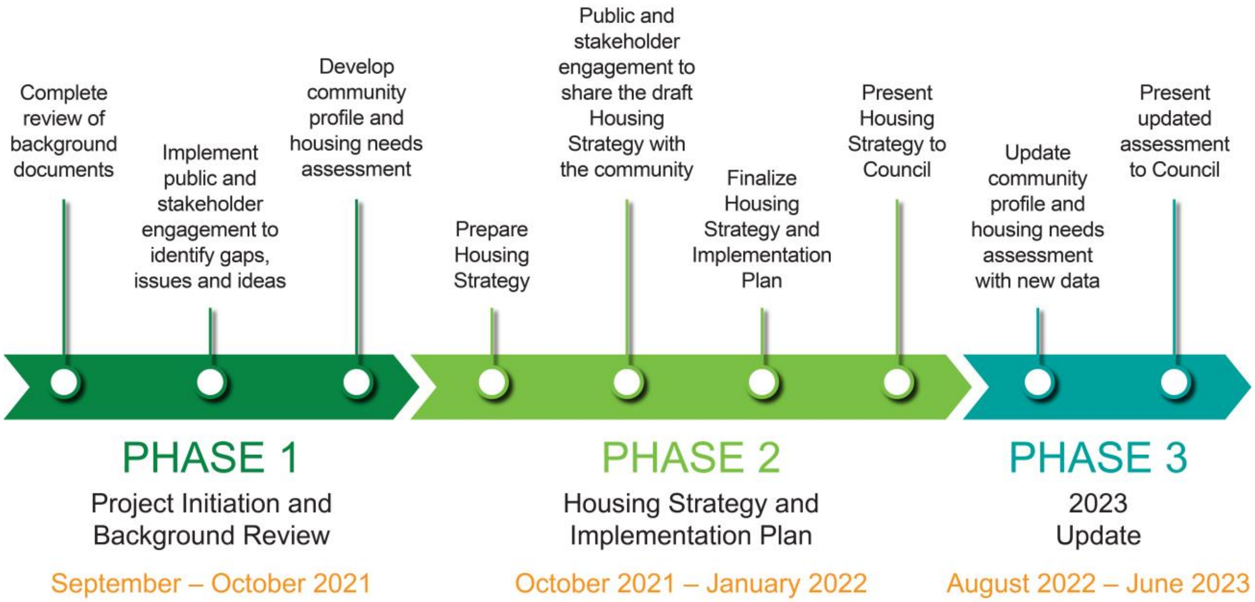
Traditional Housing Continuum

Source: Adapted from CMHC's housing continuum

This report provides an overview of the demographic and economic make-up of the town, identifies current housing and service gaps, and estimates anticipated housing needs over the next ten years. The report is intended to help refine the Town's Housing Strategy and support its continued use, as well as inform planning and development decisions and priorities. Developers and community organizations can also use the report to inform their own practices including development-related matters and funding opportunities.

Developing the Community Profile and Housing Needs Assessment involved reviewing existing Town policies and strategies, collecting and analyzing data, and gathering input from multiple stakeholders including non-profit housing providers, housing and homelessness service providers, local developers, residents, Council, and Administration.

Project Process and Timeline



Stakeholder and Community Engagement

Community and stakeholder engagement played an important role in the process. Multiple stakeholders, including housing and homelessness service providers, local developers, residents, Council, and Administration, provided input into the process. The following themes emerged from feedback gathered through the engagement process:

Key Themes	
Affordability	More affordable housing options are needed for people with low income, families, single parents, and seniors
Supports and Resources	Access and awareness to services needs to be improved
Education	Community education is needed on the different challenges residents experience while trying to access affordable housing and benefits that diverse housing types bring to the community
Seniors	More independent, affordable options for seniors are needed
Vulnerable Populations	More housing options are need for vulnerable populations such as low-income families and people experiencing homelessness or are at risk of homelessness
Innovative Housing Forms	Tiny homes were a potential solution that many respondents were in favour of, in addition to providing more opportunities for co-housing and multi-generational housing

Key Findings

Community Profile

Between 2011 and 2021, the Town experienced a steady population growth of 19.5% from 15,051 residents to 17,993 residents.

In 2021, the median household income was $92,000 which is a decrease compared to 2016. This potentially suggests that households were impacted by challenges with employment and income related to COVID-19 impacts.

In 2021, 64.1% of households were 1 or 2 person households and the average household size was 2.4 persons.

27% of households rented homes in 2021 compared to 73% of households who owned their home.

Stony Plain Housing Strategy

Housing Profile

In 2021, the most common dwelling type in Stony Plain was single detached (58.1%).

More than two-thirds of homes have at least 3 or more bedrooms while one-third of homes have less than 3 bedrooms.

Since 2015, vacancy rates have been above what is generally considered to be a healthy vacancy rate (3%), with the exception of 2-bedroom units.

11.5% (805) of total households in Stony Plain were identified as being in core housing need. 5.6% of owner households and 28% of renter households were identified as being in core housing need.

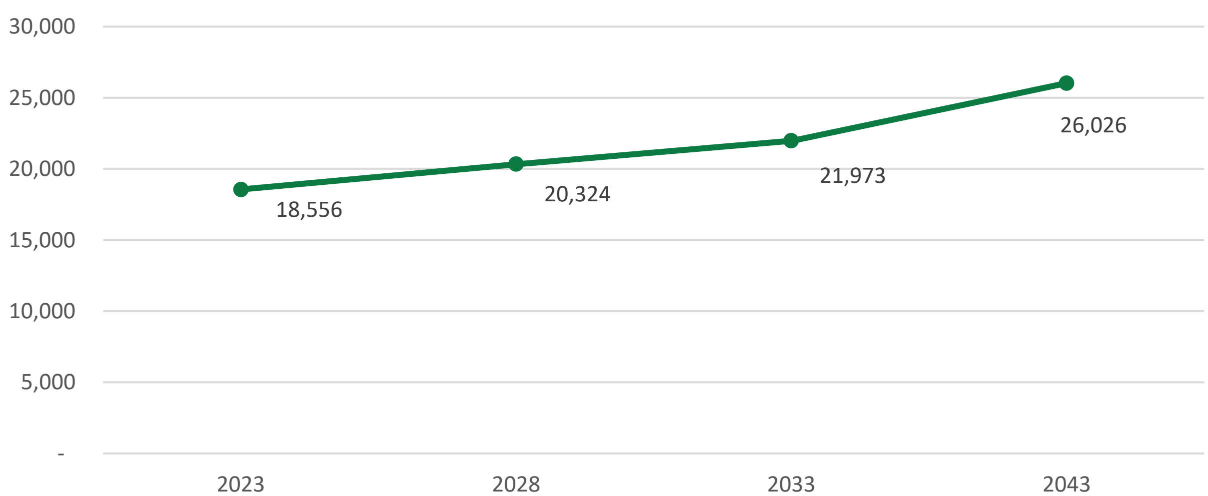
While single detached homes may not be affordable to all households, condos and duplexes/rowhouses are generally more affordable ownership options in comparison.

Approximately 2 out of 5 renter households are unable to find an affordable home to rent.

Anticipated Population

Based on updated population projections prepared by Applications Management in 2022, Stony Plain is expected to see a strong population growth of 9.5% or an average annual increase of 1.9% between 2023 and 2028, increasing from 18,556 to 20,324 residents. Slightly slower growth is anticipated between 2028 and 2033 (8.1%; average annual increase of 1.6%) and between 2033 and 2042 (18.4%; average annual increase of 1.8%), to reach a population of 26,026 by 2043.

Projected Population (2023-2043)

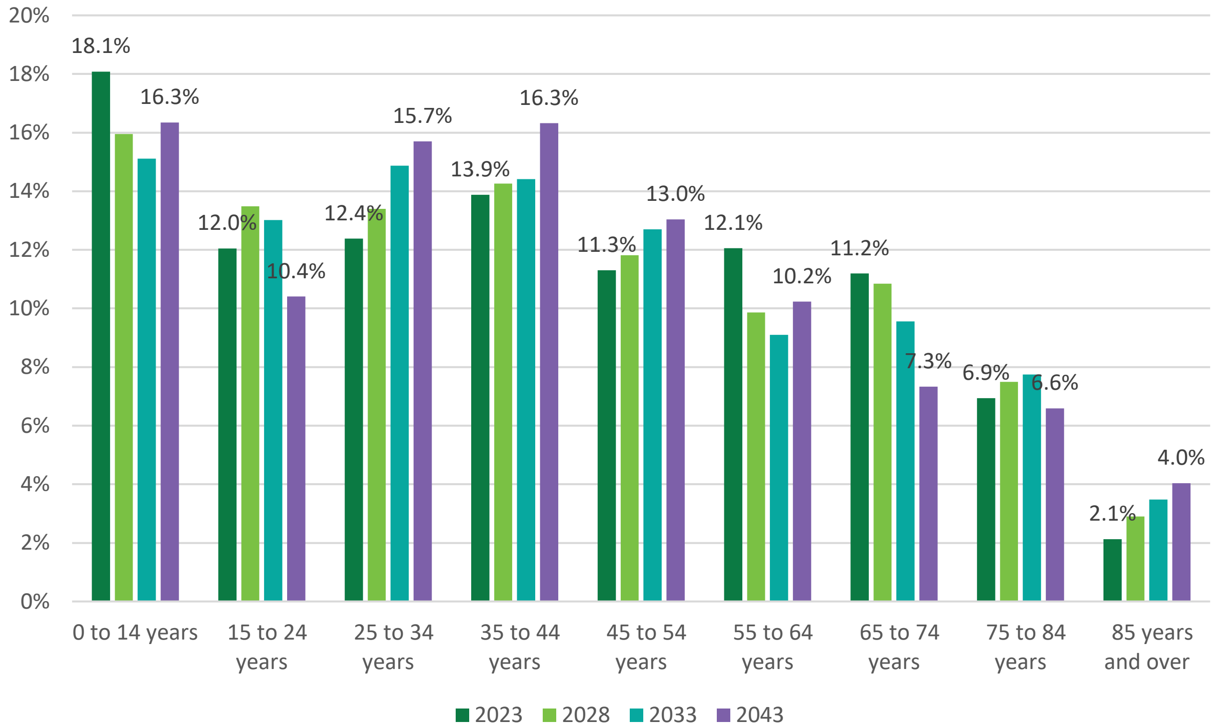


Source: Applications Management (2022)

Anticipated Age

While the number of seniors aged 65 and over in Stony Plain are anticipated to increase over the next 20 years, larger increases are anticipated in younger age groups, resulting in seniors making up a smaller share of the population in 2043 (18.3%) than in 2023 (20.3%). Adults in the 25 to 34 and 35 to 44 age cohorts are expected to account for a larger share of the population.

Projected Age (2023-2043)

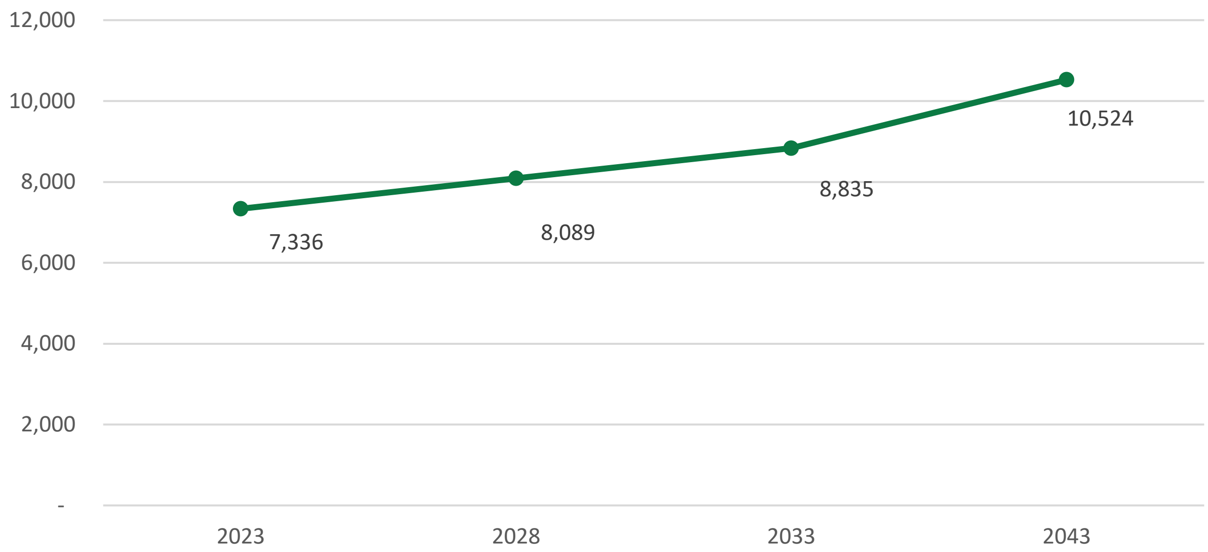


Source: Applications Management (2022)

Anticipated Households

Stony Plain is anticipated to see a modest growth (10%) in the number of households residing in the municipality by 2028. The number of households is expected to grow by 20.4% or 1,499 households between 2023 and 2033.

Projected Households (2023-2043)



Source: Consultant projections based on household projections prepared by Applications Management (2022)

Anticipated Future Housing Needs

The following is a high-level summary of anticipated future housing needs across different types and tenures of housing. The indicators of various housing needs have been developed based on the population and household projections.

It is important to note that the summary of approximate housing units provided are not mutually exclusive, but instead, describe the anticipated need based on the identified category. For example, one housing unit can address the need for several of the categories below. It is also important to recognize that some of the housing units needed are likely to be addressed through existing housing supply due to renovations or retrofitting of units.

Based on how Stony Plain is anticipated to grow over the next ten years to 2033, the following housing types and tenures represent the estimated need to meet the demands of the growing population.

Housing Forms and Tenures

1,500

TOTAL HOMES NEEDED

Approximately 1,500 homes are needed to meet the anticipated population growth over the next 10 years.

73%

OWNERSHIP UNITS

Approximately 73% of all units will need to be ownership units.

560

3-BEDROOM UNITS NEEDED

The greatest need will be for three-bedroom units with an anticipated need of 560 units.

205

AFFORDABLE HOUSING UNITS

Approximately 205 affordable housing units will be needed to address core housing need. Approximately 36% of these units should be targeted towards owner households and 64% should be targeted towards renter households.

There is a **current unmet need for supportive housing units** for people with a variety of disabilities of approximately 105 units. This includes:

- 62 units of supportive housing for adults with mental health issues,
- 14 for adults with mobility disabilities in need of personal care,
- 27 for adults with intellectual disabilities, and
- 2 for people with complex needs who have experienced homelessness.

In addition to the current unmet need, 41 supportive housing units will be required by 2033.

Specific Population Groups

120

HOUSING UNITS FOR INDIGENOUS HOUSEHOLDS

Approximately 120 housing units will be needed for Indigenous households.

455

SENIORS HOUSING UNITS

Approximately 455 housing units will be needed for seniors.

730

FAMILY HOUSING UNITS

Approximately 730 homes will be needed for families, including 185 units for lone parent families.

1.0 Introduction

1.1 Community Profile and Housing Needs Assessment Update

The purpose of the Community Profile and Housing Needs Assessment 2023 Update is to update data from the Community Profile and Housing Needs Assessment that was completed in 2021. The Community Profile and Housing Needs Assessment was originally completed using Statistics Canada's 2016 census data, 2020 sales prices and rental rates, and population and employment projections prepared in 2019 for the Tri-Municipal Regional Plan that were already outdated at the time of the study based on the 2019 municipal census data. The Community Profile and Housing Needs Assessment has been updated to reflect the recently released 2021 census data and new population and employment projections prepared by Applications Management. Other data has been updated where more current data is available (e.g., 2021 sales prices and rental rates).

1.2 Project Overview

A diverse range of housing options, including affordable housing, is important to support inclusive and healthy communities. The Town of Stony Plain prepared a Housing Strategy to identify actions that will create and maintain affordable, safe, and suitable housing options in Stony Plain.

To support the development of the Housing Strategy, the Town prepared a Community Profile and Housing Needs Assessment to identify current and future housing needs across the housing continuum, with a focus on long-term housing. A separate study completed in early 2022, the Tri-Region Short-Term Non-Market Housing Study, explored short-term housing needs in the Tri-Region.

Current and future housing needs, gaps, and future priorities were explored across the full housing continuum, with a focus on long-term housing options, as shown below.

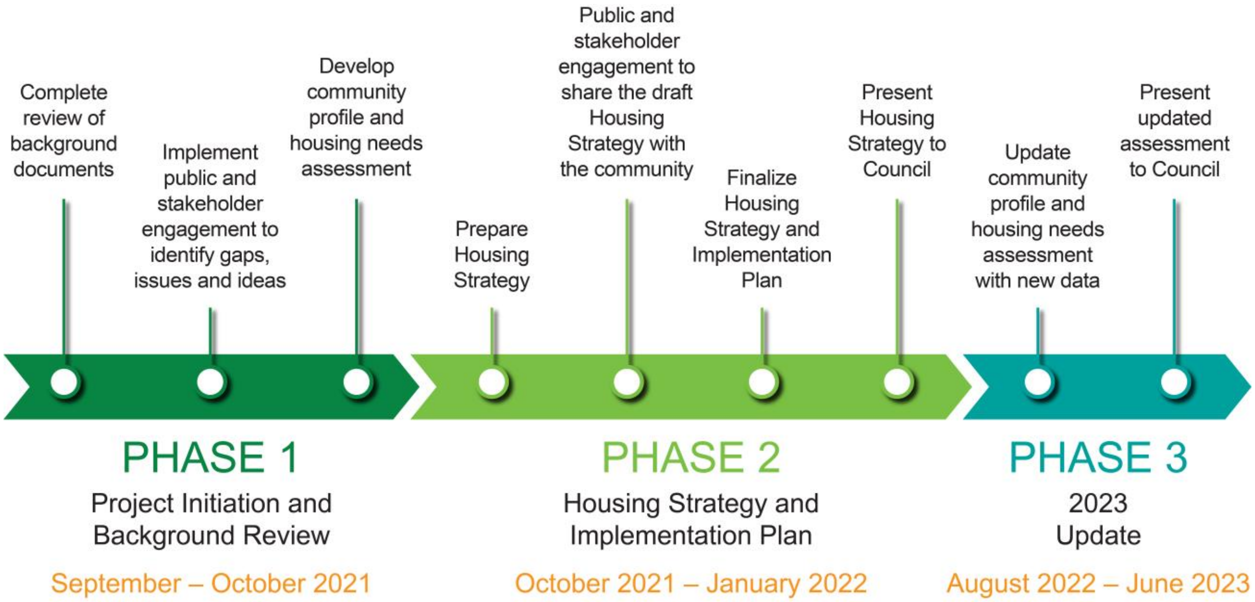
Figure 1.1: Traditional Housing Continuum

Source: Adapted from CMHC's housing continuum

1.3 Process

The process for preparing the Community Profile and Housing Needs Assessment involved a background review of existing Town policies and strategies, collection and review of data from Statistics Canada, Canada Mortgage and Housing Corporation (CMHC), and local Town data, and direct input gathered from non-profit housing providers, housing and homelessness service providers, local developers, residents, Council, and Administration. The information and feedback collected was analyzed to create a demographic and economic profile of Stony Plain, identify current gaps, barriers, and needs, and prepare projections to identify anticipated housing needs with a specific focus on long-term non-market and market housing solutions.

Figure 1.2: Project Process and Timeline



1.4 Stakeholder and Community Engagement

As a part of Phase 1, a workshop with key stakeholders including community support and service providers, developers, enforcement services, and other community representatives was held on September 23, 2021 that included 9 attendees, plus the project team and municipal staff. A workshop with Council was held on September 27, 2021 and an online community survey was also conducted from September 20 to October 4, 2021, receiving a total of 61 responses.

These three opportunities gathered information to determine housing needs in Stony Plain, including a variety of questions on residents' and stakeholders' current housing situation, gaps in housing and services in Stony Plain, what barriers residents might have or currently experience, and what opportunities there might be to help meet the housing needs for all residents over the next five years. Feedback received through the engagement opportunities provided informed the development of this report.

The table below details a high-level summary of key themes that emerged from feedback provided through the community survey, stakeholder workshop, and Council workshop.

Key Themes	
Affordability	• More affordable housing options are needed for people with low income, families, single parents, and seniors
Supports and Resources	• Access and awareness to services needs to be improved
Education	• Community education is needed on the different challenges residents experience while trying to access affordable housing and benefits that diverse housing types bring to a community
Seniors	• More independent, affordable options for seniors are needed
Vulnerable Populations	• More housing options are need for vulnerable populations such as low-income families and people experiencing homelessness or are at risk of homelessness
Innovative Housing Forms	• Tiny homes were a potential solution that many respondents were in favour of, in addition to providing more opportunities for co-housing and multi-generational housing

1.5 Interpretation

There are a few considerations and limitations with respect to the data available to inform the preparation of this Report:

- Much of the data used to prepare this Report was based on historic data including the past three Statistics Canada Censuses (2011, 2016, 2021), Stony Plain's Municipal Census (2019), and Canada Mortgage and Housing Corporation (CMHC).
- The data included in this report comes from a variety of sources and therefore, similar data from different sources may not be identical or directly comparable.
- Some percentage distributions may not equal 100% due to rounding and some number categories may not calculate to the total amount due to rounding from the original data source.
- Meridian Housing Foundation completed their own Housing Needs Assessment in 2020 to gain a better understanding of housing needs of seniors in their catchment area in the Tri-Region. Different data and assumptions were used to prepare the population projections for the purposes of the Housing Needs Assessment for the Foundation. As a result, the findings of anticipated housing need between the Housing Needs Assessment prepared by the Meridian Housing Foundation and the Housing Needs Assessment prepared for Stony Plain are different and are not directly comparable.
- The long-term impacts from the COVID-19 pandemic are not known or understood yet and may not be completely reflected in quantitative data.
- Historical trends and assumptions are used to inform anticipated housing needs. While housing trends are shifting, they may not necessarily be reflected yet in the anticipated needs.
- Population and housing needs projections are by no means a target or an absolute prediction but are an estimation of future growth based on historic growth and previous housing choices.
- Local conditions, such as decisions on growth and density, direction from Town policies and bylaws, and market forces can impact the direction of growth in a community. Additionally, community aspirations and how the Town approaches future growth and development, including addressing housing needs, could result in outcomes that differ from historical trends.

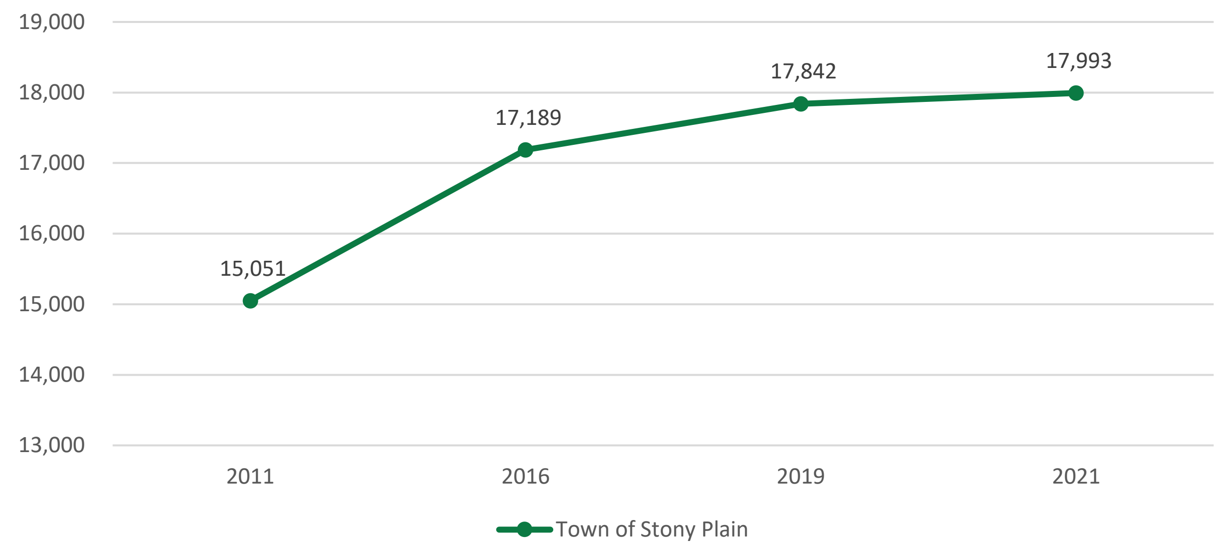
2.0 Community Profile

2.1 Demographic Trends

2.1.1 Population

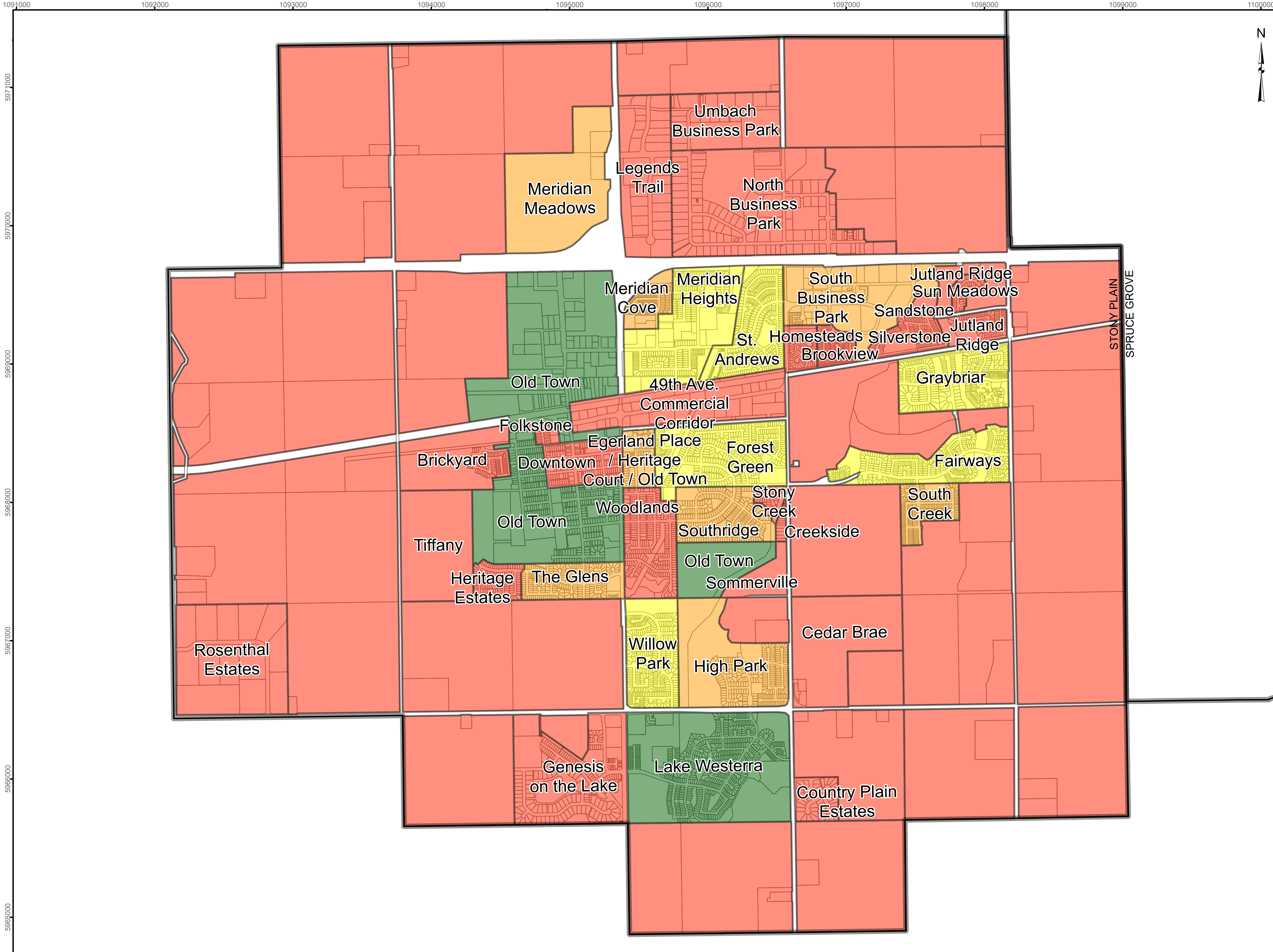
In 2021, the population of Stony Plain was 17,993, which is an increase of 4.7%, or 804 people, from the 2016 federal census population count of 17,189. The average annual growth rate over the five-year period between the 2016 and 2021 censuses was 0.9%. Stony Plain's population increased by 2,942 residents from 2011 to 2021, which was an increase of 19.5%.

Figure 2.1: Historic Population Growth (2011-2021)



Source: Statistics Canada Census (2011, 2016, 2021) and Stony Plain Municipal Census (2019)

The 2019 population breakdown by number of residents per subdivision, based on the 2019 Municipal Census, can be seen on the following map.



LEGEND

- Parcel
- Municipal Boundary
- Subdivision †

Population (2019)

- 0 - 400 Residents
- 401 - 800 Residents
- 801 - 1,200 Residents
- 1,201 - 1,600 Residents
- > 1,601 Residents

TITLE

POPULATION BY SUBDIVISION, 2019

PROJECT

STONY PLAIN HOUSING STRATEGY

CLIENT

TOWN OF STONY PLAIN

DATA SOURCES

† The Town of Stony Plain 2019 municipal census enumerated residential subdivisions only.

PROJECTION

NAD 1983 CSRS 10TM AEP Resource

0 125 250 500 Meters

1:28,000

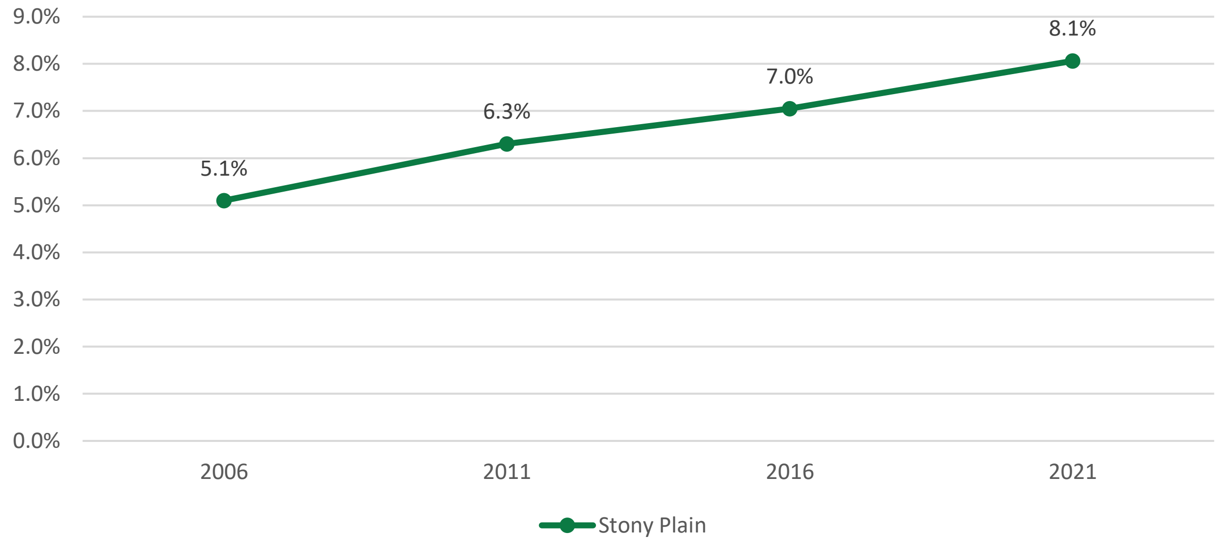
ISL Engineering and Land Services

FIGURE	2
DATE	2021-11-16
PROJECT NO.	27919
AUTHOR	tdasilva

Document Path: \\cgyfs2\gis_data\Projects\27919_Stony_Plain_Housing_Strategy\27919_Stony_Plain_Housing_Strategy.aprx

The proportion of Stony Plain residents identifying as Indigenous has been increasing steadily over the last four census periods. This is likely due to several First Nations communities, including Paul First Nation and Enoch Cree Nation, being located nearby. The provision and availability of Indigenous housing and culturally appropriate community services and organizations will be important to best meet the needs of residents identifying as Indigenous. In 2021, 8.1% (1,400) of Stony Plain residents identified as Indigenous.

Figure 2.3: Percentage of Population Identifying as Indigenous (2006-2021)



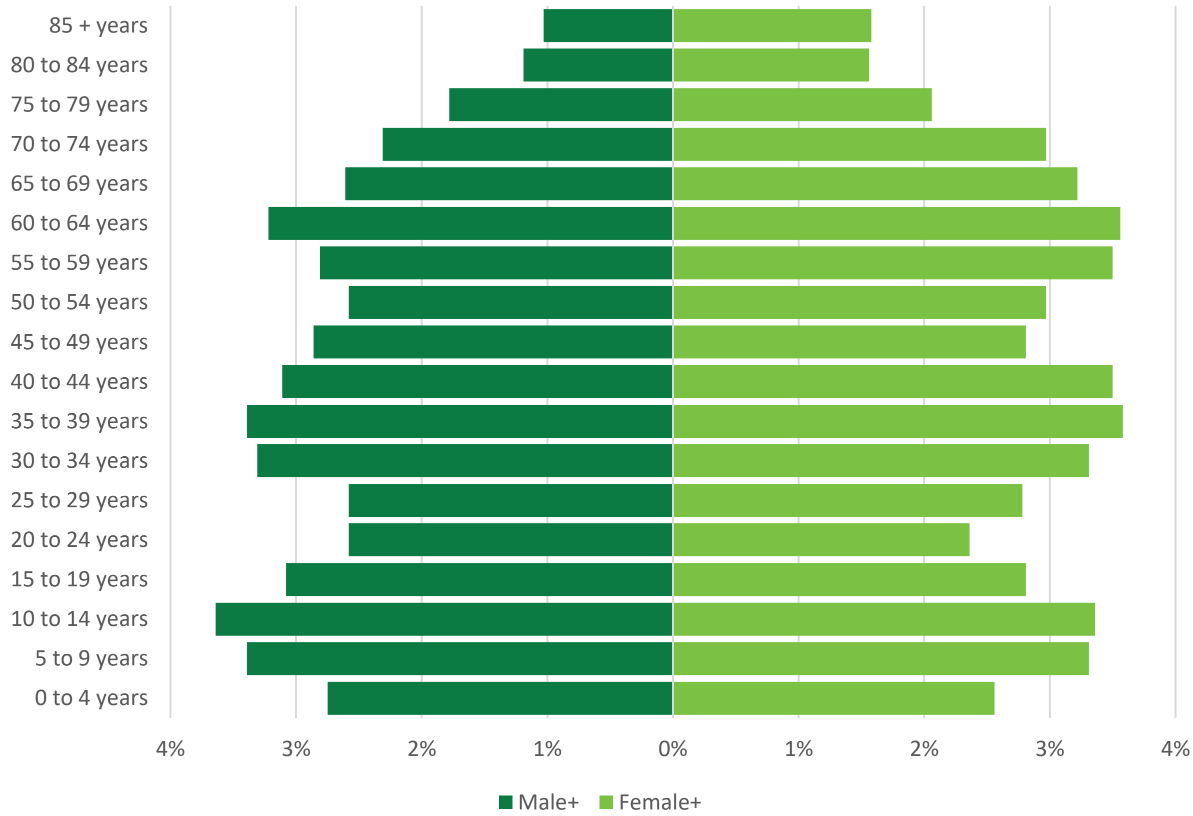
Source: Statistics Canada Census (2006, 2011, 2016, and 2021)

2.1.2 Age and Gender

The median age of Stony Plain residents in 2021 was 40.8, which is slightly older than the Provincial average of 38.4. In 2021, 20.3% of residents were 65 years of age or older, which was an increase from previous years, suggesting an aging population.

In 2021, there were slightly more residents identifying as females (51.8%) than males (48.2%).

Figure 2.4: Age Cohort by Gender[1] (2021)



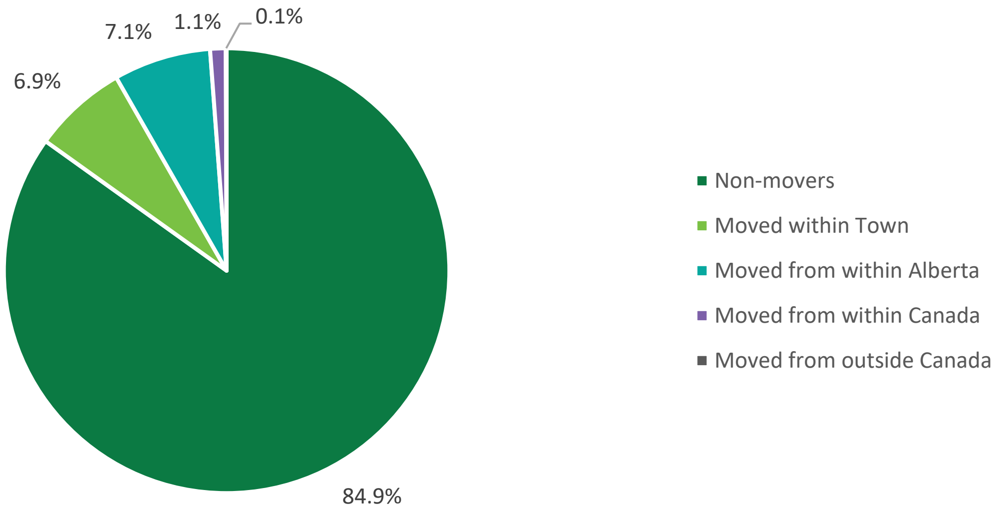
Source: Statistics Canada Census (2021)

[1] Given that the non-binary population is small, data aggregation to a two-category gender variable is sometimes necessary to protect the confidentiality of responses provided. In these cases, individuals in the category "non-binary persons" are distributed into the other two gender categories and are denoted by the "+" symbol. Male+includes men (and/or boys), as well as some non-binary persons and Female+" includes women (and/or girls), as well as some non-binary persons.

2.1.3 Mobility Status[2] (Place of Residence)

As shown on the following figure, in 2021, most (84.9%) Stony Plain residents had not moved within the year prior. Of those who had moved, 6.9% moved addresses within Stony Plain, while 7.1% moved from other communities in Alberta, and 1.1% moved from elsewhere in Canada. Only 0.1% moved to Stony Plain from outside Canada.

Figure 2.5: Mobility Status of Stony Plain Residents (2021)



Source: Statistics Canada Census (2021)

[2] Mobility status refers to where the person responding to the Census was residing one year prior. Non-movers are those who lived in the same residence.

2.1.4 Households[3]

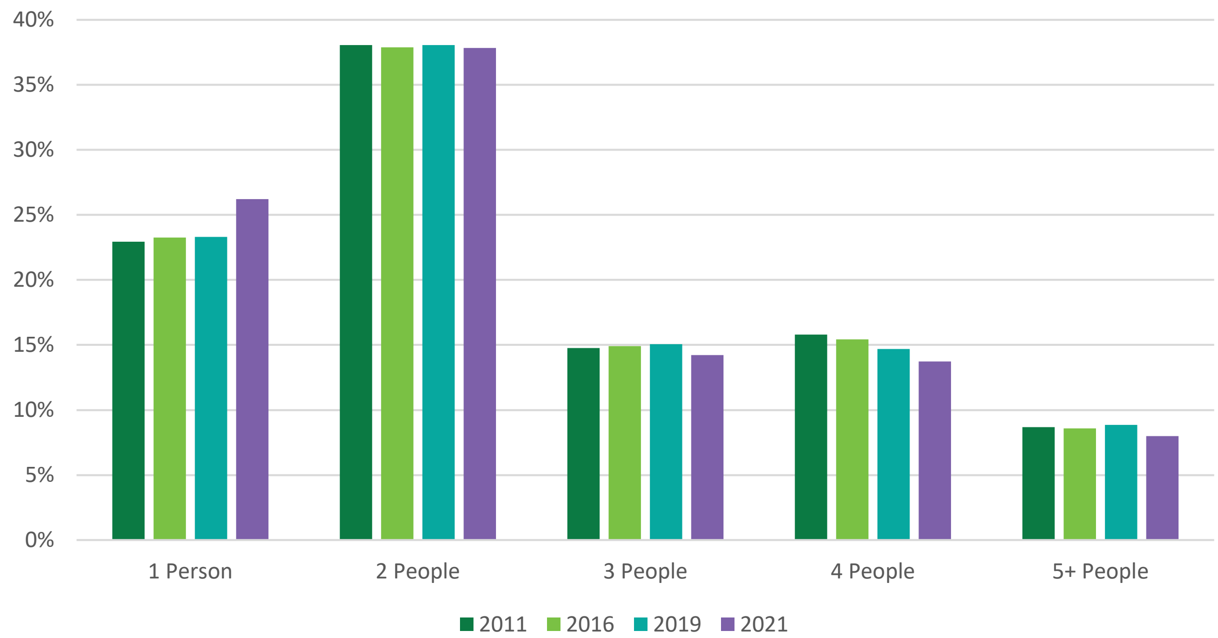
NUMBER OF HOUSEHOLDS

In 2021, there were 7,135 total households in Stony Plain, which was an increase of 495 households from 2016.

HOUSEHOLD SIZE

The average household size in Stony Plain decreased from 2.5 to 2.4 people from 2016 to 2021. The breakdown of households by size has also changed showing an increase in the percentage of 1-person households and slight decreases in the percentage of 2 or more person households. A majority (64.1%) of households in 2021 were 1 or 2 person households.

Figure 2.6: Breakdown of Private Households by Size (2011-2021)



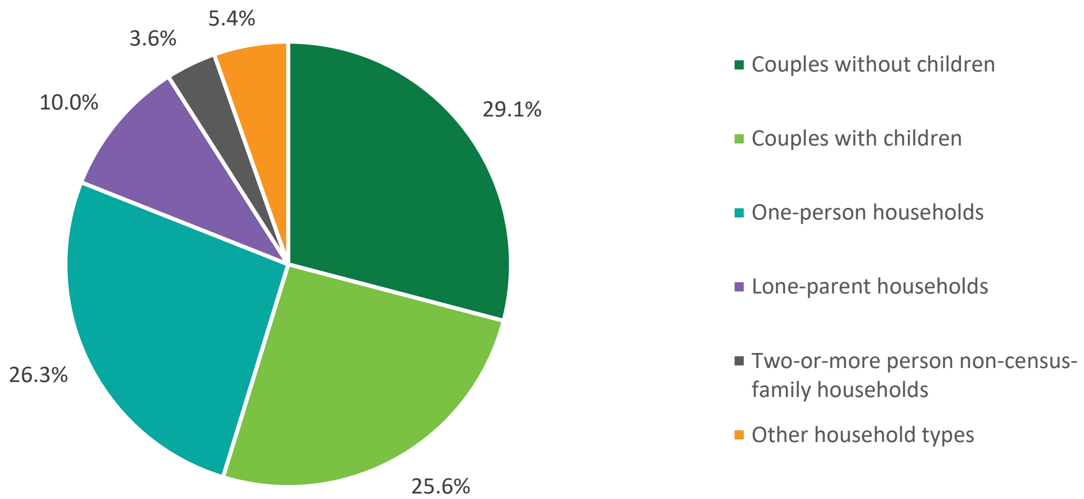
Source: Statistics Canada Census (2011, 2016, 2021) and Stony Plain Municipal Census (2019)

[3] Statistics Canada defines a household as a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad. The dwelling may be either a collective dwelling or a private dwelling. The household may consist of a family group such as a census family, of two or more families sharing a dwelling, of a group of unrelated persons or of a person living alone.

HOUSEHOLD TYPE

The figure below describes the breakdown of households[4] by type. The most common household type in Stony Plain in 2021 was couples without children (29.1%), followed by one-person households (26.3%), and couples with children (25.6%). Lone-parent households accounted for 10.0% of the households.

Figure 2.7: Breakdown of Private Households by Type (2021)



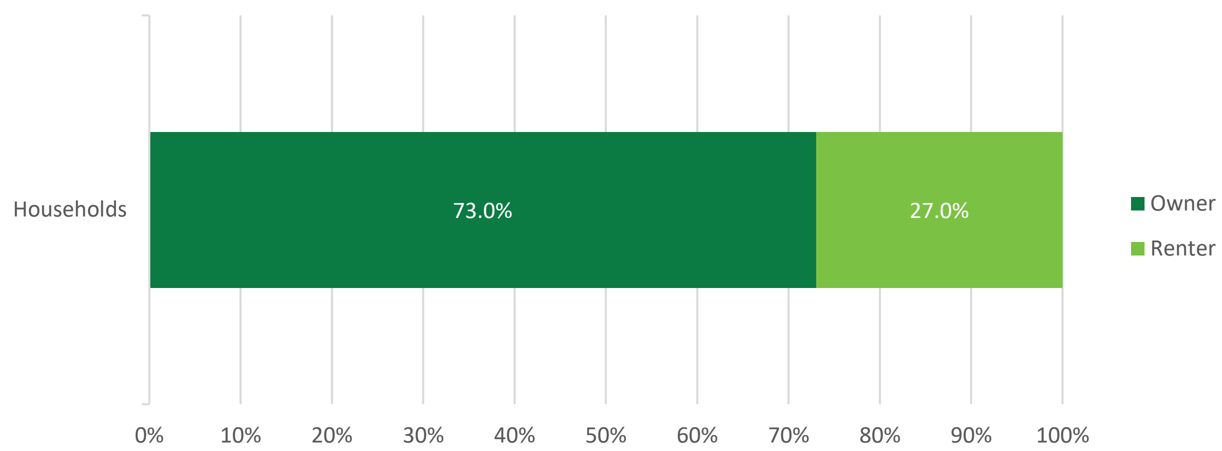
Source: Statistics Canada Census (2021)

[4] Census families are included as a household type. Statistics Canada defines census family as a married couple (with or without children of either and/or both spouses); a common-law couple (with or without children of either and/or both partners); or a lone parent of any marital status with at least one child living in the same dwelling. Grandparents living with grandchildren without parents present can also count as a census family. It differs from households in that multiple census families can live in the same dwelling. As a result, the household type described in Figure 2.7 is not directly comparable to Figure 2.6.

TENURE

In 2021, close to three quarters (73%, 5,210) of households in Stony Plain consisted of owner households while over one quarter (27%, 1,928) were renter households. This is a slight increase in the percentage of renter households from 24.5% in 2016, which is comparable to national trends that are showing that the growth of renter households is higher than the growth of owner households.

Figure 2.8: Household Tenure (2021)



Source: Statistics Canada Census (2021)

In 2021, more than 1 in 4 households in Stony Plain were renter households.

RENTER HOUSEHOLDS IN SUBSIDIZED HOUSING

Based on self-reported data from the 2021 Census, 185 (9.6%) of renter households in Stony Plain were living in subsidized housing. This does not include households on social assistance who are not receiving subsidized rents.

2.1.5 Core Housing Need

Core housing need is a method to identify households that are not able to find and maintain housing that meets their needs. It is an indicator that was developed by the Canada Mortgage and Housing Corporation (CMHC) and is used nationally to collect information on housing needs as part of the Statistics Canada Census.

CMHC defines a household as being in core housing need *if its housing falls below at least one of the adequacy, affordability, or suitability standards, and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards):*

- *Affordable dwellings cost less than 30% of total before-tax household income.*

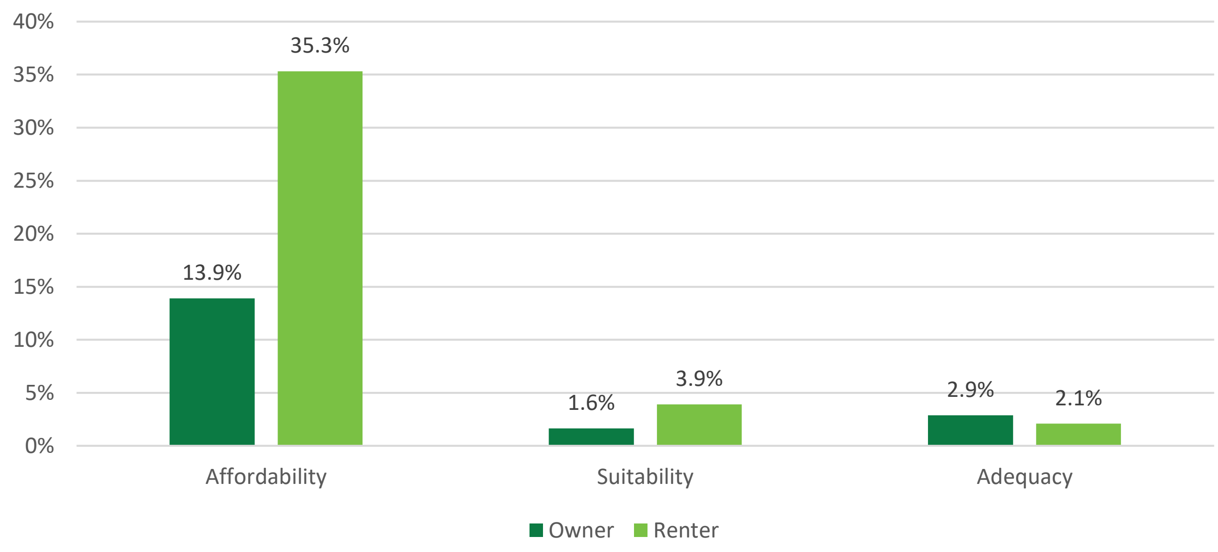
- *Suitable housing has enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.*
- *Adequate housing is reported by their residents as not requiring any major repairs.*

A household is not in core housing need if its housing meets all the adequacy, suitability, and affordability standards; or if a household's housing does not meet one or more of these standards, but it has sufficient income to obtain alternative local housing that is acceptable (meets all three standards).

HOUSING INDICATORS

When comparing the three housing indicators of affordability, suitability, and adequacy, affordability appears to be the biggest challenge for households in Stony Plain with 19.7% (1,405) of all households spending more than 30% of income on dwelling costs. This is a significant increase from 2016 where 10.1% (655) of all households were experiencing affordability challenges. There continues to be notable differences between owner and renter households, with significantly more renter households (35.3%) experiencing challenges with affordability as compared to owner households (13.9%). There were also significant increases in the percentage of both renter and owner households experiencing affordability issues as compared to 2016 (up from 24.8% and 5.5%, respectively).

Figure 2.9: Housing Indicators by Tenure (2021)



Source: Statistics Canada Census (2021)

In 2021, 19.4% of owner households and 47.0% of renter households did not have acceptable housing.

CORE HOUSING NEED

CMHC has determined that core housing need takes more into account than the housing indicators described above. It also looks beyond the current situation and considers a household's ability to improve their situation by moving to another home in their community that would meet the suitability, adequacy, or affordability standards.

In 2021, 805 or 11.5% of total households in Stony Plain were identified as being in core housing need. Of owner households, 5.6% (290) were in core housing need, while 28% (540) of renter households were in core housing need.

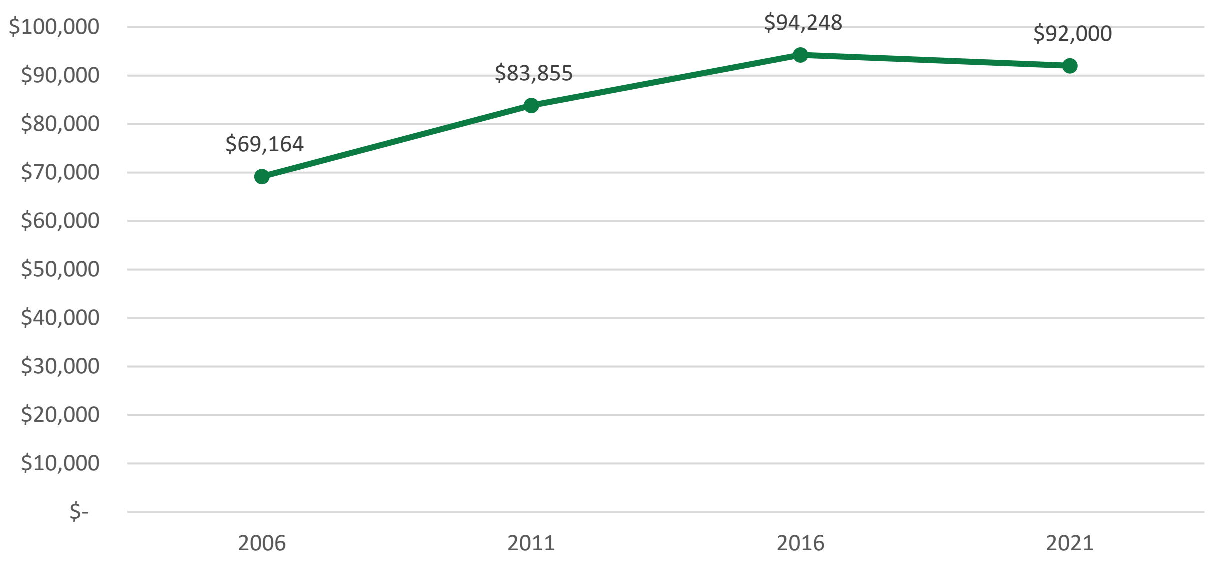
> ***5.6% or 290 of owner households and 28% or 540 of renter households were in core housing need in 2021.***

2.2 Economic Trends

2.2.1 Household Income[5]

The median household income for Stony Plain residents had been steadily increasing from 2006 to 2016 but has since decreased in 2021. Between 2016 and 2021, median household income decreased by 2.4% from $94,248 to $92,000. The rate of inflation during that same time was 11.5%, indicating that median household income has not been keeping pace with inflation.

Figure 2.10: Historic Median Household Income (2006-2021)

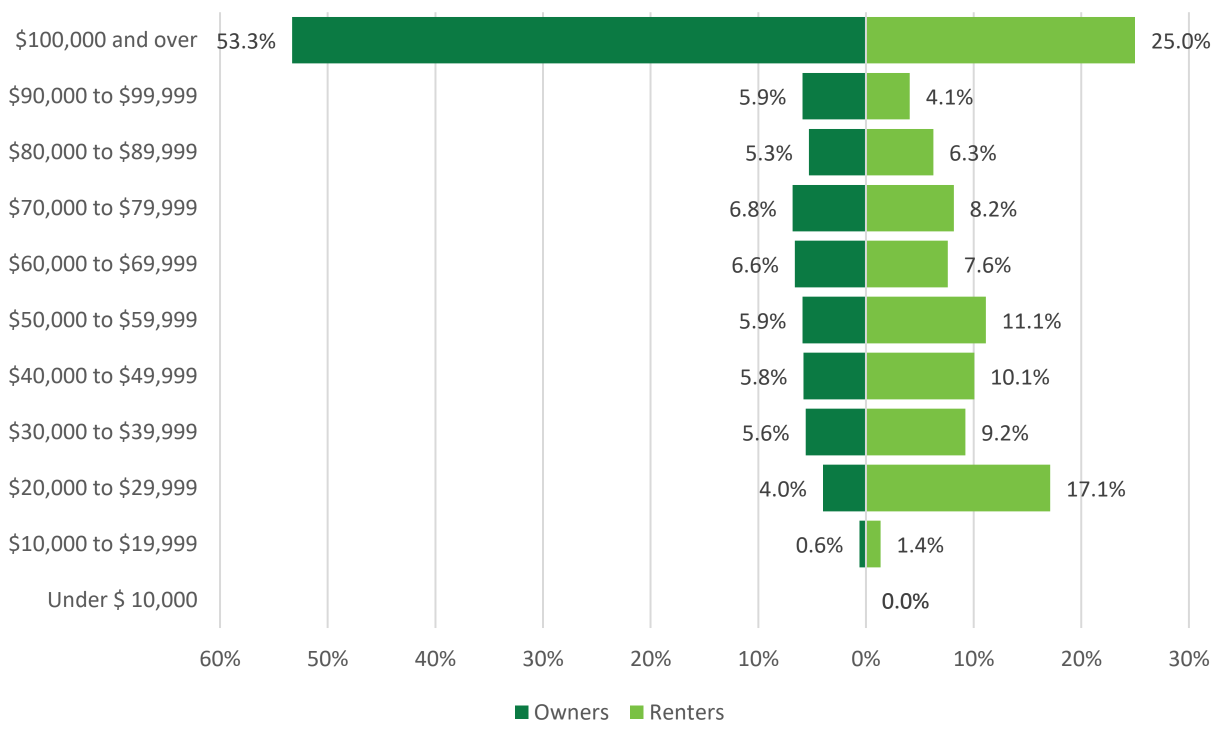


Source: Statistics Canada Census (2006, 2011, 2016, 2021)

[5] Household income collected as part of Census data refers to the household's previous year's income (i.e., income data collected as part of the 2021 Census represents the gross household income in 2020 constant dollars).

There are notable differences, however, when household income is broken down by tenure. In 2021, the median household income for owner households was $106,000 compared to $60,800 for renter households. The figure below shows that in 2021, more than half of owner households (53.3%) reported a household income of more than $100,000, while only one quarter (25%) of renter households had a household income that exceeded $100,000. In comparison, almost half (48.9%) of renter households reported a household income of less than $60,000.

Figure 2.11: Household Income Distribution by Tenure (2021)



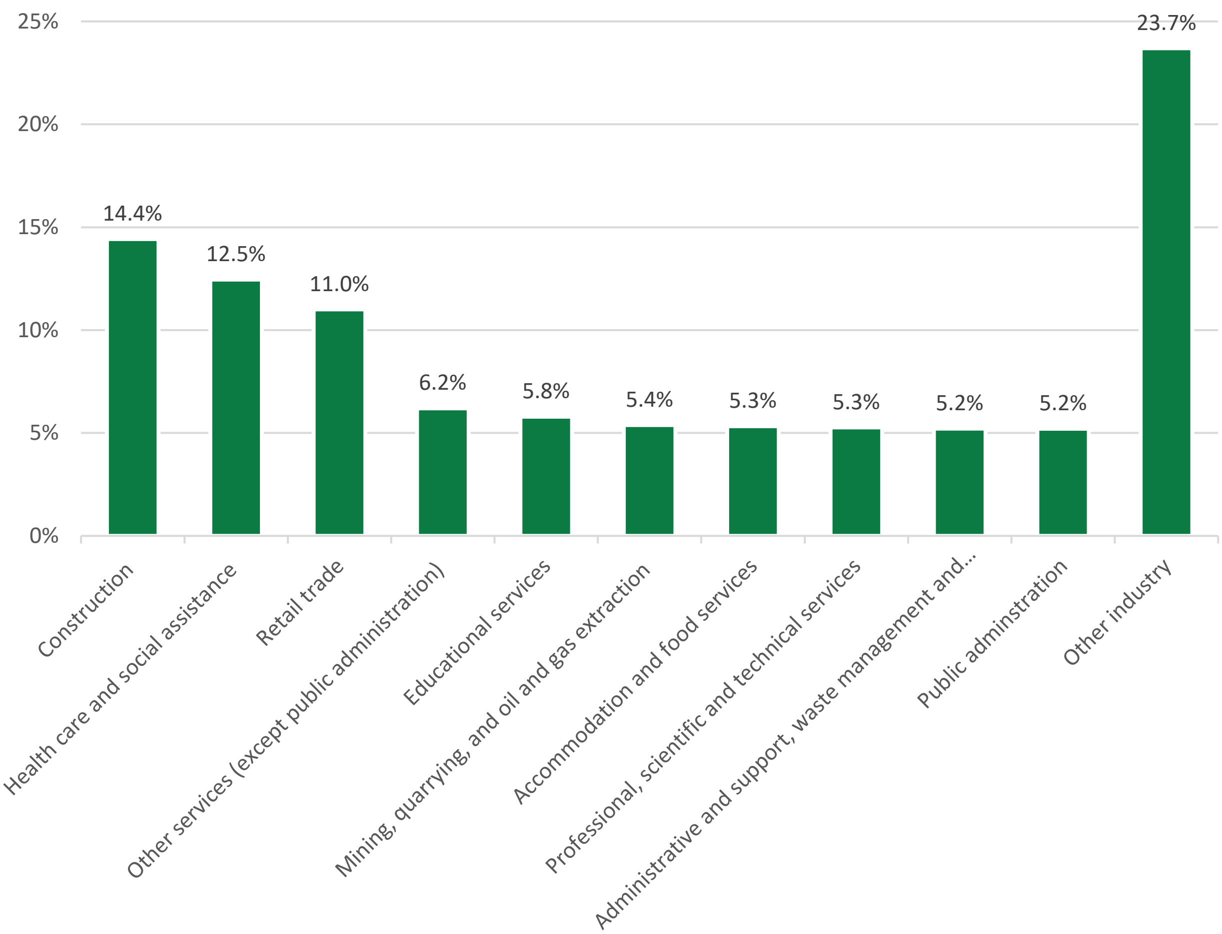
Source: Statistics Canada Census Customized Tabs (2021)

2.2.2 Employment and Economy

PRIMARY INDUSTRIES

In 2021, there were 8,900 workers in Stony Plain, employed in a variety of industries. The figure below shows the primary industry categories based on the North American Industry Classification System (NAICS). Construction (14.4%), health care and social assistance (12.5%), retail trade (11.0%), other services (except for public administration) (6.2%), and educational services (5.8%) were the top five industry categories, accounting for half (49.9%) of the Stony Plain work force. An additional ten industries represented by 'Other industry' below, including manufacturing, wholesale trade, transportation and warehousing, real estate, arts and entertainment, etc., each accounted for less than 5% of Stony Plain's work force.

Figure 2.12: Breakdown of Industry Categories (2021)



Source: Statistics Canada Census (2021)

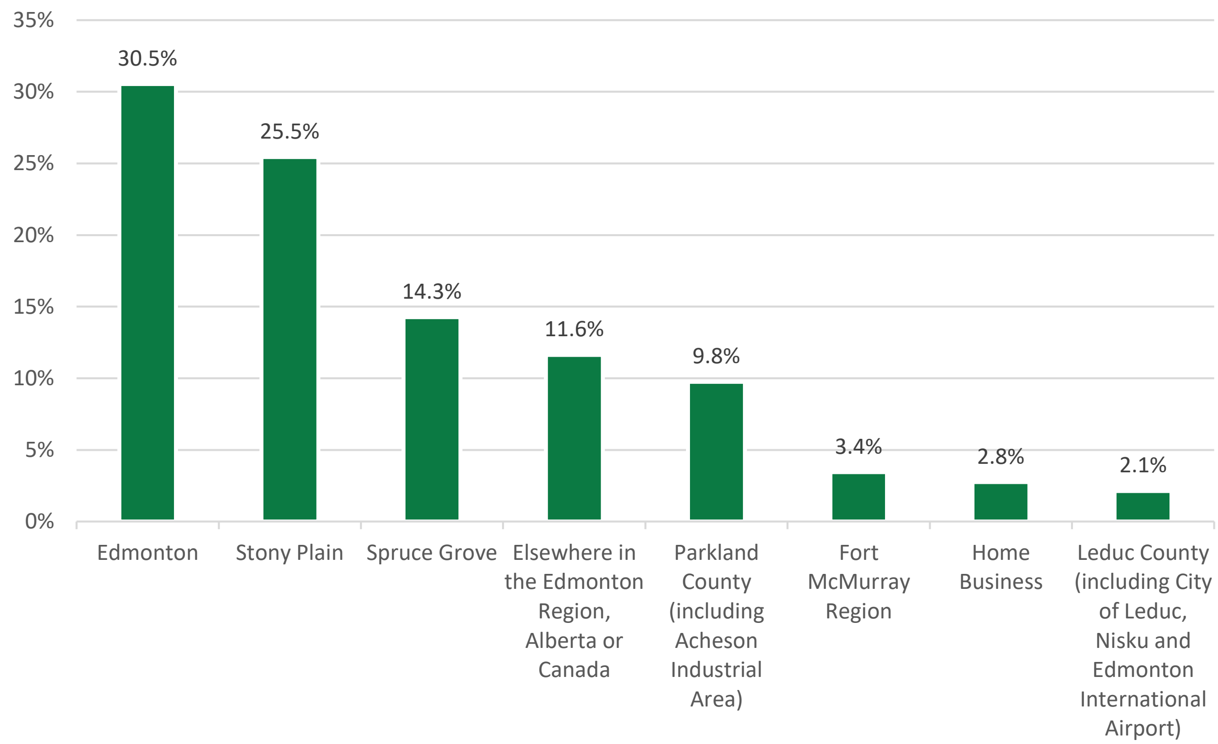
LABOUR PARTICIPATION AND UNEMPLOYMENT RATES

The labour participation rate shows the number of workers in Stony Plain as a percentage of the total population aged 15 years or older. The labour participation rate in Stony Plain in 2021 was 63.7%, which is a decrease from 68.2% in 2016 and is slightly lower than the Alberta rate at 68.0%. In 2021, the unemployment rate in Stony Plain was 11.3% which was slightly lower than the provincial average of 11.5%.

PLACE OF WORK

In the 2019 municipal census, 13,456 residents provided a response to place of work question where 5,234 residents (38.9%) indicated their place of work as 'other' which included stay-at-home parent, student, retired or not employed. Of the remaining residents who provided a response to place of work, most (71.8%) of Stony Plain residents indicated they commute outside of town limits to their place of work, while just over one quarter (28.2%) of residents are employed by jobs located in Stony Plain, including homebased businesses. Edmonton and Spruce Grove were the most common communities where Stony Plain residents indicated their jobs were located.

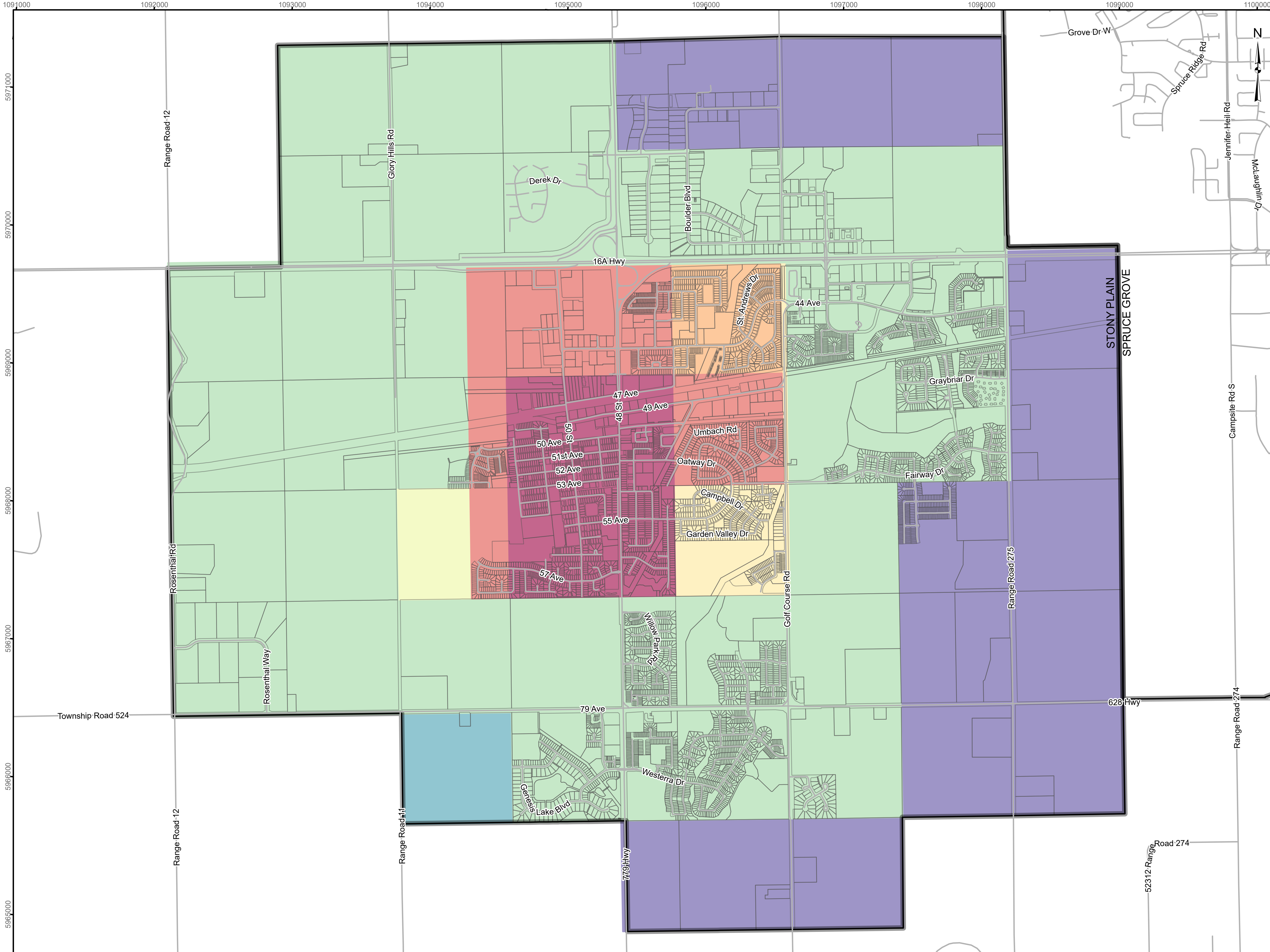
Figure 2.13: Place of Work (2019)



Source: Stony Plain Municipal Census (2019)

2.3 Historic Community Growth and Development

In 1907, Stony Plain was incorporated as village that consisted primarily of what Old Town, Woodlands, and the Glens currently are today. In 1908, Stony Plain was incorporated as a town and annexed additional lands to the west, north and east of Old Town, including Forest Green, and the 49 Avenue Commercial Corridor. In 1958, 1975, and 1979, three smaller annexations occurred, primarily to the east and west of Stony Plain, which included the current subdivisions of Meridian Heights, St. Andrews, Southridge, and Sommerville to the east, and Tiffany Greenfield to the west. In 1980, a larger annexation occurred that included approximately 1 to 2 quarter sections extending out from the Stony Plain boundary at the time. 1981 saw the addition of 1 quarter section in the far southwest. The most recent annexation occurred in 2006 that included approximately 1 to 2 quarter sections along the northeast, east, and south boundary of Stony Plain.



LEGEND

- Roads
- Parcels
- Municipal Boundary

Year of Annexation

- 1907
- 1908
- 1958
- 1975
- 1979
- 1980
- 1981
- 2006

TITLE

ANNEXATION BY YEAR

PROJECT

STONY PLAIN HOUSING STRATEGY

CLIENT

TOWN OF STONY PLAIN

PROJECTION

NAD 1983 CSRS 10TM AEP Resource

0 125 250 500

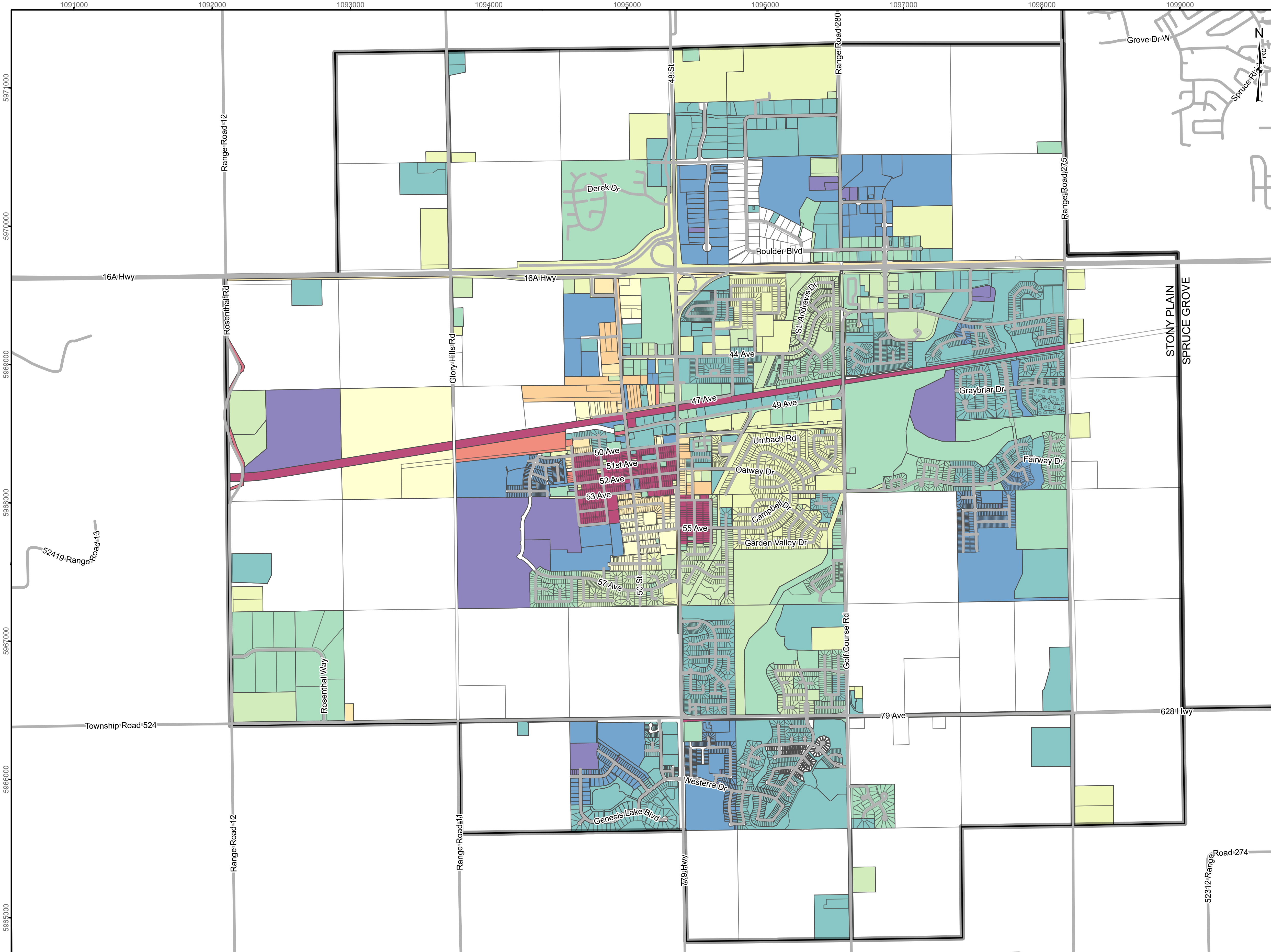
1:28,000 Meters

ISL Engineering and Land Services

FIGURE	3
DATE	2021-11-16
PROJECT NO.	27919
AUTHOR	tdasilva

Document Path: \\cgyfs2\gis_data\Projects\27919_Stony_Plain_Housing_Strategy\27919_Stony_Plain_Housing_Strategy.aprx

While the previous figure shows when and how Stony Plain has grown spatially over time, the following figure shows how Stony Plain has developed in time through its subdivision history. The oldest subdivisions in Stony Plain are located in the Old Town and Old Town North neighbourhoods, some of which had been there at the time of incorporation in 1907. Over the years, for the most part, subdivision development has extended outwards, north, and south from Old Town along 48 Street and east along 47 Avenue. Most recently, a few new subdivisions have been located in the western portion of Stony Plain. A few smaller subdivisions, such as smaller acreages, and country residential developments such as Rosenthal Estates, had already occurred prior to time those lands were annexed by the Town.



LEGEND

Roads

Parcels

Year of Subdivision

- 1900-1909
- 1910-1919
- 1920-1929
- 1930-1939
- 1940-1949
- 1950-1959
- 1960-1969
- 1970-1979
- 1980-1989
- 1990-1999
- 2000-2009
- 2010-2019
- 2020+
- Unknown

TITLE
SUBDIVISION BY YEAR

PROJECT
STONY PLAIN HOUSING STRATEGY

CLIENT
TOWN OF STONY PLAIN

PROJECTION
NAD 1983 CSRS 10TM AEP Resource

0 125 250 500
1:28,000 Meters

ISL Engineering and Land Services

FIGURE	4
DATE	2021-11-16
PROJECT NO.	27919
AUTHOR	tdasilva

Document Path: \\cgyfs2\gis_data\Projects\27919_Stony_Plain_Housing_Strategy\27919_Stony_Plain_Housing_Strategy.aprx

2.4 Community Profile Highlights

POPULATION
17,993

Between 2011 and 2021, the Town experienced a steady population growth of 19.5%, from 15,051 residents in 2011 to 17,993 residents in 2021.

MEDIAN AGE
40.8

In 2021, the Town's median age was slightly older than the province at 38.4.

27%
OF HOUSEHOLDS ARE RENTER HOUSEHOLDS

27% of households rented homes in 2021 compared to 73% of households who owned their home. This is an increase from 2016 when 24.5% of households rented their home.

11.3%
UNEMPLOYMENT RATE

In 2021, the unemployment rate in Stony Plain was 11.3% which was slightly lower than the provincial average of 11.5%.

64.1%
OF HOUSEHOLDS ARE 1 OR 2 PERSON HOUSEHOLDS

In 2021, the average household size was 2.4.

71.8%
COMMUTE OUTSIDE OF STONY PLAIN

While 28.2% of residents are employed by jobs located in Stony Plain, most residents commute to other areas such as Edmonton (30.5%) or Spruce Grove (14.3%).

84.9%
HAVE NOT CHANGED ADDRESSES

In 2021, most residents in Stony Plain had not moved in the year prior.

$92,000
MEDIAN HOUSEHOLD INCOME

Median household incomes were significantly higher for owner households compared to renter households at $106,000 vs $60,800, respectively.

28%
OF RENTER HOUSEHOLDS IN CORE HOUSING NEED

11.5% (805) of total households in Stony Plain were identified as being in core housing need.

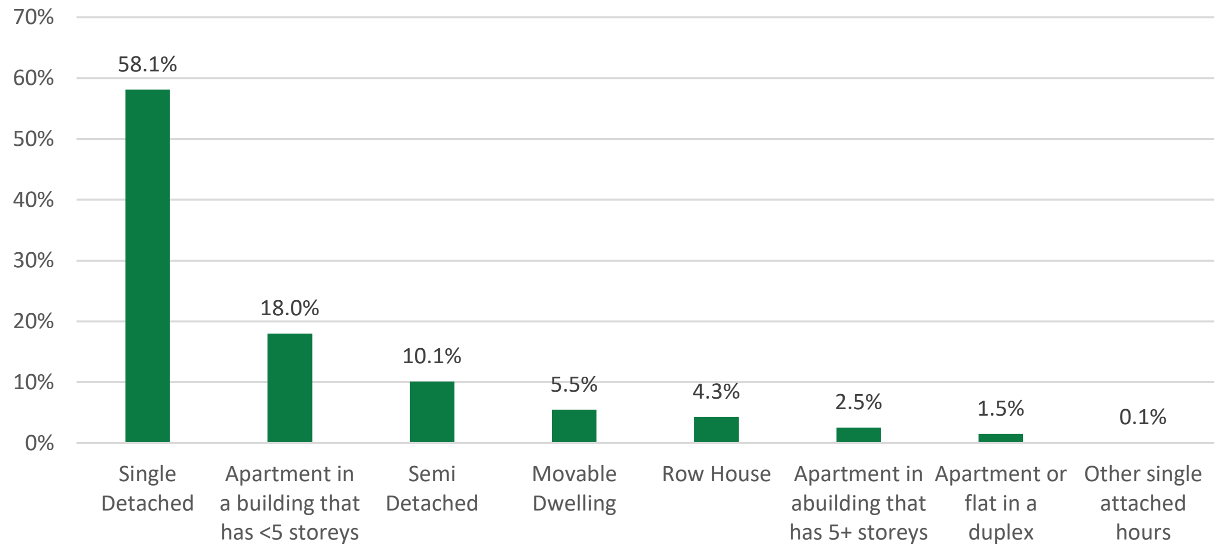
3.0 Current Housing Profile

3.1 Existing Housing Units

3.1.1 Housing Form[6]

In 2021, there was a total of 7,135 occupied dwellings in Stony Plain. The most common structural dwelling type in Stony Plain was single detached dwellings (58.1%), followed by apartments in a building with less than five storeys (18.0%), and semi-detached dwellings (10.1%).

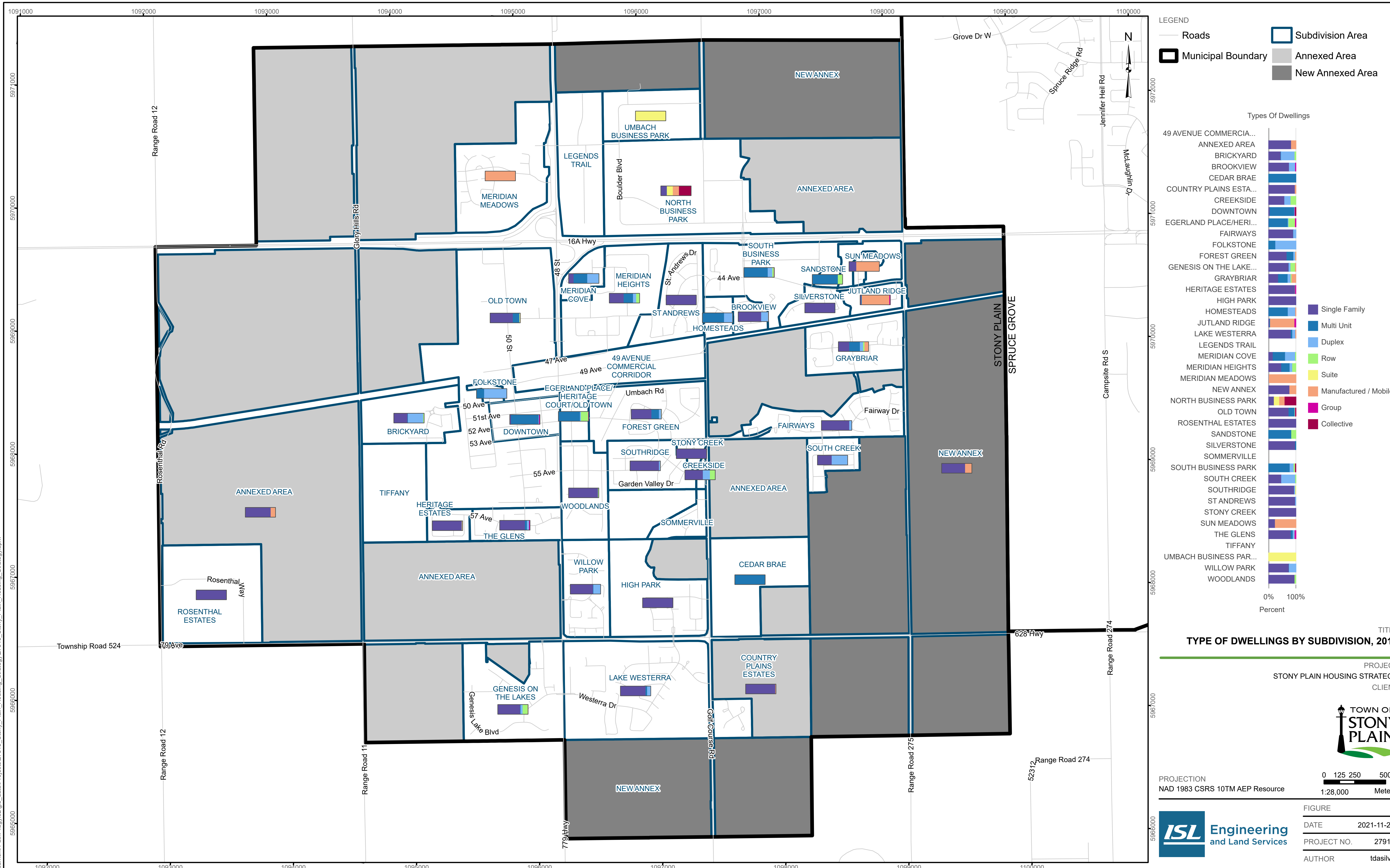
Figure 3.1: Breakdown of Housing Units by Structural Type and Population (2021)



Source: Statistics Canada Census (2021)

The breakdown of housing units by structural type across subdivisions in Stony Plain, based on the 2019 Municipal Census is shown in the following figure.

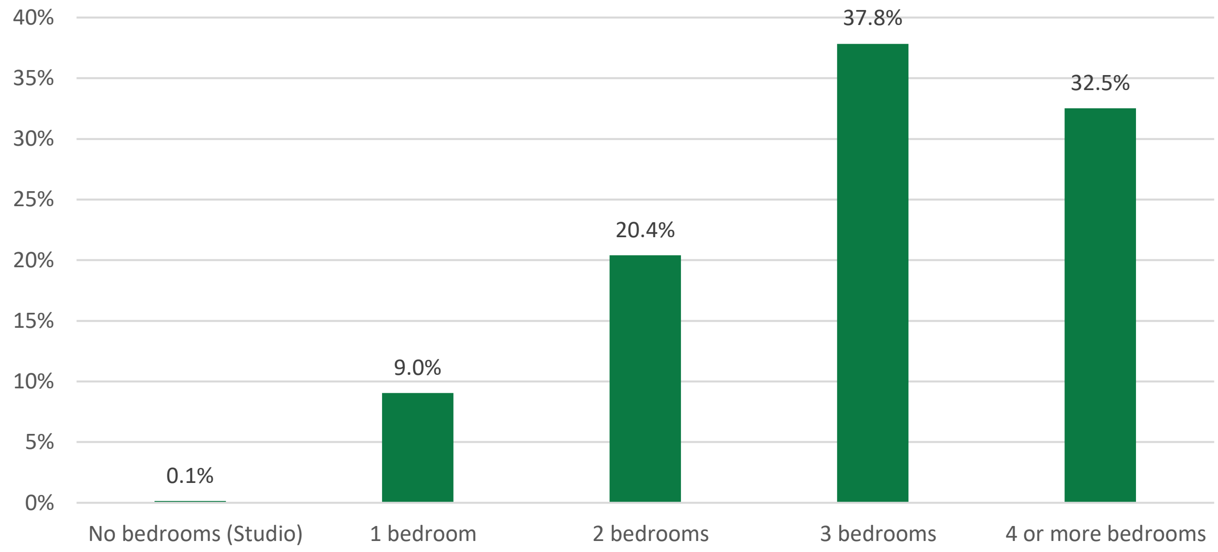
[6] Based on currently occupied units at the time of the 2019 municipal census. For the purposes of this data, multi-unit dwellings include triplexes, fourplexes, and apartments (both rental and condo), and collective dwelling refers to hotels.


LEGEND
Roads
Municipal Boundary
Subdivision Area
Annexed Area
New Annexed Area
N
Types Of Dwellings
49 AVENUE COMMERCIA...
ANNEXED AREA
BRICKYARD
BROOKVIEW
CEDAR BRAE
COUNTRY PLAINS ESTA...
CREEKSIDE
DOWNTOWN
EGERLAND PLACE/HERI...
FAIRWAYS
FOLKSTONE
FOREST GREEN
GENESIS ON THE LAKE...
GRAYBRIAR
HERITAGE ESTATES
HIGH PARK
HOMESTEADS
JUTLAND RIDGE
LAKE WESTERRA
LEGENDS TRAIL
MERIDIAN COVE
MERIDIAN HEIGHTS
MERIDIAN MEADOWS
NEW ANNEX
NORTH BUSINESS PARK
OLD TOWN
ROSENTHAL ESTATES
SANDSTONE
SILVERSTONE
SOMMERVILLE
SOUTH BUSINESS PARK
SOUTH CREEK
SOUTHRIDGE
ST ANDREWS
STONY CREEK
SUN MEADOWS
THE GLENS
TIFFANY
UMBACH BUSINESS PAR...
WILLOW PARK
WOODLANDS
0%
100%
Percent
Single Family
Multi Unit
Duplex
Row
Suite
Manufactured / Mobile
Group
Collective
NEW ANNEX
ANNEXED AREA
UMBACH BUSINESS PARK
LEGENDS TRAIL
MERIDIAN MEADOWS
NORTH BUSINESS PARK
16A Hwy
OLD TOWN
MERIDIAN COVE
MERIDIAN HEIGHTS
ST ANDREWS
SOUTH BUSINESS PARK
SANDSTONE
SUN MEADOWS
JUTLAND RIDGE
SILVERSTONE
BROOKVIEW
HOMESTEADS
GRAYBRIAR
49 AVENUE COMMERCIAL CORRIDOR
FOLKSTONE
EGERLAND PLACE/HERITAGE COURT/OLD TOWN
BRICKYARD
DOWNTOWN
FOREST GREEN
FAIRWAYS
STONY CREEK
SOUTHRIDGE
CREEKSIDE
SOUTH CREEK
TIFFANY
HERITAGE ESTATES
THE GLENS
WOODLANDS
SOMMERVILLE
WILLOW PARK
HIGH PARK
CEDAR BRAE
ROSENTHAL ESTATES
GENESIS ON THE LAKES
LAKE WESTERRA
COUNTRY PLAINS ESTATES
STONY PLAIN
SPRUCE GROVE
Grove Dr W
Spruce Ridge Rd
Jennifer Heil Rd
McLaughlin Dr
Range Road 12
Glory Hills Rd
Boulder Blvd
48 St
St. Andrews Dr
44 Ave
50 St
47 Ave
49 Ave
Umbach Rd
50 Ave
51st Ave
52 Ave
53 Ave
55 Ave
57 Ave
Fairway Dr
Garden Valley Dr
Rosenthal Rd
Rosenthal Way
Township Road 524
79 Ave
Genesis Lake Blvd
Westerra Dr
Golf Course Rd
779 Hwy
Range Road 11
Range Road 275
Range Road 274
628 Hwy
Campsite Rd S
52312
TITLE
TYPE OF DWELLINGS BY SUBDIVISION, 2019
PROJECT
STONY PLAIN HOUSING STRATEGY
CLIENT
TOWN OF STONY PLAIN
PROJECTION
NAD 1983 CSRS 10TM AEP Resource
0 125 250 500
1:28,000
Meters
FIGURE 1
DATE 2021-11-22
PROJECT NO. 27919
AUTHOR tdasilva
ISL Engineering and Land Services
Document Path: \\cgyfs2\gis_data\Projects\27919_Stony_Plain_Housing_Strategy\27919_Stony_Plain_Housing_Strategy.aprx

3.1.2 Housing Units by Size

As shown on the figure below, in 2021, 70.4% of housing units in Stony Plain had at least three bedrooms, while 20.4% of units had two bedrooms. One-bedroom and studio units are less common, representing 9% and 0.1%, respectively, of the housing stock in 2021; however, these have increased as compared to 2016 when one-bedroom units represented 6.8% of the housing stock and there were no studio units reported.

Figure 3.3: Breakdown of Housing Units by Size (2021)

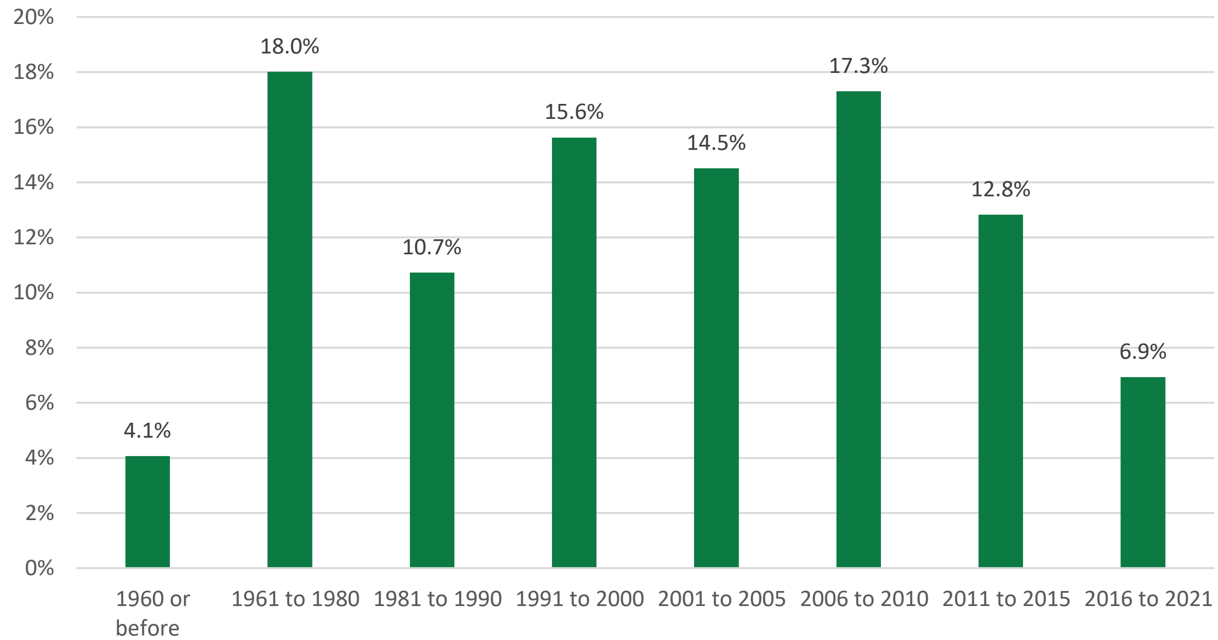


Source: Statistics Canada Census (2021)

3.1.3 Housing Units by Date Built

Homes in Stony Plain are relatively new, with more than 50% of houses having been built in the last 20 years. Only 4.1% of the Town's housing stock was built before 1960. It is important to note that data in 2021 is inclusive up to May 11, 2021.

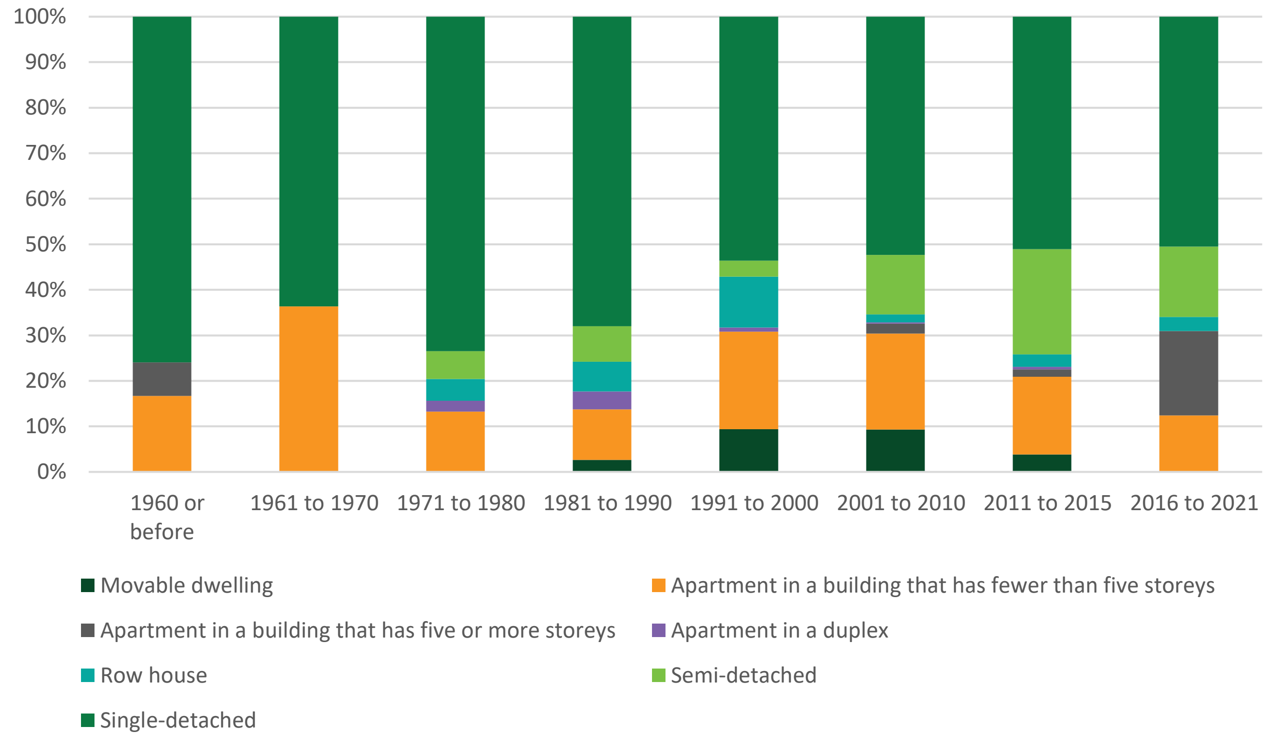
Figure 3.4: Breakdown of Housing Units by Date Built (2021)



Source: Statistics Canada Census (2021)

When considering the different housing types being constructed, single detached homes make up the majority for each construction period; however, the proportion of single detached homes being built compared to other housing types has been decreasing. The proportion has gone from approximately 85% in 1960 or earlier, to approximately 65-70% from 1961 to 2000, and to approximately 50% since 2001. In comparison, the proportion of semi-detached homes being constructed significantly increased from 2001 to 2016.

Figure 3.5: Breakdown of Housing Units by Date Built and Housing Type (2021)



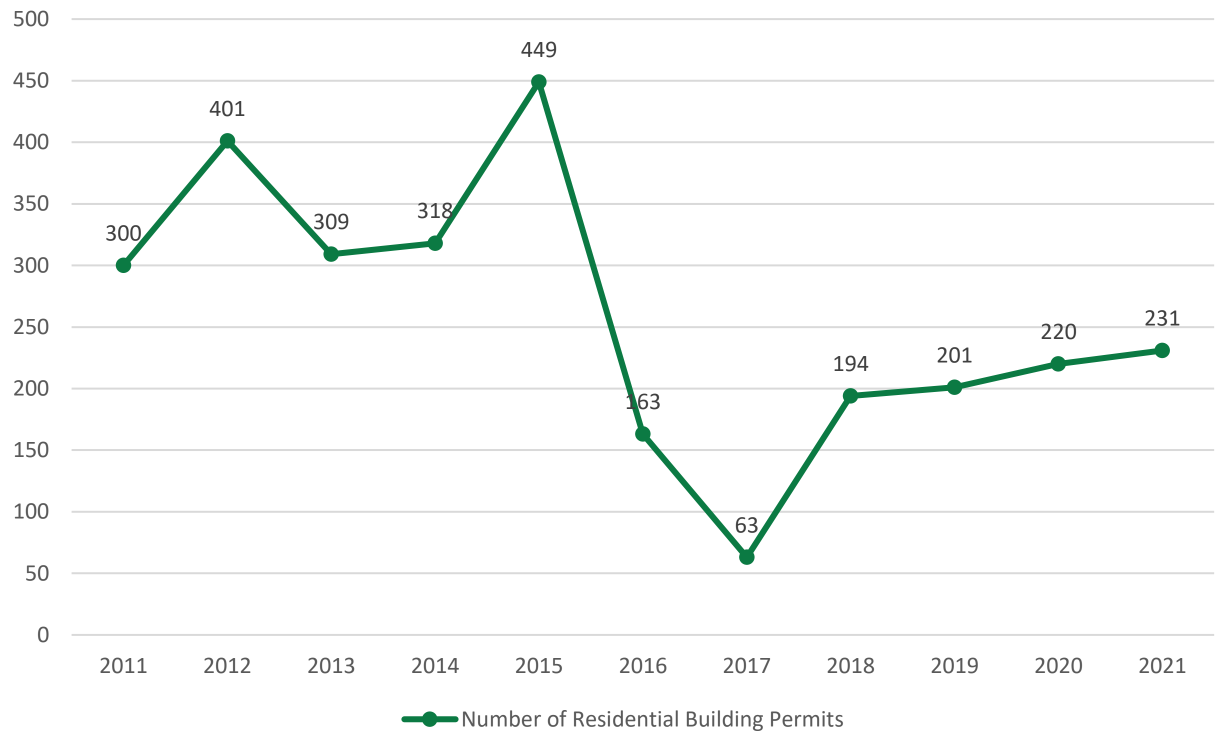
Source: Statistics Canada Census Customized Tabs (2021)

3.2 Changes in Housing Stock

3.2.1 New Homes Construction

The total number of residential building permits issued over the last ten years is shown below. Between 2011 to 2015, there were at least 300 permits issued each year with a peak in 2015, but a significant decrease to 63 building permits issued in 2017. Over the past three years, the number has increased to approximately 200+ building permits issued each year.

Figure 3.6: Residential Building Permits (2011-2021)



Source: Adapted from Statistics Canada, Building Permits Survey (custom data request by the Government of Alberta)

3.2.2 Housing Unit Starts

While building permit data describes units intended for construction, permits could be cancelled, or construction may not move forward. Housing starts are counted when construction on the housing unit is initiated. CMHC defines housing starts as the beginning of construction on the building that will contain the housing unit.

From 2011 to 2015, the total number of housing starts has been less than 200, with single detached housing starts ranging from 83 to 113, and semi-detached starts ranging from 20 to 64. Over the past ten years, 2015 saw the highest number of housing starts in Stony Plain with more than half in that year associated with apartment units. Since the peak in 2015, the total number of housing starts has been significantly lower, but as shown on the figure below, have been generally increasing in recent years to totals more consistent with previous years. Apartment starts saw an increase in 2019 and 2020, with a significant decrease in 2021. Rowhouses increased from zero starts between 2017 and 2020, to 48 starts in 2021.

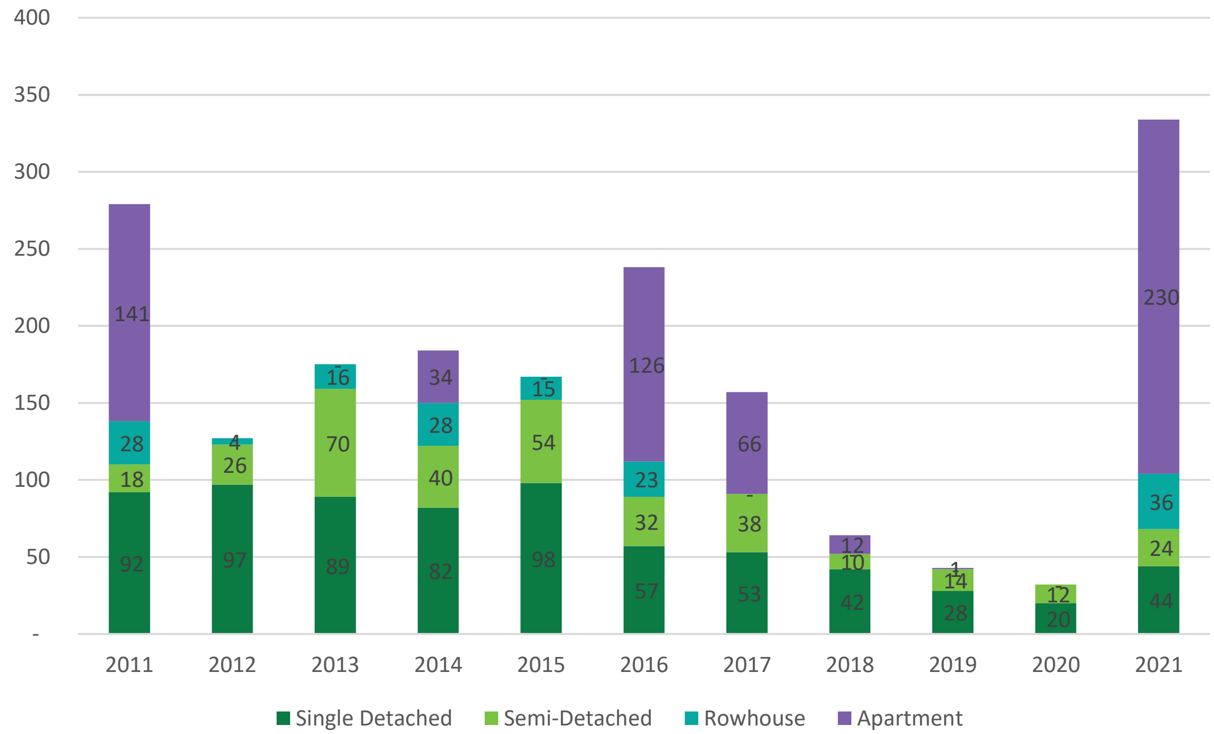
Figure 3.7: Housing Starts by Structural Type (2011-2021)

Source: CMHC Housing Starts and Completions Survey (2011-2021)

3.2.3 Housing Unit Completions

CMHC defines completions as the point which all the proposed construction work on a housing unit has been performed[7]. Lags between the number of starts versus number of completions is expected based on various construction timelines and other issues that may arise during construction that delays or prevents the dwelling units from being built. Following the peak of housing starts in 2015, there was a peak of housing completions in 2016, and then a significant decline until 2021, with only 32 completions identified in 2020. In 2021, the Town saw a substantial increase, with 334 housing units completed, the majority of which were apartments. This is to be expected given the large number of apartment starts in 2019 and 2020 noted above.

Figure 3.8: Housing Completions by Structural Type (2011-2021)

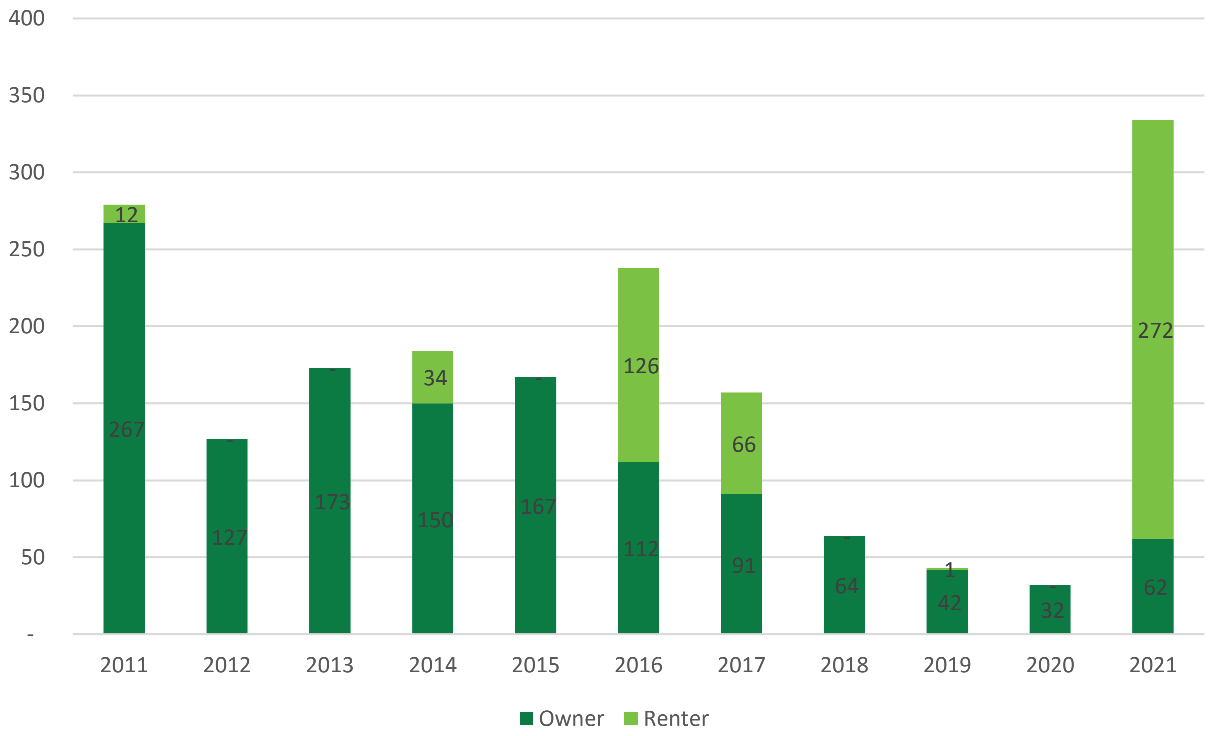


Source: CMHC Housing Starts and Completions Survey (2011-2021)

[7] In some situations, a dwelling may be counted as completed where up to 10% of the proposed work remains to be done.

As shown on the figure below, most housing units completed between 2011 and 2020 in Stony Plain have not been purpose-built[8] rentals. However, 53% of housing completions in 2016 and 42% in 2017 were for purpose-built rentals. The number of purpose-built rentals completed in 2021 increased drastically to 272 representing 81% of housing completions.

Figure 3.9: Housing Completions by Tenure (2011-2021)



Source: CMHC Housing Starts and Completions Survey (2011-2021)

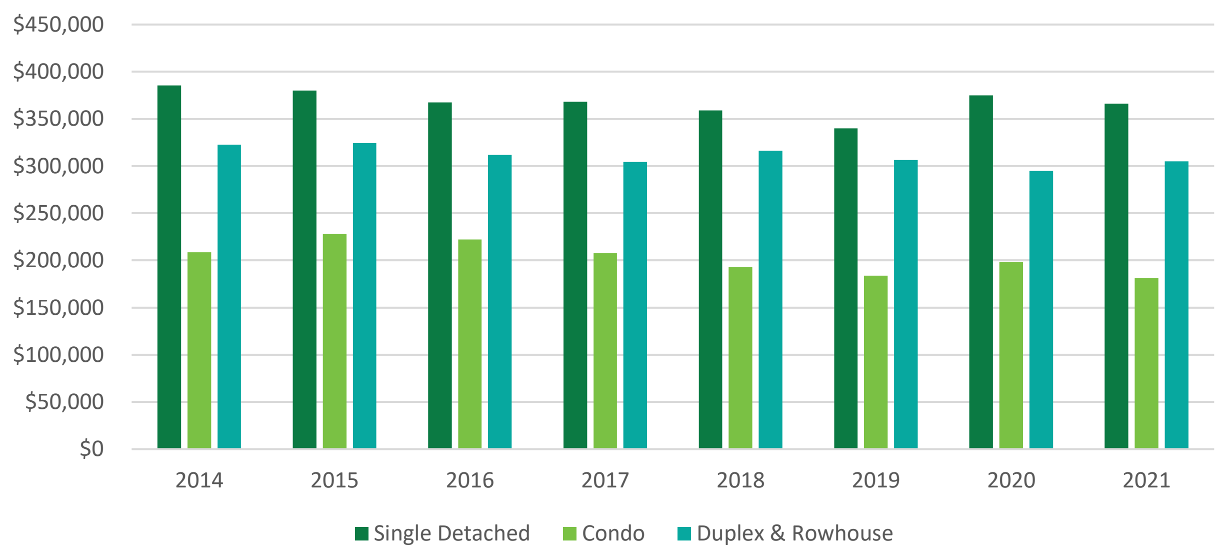
[8] Purpose-built rental refers to units that are constructed for the primary use of rental housing. Purpose-built rentals are also referred to as the primary rental market. For more information on rental housing see Section 3.4.

3.3 Homeownership

3.3.1 Sale Prices

In 2021, the median sale price for single detached homes was $366,074, and the median sale prices for condominiums and duplexes/rowhouses were $181,500 and $305,000, respectively. Prices, for the most part, have been declining slightly since 2014; however, there has been several fluctuations over the years since 2018 for all three housing types. In 2021, duplexes and townhouses saw an increased median sales price from 2020, while single detached and condos saw a decrease. It will be important to monitor prices over the next few years to better understand any changes in sale prices because of unknown impacts from the COVID-19 pandemic, increased inflation and interest rates in 2022, and the potential impacts on affordability.

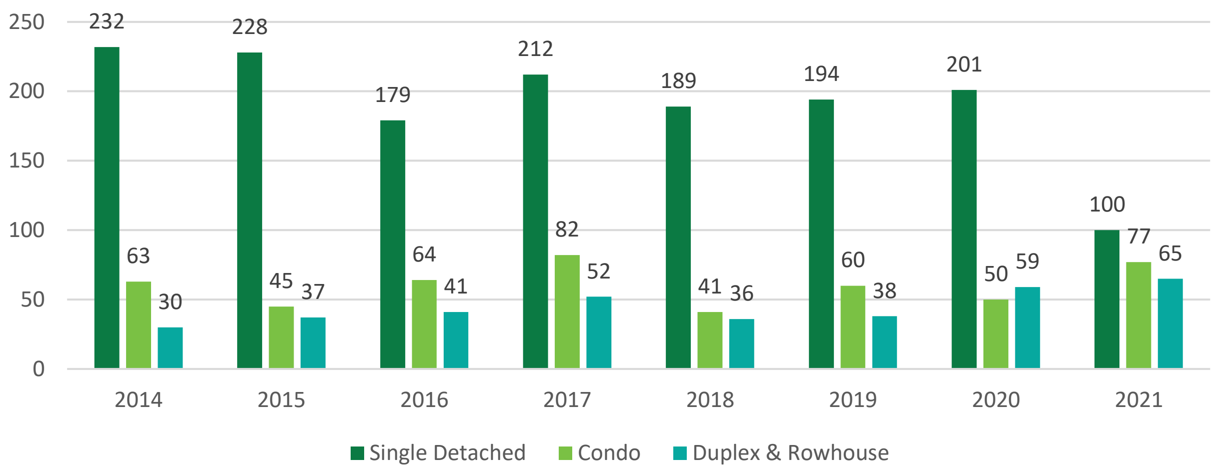
Figure 3.10: Stony Plain Median Residential Sale Prices (2014-2021)



Source: Edmonton Real Estate Board

The majority of sales over the years have been for single detached homes, accounting for approximately 60-70% of the number of housing sales between 2014-2020. This is expected as most of the homes in Stony Plain are single detached (58.1% in 2021, as described in Section 3.1). Condominium sales have represented approximately 15-25% of sales while duplexes/rowhouses have accounted for approximately 10-20% of sales over the same time. There was a noticeable shift in 2021, as the total number of sales between the different housing types were more comparable. The total number of homes sold between 2014 and 2021 have ranged from a low of 242 in 2021 to a high of 346 in 2017.

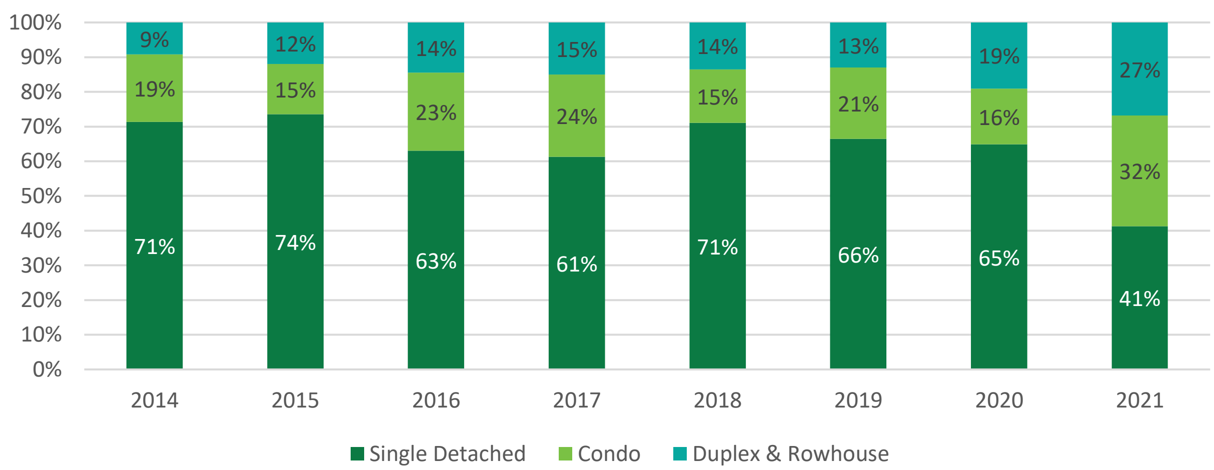
Figure 3.11: Number of Real Estate Sales in Stony Plain (2014-2021)



Source: Edmonton Real Estate Board

The distribution of sales each year by housing type is shown on the following figure.

Figure 3.12: Percentage Distribution of Real Estate Sales in Stony Plain (2014-2021)



Source: Edmonton Real Estate Board

3.3.2 Affordability

To better understand current affordability challenges related to homeownership, an affordability gap analysis was completed. A household income of $106,000[9] was used to calculate the affordable monthly housing costs assuming that the household should not be spending more than 30% of household income (pre-tax) on housing costs. The 2021 median sale prices for single detached homes, condos, and duplex/rowhouses were used to understand the estimated cost of purchasing a home in Stony Plain.

Monthly housing costs were calculated by using several assumptions[10]:

- Mortgage payments were based on two down payment scenarios (20% and 5%) with a 6.75% fixed interest rate[11] and 25-year fixed term.
- A range of $300-$600[12] depending on housing type was applied to account for property taxes, insurance, condominium fees, and other housing costs, where applicable.
- A 4% insurance rate was also included for the down payment scenario of 5% to account for the mortgage insurance required.

The following table shows that with a 20% down payment, the median sales prices of condos and duplexes/rowhouses in particular are affordable to a relatively large proportion of households. Single detached houses at the median price are affordable to just under 50% of owners and less than 25% of renters. The median price of a condo is affordable to approximately 80% of owners and 60% of renters, while the median price of a duplex/rowhouse is affordable to approximately 60% of owners and 30% of renters.

Table 3.1: Ownership Affordability Analysis of Median Sales Prices

	Single Detached	Condo	Duplex/Rowhouse
2021 Median Sales Price	$366,074	$181,500	$305,000
Estimated Monthly Housing Costs* with 20% Down Payment	$2,606	$1,295	$2,172
With 20% Down Payment, Affordable to Households with Incomes of:	$104,500	$52,000	$87,000
With 20% Down Payment, Approximate Percentage of Owner Households that Can Afford	49%	80%	60%
With 20% Down Payment, Approximate Percentage of Renter Households that Can Afford	<25%	60%	30%

Source: Consultant Calculations

* Housing costs include an estimate of property taxes, insurance, and condo fees

[9] The 2021 median owner household income was $106,000.
[10] These scenarios do not consider the household's Gross Debt Service ratio and Total Debt Service ratio which are two ratios used to determine if a person can afford to buy a home.
[11] The interest rate estimate is based on the average 2023 fixed mortgage rates, plus the additional 2% required to reflect the mortgage stress test process a household would go through while securing a mortgage to determine whether the household would be able to continue to make their mortgage payments at a higher rate.
[12] The estimated monthly housing costs can vary quite significantly between households depending on individual circumstances and housing expenses.

The table below shows the estimated monthly costs for each housing type, the difference between the estimated monthly housing costs and whether the owner household would be able to afford the monthly costs with a median household income of $106,000. Negative numbers in the table indicate that the type of housing would be considered unaffordable as the household would be spending more than 30% of their income on housing costs.

Table 3.2: Owner Household Gap Affordability Analysis with Income of $106,000

Owner Household Affordability Gap Analysis						
Household Income: $106,000						
Affordable Monthly Housing Cost (30% or less of Household Income): $2,650						
	Single Detached		**Condo**		**Duplex/Rowhouse**	
2021 Median Sales Price	$366,074		$181,500		$305,000	
Estimated Monthly Housing Costs* with 20% Down Payment	**Costs**	**Gap**	**Costs**	**Gap**	**Costs**	**Gap**
	$2,606	$44	$1,295	$1,355	$2,172	$478
Estimated Monthly Housing Costs* with 5% Down Payment	**Costs**	**Gap**	**Costs**	**Gap**	**Costs**	**Gap**
	$3,078	-$428	$1,528	$1,122	$2,564	$86

Source: Consultant Calculations

* Housing costs include an estimate of property taxes, insurance, and condo fees

Based on the affordability analysis, assuming a household income of $106,000, households would not be able to afford a single detached dwelling unit if they were only able to provide a 5% down payment; however, if the household income is less than $104,000, a household would not likely be able to afford a single detached home, even with a 20% down payment. This is particularly concerning for renter households that would like to move into homeownership. Condos, duplexes, and rowhouses offer more affordable options and the construction of these types of homes have been increasing over the last few years, as noted in Section 3.2.2. There is more flexibility for households to purchase a condominium or duplex/row house without experiencing affordability challenges. The median sales prices of the housing types provide a good option for first time homebuyers, including young professionals and families, as well as seniors who may be looking to downsize, but still wish to live independently.

> ***Households that are unable to contribute more than a 5% down payment may experience affordability challenges if they wish to purchase a single detached home, but a condo or duplex/rowhouse are more affordable options.***

3.4 Rental Housing

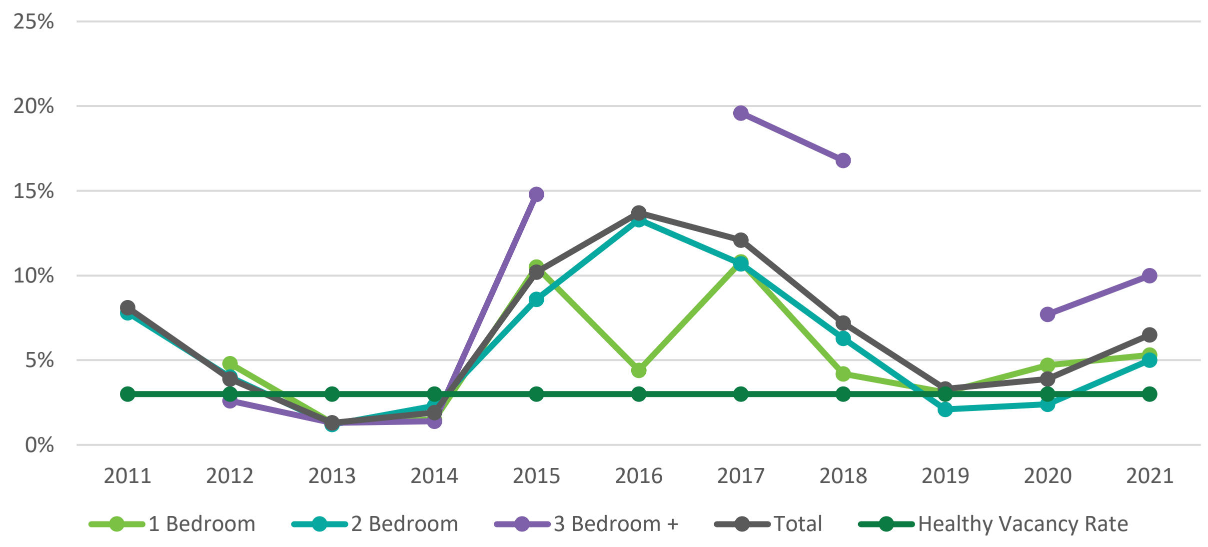
3.4.1 Primary and Secondary Rental Market[13]

68% of rental units in Stony Plain are estimated to be part of the secondary rental market. This includes rented single detached (415) and semi-detached houses (185), townhouses (145), rented condominium apartment units (320), and rented units attached to another dwelling unit (40), such as a secondary suite.

3.4.2 Rental Vacancy Rates

Data on vacancy rates is only available for the primary rental housing market and is based on a single point in time. The figure below shows that there have been substantial fluctuations in the vacancy rate in the primary rental housing market in Stony Plain over time. Vacancy rates, except for two-bedroom units, have been above what is generally considered to be a "healthy" vacancy rate (3.0%) since 2015. As of October 2021, the total vacancy rate for all rental units was 6.5%. Vacancy rates for one-bedroom, two-bedroom, and three-or-more bedrooms in 2021 were 5.3%, 5.0%, and 10.0% respectively.

Figure 3.13: Rental Vacancy Rates (2011-2021)[14]



Source: CMHC Rental Market Survey (2011-2021)

Vacancy rates have fluctuated significantly over time, and except for two-bedroom units, have been above what is generally considered to be a healthy vacancy rate (3%) since 2015.

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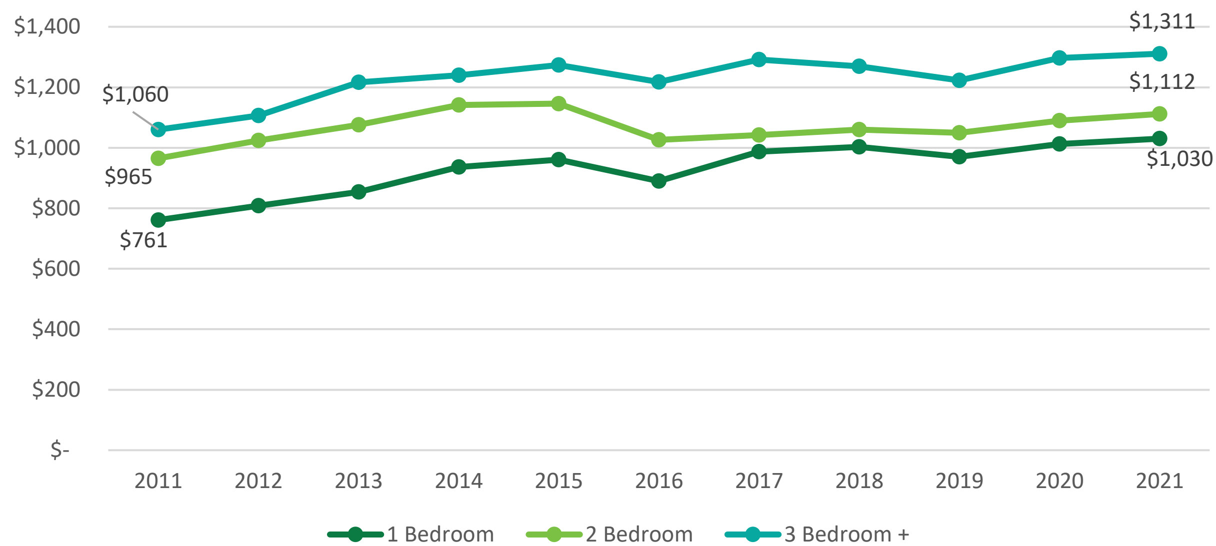
[13] Rental data including vacancy rates and historical median rent is collected through Canada Mortgage and Housing Corporation's Rental Market Survey. This survey only captures rental information from apartments and row houses located in buildings of three or more units. While CMHC conducts a secondary rental market survey, Stony Plain is not one of the urban centres where this data is collected, and therefore, there is a gap in data available for the secondary rental market. The estimated secondary rental market in Stony Plain is based on consultant calculations.

[14] Gaps in the three-or-more bedroom data are a result of data being suppressed in order protect confidentiality or due to the data not being reliable.

3.4.3 Rental Rates

When reviewing the historical average rents breakdown by number of bedrooms, the largest increase in average rent from 2011 to 2021 is seen for 1-bedroom units which increased by 35% from $761 to $1,030. The average rent for 2-bedroom units in 2021 was $1,112 which was an increase of 15% from 2011 and average rent for 3-or-more bedroom units was $1,311, an increase of 24%.

Figure 3.14: Average Rents by Unit Size (2011-2021)



Source: CMHC Rental Market Survey (2011-2021)

3.4.4 Affordability

As described above, the secondary rental market makes up much of the rental market with approximately only one third of rental units being purpose-built rentals. For the purpose of this analysis, an estimate of rental rates and housing related costs are used to explore affordability issues, if any, for renter households in Stony Plain.

The 2021 median renter household income of $60,800 was used to calculate the affordable monthly housing costs assuming that households should not be spending more than 30% of household income (pre-tax) on housing costs. Monthly housing costs were calculated using an estimate of the average 2021 rental rate for each unit by number of bedrooms and an estimate of $200-$300 per month for utilities, insurance, and other housing costs. Similar to the homeownership affordability analyses, these estimated monthly housing costs are likely to vary between households depending on individual circumstances and housing expenses.

The following table shows the household incomes that would be required to afford the average 1-bedroom, 2-bedroom, and 3-bedroom rental units. It also shows the estimated percentage of renter households that could afford the average rents. The average 1-bedroom unit is affordable to approximately 62% of renter households, 2-bedroom units are affordable to approximately 57% of renter households, and 3-bedroom units are affordable to approximately 47% of renter households.

Table 3.3: Renter Household Affordability Analysis of Average Rents

	1-Bedroom	2-Bedrooms	3-Bedrooms
2021 Average Rent	$1,030	$1,112	$1,311
Estimated Monthly Housing Costs*	$1,230	$1,362	$1,611
Affordable to Households with Incomes of	$49,500	$54,500	$64,500
Approximate Percentage of Renter Households that Can Afford	62%	57%	47%

Source: Consultant Calculations

* Includes costs such as utilities and insurance

The table below shows the estimated monthly costs for a unit based on the number of bedrooms assuming a household income of $60,800 and the difference between the estimated monthly housing costs and what would be considered affordable to a renter household (not spending more than 30% of income on housing).

Table 3.4: Renter Household Affordability Gap Analysis with Income of $60,800

<table>
<tr><th colspan="7">Renter Household Affordability Gap Analysis</th></tr>
<tr><td colspan="7">Household Income: $60,800</td></tr>
<tr><td colspan="7">Affordable Monthly Housing Cost (30% or Less of Household Income): $1,520</td></tr>
<tr><th></th><th colspan="2">1-Bedroom</th><th colspan="2">2-Bedrooms</th><th colspan="2">3-Bedrooms</th></tr>
<tr><td>2021 Average Rent</td><td colspan="2">$1,030</td><td colspan="2">$1,112</td><td colspan="2">$1,311</td></tr>
<tr><td rowspan="2">Estimated Monthly Housing Costs*</td><td>Costs</td><td>Gap</td><td>Costs</td><td>Gap</td><td>Costs</td><td>Gap</td></tr>
<tr><td>$1,230</td><td>$290</td><td>$1,362</td><td>$158</td><td>$1,611</td><td>-$91</td></tr>
</table>

Source: Consultant Calculations

* Includes costs such as utilities and insurance

Based on this analysis, assuming a $60,800 household income, renter households in Stony Plain are likely able to afford 1- and 2-bedroom rental units without exceeding the 30% housing cost threshold, which would result in an affordability issue. This means that 50% of renter households could likely afford a 1- or 2-bedroom unit; however, based on the income distribution of renter households, as described in Section 2.2.1, approximately 2 out of 5 households are not likely able to afford a ~~one~~ 1-bedroom unit. Additionally, 1- and 2-bedroom units may not meet the needs of all households, for example, households with children.

> ***Renter households may experience challenges in finding affordable rental units if their income is less than $50,000, which represents approximately 2 in 5 renter households in Stony Plain.***

3.5 Short-Term Rentals

Over the last 10+ years, the availability and use of short-term rentals has exploded as guests use these rentals as less expensive and more comfortable alternatives to traditional accommodations when travelling for business and leisure. This has resulted in an increased supply of travel accommodations, opening the appeal to visit smaller communities that previously would have had limited accommodation options.

While there are clear benefits for travelers, hosts, and the local community with the potential for increased local business activity, the influx of short-term rentals has resulted in several issues. Property damage, noise and nuisance issues, safety concerns, etc. are often raised by neighbours and property managers where short-term rental properties are located. The rental market as a whole and broader affordable housing supply in a community can also be significantly impacted as affordable rental units are being removed from the long-term rental market because there is higher value and income to be earned from short-term rental properties.

A search of units listed on Airbnb revealed that, as of September 2021, 10 units were available for short-term rental in Stony Plain, compared to 20 units in Spruce Grove and more than 300 units in Edmonton. Given the small number of units currently being used for short-term rentals, it is not likely that short-term rentals are having a significant impact on rental unit availability and affordability, at this time; however, this should be monitored to identify and prevent any potential future issues.

3.6 Affordable and Subsidized Housing

3.6.1 Existing Housing Stock

The following table lists the existing non-market housing stock currently or soon to be available in Stony Plain, as well as the residents served and number of spaces available. Meridian Housing Foundation currently operates several supportive and independent living complexes for seniors. There are also two group homes in the community for residents who have specific needs, and a few non-market homeownership homes through Habitat for Humanity.

Table 3.5: Existing Non-Market Housing Stock

Organization/Project	Type of Housing/Subsidy	Residents Served	Number of Spaces
Meridian Housing Foundation	Lodge (Supportive)	Seniors	99
Meridian Housing Foundation	Apartments (Independent Living) Rent Geared to Income	Seniors	101
Meridian Housing Foundation (recently opened)	Affordable Housing	Seniors	63
Affordable Housing*	Affordable Housing	Mixed	48
I Have a Chance Support Services	Group Home	Special Needs	23
Rehoboth Christian Ministries	Group Home	Special Needs	2
Habitat for Humanity Edmonton	Non-Market Home Ownership	Families	8
Total			**344**

Source: Source: Tri-Municipal Housing Assessment and Strategy 2021

*Affordable housing projects include a mix of market and non-market. Market unit rental rates are at least 10% below market. Most private owners of affordable housing use the 10% minimum.

Most (76%) of the non-market housing options currently available in Stony Plain are geared towards seniors. The Tri-Municipal Housing Assessment and Strategy shows that in September 2020, there were 302 applications on the waitlists for seniors' facilities operated by Meridian Housing Foundation in the Tri-Region[15]. A new seniors' facility that includes 63 spaces recently opened in Stony Plain in 2021 and as of September 2020, there were more than 150 people registered on an information list for the facility. This indicates that although Stony Plain has a high supply of a mix of non-market seniors' facilities, there still remains a need, especially as the population continues to age. Furthermore, given the number of Stony Plain households in core housing need in 2021 (805), there is an unmet demand for non-market housing in Stony Plain.

[15] Waitlist information is not all available by individual project and the total waitlist numbers for only Stony Plain facilities is not available.

3.6.2 Housing Subsidies

The Province of Alberta provides a housing subsidy to eligible residents, which is managed and administered by Civida (formerly known as Capital Region Housing) for residents in Edmonton and the surrounding region, including Stony Plain. This includes the Rent Assistance Benefit (RAB) which are subsidies paid directly to recipients to help make renting with private landlord more affordable. The benefit amount is the difference between what would be affordable rent (spending 30% or less of household income on housing and related costs) and the market rent for the unit, to a maximum amount (e.g., up to $500 for bachelor or 1-bedroom unit). As of May 31, 2021, 54 eligible residents from Stony Plain have applied to at least one program, such as housing or a subsidy administered by Civida, and are currently on the wait list to access a program.

In addition to administering RAB, Civida also provides supplements to eligible residents under the Private Landlord Rent Supplement (PLRS) program. Eligible residents pay an affordable rent to their landlord and Civida pays a supplement to compensate the difference between the resident's affordable rent and market rent. This program is not available to new applicants and is only available under existing agreements which are set to expire in 2029. It is intended that eligible residents transition over to the RAB program.

In total, there are 17 recipients in Stony Plain who have received a rent supplement. This includes both Rental Assistance Benefit (RAB, previously known as Direct Rent Supplement or DRS) and Private Landlord Rent Supplement (PLRS).

3.7 Indigenous Housing

While there is no Indigenous housing available in Stony Plain, the Native Counselling Services of Alberta (NCSA) provides a variety of programs and support services to Indigenous Peoples in Stony Plain. Two programs are offered within the Stony Plain, Spruce Grove, Parkland County and Yellowhead County areas, the Kiyôhkatowin Home Visitation Program and Wâhkômiwêw Connections Program. Kiyôhkatowin Home Visitation Program's purpose is to mentor parents and caregivers in their community to support children's growth and development. The Wâhkômiwêw Connections Program provides support to parents and caregivers in developing healing and connection plans. A third program offered in Stony Plan, the Wapekin Program, provides support and advocacy for families who are referred by Stony Plain Children Services, in accessing programs and services such as transportation to court, appointments, financial assistance, and connecting families to housing programs or services.

Another program offered by NCSA, but only available in Edmonton, is the Indigenous Housing First Program. This program supports chronically homeless Indigenous People in Edmonton access housing and supports. The intent of the program is "to last no more than 12 months as participants are stabilized and transitioned to a reduced level of support. The final stages of the program involve planning to discharge the participant once self-sufficient."

Considering the growth of the Indigenous population in Stony Plain over the years, culturally appropriate housing and services in Stony Plain will become increasingly important for residents.

3.8 Emergency and Transitional Housing

As noted in the Tri-Region Short-Term Non-Market Housing Study, there is currently no emergency or transitional housing located in Stony Plain. Residents in need of this type of housing are typically referred to the Edmonton Metropolitan Region to access emergency accommodations, accommodations for survivors of domestic violence, or transitional housing options.

While no sleeping spaces were provided, a Winter Emergency Response (WER) program has been in place for the past two years to support predominantly unsheltered persons experiencing homelessness who are at high risk during extreme cold weather conditions. A local taxi company provided rides from anywhere within the Tri-Region to the Late Night Café, located in Spruce Grove, and to a designated location the following morning. The purpose of the Late Night Café was to provide a warming space; however, no beds are provided. During the 2020-2021 program, the Café was open for 21 nights and 7 days during the months of December, January, and February. There was an average of 5 guests per night and 18 unique individuals used the program. Information is not available on where in the Tri-Region the guests currently reside.

3.9 Current Housing Highlights

SINGLE-DETACHED HOME
MOST COMMON HOUSING TYPE

In 2021, 58.1% of the occupied dwelling units in Stony Plain were single-detached homes.

70% OF HOMES HAVE AT LEAST 3 OR MORE BEDROOMS

30% of homes in Stony Plain are studio, 1-, or 2-bedroom units.

334 HOMES CONSTRUCTED **IN 2021**

Following a low of only 32 homes completed in 2020, 334 homes were completed in 2021, most of which (230) were apartment units.

68%
OF RENTAL UNITS ARE PART OF SECONDARY RENTAL MARKET

Most rentals in Stony Plain are not purpose-built rentals.

RENT

6.5%
VACANCY RATE

Since 2015, vacancy rates, except for 2-bedroom units have been above what is generally considered to be a healthy vacancy rate (3%).

$366,074
MEDIAN SALES PRICE FOR SINGLE-DETACHED HOME

While single-detached homes may not be affordable to all households, condos and duplexes/rowhouses are generally more affordable options.

2 OUT OF 5
RENTER HOUSEHOLDS LIKELY UNABLE TO FIND AFFORDABLE HOME

Renter households are likely to experience challenges in finding an affordable home if their household income is less than $50,000.

17 RESIDENTS RECEIVED RENT SUPPLEMENT in 2020

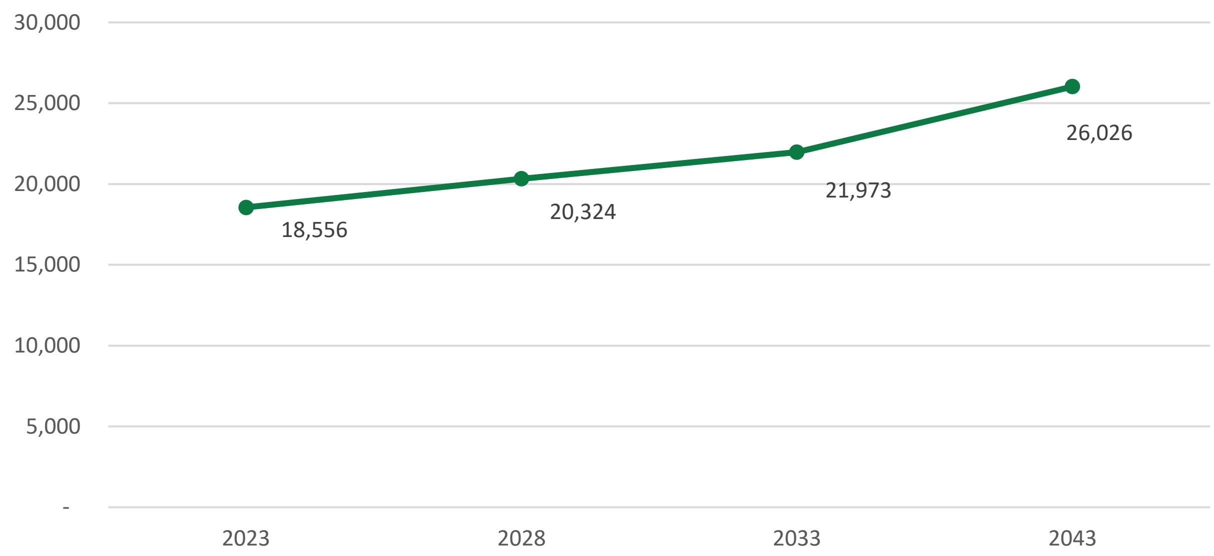
4.0 Future Housing Needs

4.1 Community Growth

4.1.1 Anticipated Population

Based on population projections prepared by Applications Management in 2022, Stony Plain is anticipated see strong population growth of 9.5% or an annual average increase of 1.9% during the post Covid-19 pandemic transition period between 2023 and 2028. This would be an increase from 18,556 to 20,324 residents. A slightly slower growth of 8.1% or an average annual increase of 1.6% is anticipated between 2028 and 2033. Between 2033 and 2043 an 18.4% or average annual increase of 1.8% is anticipated to reach a population of 26,026 residents by 2043.

Figure 4.1: Projected Population (2023-2043)

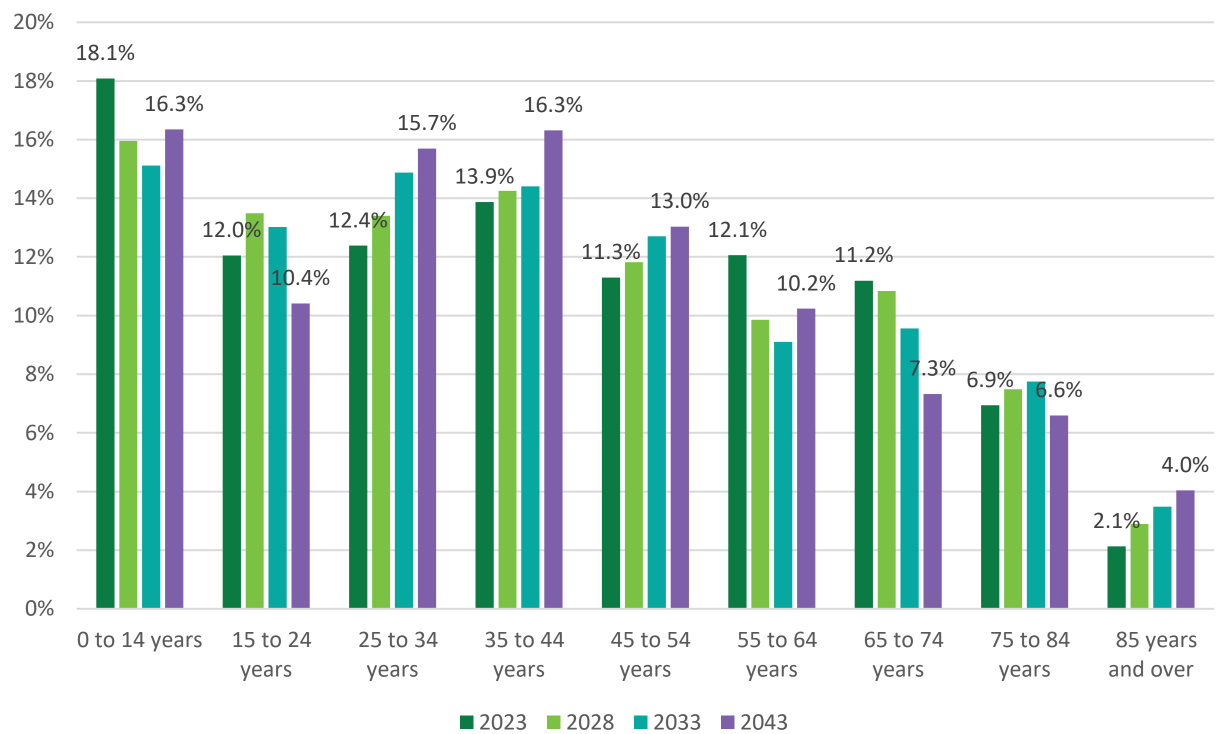


Source: Applications Management (2022)

4.1.2 Anticipated Age

While the number of seniors aged 65 and over in Stony Plain are anticipated to increase over the next 20 years, larger increases are anticipated in younger age groups, resulting in seniors making up a smaller share of the population in 2043 (18.3%) than in 2023 (20.3%). Adults in the 25 to 34 and 35 to 44 age cohorts are anticipated to increase as a share of the population.

Figure 4.2: Projected Age (2023-2043)

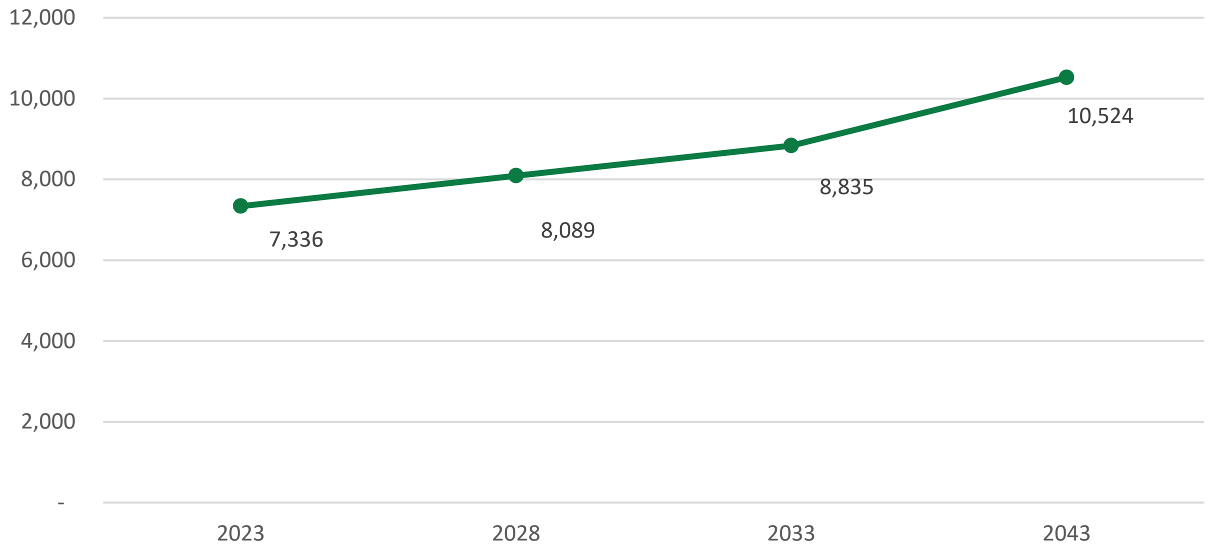


Source: Applications Management (2022)

4.1.3 Anticipated Households

Based on the projected age profile of Stony Plain's population and 2021 household headship rates by age (the percent of population in each age cohort that is considered to lead a household), Stony Plain is anticipated to see a modest growth (10%) in the number of households residing in the municipality by 2028. The number of households is expected to grow by 20.4% or 1,499 households between 2023 and 2033. Another increase of 19% or 1,689 households are projected to be added by 2043 (to reach 10,524 households).

Figure 4.3: Projected Households (2023-2043)



Source: Consultant projections based on household projections prepared by Applications Management (2022)

4.2 Population Based Indicators of Housing Units Required

It is estimated that approximately **1,500 homes** are needed to meet the anticipated population growth over the next ten years. Indicators of various housing needs have been developed based on the household projections discussed in Section 4.1. Unless otherwise noted, the number of units identified for the year 2023 are estimates of what is currently available in 2023. Note that estimates may not sum to the total as they have been rounded to the nearest five (5), except for housing units for people with disabilities, where the numbers provided are not rounded due to the small number identified.

4.2.1 Housing Units Needed by Unit Size

The following is a breakdown of the projected number of housing units needed by unit size per point in time. The 2023 numbers represent what is estimated to exist currently, whereas the other years estimate the total anticipated need in future years, including both what exists currently and demand for additional units resulting from changes to the resident profile and growth. The greatest need is anticipated to be for three-bedroom units, followed by four-bedroom units leading up to 2043.

Table 4.1: Projected Number of Total Housing Units by Size (2023-2043)

Year	Bachelor	1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms	Total Need
2023	10	650	1,495	2,780	2,405	**7,335**
2028	10	735	1,665	3,055	2,625	**8,090**
2033	10	805	1,825	3,335	2,860	**8,835**
2043	15	925	2,130	3,995	3,455	**10,525**

Source: Consultant Calculations

The anticipated change in number of housing units needed by unit size is shown below.

Table 4.2: Changes Over Time for Projected Number of Housing Units by Size (2023-2043)

Change Over Time	Bachelor	1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms	Total
2023	10	650	1,495	2,780	2,405	**7,335**
2023-2028	0	85	175	275	220	**755**
2028-2033	0	70	155	285	235	**745**
2033-2043	5	120	310	660	595	**1,690**

Source: Consultant Calculations

4.2.2 Housing Units Needed by Tenure

The demand for most housing units will consistently be for ownership housing units. Approximately 73% of all units needed to meet demand will need to be ownership units. A breakdown by tenure has been shown in the two tables below.

Table 4.3: Projected Number of Total Housing Units by Tenure (2023-2043)

Year	Owned	Rented	Total Need
2023	5,380	1,955	**7,335**
2028	5,885	2,205	**8,090**
2033	6,385	2,450	**8,835**
2043	7,585	2,935	**10,525**

Source: Consultant Calculations

Table 4.4: Changes Over Time for Projected Number of Housing Units by Tenure (2023-2043)

Change Over Time	Owned	Rented	Total
2023	5,380	1,955	**7,335**
Change 2023-2028	505	250	**755**
Change 2028-2033	500	245	**745**
Change 2033-2043	1,200	485	**1,690**

Source: Consultant Calculations

4.2.3 Affordable Housing Units Needed

The need for non-market housing units to address core housing need is anticipated to increase by 115 units between 2023 and 2028. The need is further anticipated to increase by 95 units between 2028 and 2023 and 45 units between 2033 and 2043. Approximately 36% of the non-market units to address core housing need should be targeted towards owner households and 64% should be targeted towards renter households.

Table 4.5: Projected Number of Total Housing Units by Core Housing Need (2023-2043)

Year	Non-Market Core Housing Need			Total Market Housing Demand
	Total	Owned	Rented	
2023	**805**	290	515	6,530
2028	**920**	330	590	7,170
2033	**1,010**	355	655	7,825
2043	**1,055**	425	785	9,315

Source: Consultant Calculations

Table 4.6: Changes Over Time for Projected Number of Housing Units by Core Housing Need (2023-2043)

Change Over Time	Non-Market Core Housing Need			Total Market Housing Demand
	Total	Ownership	Rental	
2023	**670**	290	515	6,530
Change 2023-2028	**115**	40	75	640
Change 2028-2033	**95**	30	65	655
Change 2033-2043	**195**	65	130	1,490

Source: Consultant Calculations

4.2.4 Housing Units Needed for People with Disabilities

The current unmet need for supportive housing units for people with a variety of disabilities is approximately 105 units. This includes:

- 62 units of supportive housing for adults with mental health issues
- 14 for adults with mobility disabilities in need of personal care
- 27 for adults with intellectual disabilities
- 2 for people with complex needs who have experienced homelessness

The additional supportive housing units anticipated to be required over the next 20 years include:

- 25 additional supportive housing units by 2028
- 16 more units by 2033
- 29 units by 2043

Table 4.7: Projected Number of Additional Supportive Housing Units Needed by Type (2023-2043)

Year	Supportive housing for adults with mental health issues	Supportive housing for adults with mobility disabilities in need of personal care	Supportive housing for adults with intellectual disabilities	Supportive housing for people with complex needs who have experienced homelessness	Total supportive housing for people with disabilities
2023	62	14	27	2	**105**
2028	79	15	32	3	**129**
2033	88	17	38	3	**146**
2043	104	20	48	3	**175**

Source: Consultant Calculations

Table 4.8: Changes Over Time for Projected Number of Supportive Housing Units Needed by Type (2023-2043)

Year	Supportive housing for adults with mental health issues	Supportive housing for adults with mobility disabilities in need of personal care	Supportive housing for adults with intellectual disabilities	Supportive housing for people with complex needs who have experienced homelessness	Total supportive housing for people with disabilities
2023 (unmet need)	62	14	27	2	**105**
Change 2023 – 2028	17	2	6	1	**25**
Change 2028 – 2033	9	2	5	0	**16**
Change 2033 – 2043	15	3	11	0	**29**

Source: Consultant Calculations

4.2.5 Housing Units Needed for Indigenous Peoples

It is estimated that there were approximately 595 Indigenous households in Stony Plain in 2023. By 2028 it is anticipated that there will be another 60 Indigenous households requiring housing. This will further increase by another 60 units by 2033 and 135 units by 2043.

Table 4.9: Projected Number of Total Housing Units Needed for Indigenous Households (2023-2043)

Year	Total Need
2023	595
2028	655
2033	715
2043	850

Source: Consultant Calculations

Table 4.10: Changes Over Time for Projected Number of Housing Units Needed for Indigenous Households (2023-2043)

Change Over Time	Total
2023	595
Change 2023 – 2028	60
Change 2028 – 2033	60
Change 2033 - 2043	135

Source: Consultant Calculations

4.2.6 Housing Units Needed for Seniors

As of 2023, it is estimated that that were 2,245 housing units for senior-led households in Stony Plain. This is anticipated to increase by 410 homes between 2023 and 2028. Another 45 homes will be required to meet the needs for senior households between 2028 and 2033 and 25 homes will be required between 2033 and 2043.

Table 4.11: Projected Number of Total Housing Units Needed for Senior Households (2023-2043)

Year	Total Need
2023	2,245
2028	2,655
2033	2,700
2043	2,725

Source: Consultant Calculations

Table 4.12: Changes Over Time for Projected Number of Housing Units Needed for Senior Households (2023-2043)

Change Over Time	Total
2023	2,245
Change 2023 – 2028	410
Change 2028 – 2033	45
Change 2033 – 2043	25

Source: Consultant Calculations

4.2.7 Housing Units Needed for Families

It is estimated that there were approximately 3,025 family households in Stony Plain in 2023. By 2028, it is anticipated that there will be another 340 family households requiring housing. This will further increase by 390 homes by 2033 and 965 homes by 2043. The incidence of core housing need is significantly higher among lone parent families (25%) than multiple family households (7%) and couples with child(ren) families (4%), pointing to a need for more of the units for lone parent families to be affordable.

Table 4.13: Projected Number of Housing Units Needed for Family Households (2023-2043)

Year	Couples + Child(ren) Families	Lone Parent Families	Multiple Families and One Family with Additional Persons	Total Need
2023	1,890	735	400	**3,025**
2028	2,110	820	435	**3,365**
2033	2,365	920	475	**3,760**
2043	3,000	1,140	580	**4,725**

Source: Consultant Calculations

Table 4.14: Changes Over Time for Projected Number of Housing Units Needed for Family Households (2023-2043)

Change Over Time	Couples + Child(ren) Families	Lone Parent Families	Multiple Families and One Family with Additional Persons	Total
2023	1,890	735	400	**3,025**
Change 2023 – 2028	220	85	35	**340**
Change 2028 – 2033	255	100	35	**390**
Change 2033 – 2043	635	220	105	**965**

Source: Consultant Calculations

4.3 Future Housing Needs Highlights

The below table provides a high-level summary of anticipated future housing needs across different types and tenures of housing. The details of the determination of anticipated future housing needs can be found in the previous section (Section 4.2). It is important to note that the summary of approximate housing units provided below are not mutually exclusive, but instead, describe the anticipated need based on the identified category. For example, one housing unit can address the need for several of the categories below. It is also important to recognize that some of the housing units needed could also be addressed through existing housing supply due to renovations or retrofitting of units.

Table 4.15: Summary of Anticipated Housing Units Needed

Housing Need Category	Specific Need	2023	2023-2028 (~Units Needed)	2028-2033 (~Units Needed)	2033-2043 (~Units Needed)
Unit Size	Bachelor	10	-	-	5
	1-Bedroom	650	85	70	120
	2-Bedroom	1,495	175	155	310
	3-Bedroom	2,780	275	285	660
	4-Bedroom	2,405	220	235	595
Tenure	Ownership	5,380	505	500	1,200
	Rental	1,955	250	245	485
Affordable	Ownership	290	40	30	65
	Rental	515	75	65	130
People with Disabilities	Supportive housing for adults with mental health issues	62	17	9	15
	Supportive housing for adults with mobility disabilities in need of personal care	14	2	2	3
	Supportive housing for adults with intellectual disabilities	27	6	5	11
	Supportive housing for people with complex needs who have experienced homelessness	2	1	0	0
Specific Populations	Indigenous Peoples	595	60	60	135
	Seniors	2,245	410	45	25
	Couple + Child(ren) Families	1,890	220	255	635
	Lone Parent Families	735	85	100	220
	Multiple Families and One Family Households with Additional Persons	400	35	35	105

Source: Consultant Calculations

5.0 Future Updates

The Community Profile and Housing Needs Assessment is intended to be updated with new data on an on-going basis to ensure the profile continues to reflect emerging community trends. The Community Profile and Housing Needs Assessment will be reviewed and updated at a minimum, every five years. This timing is intended to remain in alignment with the release schedule of the Statistics Canada Census data so that profile captures the most current data available; however, the updates will be dependent on the release of data and the timing of the updates may change if there are changes in the timelines of new data being released. Additionally, full updates may not always be necessary, but targeted reviews and updates of specific sections of the Community Profile and Housing Needs Assessment may be undertaken.

Appendix C

Final Engagement Summary

TOWN OF STONY PLAIN

Stony Plain Housing Strategy

FINAL ENGAGEMENT SUMMARY

TOWN OF STONY PLAIN | HOUSING STRATEGY

FINAL

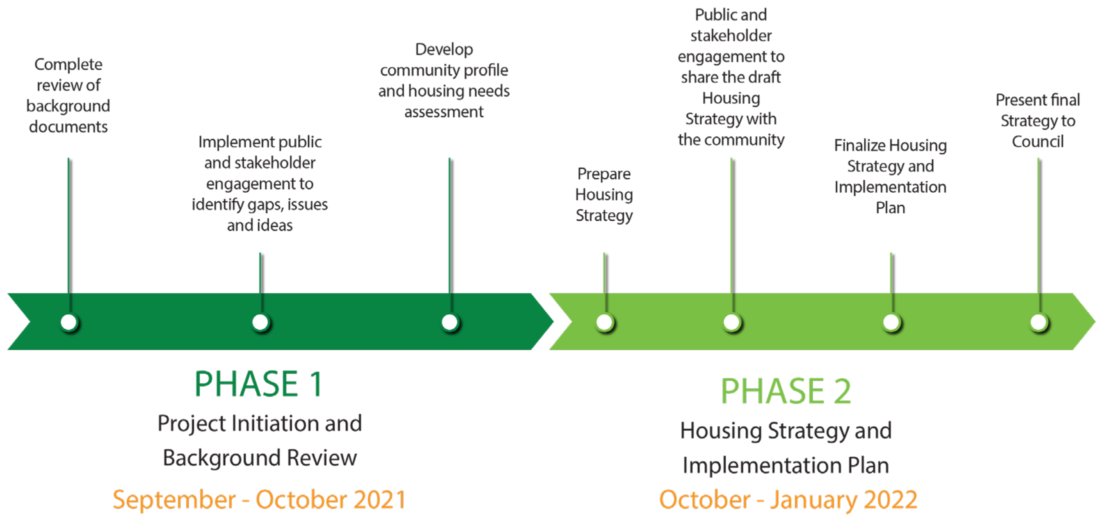
JANUARY 2022

Stony Plain Housing Strategy

Project Overview

In recent years, Stony Plain's population has grown to almost 18,000 residents, and is forecasted to continue to grow over the next twenty years. To support this growth, and understand how safe, appropriate, and affordable housing options can be provided as the community evolves, the Town prepared a Housing Strategy. Stony Plain's Municipal Development Plan (2020) provides high-level housing policy direction, but the implementation of the Housing Strategy will help to ensure that the needs of people of all ages and abilities are met within the community.

Project Timeline



Engagement Overview

The engagement approach for the development of the Housing Strategy was a two phase, iterative process.

Phase 1

As a part of Phase 1, a workshop with key stakeholders, including community support and service providers, developers, enforcement services, and other community representatives was held on September 23, 2021 that included 9 attendees, plus the project team and municipal staff. A workshop with Council was held on September 27, 2021 and an online community survey was also conducted from September 20 to October 4, 2021, receiving a total of 61 responses. All three of these opportunities gathered information to determine housing needs in Stony Plain, including a variety of questions on residents' and stakeholders' current housing situation, gaps in housing and services in Stony Plain, what barriers residents might have or currently experience, and what opportunities there might be to help meet the housing needs for all residents over the next five years.

Phase 2

As a part of Phase 2, an online community survey was conducted from October 27 to November 15, 2021, receiving a total of 72 responses. The online survey gathered information to confirm the key themes that emerged from Phase 1 of engagement, as well as collect input on potential actions, the proposed mission statement, the four Goals proposed to guide the Strategy, as well as any needs, gaps or actions that were missing that should be included in the Housing Strategy.

This Summary provides an overview of key themes that emerged through both phases of community engagement as part of the development of the Housing Strategy. The summary of feedback that was provided in Phase 1 can be viewed **here** and the summary of feedback provided during Phase 2 can be viewed **here**.

Phase 1 Community Engagement

Overall Key Themes

The table below details a high-level summary of key themes that emerged from feedback provided through the community survey and the stakeholder workshop.

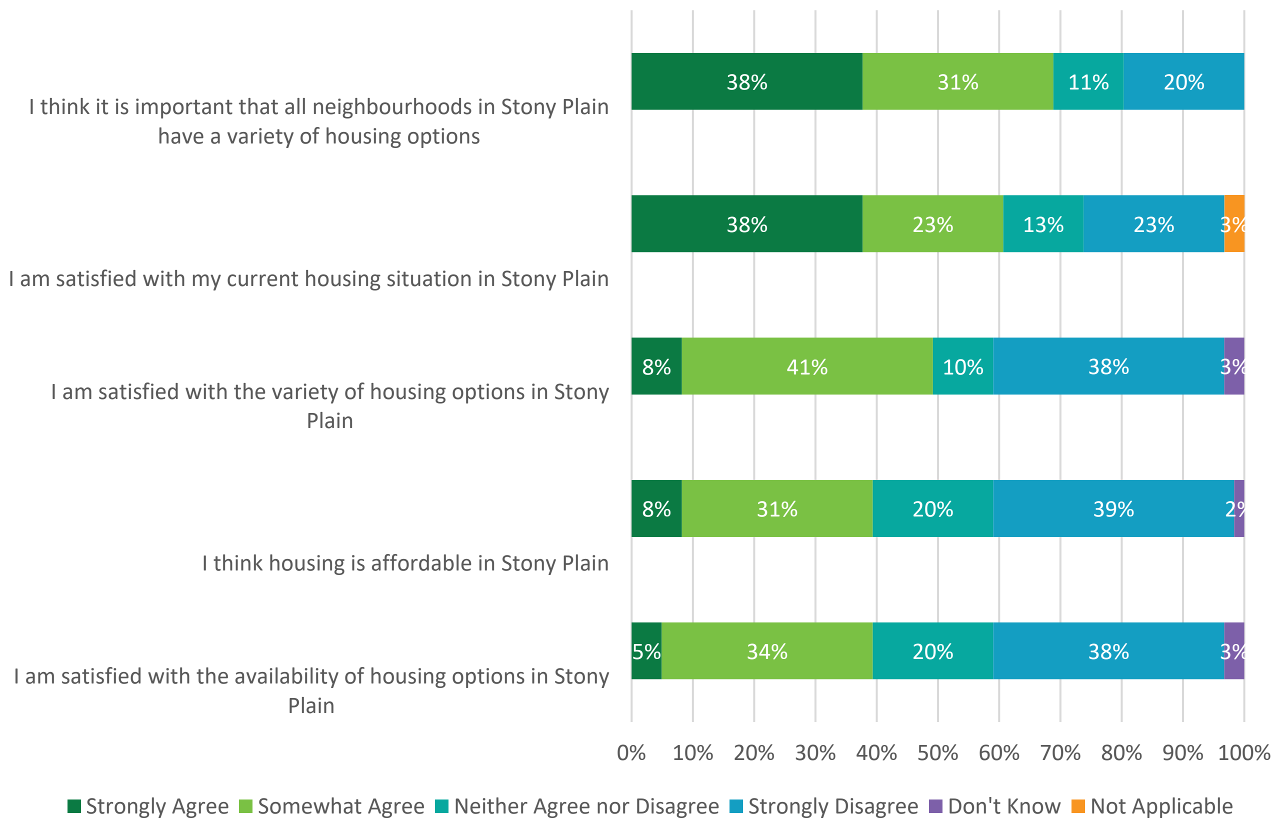
Key Themes	
Affordability	• More affordable housing options are needed for people with low income, families, single parents, and seniors
Supports and Resources	• Access and awareness to services needs to be improved
Education	• Community education is needed on the different challenges residents experience while trying to access affordable housing and benefits that diverse housing types bring to a community
Seniors	• More independent, affordable options for seniors are needed
Vulnerable Populations	• More housing options are need for vulnerable populations such as low-income families and people experiencing homelessness or are at risk of homelessness
Innovative Housing Forms	• Tiny homes were a potential solution that many respondents were in favour of, in addition to providing more opportunities for co-housing and multi-generational housing

Phase 1 Community Survey

Residents and stakeholders were asked to provide feedback on current issues, future challenges, and barriers related to accessing and maintaining housing through a community survey. The following section provides a summary of feedback received through the survey.

Current Housing Situation in Stony Plain

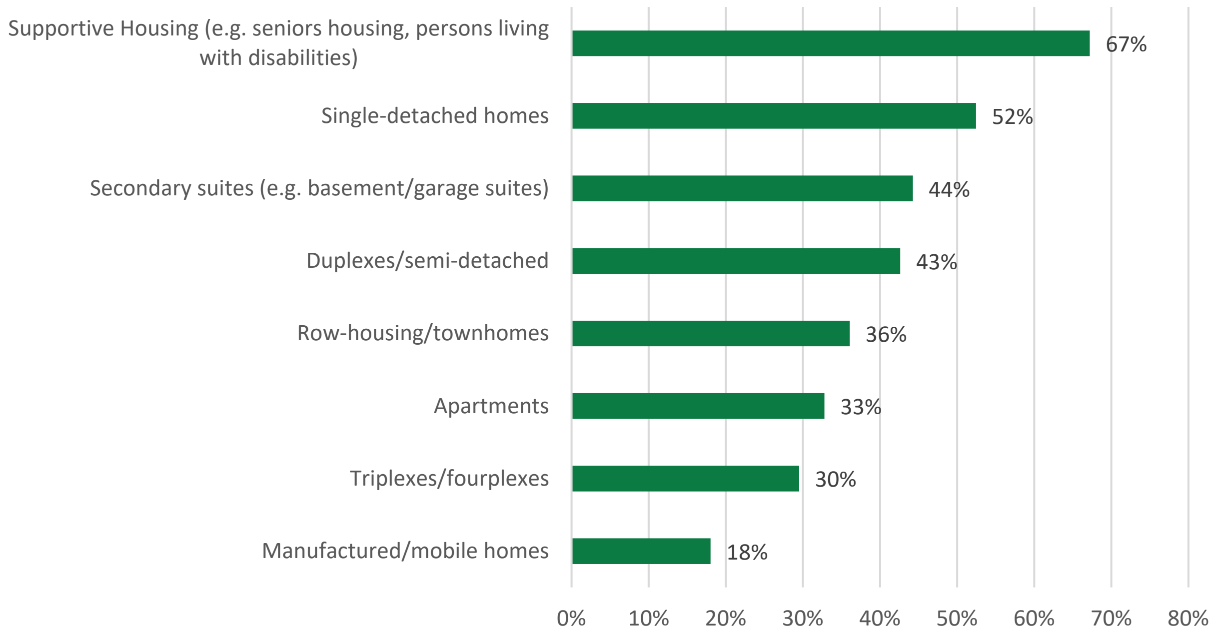
Participants were asked to indicate their level of agreement with a series of statements related to their current hosing situation in Stony Plain. Many respondents (69%) strongly or somewhat agreed that it is important that all neighbourhoods have a variety of housing options, and 61% are currently satisfied with their housing situation. However, respondents were split on housing affordability, with 39% of respondents agreeing and 39% of respondents disagreeing that housing is affordable in Stony Plain. Respondents were also split on their satisfaction of availability of housing options in Stony plain, with 39% of respondents agreeing and 38% of respondents disagreeing.



61 responses

Housing Options Needed

Respondents were asked to indicate what additional housing forms were needed in Stony Plain. The top additional housing forms needed in Stony Plain identified by respondents were supportive housing (67%), single detached homes (52%), secondary suites (44%), and duplexes/semi-detached homes (43%).



61 responses
Participants could select all options that applied

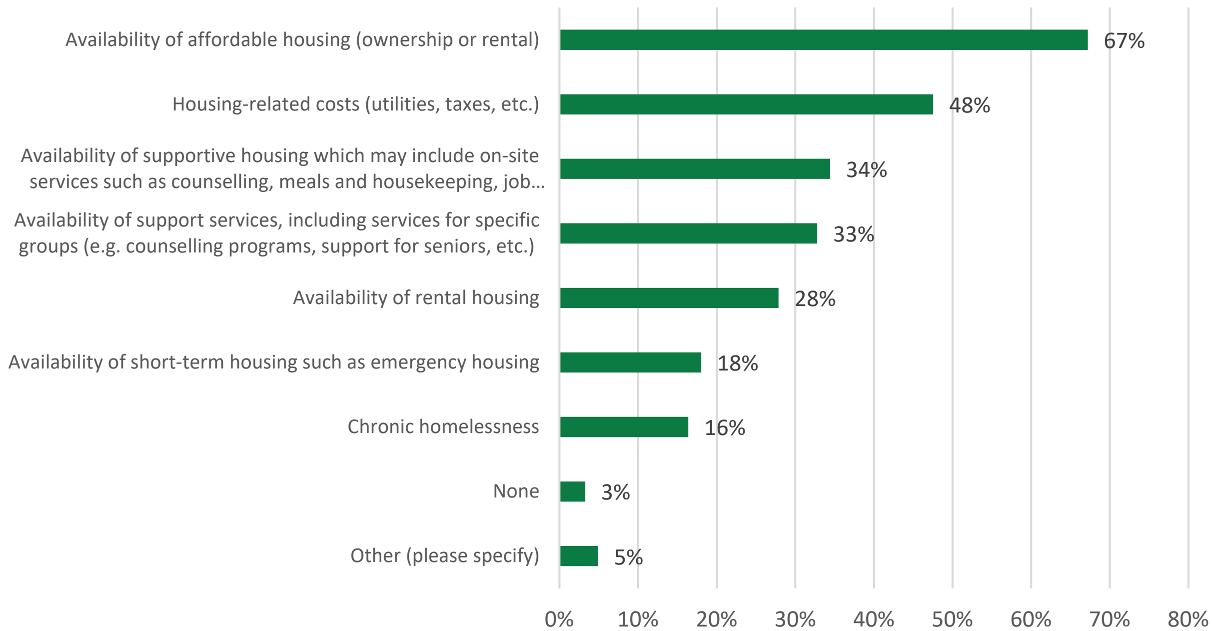
Innovative Housing Options

Respondents were asked to share their perspectives on whether the Town should explore innovative housing options such as tiny homes, prefabricated homes, zero-lot-line development, and co-housing, and if so, which of these options they favoured. They were also asked to share ideas on other areas/options they felt the Town should explore.

- Many respondents were in favour of exploring tiny homes, pre-fabricated homes, and co-housing as a way to provide more affordable housing
- Some respondents were in favour of zero-lot-line homes, while others were concerned that housing options already seem to be crowded and that higher density housing could present fire hazards
- Lack of housing for vulnerable populations, such as people experiencing homelessness, and harm reduction/transitional housing was also noted as a concern

Top 3 Most Pressing Housing Issues

Respondents were asked to identify what they believed to be the most pressing housing issues in Stony Plain. Many respondents (67%) identified the lack of affordable housing currently available for both purchase and rent in Stony Plain as the most significant issue. The second most pressing issue identified was housing-related costs such as utilities and taxes, with 48% of respondents indicating it as an issue. Availability of supportive housing (34%) and support services (33%) emerged as the third and fourth most pressing issues.



61 responses

Other:

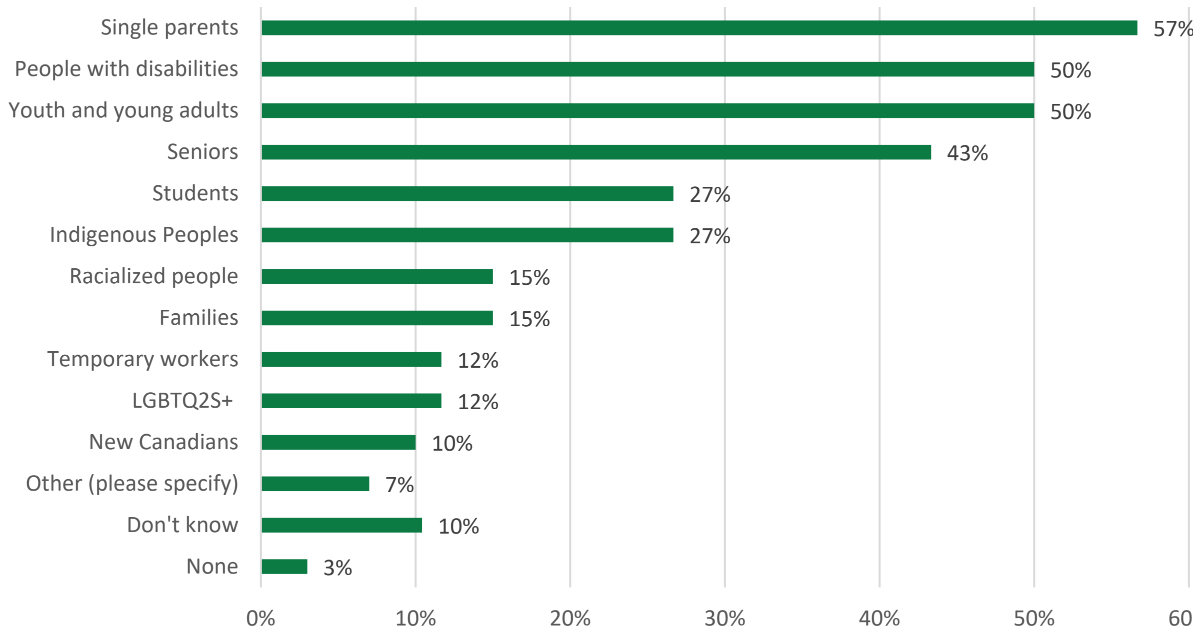
- Walkability to services and amenities for those without access to a vehicle, child-friendly affordable options, and addressing unfair tax structure for bareland condominiums.

In reference to the pressing housing needs outlined above, respondents were asked to provide details regarding their top three options. Through this feedback it was indicated that:

- Affordability was the most significant concern
- Respondents citied the high costs of taxes and utilities, unaffordable/inadequate supply of rental options, challenges finding family friendly housing, including rental housing that allows children, and difficulty obtaining mortgages as barriers
- Lack of affordable housing for seniors to continue to live independently and not only in the form of nursing homes can be challenging to find; more long-term care options are also needed
- Housing options for vulnerable populations, those with disabilities, and low-income single-parent households are needed

Groups that Might Experiences Challenges

Respondents were asked to identify groups of residents who, in their opinion, may experience challenges finding housing in Stony Plain. Respondents indicated that single parents (57%), people with disabilities (50%), and youth and young adults (50%) might experience challenges when finding housing that best meets their needs.



60 responses
Participants could select all options that applied

Other:

- Rental market impacting all groups
- Single parents who work multiple jobs can be penalized when trying to obtain a mortgage
- People struggling with substance abuse and mental health challenges

Housing Challenges Over the Next Five Years

Respondents were asked to identify what housing challenges, if any, they anticipated the Town would encounter over the next five years.

- Affordability was seen as the biggest concern, with respondents worried about rising home prices, rental costs, and the limited options for single-income households
- The economic/employment opportunities available in Stony Plain will have a direct impact on people's ability to afford housing in the area
- More affordable housing options and opportunities for extended care are needed for seniors

Potential Actions with Positive Impacts

Respondents were asked to identify actions with the potential to have positive impacts on housing in Stony Plain included:

- Providing more affordable housing options for seniors and low-income families
- Improving the level of amenities available in communities, providing adequate lot sizes and space for recreation
- Providing higher-density housing options such as apartment buildings and infills at lower costs
- Ensuring that taxes are affordable, and quality services are provided

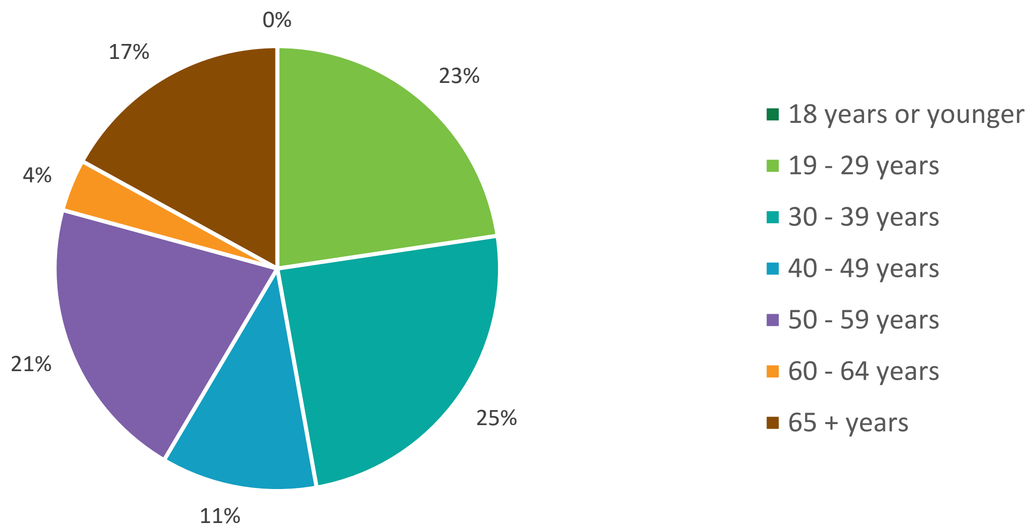
Narrower Lots

Respondents were given high-level information regarding the potential benefits of narrower lots and asked to provide feedback on how they felt about allowing narrower lots in Stony Plain.

- The majority of respondents were supportive of developing on narrower lots in the right context if there is demand for them, and if these lots could make housing more affordable and accessible
- There were some concerns regarding homes being built closer together including: the potential for areas in between houses to become dilapidated, the need for more communal spaces such as parks and pathways, and the close proximity to neighbouring houses

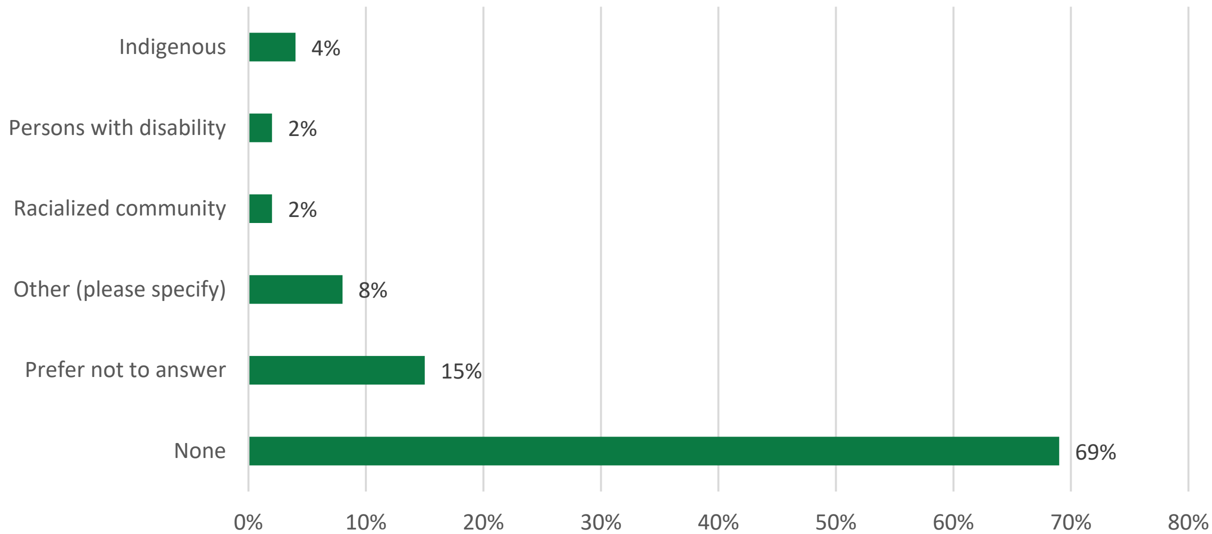
Survey Demographics

AGE



53 responses

GROUP SELF-IDENTIFICATION



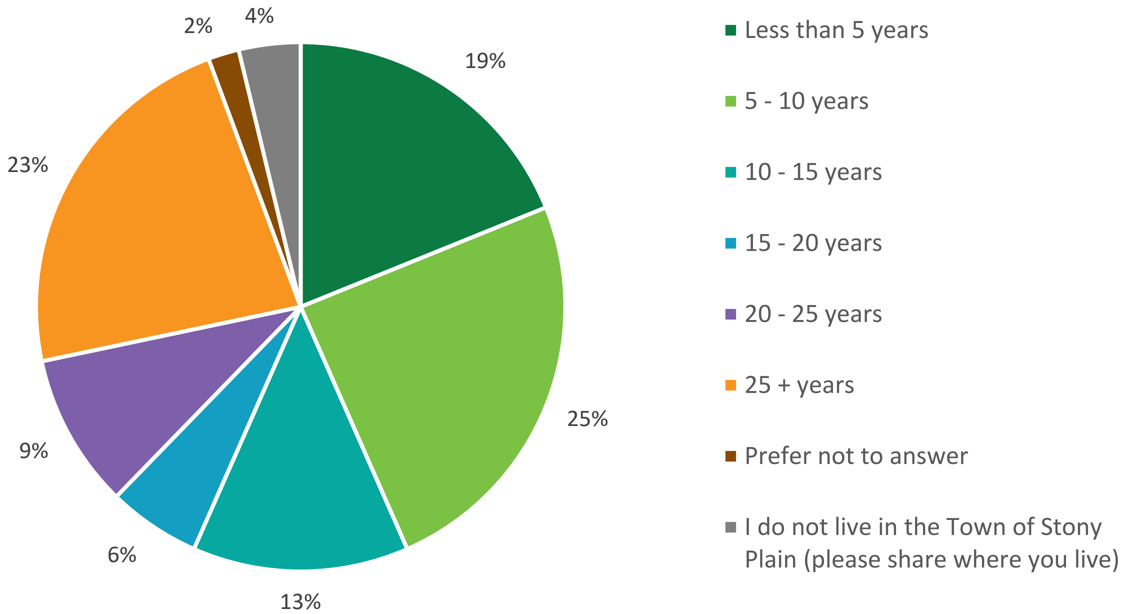
52 responses

Other:

- Senior
- Single parent
- Low-income
- Independent, unretired senior

LENGTH OF TIME LIVING IN STONY PLAIN

The length of time survey respondents have lived in Stony Plain ranged from less than five years to 25 years or more.



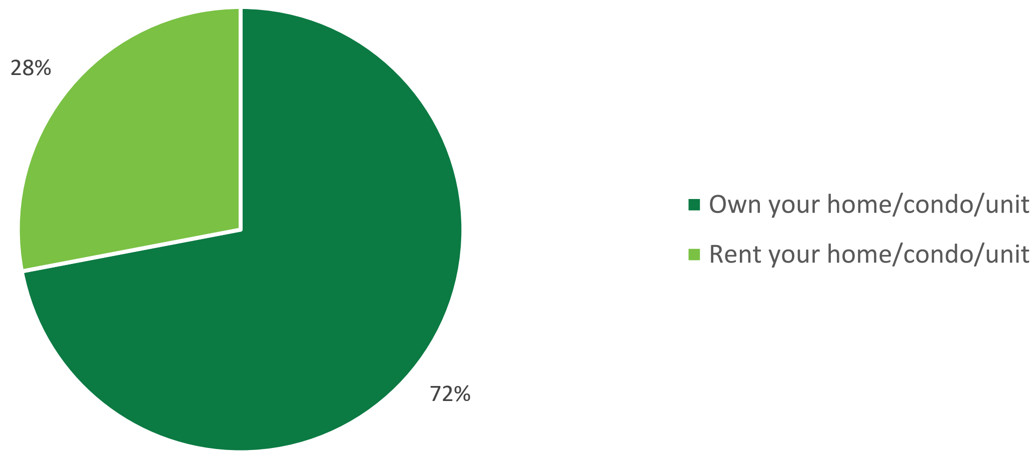
53 responses

Do Not Live in Stony Plain:

- Spruce Grove (2 respondents)

CURRENT LIVING SITUATION

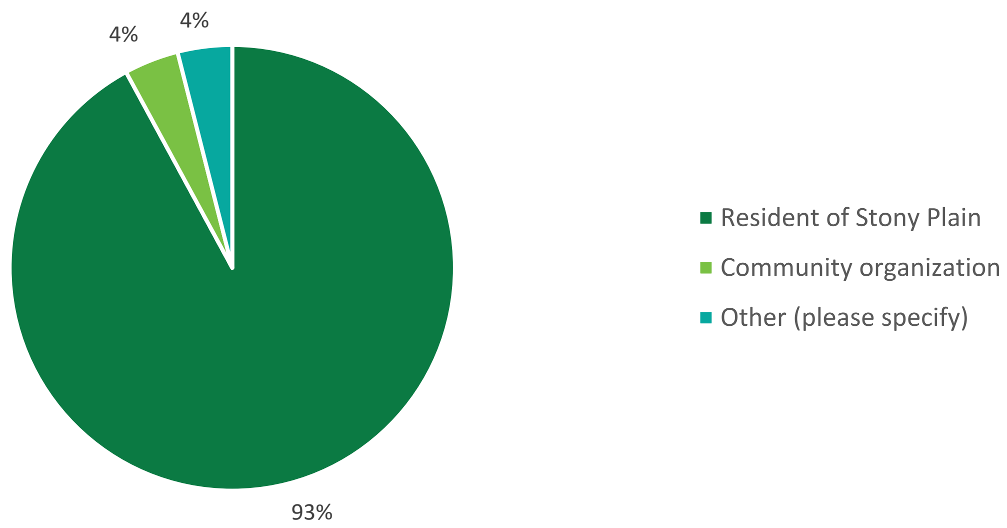
Close to three quarters (72%) of respondents shared that they own their current home/condo/unit.



53 responses

STONY PLAIN RESIDENTS

93% of survey respondents indicated they were a resident of Stony Plain.



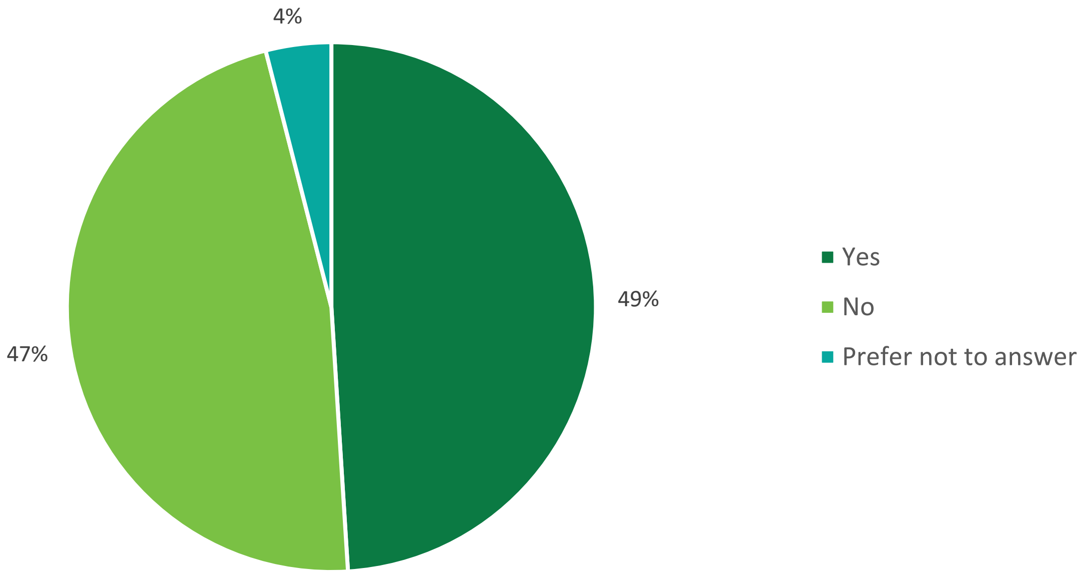
55 responses

Other:

- Agent

EXPERIENCED CHALLENGES IN FINDING HOUSING

Almost half (49%) of survey respondents indicated they have experienced challenges in finding housing that best met their needs.



51 responses

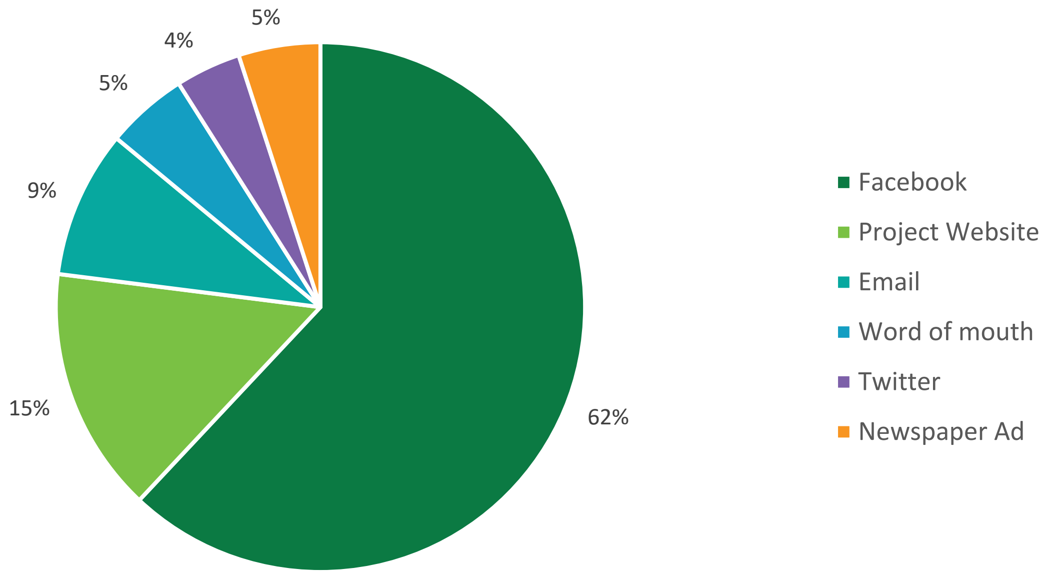
BIGGEST CHALLENGE

Respondents who had a hard time finding housing, shared the following challenges:

- Affordable housing for low-income, single-income, and single-parent households is limited
- Challenging to find affordable housing that allows, and is suitable for children
- Costs of living: rent, utilities, mortgages, and taxes are high, even for dual-income households
- Difficult to find adequate and affordable housing for seniors in Stony Plain
- Finding affordable and safe rental options

HOW PARTICIPANTS HEARD OF THE SURVEY

Most participants (62%) learned of the survey through Facebook posts, followed by the project website (15%) and email (9%).



55 responses

Phase 1 Stakeholder Workshop

The following section provides a high-level summary of feedback gathered as part of the stakeholder workshop.

Maintaining and Expanding Affordable Housing

STRENGTHS

- New builds being constructed
- Opportunities to split larger lots
- Strong community connection and positive relationships with Town Administration
- Opportunity to work as a region
- Diversity of housing types with a varied ages of housing

CHALLENGES

- Community pushback to introducing higher density and affordable options into communities
- Discrimination towards different demographics
- Lack of rental options for those with pets

- Lack of housing options for people in all stages of life
- Lack of affordable housing options
- Lack of housing options and services for people with different needs, such as people with dementia, people relying of AISH or CPP Disability
- Bylaw restrictions of different housing options (e.g., zero lot lines, secondary suites, etc.)
- Need for human centered and harm reduction approach
- Connecting resources to those who need them, such as people experiencing homelessness
- Long waitlists for low-income housing

OPPORTUNITIES

- Flexible lot sizes, reduced lot widths, zero lot lines
- Secondary suites
- Seniors housing that allows for partnerships to stay in the community, such as co-operative housing
- Applying CPTED principles to new developments
- Education for the community about the impacts and benefits of higher density, such as how taxes are affected
- Distributing density throughout Stony Plain rather than concentrating it in one spot
- Additional supports for those who need them, such as for those living with dementia

Supportive Housing and Housing Stability

STRENGTHS

- Resources and funding available for subsidized housing
- The Meridian Foundation
- ATS bus system in Stony Plain/Spruce Grove
- Collaboration within different departments in Town Administration and with adjacent municipalities
- Starting to develop with a CPTED lens

CHALLENGES

- Additional supports for those who need them, such as people who have experienced domestic violence
- Access to transportation and access to services
- Lack of transitional housing for people experiencing homelessness
- Long waiting lists for affordable housing and services
- Community pushback to introducing higher density and affordable options into communities
- Recreation and leisure options for seniors
- Local costs and available funding

OPPORTUNITIES

- Educating the community on the challenges of providing affordable housing and benefits that diverse housing types bring to a community
- Improve public transit options
- Review municipal policy to ensure it supports affordable housing and reduce red-tape with builders and developers
- Collaborate with different stakeholder groups to anticipate future issues, and learn from the local knowledge of housing providers in the area
- Create accessible, friendly, and diverse communities with amenities that are easily accessible
- Consider people with different needs early in development, such as people with disabilities and seniors

Priorities

- Providing affordable housing options for people with low-income, families, single parents, and seniors
- Educating the community and Council on the Housing Strategy
- Adding green design elements to developments
- Increasing the diversity of housing options to create friendly, inclusive, and diverse communities
- Increasing transition housing stock and housing for students
- Ensuring Stony Plain is a competitive option in the region

Phase 1 Council Workshop

The following section provides a high-level summary of feedback gathered as a part of the Council workshop.

Top Pressing Housing Issues

- Lack of varied, suitable, and adequate supply of housing across all income levels
- Tiny home focused development
- Lack of community gathering spaces for people in all stages of life to be connected to the community
- Lack of accessible single-storey homes for seniors looking to downsize
- Lack of affordable options for young adults to stay in the community
- Community pushback when introducing different types of housing into existing neighbourhoods
- A small number of developers own a lot of land in Stony Plain
- Limits to the types of housing options being developed due to fire code and response time allowances

Groups that Might Experiences Challenges

- Youth (ages 15-21), seniors, single parent families
- All groups need to be brought to the table to identify needs and solutions

Current Housing Needs

- Financial literacy and education
- Mental health supports located directly in the community for people experiencing addictions and mental illness
- Living wage, as minimum wage is not enough to support families to maintain housing
- Local, high quality jobs in Stony Plain

Opportunities and Ideas

- All needs being met with solutions to create an inclusive community
- Town should create incentives and policy to encourage developers to build specific housing types
    - Infill policy, deferred payments to ease financial pressures, sprinkler rebate program
- Zero lot lines need to be located appropriately to not impact existing houses
- Engage with residents with lived experiences to gather their ideas and work towards solutions
- Transit oriented development to better utilize transit access
- Solutions need to be realistic and implementable
- Collaboration with adjacent municipalities within the Edmonton Metropolitan Region, developers, builders, and community organizations, such as Habitat for Humanity

Priority Actions

- Gathering feedback from residents about demographics and needs of the community
- Identifying and working closely with organizations, developers, and builders in the community who are providing supports and services to determine needs
- Policies, regulations, and incentives to encourage developers to provide specific housing types that are needed
- Coordination across Town departments such as Economic Development, Community Services, Planning, etc.
- Increased community education on the planning process and residential development when it occurs

Phase 2 Community Engagement

Phase 2 Overall Key Themes

The table below provides a high-level overview of key themes that emerged from feedback shared through the community survey.

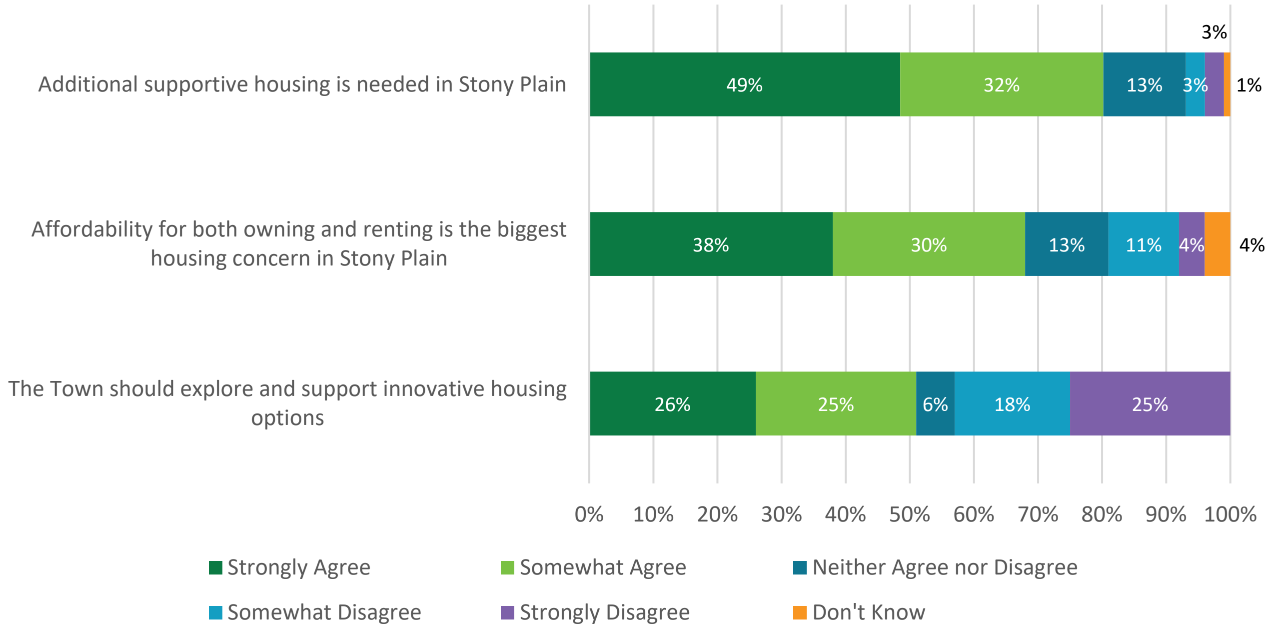
Key Themes	
Seniors Housing	• Concerns surrounding the lack of affordable housing located in Stony Plain for seniors • Many seniors face unique challenges when seeking affordable housing, such as needing single-storey dwellings
People Experiencing Homelessness	• More needs to be done to address homelessness long-term and create solutions that keep residents in their homes and provide housing for those currently unhoused
Innovative Housing Options	• Housing options such as tiny homes, garage suites, infills, co-housing, and zero-lot-line developments should be considered • Look to other cities for inspiration on housing options
Density	• Some concerns about the potential negative impacts of high-density development such as increased fire risk
Parking	• Incorporate off-street parking options into developments • Narrow streets, increased density, and lack of parking are concerns
Environment	• Important to consider climate change, resource consumption, and the environmental impacts of development
Community Safety and Property Values	• Concern that affordable housing efforts could have a negative impact on overall community safety and property values if not managed accordingly
Other Factors Impacting Affordability	• Consider how other factors such as job opportunities, debt load, and the cost of utilities and taxes impact housing affordability

Phase 2 Community Survey

Residents and stakeholders were asked to provide feedback on key themes that emerged from Phase 1 engagement, potential actions, the proposed mission statement, the proposed Goals, and any potential gaps through a community survey. The following section provides a summary of feedback received through the survey.

Phase 1 Key Themes Validation

Respondents were asked to indicate their level of agreement with a series of statements related to the key themes that emerged from the feedback shared in Phase 1. Many respondents strongly agreed (49%) or somewhat agreed (32%) that additional supportive housing is needed in Stony Plain. 38% of respondents strongly agreed and 30% somewhat agreed that the affordability of owning and renting is the biggest housing concern in Stony Plain. Lastly, respondents were split on whether the Town should explore more innovative housing options such as tiny homes and zero lot line development.



72 responses

In reference to their selections above, respondents were asked to provide more details on their response. The following is a summary of the additional explanation that was shared.

- Concern about the lack of affordable housing options
- Concern about lack of housing options to help people experiencing homelessness to find and maintain housing which would help reduce tent cities
- The ability to afford housing is also tied into the larger economy, so there are additional challenges related to the rising costs of living, household debt, low income and employment opportunities, and high taxes and utility costs
- Concern about affordability as well as availability of single storey stock for seniors on a fixed income in Stoney Plain, as other places in Alberta have dedicated seniors living options.
- Concern about providing options suitable for attracting young families to Stony Plain
- Concern about increased crime, decreased property values and impacts to community feel with developing affordable or more dense or narrow lot housing options

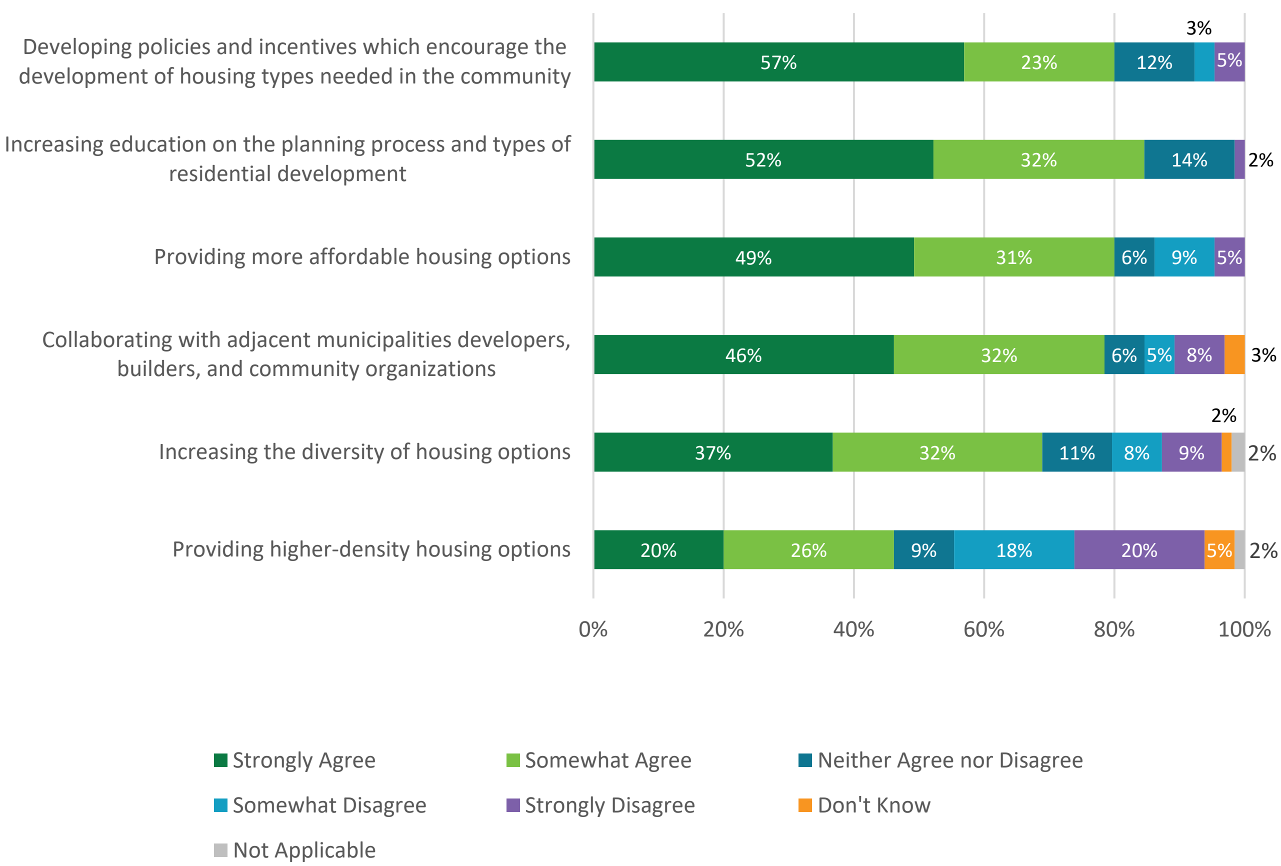
Stony Plain Housing Strategy

- Exploring innovative housing solutions such as tiny homes could help to provide more affordable housing options
- Some respondents were not in favour of building zero-lot-line homes as they felt it would make neighbourhoods more crowded, which is not necessary given the land available for development in Stony Plain, and there was concern that these developments could be fire hazards
- Consider looking to other cities, such as Edmonton, for inspiration on cohousing options/strategies
- Rental options can be difficult to find, especially for those who have a low budget
- Lack of parking and narrow streets are of concern

36 responses

Potential Actions

Respondents were also asked to indicate their level of agreement with the potential actions shared by residents and stakeholders during Phase 1. The majority of respondents strongly or somewhat agreed with the potential actions, with the exception of the potential action of "providing higher-density housing options" which less than half (46%) of respondents strongly or somewhat agreed with.



65 responses

Additional Actions

Respondents were asked if there were any additional potential actions that they would like to see in the Housing Strategy. Respondents shared the following ideas:

- Opportunity for green incentives
- Affordable single storey options for seniors and duplex housing
- Subsidized housing
- Garage suites
- Increased density through infill development
- Ensure the groups of residents who have specific housing needs are involved in the process
- Concern about impacts to parking with increased density and that parking options should be included in development reduce the need for street parking
- Consider options where density and affordability can be achieved with infill development rather than building new
- Consider involving/coordinating with community organizations and non-profits
- Work with local businesses to ensure adequate amenities and services are available in new neighbourhoods

26 responses

Draft Mission Statement

The following mission statement was drafted as the Town's overarching objective to be achieved by the Strategy based on public and stakeholder feedback:

> ***"Stony Plain residents of all ages and abilities have access to safe and affordable housing options that meet their needs at all stages of life."***

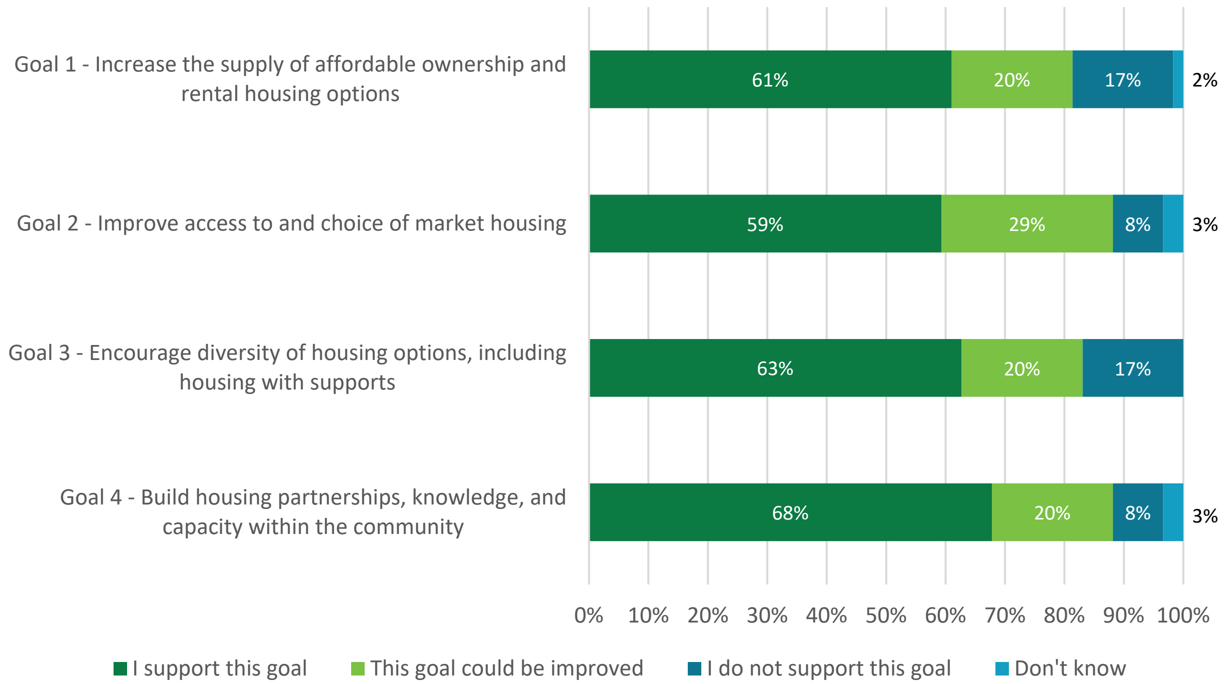
Respondents were asked to provide feedback on what they liked about proposed mission statement and what suggestions they had for improvements.

- General support of the mission statement as is
- Support for the language "all stages of life" and "all ages and abilities"
- Some believe the language could be stronger while others believe that it is too lengthy
- Add wording around:
  - The importance of community sense of pride and community character
  - Inclusivity
  - Addressing climate change and resource consumption
- Question about how safety is being considered in the actions proposed
- Questions about how affordability is being defined
- Some respondents were more concerned that the mission statement proposed may not be actionable or feasible to achieve in reality

38 responses

Draft Goals

Respondents were asked to indicate their level of support for the four Goals that had been proposed to guide the development of the Housing Strategy actions. The majority of respondents identified that they were supportive of the Goals with 61% in support of Goal 1, 59% in support of Goal 2, 63% in support of Goal 3, and 68% in support of Goal 4.



59 responses

In reference to their selections above, respondents were asked to provide more details on their response.

- Questions emerged about how the Town will measure the success of the Goals
- Support for addressing affordability and diversity of housing types, but more needs to be done to address homelessness and housing options available
- Opportunity to create incentives for developers to build housing that meets the needs of the community
- Concern about accountability for developers who are unable to meet targets
- Concern about impacts to community character, property values, and increased crime
- Concern about racism towards Indigenous people trying to find rental accommodation
- Consider incorporating smaller housing options that make homeownership more attainable for lower income households
- Concerns that the Strategy should not focus on increasing density of housing
- Consider how sense of community belonging and community pride can continue to be supported and encouraged
- Goals should consider environmental impacts and resource consumption

24 responses

Additional Needs, Gaps or Strategies

Respondents were asked to share if there were any other needs, gaps, or strategies that they would like to see included in the Housing Strategy.

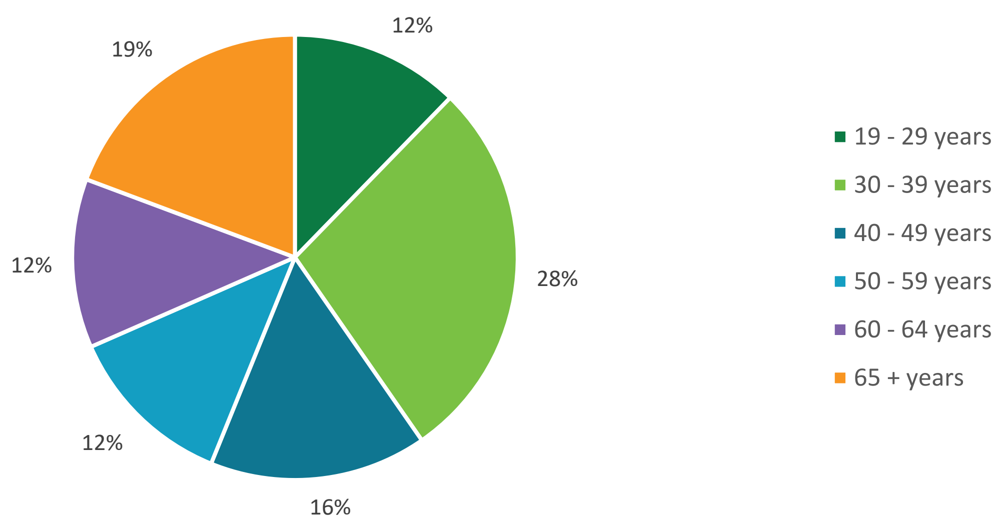
- Adding more affordable and single storey homes for seniors to own and rent
- Concern about the quality of development, the viability of development project being finished and holding developers accountable when projects fail
- More focus should be put on increasing density in the existing town borders through garage suites, infill and basement suites, and tiny homes
- Identifying ways to improve relations with Indigenous Communities to feel safe to access services
- Addressing homelessness
- Need to find ways to retain residents, especially younger people, who might move elsewhere and attracting new residents to move to Stony Plain More focus on retaining and growing the existing population
- Concern about crime, property value and community character
- Important to consider the costs of utilities and taxes and how they impact the affordability of housing options
- Additional resources are needed to share information on housing and community services available
- Consideration for the environment and resource consumption

28 responses

Survey Demographics

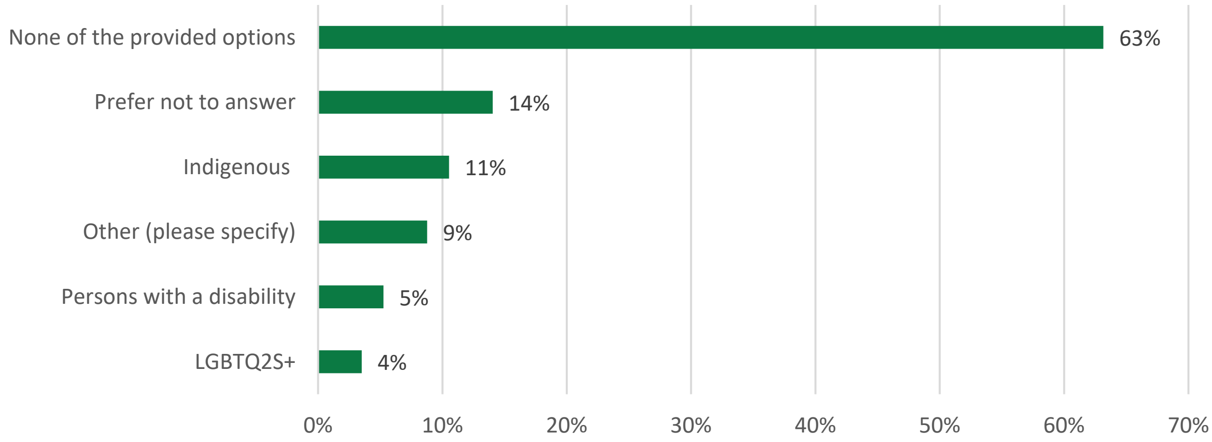
AGE

Respondents were from a mix of age groups from 19 years old to 65+ years. The largest age group represented (28%) were residents between 30 – 39 years of age.



57 responses

GROUP SELF-IDENTIFICATION



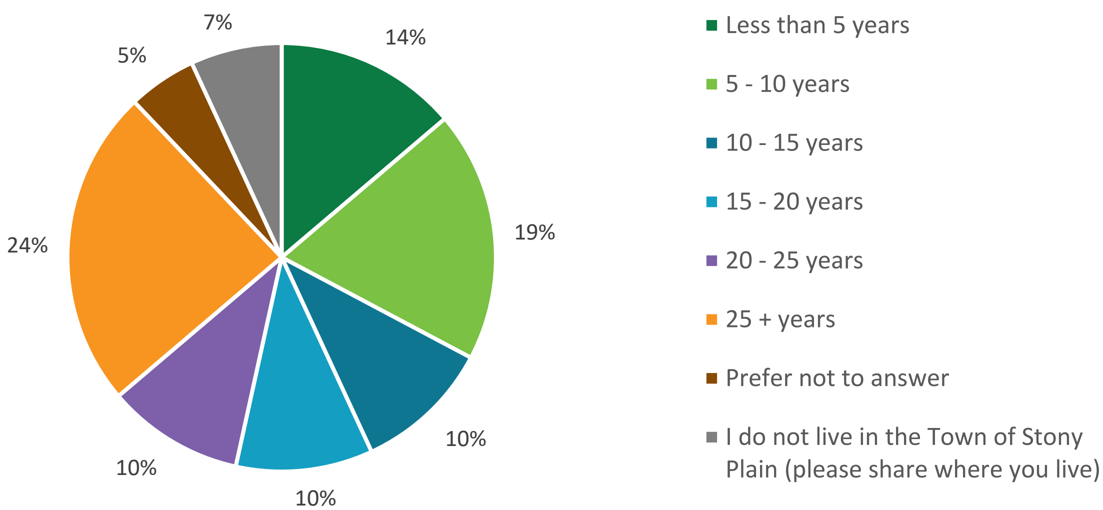
57 responses

Other:

- Small business owner
- Living with injury or mental illness
- Senior
- Homeowner

LENGTH OF TIME LIVING IN STONY PLAIN

The length of time survey respondents had lived in Stony Plain ranged from less than five years (14%) to 25 years or more (24%).



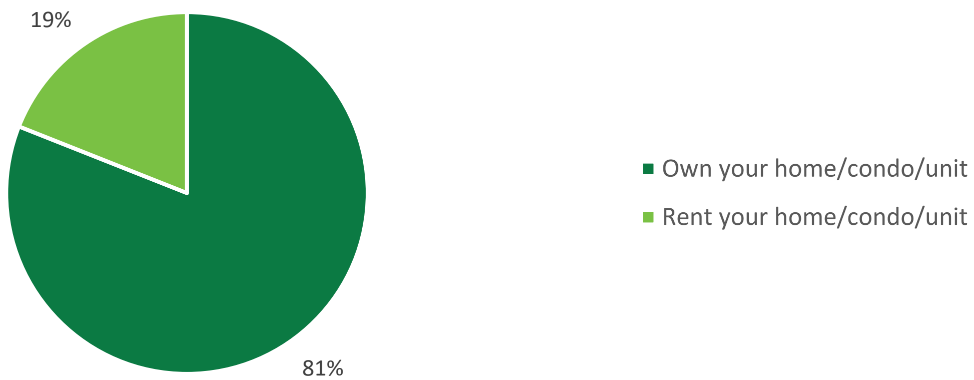
58 responses

Other:

- Local County
- Own in Stony Plain, but live in Spruce Grove
- Edmonton (x2)

CURRENT LIVING SITUATION

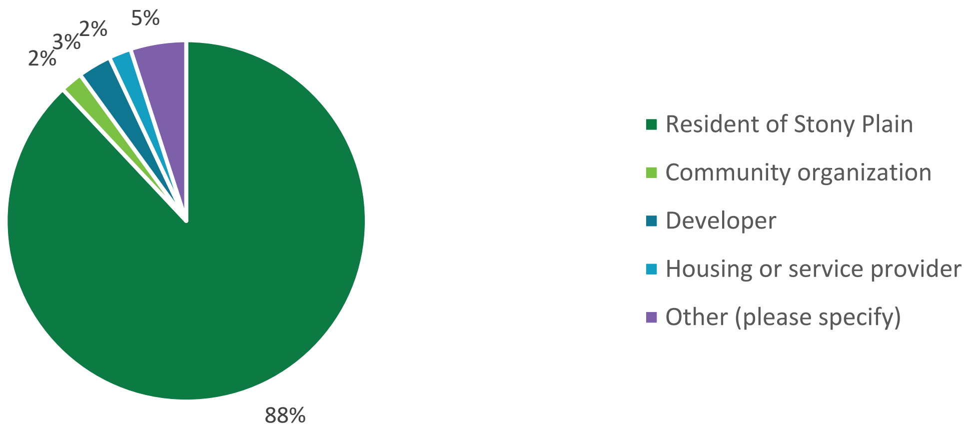
The majority of respondents (81%) shared that they own their current home/condo/unit.



57 responses

PARTICIPANT TYPE

Most respondents identified themselves as being a resident of Stony Plain (88%), followed by those who selected “other (please specify)” (5%, see responses below), and those who identified themselves as being a developer (3%).



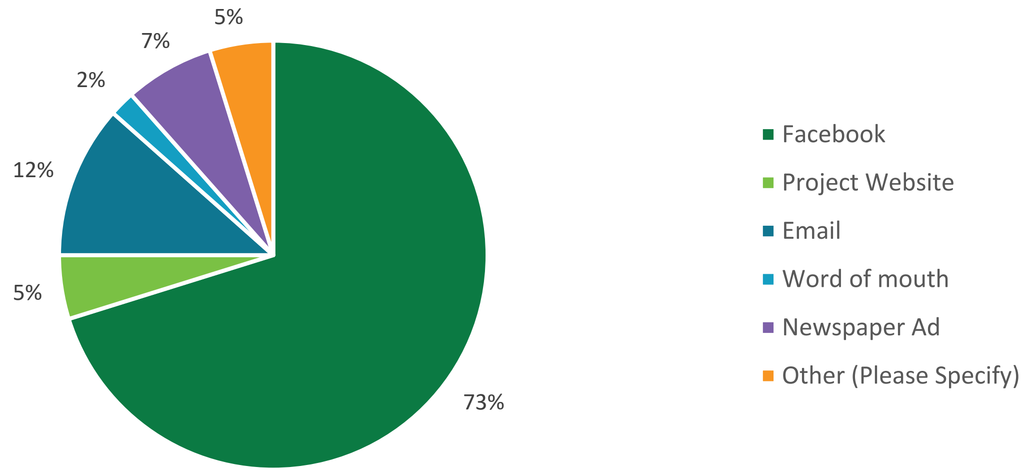
58 responses

Other:

- Future resident
- Owner of rental property
- Employee

HOW RESPONDENTS HEARD OF THE SURVEY

Most respondents (73%) learned of the survey through Facebook posts, followed by email (12%), and newspaper ads (7%).



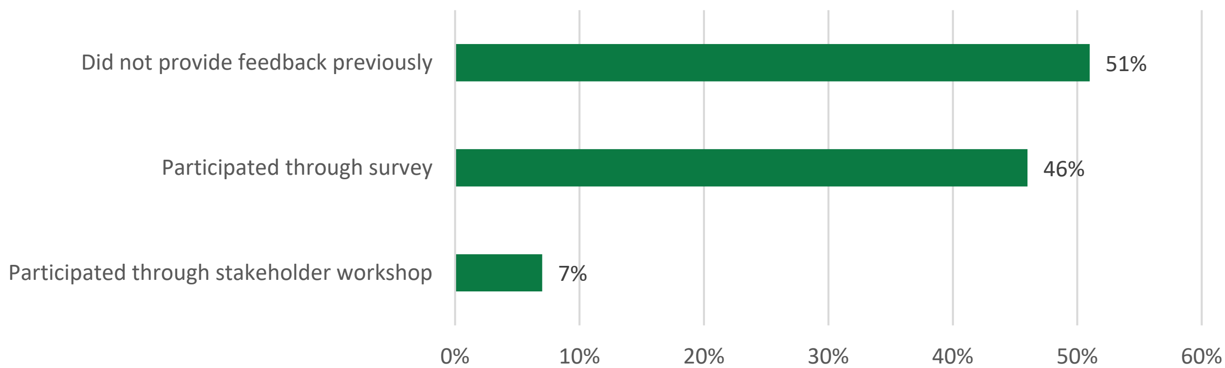
59 responses

Other:

- Instagram (x2)
- Follows the Town of Stony Plain

RESPONDENTS' PAST PARTICIPATION

The majority of respondents (51%) did not provide feedback previously, while the remainder provided feedback either through the survey (46%) or through the stakeholder workshop (7%). Some of the respondents who participated previously provided feedback through both the survey and the workshop.



57 responses

Next Steps

Feedback provided through both phases of engagement, along with demographic information and current and future housing needs identified through the Community Profile and Housing Needs Report were used to support the development of key actions of the Housing Strategy. The Housing Strategy is anticipated to presented to Town Council for approval in January 2022. More information on the project can be found at www.stonyplain.com/housing.