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November 3, 2020

Housing Study

2020 – 2040

Prepared For:

The Town of Langham

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1.0 Introduction

In August, 2020, the Town of Langham retained Catterall & Wright to complete a 20 year housing study. The objective of the study is to determine the number and type of dwellings the Town can expect to see built per year for the next 20 years.

A driving factor of the study is to better understand the potential for growth in the Town since the recent lagoon upgrade. The lagoon reached capacity in 2012, and the lagoon upgrade become operational in 2019, followed by a new lift station to provide capacity for 3,000 total residents in the Town with room to expand to 5,000. The Town was also experiencing pressures for potable water distribution. The 2015 waterworks system assessment indicated a treatable capacity of approximately 1900 people, assuming the third planned well would be operational.

2.0 Community Profile

The Town of Langham is a member of Townfolio, an organization that produces community profiles using the most recent data available from sources including but not limited to Statistics Canada, Canada Mortgage and Housing Corporation, and the Town of Langham. The community profile is located in **Appendix A.**

The community profile includes information on:

- History and Settlement
- Population Growth
- Household Income
- Labour Force
- Climate
- Home Ownership and Number of Dwellings
- Modes of Transportation
- Education and Fields of Study
- Business Types and Sizes

2.1 Regional Context

The following table displays the Town of Langham in comparison with similar sized communities within the Saskatoon Region. The data includes indicators which provide key information to identifying gaps and opportunities.

Table 1 – Regional Key Indicators

Key Indicator	Municipality					
	Langham	Dalmeny	Osler	Aberdeen	Clavet	Vanscoy
Distance to City Limits (km)	26.8	19.3	25.9	23.9	17.4	18.9
Population (2016)	1496	1826	1237	622	410	462
Average 15 Yr Population Growth 2001 - 2016	2.0%	0.9%	3.4%	1.1%	1.0%	2.3%
Median Age (2016)	35.5	35.3	32.5	34.7	33.2	36
Median Household Income (2016)	$ 90,965	$ 102,400	$ 89,344	$ 95,232	$ 108,288	$ 97,920
Unemployment Rate (2016)	6.7%	7.5%	9.8%	8.3%	0.9%	9.1%
Average Dwelling Value (2016)	$ 282,164	$ 316,624	$ 335,900	$ 274,749	$ 305,008	$ 299,276
Dwellings Owned (2016) (%)	84.0%	95.0%	83.8%	84.4%	92.9%	84.2%
Dwellings Rented (2016) (%)	16.0%	5.0%	16.3%	15.6%	7.1%	15.8%

2.1.1 *Distance to City Limits*

Langham is the furthest municipality from Saskatoon city limits, at 26.8 km. The advantage of Langham's location northwest of Saskatoon is the double lane access to the north part of Saskatoon which contains a substantial amount of employment.

2.1.2 *Population*

The Town's population is among the largest among the comparable municipalities. Dalmeny is the only municipality with a larger population. A larger population can mean better chances of amenities being feasible due to critical mass.

2.1.3 *Annual Population Growth*

The average 15 year population growth percentage of Langham is in the top three among comparable municipalities. This is an indication of people moving to the Town and/or the Town increasingly establishing itself as a family community where households are expanding. The latter is supported by the average household size expanding from 2.5 in 2006 to 2.6 in both 2011 and 2016.

2.1.4 *Median Age*

The median age in Langham is 35.5, which is the second highest median age out of the comparable municipalities. All municipalities have a median age that falls within approximately 3 years of the others.

2.1.5 *Median Household Income*

Langham has the second lowest median household income at $90,965, marginally ahead of Osler. The highest median household income is Clavet at $108,288.

2.1.6 *Unemployment Rate*

Langham has the lowest unemployment rate at 6.7%, outside of Clavet which displayed a 0.9% unemployment rate. Osler and Vanscoy both recorded unemployment rates of >9%.

2.1.7 *Average Dwelling Value*

The average value of a dwelling in 2016 was the second lowest in Langham at $282,164, with only Aberdeen recording a lower average at $274,749. The highest were Dalmeny and Osler at $316,624 and $335,900 respectively. From a regional perspective this indicates a competitive advantage for Langham to attract people to the Town based on cost of housing.

2.1.8 *Dwellings Owned*

84.0% of dwellings are owner occupied in Langham, which is nearly the same as Osler, Aberdeen, and Vanscoy. Dalmeny and Clavet have higher owner occupied rates, at 95.0% and 92.9% respectively.

2.1.9 *Dwellings Rented*

Renter occupied dwellings account for 16.0% in Langham.

3.0 Analysis

To determine future housing quantity and type, various data sources were utilized. These include:

Statistics Canada – The latest census (2016) contains data including population, dwelling, age cohorts, dwelling types, and household size, among other datasets.

Canada Mortgage and Housing Corporation (CMHC) – The CMHC Housing Market Information Portal contains various datasets for housing, including starts and completions.

Langham Official Community Plan (OCP) – The OCP (2018) contains population projections as well as various objectives and policies pertaining to residential growth and housing stock.

Langham Development Levy – The Development Levy Bylaw (2019) displays levy costs per hectare for the different development categories. The residential rate is important to investigate for any indications of deterring development.

Multiple Listings Service – The Saskatchewan Realtors Association collects data on dwellings sold, including date, type, size, bedrooms, bathrooms, etc.

Stakeholder Consultation – Various stakeholders were asked a series of questions to solicit their input on the rental market.

3.1 Official Community Plan

The Town's OCP contains a section on population, including historical figures and projections. The projection used is based on a 3.0% growth rate. The growth rate is rationalized by the following:

- 5 and 10 year average annual growth rates,
- Langham was in the 3rd fastest growing economic region in Canada in 2016,
- Proximity to Saskatoon and Highway #16,
- Lower housing costs relative to Saskatoon, and,
- The recent lagoon expansion to accommodate a population of 5,000 people.

From the 2016 Census, the average household size for the Town of Langham is 2.6 people. Using the average household size and the population projection in Table 1, the number of dwellings can be projected.

Table 2 – OCP Population Projection (3%)

Year	Population	Year	Population
2020	1725	2031	2388
2021	1777	2032	2459
2022	1830	2033	2533
2023	1885	2034	2609
2024	1942	2035	2687
2025	2000	2036	2768
2026	2060	2037	2851
2027	2122	2038	2937
2028	2185	2039	3025
2029	2251	2040	3116
2030	2318		

Table 3 – # of Dwellings Projection

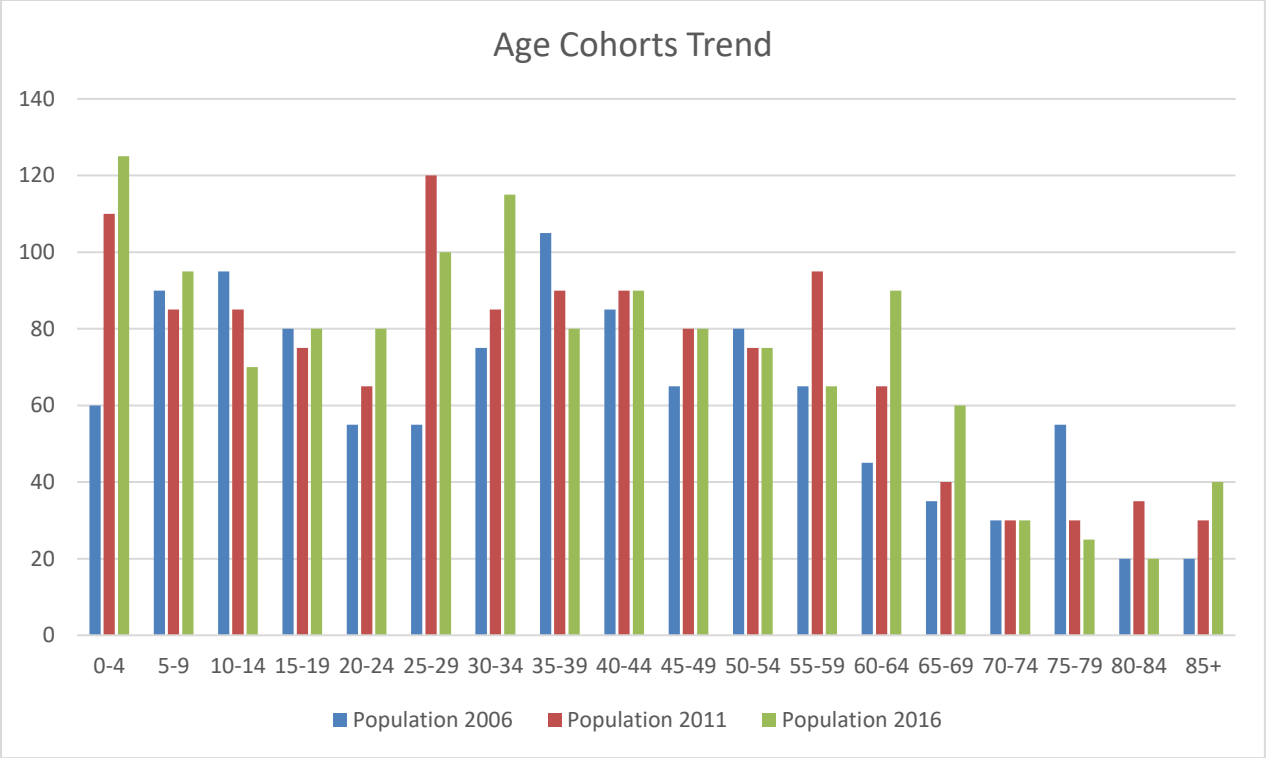
Year	Additional Dwellings / Yr	Year	Additional Dwellings / Yr
2020	N/A	2031	27
2021	20	2032	28
2022	21	2033	28
2023	21	2034	29
2024	22	2035	30
2025	22	2036	31
2026	23	2037	32
2027	24	2038	33
2028	24	2039	34
2029	25	2040	35
2030	26		

3.2 Age Cohorts

Age cohorts were analyzed from the 2006, 2011, and 2016 census years to determine any trends and/or gaps that can be formulated into an opportunity. The following is observed:

- Ages 0-4 has more than doubled from 2006 to 2016. This indicates a growing family community. Future housing stock should reflect this cohort being a large part of the population.
- All age cohorts increased or stayed the same from 2006 to 2016 with the exception of ages 10-14, 35-39, 50-54, and 75-79.
- From 2006 – 2011, the age cohort of 25-29 increased from 55 to 120 (118%). This may have been influenced by the housing boom that occurred around 2008, resulting in first time home-buyers seeking less expensive homes outside the City.
- The three largest age cohorts have changed each census year. In 2006, they were 5-9, 10-14, and 35-39. In 2011, they were 0-4, 25-29, and 55-59. In 2016, they were 0-4, 25-29, and 30-34.
- The three smallest age cohorts among census years are relatively similar, however the 85+ cohort has doubled since 2006. In fact, all age cohorts above 60 have increased or stayed the same except 75-79. This indicates seniors are finding adequate housing and healthcare.

Figure 1 – Age Cohorts Trend



3.3 Housing Starts/Completions

Housing starts and completions were analyzed based on CHMC data. An increase in activity is noted beginning in 2007 and tailing off in 2017. This period is captured more closely in the line graph below in Figure 4. There was no activity recorded for 2019 and 2020 which may be attributed to the lagoon upgrades the Town required to resume growth. By comparison, however, the Town's of Dalmeny and Osler also saw substantial decreases in construction activity in recent years. This suggests that the overall industry was impacted by economic forces and regardless of the lagoon capacity issue, Langham may have seen little to no construction activity.

Figure 2 - Housing Starts

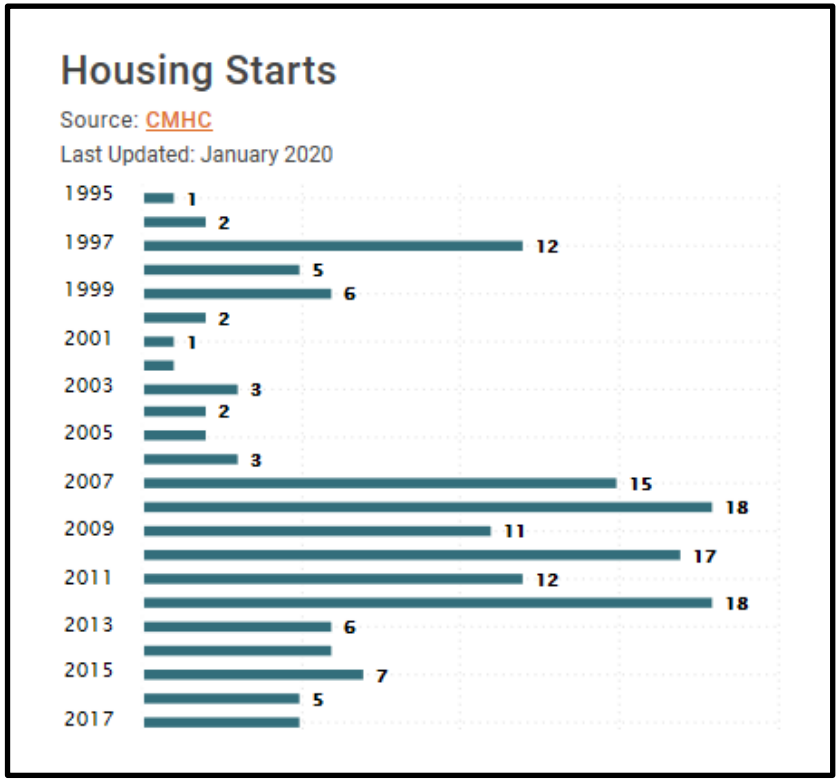


Figure 3 - Housing Completions

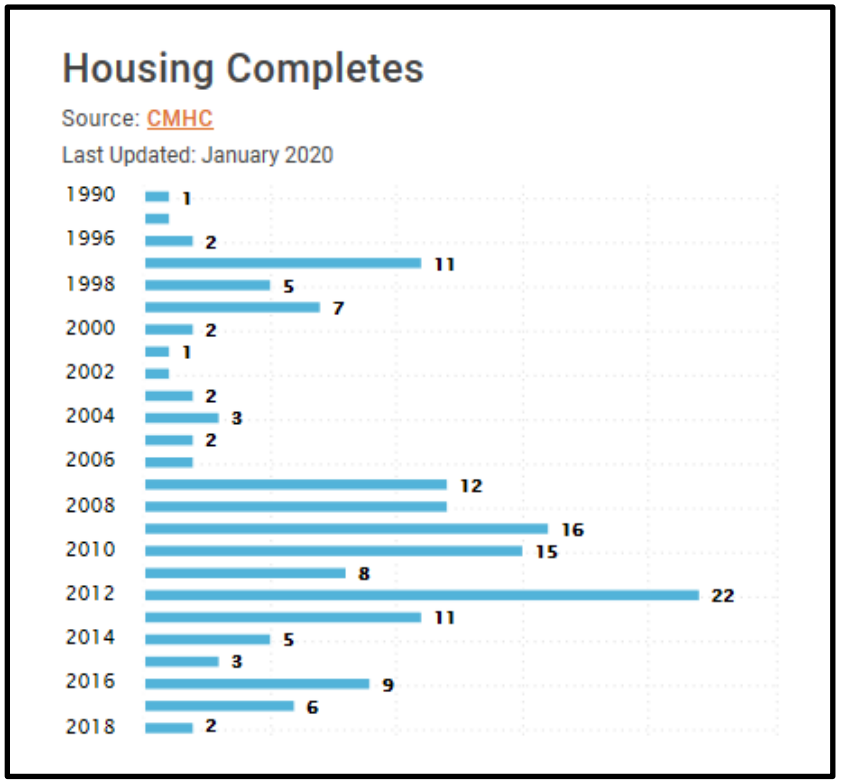
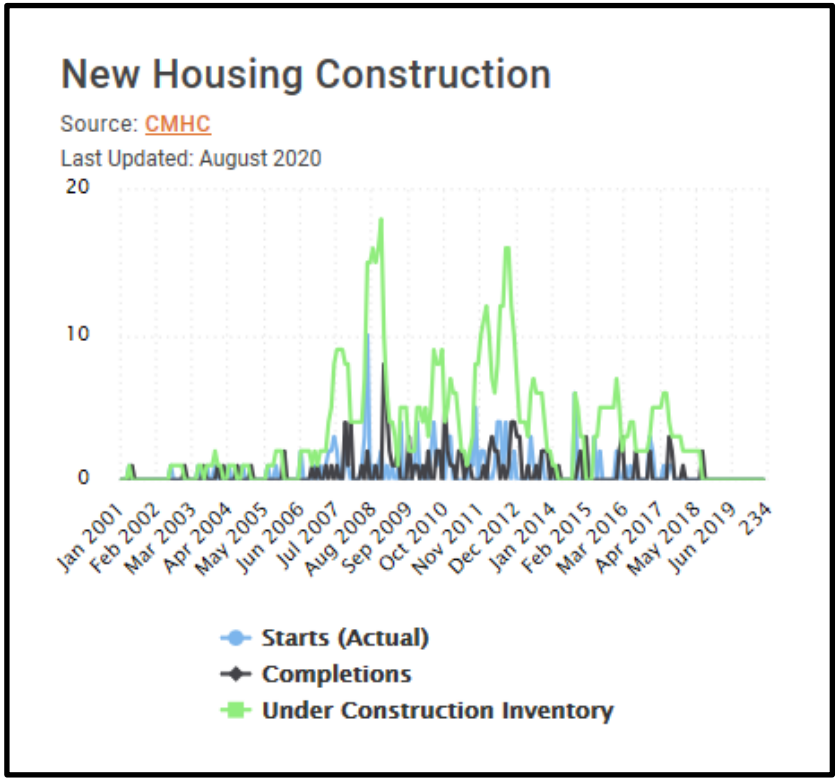


Figure 4 – New Housing Construction



Housing starts peaked in 2008 and 2012, followed by a substantial reduction in activity starting in 2013. No activity was noted from 2018 to present.

Langham saw the most housing completions in a single year in 2012. The following years experienced a substantial reduction in activity, with only two completions in 2018. The years 2019 and 2020 did not record any completions.

The two periods of 2008 and 2012 show substantially increased construction activity. From 2013 to 2018, activity was more plentiful than pre-2007 periods, indicating a stronger post-boom interest.

3.4 Building Permit Completions

Building permit data was analyzed from 2011 to 2020. The following Table 4 displays the results of building permit completion dates. Completion dates were used to recognize potential occupancies per year. Discrepancies between building permit data and CMHC data may be attributed to errors in reporting or data input.

Table 4 – Building Permit Data

Dwelling Type	Year Completed									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Single Family w/Attached Garage	3	15	8	2	8	5	2			
Single Family w/Detached Garage	2	9	1	2		1				
Semi-Detached w/Attached Garage		1								
TOTAL	5	25	9	4	8	6	2	0	1	0

Single Family homes with attached garages were the most popular build each year. Detached garage product surged briefly in 2012, but otherwise was marginal. It is important to recognize the ratio of attached garage to detached garage product in 2012 (1:0.6). In all but one subsequent year, this ratio is significantly more prominent in favour of attached garage product. This could be an indication of a lack of supply for detached garage product.

3.5 Development Levy

The Town of Langham approved Bylaw 2019-03, also known as the Development Levy Bylaw, in order to recover all or part of the capital costs of providing services and facilities associated with a proposed development, directly or indirectly, in regards to:

- Sewage
- Water and drainage works
- Roadways and related infrastructure
- Parks and recreational facilities

The development levy includes three land uses: Residential; Commercial; and Industrial. The development charges for each are expressed in a 'by area' method, applying to the total of developable land. The levy does not apply to Environmental Reserve, Municipal Reserve, or Arterial roadways.

The residential development charge for the Town of Langham is $46,611.69/ha. Costs to be assumed by the developer include direct servicing costs for development, including all internal stormwater management works.

3.5.1 *Levy Comparisons*

Table 4 shows several examples of municipal development levy rates. Caution should be exercised when comparing development levy rates due to the following:

- Not all development levy components need to be applied to a proposed development.
- Each municipality has specific infrastructure complexities which results in drastically different capital costs.
- Some levy rates use different lands to which they apply. Some may apply to net developable lands, while others may apply to a modified version of gross developable land.

Some municipalities do not have a development levy bylaw, but rather capture their capital costs through development via a servicing agreement. These rates can differ from subdivision to subdivision and are not available to the public. Furthermore, some municipalities with a development levy bylaw publish their rates on a per lineal meter basis. While this can be converted to an area rate, assumptions are made and validity declines.

The Town of Lumsden is a good example for comparison. Lumsden has a similar population, is within close proximity to a large urban centre, and uses a similar method of area application.

Table 5 – Levy Comparisons

Municipality	Residential Development Levy ($/ha)
Langham	$ 46,611.69
Regina	$ 361,000.00
Weyburn	$ 111,449.57
Prince Albert	$ 98,372.00
Yorkton	$ 88,387.00
Kindersley	$ 70,966.28
Rosetown	$ 53,819.50
Lumsden	$ 39,400.00

3.5.2 *Levy Analysis*

Noting the above disclaimers for development levies, it can still be reasonably concluded that in comparison to the municipalities displayed in Table 5, the Town of Langham has a substantially lower residential development levy. Furthermore, Langham's development levy rate is comparable to Lumsden which provides confidence in the current rate.

An opportunity may exist for the Town of Langham to implement a nominal increase to the recreational component of the levy. The intent is to capture more fees allocated for an elaborate park. On the basis that Langham is a family oriented community as evident by age cohorts from the 2016 Census, the park opportunity becomes highly feasible and appealing. It is commonly known that young families are the most active participants in the housing continuum, therefore planning for an elaborate park space and play structure may be a substantial catalyst to increase sales and residential construction activity in the Town.

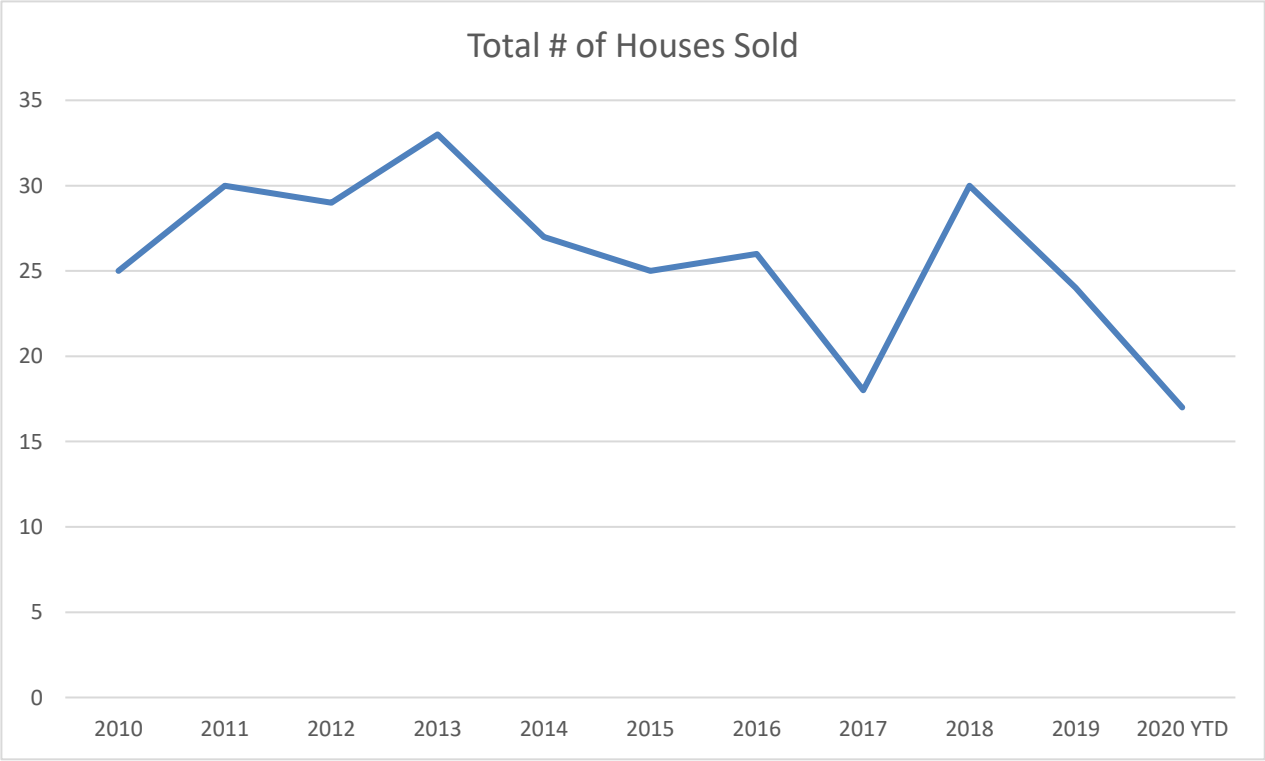
3.6 Sales

MLS data was obtained through the Saskatchewan Realtors Association to analyze various sales datasets from January 1st, 2010, to September 7th, 2020.

3.6.1 *Total Number of Houses Sold*

The number of houses sold stayed consistent each year, with a range of 24 to 33 dwellings being sold per year. The only exception was the year 2017 where 18 dwellings were sold. The most dwellings sold was 2013 (33 dwellings). If the status quo continues, it can be expected to see approximately 27 dwellings sell per year.

Figure 5 – # of Houses Sold

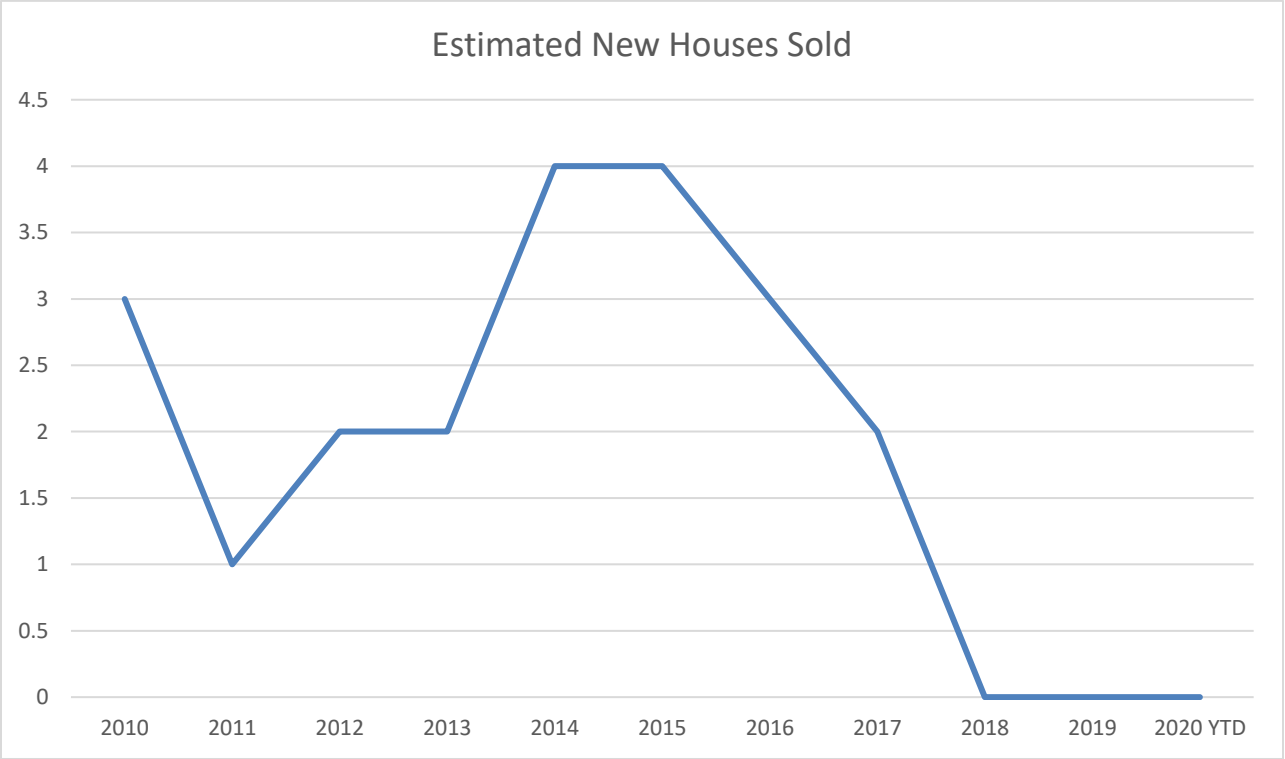


3.6.2 *Estimated Number of New Houses Sold*

New houses sold are estimated by counting houses that were built within two prior years of the base year. For example, in 2010 there were three houses sold that were built between 2008 and 2010. This analysis indicates low volume in Langham, however there are several explanations to account for the gap between the below numbers and the population increase:

- Some dwellings were pre-sold or transacted directly between the consumer and builder, negating the need for a MLS listing.
- Increasing household size, including renting rooms and expanding family size.

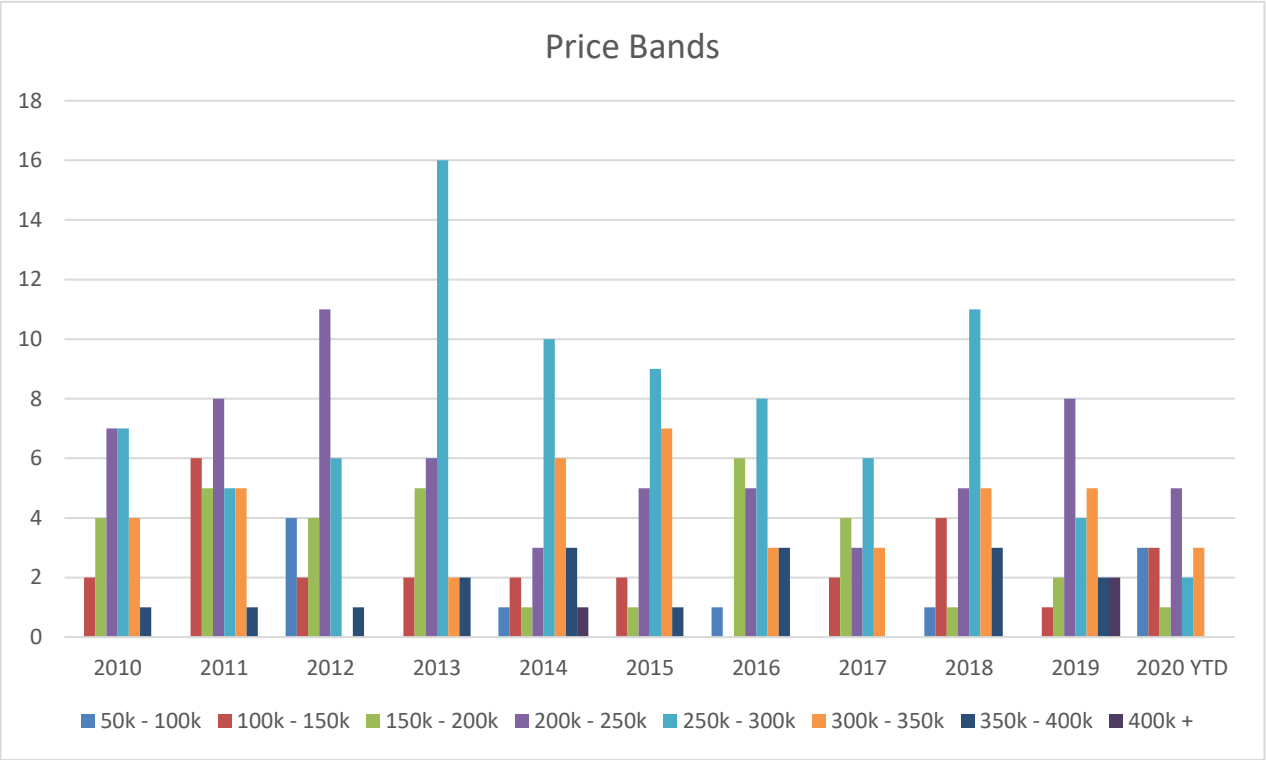
Figure 6 – Estimated New Houses Sold



3.6.3 *Price Bands*

The most popular price bands of total dwellings sold is between $200,000 and $300,000. 53% of dwellings sold between 2010 and 2020 were within this price range. Only three dwellings sold for over $400,000. While this indicates popularity in the $200,000 to $300,000 price range, it also signals that other price bands can be pursued more aggressively through community design, home design, marketing, amenities, and location, among other strategies.

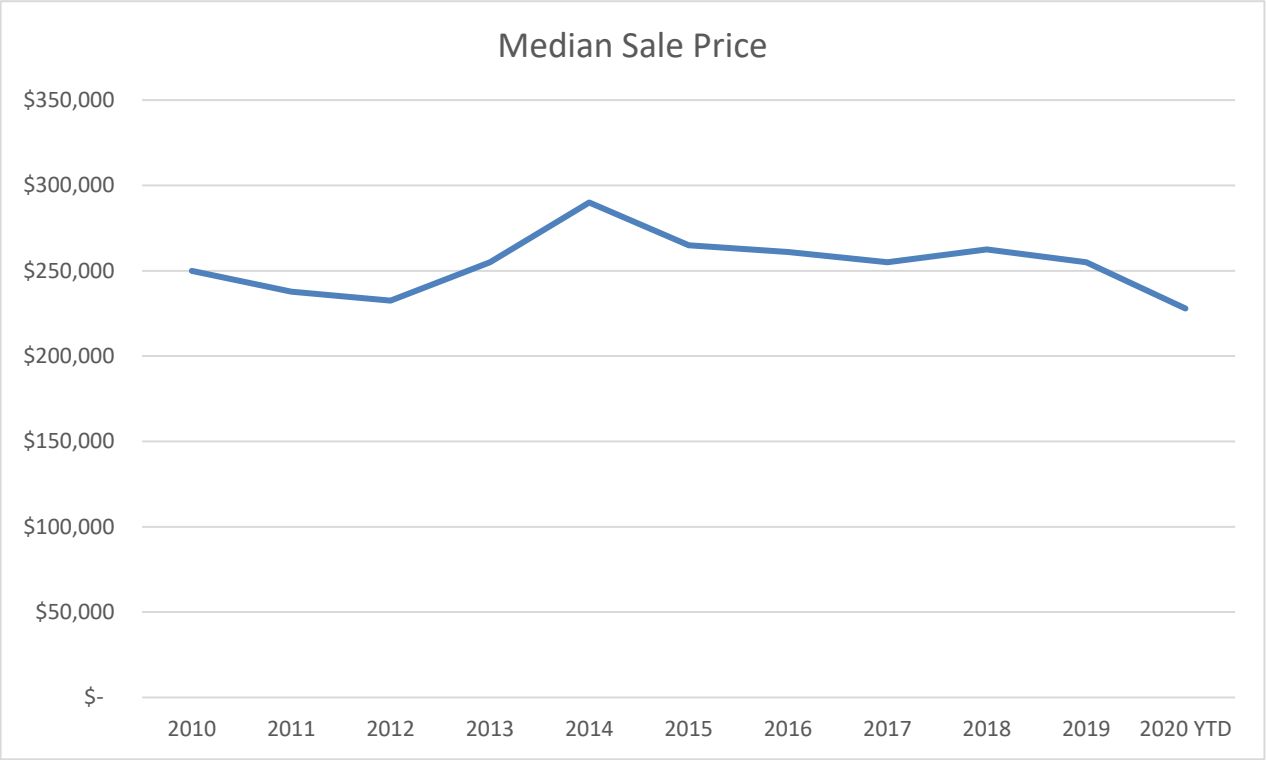
Figure 7 – Price Bands



3.6.4 *Median Sale Price*

Similar to the total number of houses sold per year, the median sale price stayed reasonably consistent in the time range. The range consists of $232,500 in 2012 to $290,000 in 2014. It should be noted that 2014 included the sale of a large home with a well above average sale price, creating a slight skew in the results. However, because the 'median' method was used, the skew is minimal and would have produced the same result if it sold anywhere above $290,000. If the status quo continues it can be expected to see a median sale price per year of $256,000. If new residential development resumes, the median sale price is likely to increase.

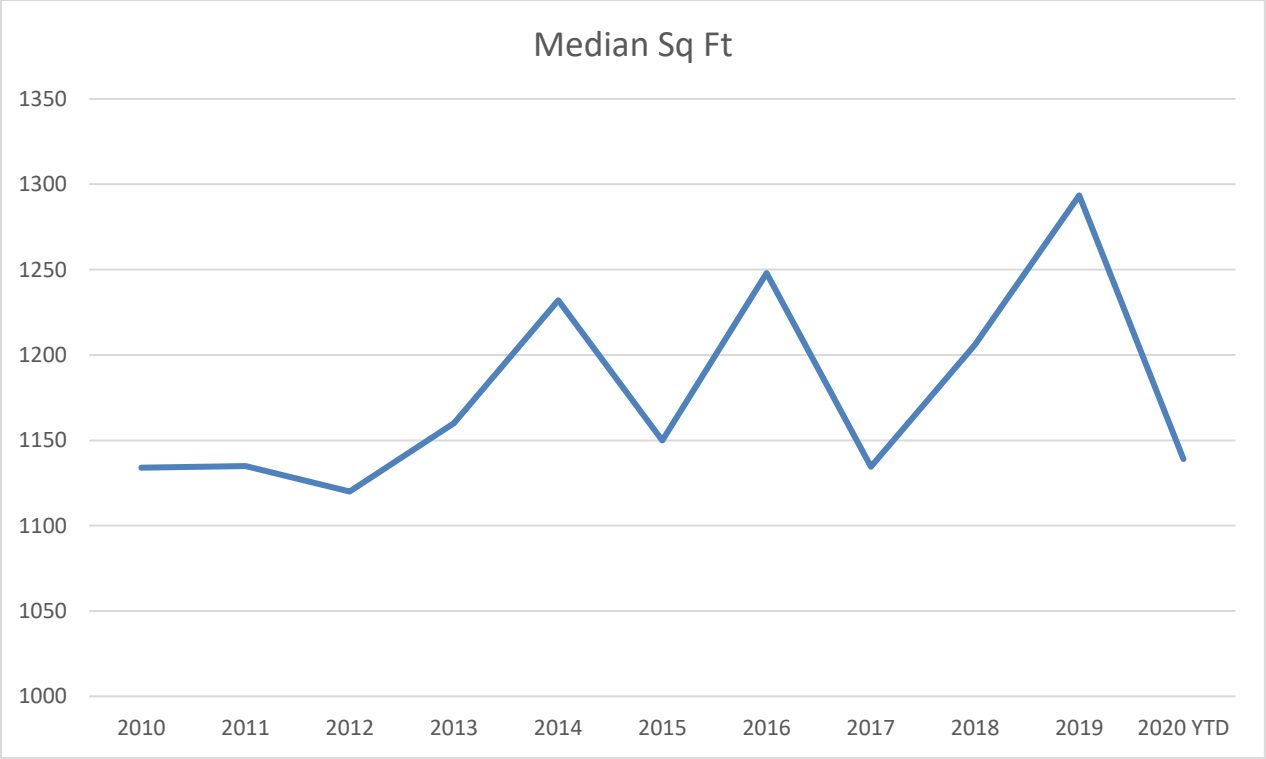
Figure 8 – Median Sale Price



3.6.5 ***Median Square Footage***

Median square footage of total houses sold has fluctuated from 1,120 sq ft (2012) to 1,294 sq ft (2019). This displays consumer preference within a range that is more clearly delineated in Figure 9 where each square footage band is identified.

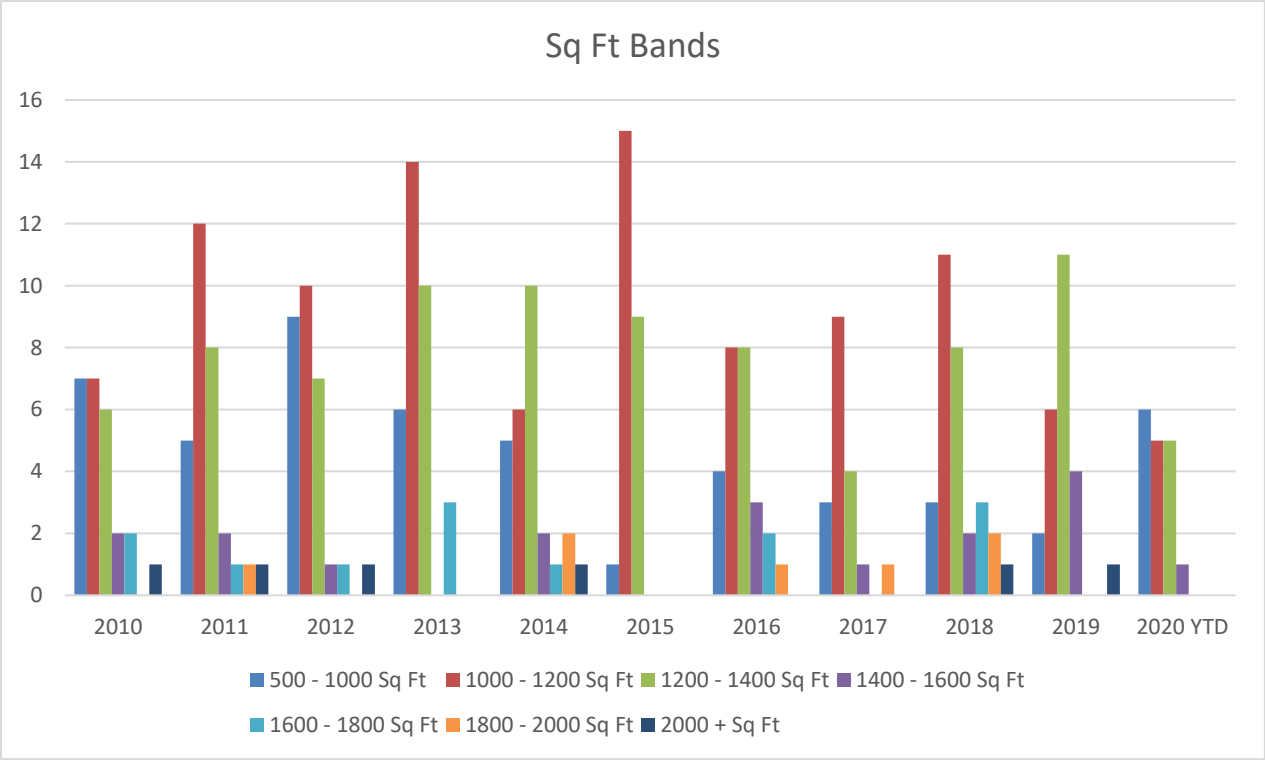
Figure 9 – Median Square Footage



3.6.6 *Square Footage Bands*

The most popular square footage bands of total dwellings sold is between 1,000 sq ft to 1,400 sq ft. 67% of dwellings sold between 2010 and 2020 were within this square footage. Only 13 total dwellings sold were over 1,800 sq ft. While this indicates popularity in the 1,000 sq ft to 1,400 sq ft range, it also signals that other sized houses can be pursued more aggressively through home design, marketing, efficient building, and materials, among other strategies.

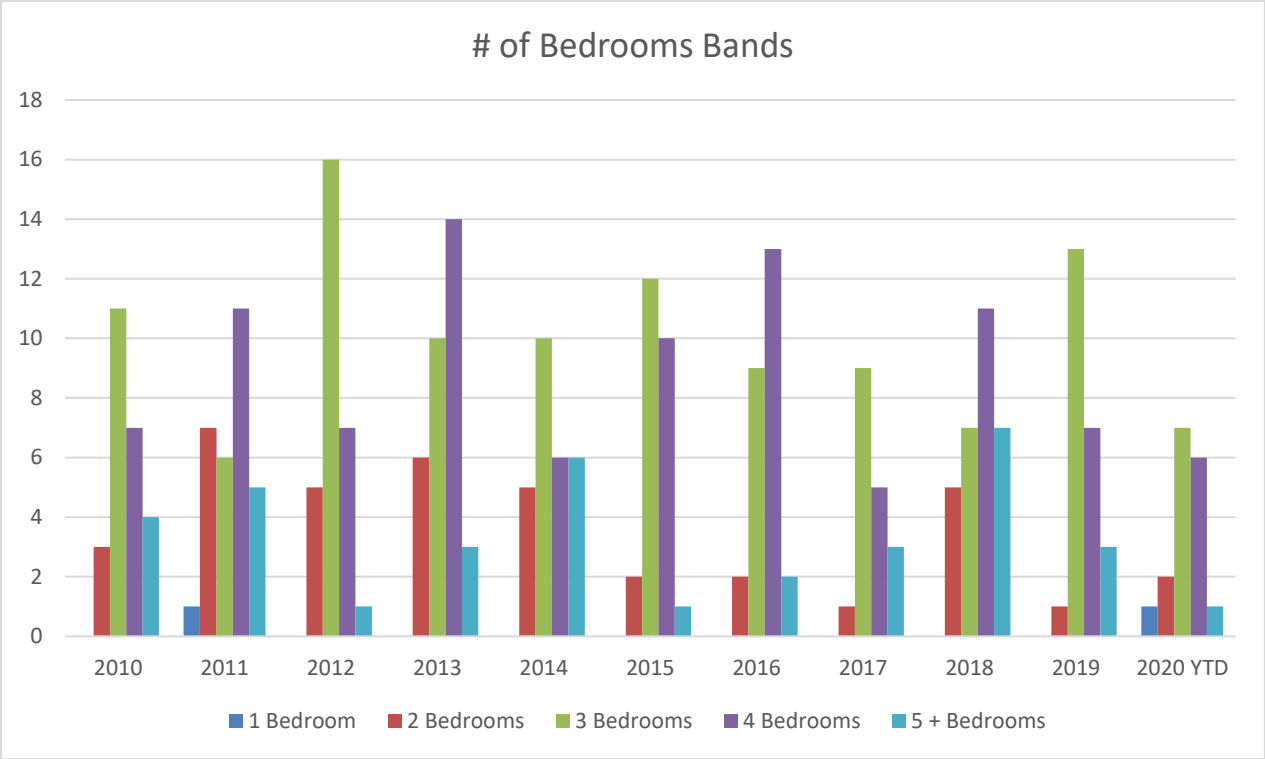
Figure 10 – Square Footage Bands



3.6.7 *Number of Bedrooms Bands*

The most popular bedroom bands of total dwellings sold are 3 and 4 bedrooms. 73% of dwellings sold between 2010 and 2020 had either 3 or 4 bedrooms. 14% of dwellings sold had 2 bedrooms, and 13% had 5+ bedrooms.

Figure 11 – # of Bedroom Bands



3.6.8 *Housing Type*

The sales data indicated property sub type, with three sub types being displayed: Detached (Single Family), Mobile Home (Single Family), and Attached (Semi-Detached). All dwellings sold were Single Family dwellings except two Semi-Detached dwellings that were sold in 2010 and 2015. This is an indication of missing a market that typically presents lower pricing options.

3.7 Rentals

Analyzing the rental market requires data from both published sources and soliciting information from landlords and landlord organizations. A low vacancy rate indicates the market can accommodate an increased supply until a balance is achieved where landlords are operating at a feasible level, and those seeking a rental unit have adequate options. A high vacancy rate indicates the market is over supplied. Rental pricing can influence either scenario to a certain extent.

3.7.1 *Vacancy Rate*

Data from the 2016 Census displays 85 dwellings are renter occupied. In order to estimate the number of rental dwellings in 2020, the 15-year population growth factor (2.0%) was applied, resulting in an estimate of 94 rental dwellings.

To determine current vacancy, a rental search was conducted on October 19, 2020, on Kijiji and Facebook Marketplace. The following are the results of the search:

- one room in a house for rent
- one house for rent
- three 1-bedroom apartment units for rent

The single room within a house is not counted because vacancy for this purpose is calculated using unoccupied dwellings. Therefore, a total of four units are noted as vacant. Vacancy rate is calculated as:

Vacant Rental Dwellings / Total Rental Dwellings
4 / 94
Vacancy rate = 4.3%

3.7.2 *Stakeholder Input*

As a method of validating the data from Section 3.7.1, stakeholders were consulted via telephone interviews in early October, 2020. The following outlines each stakeholder contacted and a summary of the discussion.

Langham Housing Authority / Saskatoon Housing Authority

10 out of the 11 senior units are currently occupied, although they are almost always entirely occupied. They also operate a family unit (house) that is always occupied. The stakeholder indicated it is highly probable they could fill three more units of each type. The organization, however, has no plans within the next 10 years to acquire any further rental properties.

Key Takeaway: Demand exceeds supply for senior and family units.

Private Landlord

Stakeholder indicated there is an adequate supply of rentals in the Town, and they do not plan on acquiring more. They also indicated there have been prior requests for 3 bedroom units, and perhaps there could be increased supply in that regard. The stakeholder stated their units were nearly always occupied and often times with very long term tenants.

Key Takeaway: Vacancy is in the range or low to zero, and there is potential further demand for family units.

Langham Care Home

The Langham Care Home operates 28 bedrooms (bed plus bathroom). The representative indicated the home is nearly always operating at capacity. Furthermore, it was identified that there is generally a waiting list of approximately 30 people. The waiting list does not guarantee patrons, however, as there has always been a trend of approximately 50% of those on the list to have changed their plans when a bedroom opens.

Key Takeaway: Demand exceeds supply for care home beds. In this case, the demand is approximately 15 beds more than currently supplied.

3.7.3 *Summary*

Using data from the 2016 Census and comparing against rentals available on social media, Langham displays a low vacancy rate of 4.3%. By comparison, the City of Saskatoon had a vacancy rate of 5.7% in 2019. The low vacancy was validated through stakeholder discussions. Based on the data collected, there appears to be demand for the additional supply of senior units, care home beds, and family homes.

3.8 Lot Inventory

Vacant lot inventory was observed both in person and using Google Earth. Four vacant lots were observed, all of which are in the new subdivision on the east side of the Town. No infill residential lots were observed as vacant.

Figure 12 - Vacant Lots

4.0 Summary of Findings

4.1 Regional Context

Langham is well positioned in the Saskatoon Region in terms of future growth. The regional context analysis displays several observations/strategies, including but not limited to:

- The double lane access and proximity to Saskatoon's north employment area is a significant advantage in terms of attracting people in the labour force. Opportunities exist in advertising the Town's proximity to key areas, including Saskatoon's north employment area.
- Langham has a higher population (1,496 in 2016) than most of the comparable municipalities. The larger population increases the chances of further amenities. Combining the population with the Highway #16 proximity that experiences nearly 10,000 vehicles/day in this location (2018 Provincial Traffic Volume Map) creates opportunities for commercial amenities.
- The unemployment rate (6.7% in 2016) is the lowest in Langham, suggesting that the double lane access and proximity to Saskatoon's north employment area is already being leveraged, and the Town is offering quality employment within it's boundaries.
- Langham's average value of a dwelling ($282,164 in 2016) is low compared to other municipalities in the region. This allows the Town to position themselves as a cost-effective community to live in, while offering similar amenities to comparable municipalities that have a higher cost of housing.
- Langham has a ratio of dwellings owned and dwellings rented that is similar to other comparable municipalities, with the exception of Dalmeny and Clavet who have higher rates of dwellings owned. This suggests that although a significant number of people either choose not to purchase a home or cannot afford to buy a home, they are still choosing to live in Langham as a renter.

4.2 Age Cohorts

The age cohort analysis was completed to determine any gaps or trends. The following is observed:

- Langham is growing in nearly all age cohorts, with the largest cohort being ages 0-4 in 2016.
- There is evidence of an increase in young working people, aged 25-29, relocating to Langham due to a lower cost of living.
- Increases in cohorts above age 60, notably with 85+ ages, suggests seniors are finding adequate housing and healthcare in the community.
- There are no substantial decreases in any of the age cohorts, negating the need to focus on any age-specific remedial action.

4.3 Development Levy

While levies differ in many aspects, it was concluded that in comparison to several other municipalities, the Town of Langham has a residential development levy that is more likely to attract development rather that to deter it. This reveals two key observations/strategies:

- It does not appear that the development levy has or will hinder growth in the Town. Developers and builders may use this opportunity to build and market homes at a price point that would otherwise be significantly higher in comparable municipalities.
- The recreation component of the levy should be investigated to ensure adequate funding becomes available to fund at least one elaborate park space and play structure. This can be used to market the Town further as a family oriented community, further incentivizing a large segment of home buyers.

4.4 Sales

Several conclusions were drawn from analyzing the sales data. Those include:

- The most popular price band for dwellings is between $200,000 and $300,000. This presents an opportunity to continue meeting the demand in this price range as well as marketing new builds in other price bands through community design, home design, amenities, and location.
- The most popular square footage bands of dwellings is between 1,000 sq ft and 1,400 sq ft. This presents an opportunity to continue meeting the demand within this square footage range as well as marketing larger homes through home design, efficient building, and materials/finishing, among other strategies.
- Dwellings sold were overwhelmingly single detached product. This presents the opportunity to test the market with different product such as semi-detached, townhouse, or apartment style dwellings.

4.5 Rentals

Using 2016 Census data and conducting a social media search for available properties, the assumed vacancy rate was calculated to be 4.3%. Additionally, stakeholders were consulted to determine validity of the assumed vacancy rate and to gather any other information they had to offer. The following conclusions were drawn:

- Demand exceeds supply for both seniors units (eg. Seniors Facility) and family units (eg. Three bedroom home).
- Demand exceeds supply for care home bedrooms. Specifically, it is estimated that 15 more bedrooms could be filled in the short term.

4.6 Site Visit

A site visit was conducted in August 2020, to observe newly built dwellings. While a reasonable mix of housing styles was observed, there is a noticeable preference for bungalow dwellings. As cost is always a significant factor in marketing new development, a strategy to drive more activity is for builders to provide more two storey single family dwellings as a method to achieve more square footage in relation to footprint and foundation.

4.7 Lot Inventory

Vacant lot inventory as of October 2020 includes four lots within the most recent east side development. No infill lots were noted as vacant. The Town and/or the development industry will need to invest in bringing more serviced lots to the market to continue growing and providing for new housing stock in various forms.

5.0 Dwelling Projection

The Town's OCP population projection of 3.0% appears to be overly aggressive, considering the minimal growth in the Town and comparable Town's in recent years. The OCP noted that the 15 year average annual growth rate was 2.0%, which is much more realistic. As a result, the population projection is reduced to a 2.0% growth rate. The dwelling projection is adjusted accordingly using an average household size of 2.6.

Other than the few remaining lots in the Town, any type of substantial growth is not expected until the Town and/or a developer bring serviced lots to the market. Therefore, the projection methodology is displayed beginning in 2022.

The following tables display adjusted population and dwelling projections.

The adjusted population projection displays the Town growing to 2,374 people by 2040.

The adjusted number of dwellings projections is anticipated to reach 18 dwellings per year by 2040.

Table 6 - Adjusted OCP Population Projection (2%)

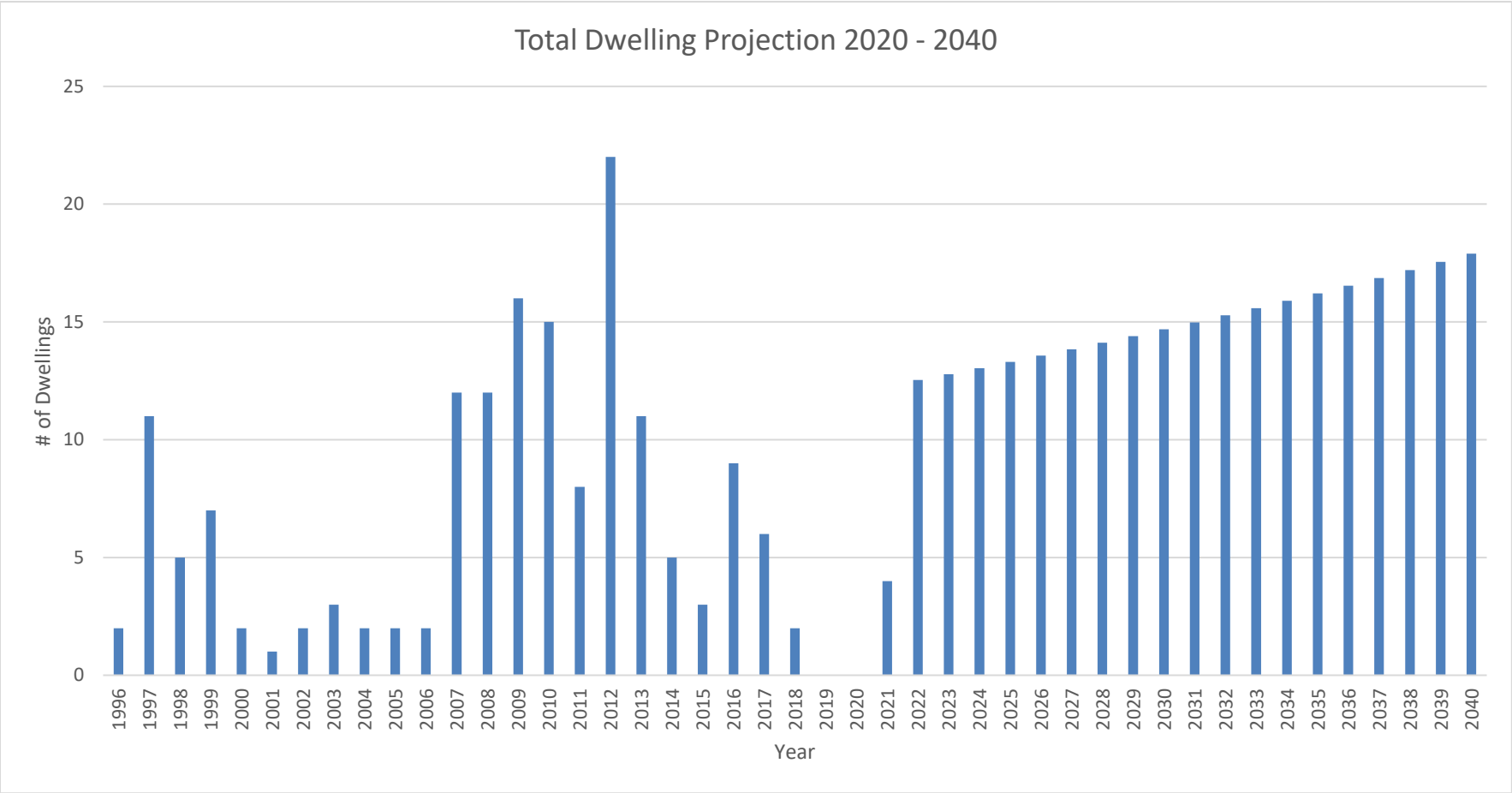
Year	Population	Year	Population
2020	1619	2031	1986
2021	1629	2032	2026
2022	1662	2033	2066
2023	1695	2034	2108
2024	1729	2035	2150
2025	1764	2036	2193
2026	1799	2037	2237
2027	1835	2038	2281
2028	1872	2039	2327
2029	1909	2040	2374
2030	1947		

Table 7 – Adjusted # of Dwellings Projection

Year	Additional Dwellings / Yr	Year	Additional Dwellings / Yr
2020	N/A	2031	15
2021	4	2032	15
2022	13	2033	16
2023	13	2034	16
2024	13	2035	16
2025	13	2036	17
2026	14	2037	17
2027	14	2038	17
2028	14	2039	18
2029	14	2040	18
2030	15		

The below Figure 13 utilizes CMHC data to show housing completions from 1996 to 2018. The years 2019 and 2020 did not incur any housing completions. The projection shown represents data from Table 7. The year 2021 assumes the four remaining lots will be built on. From 2022 to 2040, the 2% growth rate is utilized with dwellings calculated at 2.6 people per household.

Figure 13 – Total Dwelling Projection



5.1 Single Family Projection

The majority of building permits in Langham are for single family dwellings. Additionally, stakeholder input has indicated demand for single family rentals. There is no data that would indicate this trend to change in the short term, however it is common to expect that as the population increases, as will diversity in housing choice.

It is projected that single family dwellings will continue to be the dominant style of housing in Langham, with an estimated share of 80% of total projected dwellings beginning in 2022.

Townhouse Example

5.2 Multi-Family Projection

There has been only one semi-detached building permit in Langham, issued in 2012. Additionally, only two semi-detached units have sold in the last 10 years. The lack of sales could be attributed to lack of product. Due to the lack of supporting sales data, a conservative approach should be taken in projecting the number of multi-family dwellings. It is important, however, to recognize that as a community grows, a range of housing types is necessary to accommodate the various lifestyles and incomes.

It is projected that multi-family dwellings, in the form of street/group townhouses, or semi-detached product, will consume an estimated 20% of total projected dwellings. The low vacancy rate may make this product appealing for those wishing to purchase an investment property that can be rented to individuals or families seeking more room than an apartment and includes a yard space.

Semi-detached Example

Higher density multi-family dwellings, such as 3+ story apartment/condominium buildings, are not included as part of the dwellings projection. Rather, they are included as a recommendation to assess the market in 2025 once development has resumed. If this type of housing is warranted, the population will be in addition to what is already projected because it will be reaching a new market segment that otherwise would be unlikely to consider Langham.

Higher Density Multi-Family Example

5.3 Seniors & Care Homes Projection

Stakeholder consultation indicated both the Langham Housing Authority and the Langham Senior Citizens Home could fill additional units/bedrooms if they were available. The Housing Authority indicated they could fill at least three units, while the Senior Citizens Home indicated they could likely fill 15 bedrooms within a facility. This suggests that an opportunity exists in the short-medium term to bring more seniors units and care home bedrooms to the market.

The analysis in this report did not note any past construction for seniors units or care homes, therefore any projected growth is above and beyond what is already projected for dwellings. Detailed projections of seniors and care homes, including the number of units/bedrooms and type, should undergo a separate study with a focus on available health care, population, and serving other communities in the region.

For the purpose of this study, it is recommended that a new complex be investigated to address the need for both seniors units and a care home. Furthermore, it is recommended this investigation occur in the short term, with implementation plans for 2025. The feasibility and number of units/bedrooms is best determined by an independent study.

5.4 Infill Projection

Based on building permit data, infill development is not a common choice for new home construction in Langham. While it is probable to see some infill housing in the next 20 years and beyond, the number of additional dwellings is estimated to be insignificant because the existing dwelling is getting replaced. As a result, it is projected that any future infill development is already captured by the projections in Table 8.

5.5 Detailed Dwelling Projection

Based on the data presented in this report, and assuming new lots are brought to the market in 2022, the following mix of housing per year is projected to 2040.

Table 8 – Detailed Dwelling Projection

Year	Dwelling Type		Total	Potential 3+ Story Apartment	Seniors Units	Care Home Bedrooms
	Single Family	Townhouse or Semi-Detached				
2020	0	0	0			
2021	4	0	4		Assessment and planning for future joint use facility	
2022	10	3	13			
2023	10	3	13			
2024	10	3	13			
2025	11	3	13	Assess for 40 unit Apartment	Establish joint use facility	
2026	11	3	14			
2027	11	3	14	Assess for further high density multi-family	Assess for further seniors units and care home expansion	
2028	11	3	14			
2029	12	3	14			
2030	12	3	15			
2031	12	3	15			
2032	12	3	15			
2033	12	3	16			
2034	13	3	16			
2035	13	3	16			
2036	13	3	17			
2037	13	3	17			
2038	14	3	17			
2039	14	4	18			
2040	14	4	18			

6.0 Recommendations

The analysis conducted as part of the housing study shed light on several recommendations. Acting on these recommendations may increase the probability of attracting more residential growth to the Town.

6.1 Recommendation #1 – Builder/Developer Consultation

The Town should consider consulting with developers and builders, using the following components as a guide:

- Discuss development costs and the resulting costs of bringing different housing product to the market.
- Discuss the feasibility of detached garage dwellings, 'laneless' dwellings, two storey dwellings, multi-family dwellings, and accessing different price bands and dwelling sizes.
- Engage a developer to create a comprehensive land use plan that clearly delineates the future development in the Town. The land use plan should include:
    - A clear vision outlining the theme, identity, and key features of the future neighbourhood.
    - All pillars of development (environment, economy, infrastructure, culture, and recreation).
    - A plan for transportation, including an adequate pedestrian linkage network, and a sufficient street network that disperses traffic where appropriate and provides excellent access and egress.
    - An open and natural space plan by way of parks, trails, forestry, and wetlands, displaying every future resident being within a 5 minute walking distance to an open/natural space where recreation is available.
    - A mix of housing products and densities placed in proper locations.
    - An efficient plan for infrastructure. This includes integrated planning and engineering for optimal servicing strategies that include but are not limited to:
        - Working with existing topography to minimize grading and mitigating the need for pumping systems,
        - Planning for stormwater retention/detention facilities in low lying areas to mitigate the environmental impact while creating an amenity in an otherwise challenging area to develop,
        - Creating double-loaded streets, and
        - Planning roadways for optimal manhole separation.

Timing - Immediate

6.2 Recommendation #2 – Advertising

Once a new growth area is established with an approved concept plan, the Town should consider a strategic advertising campaign to attract residential growth. This is best pursued with or by a developer with consultation from the Town. Examples of advertising include:

- Billboard displaying lots or dwellings starting at a specified price.
- Social media pictures and videos promoting a new community and lot/dwelling prices.

Advertising efforts that include promoting the Town as a family oriented community would be helpful and build on the Town's potential initiative of building an elaborate park or parks.

Timing – Begin discussions with a developer in 2021.

6.3 Recommendation #3 – Park Space

As outlined in Section 3.5.2, an opportunity may exist for the Town to increase the recreational component of the levy or allocate other funds to plan for an elaborate park space and play structure as part of a new land use plan created with or by a developer. On the basis that Langham is a family oriented community as evident by age cohorts from the 2016 Census, the park opportunity becomes highly feasible and appealing. It is commonly known that young families are the most active participants in the housing continuum, therefore planning for an elaborate park space and play structure may be a substantial catalyst to increase residential construction activity and sales in the Town.

Timing – Investigate opportunity to amend the levy in 2021.

6.4 Recommendation #4 – Health Services

The Town's health services currently consist of a chiropractor, pharmacy, dentist, and psychologist. The nearest health clinic is the Borden Community Health Centre. As the population grows, the Town should advocate for increased health services including a health clinic and more frequent doctor visits. This increases the appeal for seniors to stay in the community longer and subsequently adds to the existing demand for seniors units and care home bedrooms. As of the 2016 Census, there are 190 (12.7%) residents over the age of 65.

Timing – Initiate discussions in 2021.

6.5 Recommendation #5 – Seniors Units & Care Home Bedrooms

The Town should begin discussions with the province, private sector, and other applicable stakeholders / funding agencies to determine the feasibility and impact of adding more seniors units and care home bedrooms. The stakeholder consultation has shown that the market is under-supplied, and if the Town wishes to position themselves to keep more seniors in the community and provide housing for seniors in adjacent and smaller communities, further studies should be undertaken to determine a solution which may include a joint use facility.

Timing – Initiate discussions in 2021.

Appendix A: Townfolio Community Profile

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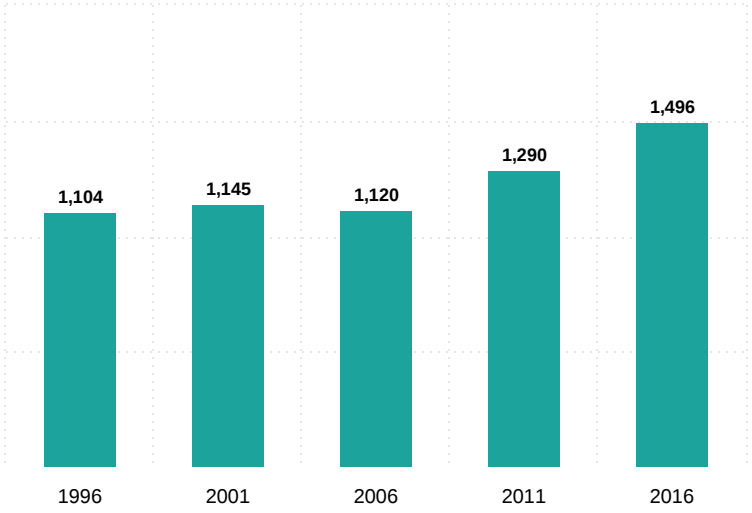
Our Story

The Town of Langham was first settled in 1904 with the construction of the primary CNR rail line running north west from Saskatoon to Edmonton, Alberta. As the surrounding land was settled for farming by various immigrant families, the town prospered. Located along a main highway and railway, several grain companies, farm equipment companies, and oil companies established businesses providing both local employment and much needed services. However as throughout most of Saskatchewan, people began migrating towards the cities as farms grew larger and the population of Langham, as well as its services, decreased.

In 1968, the #16 Yellowhead Highway was built with a direct line from Saskatoon to Langham on its way west. This reduced the travel time to the large urban center to only 20 minutes and attracted....

Population



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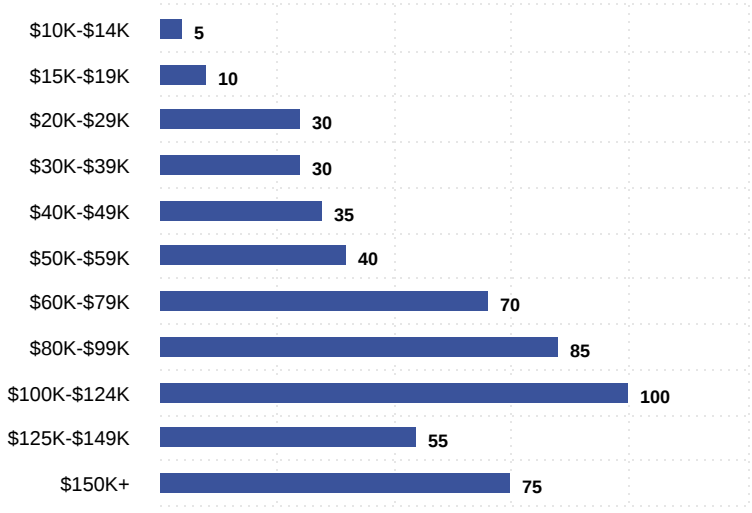
Household Income



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Key Metrics

Total Population
1,672

Median Household Income
90,965

Total Number of Visible Minorities
N/A

Median Age
35.5

Key Metrics

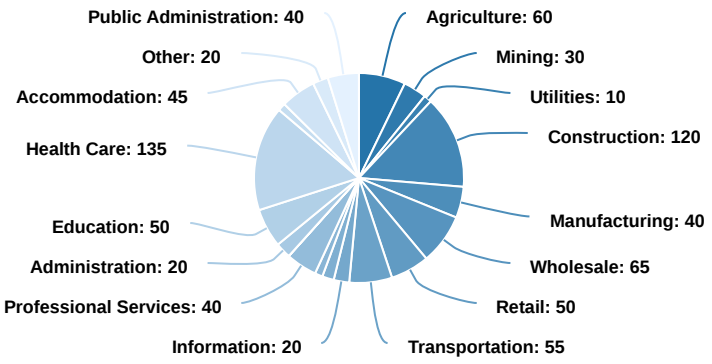
number of aboriginal population
155

%of Male Population
51.16

% of Female Population
48.84

Largest Age Cohort
Ages 0-4

Labour Force By Industry



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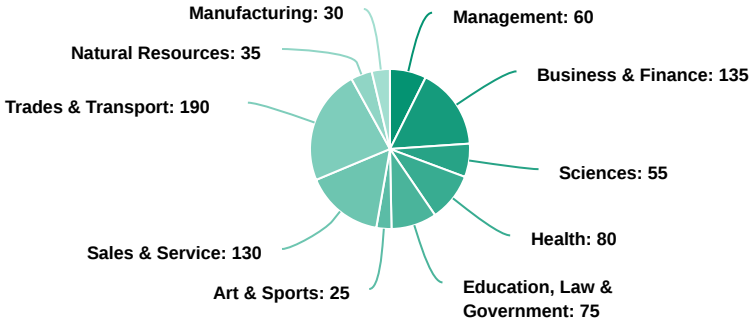
Labour Force By Occupation



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Key Metrics

Total Labour Force
815

Employment Rate
71.2%

Participation Rate
76.3%

Unemployment Rate
6.7%

Key Metrics

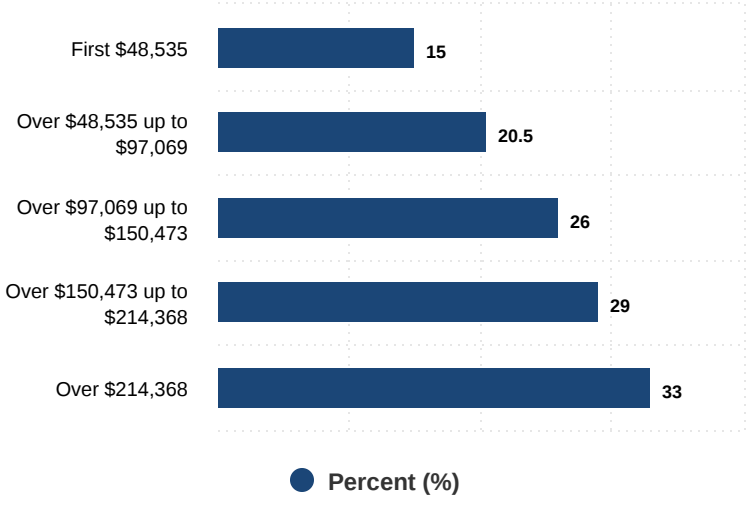
Largest industry by labour force
Health Care

Small industry by labour force
Utilities

Largest industry by occupation
Trades & Transport

Small industry by occupation
Art & Sports

Federal Personal Income Tax



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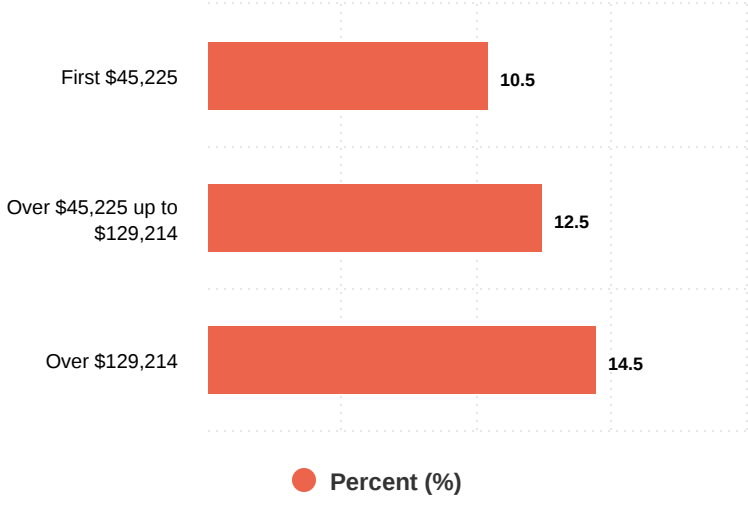
Provincial Personal Income Tax



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Key Metrics

Federal General Corporate Tax
15

Federal Small Business Corporate
9

Federal M&P Corporate Tax
15

Federal Investment Corporate Tax
15

Key Metrics

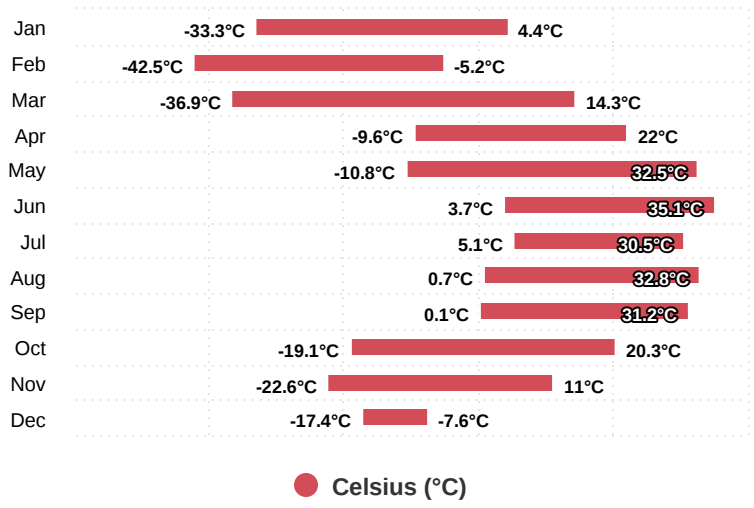
Provincial General Corporate Tax
12

Provincial Small Business Corporate
2

Provincial M&P Corporate Tax
10

Provincial Investment Corporate Tax
12

Average Temperature



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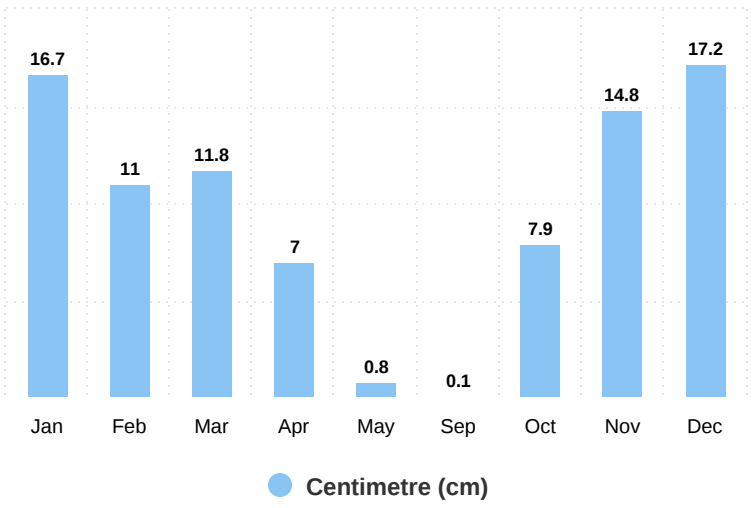
Average Snowfall



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Key Metrics

Average Yearly Rainfall(mm)

263

Average Yearly Snowfall(cm)

87

Highest Snowfall Month

dec

Highest Rainfall Month

jun

Key Metrics

Highest Temperature (Celsius)

35

Lowest Temperature (Celsius)

-43

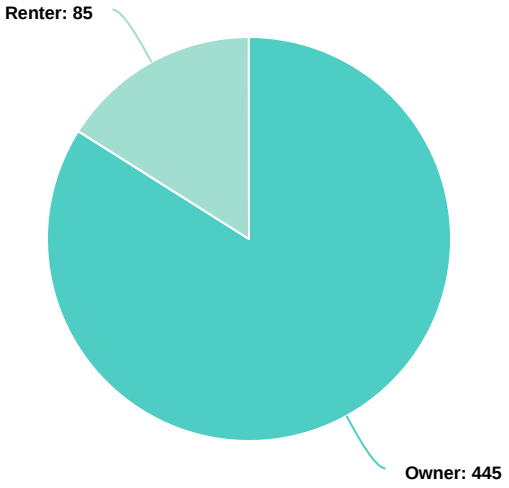
Most Unpredictable Month

mar

Most Stable Month

dec

Home Ownership



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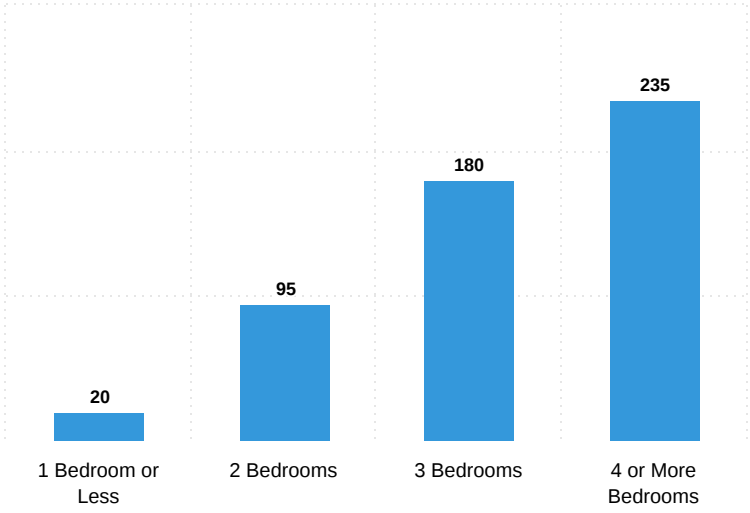
Dwellings by Bedroom



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Key Metrics

Number of Renters
85

Number of Home Owners
445

Most Popular Dwelling Size
4 or More Bedrooms

Least Popular Dwelling Size
1 Bedroom or Less

Key Metrics

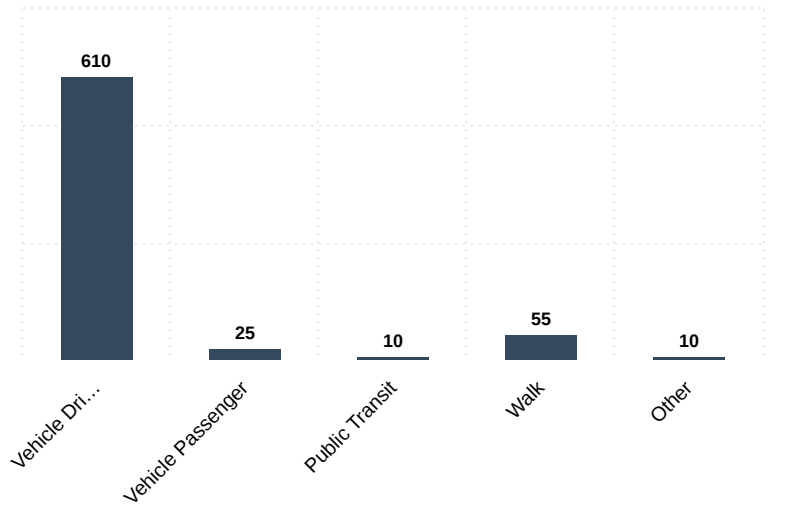
Average Rents 2016
N/A

Housing Prices 2016
282,164

Construction Period
65

Vacancy Rates
N/A

Modes of Transportation



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Commute Times

Key Metrics

Most Used Transportation

Vehicle Driver

Busiest Time On Roads

7:00AM - 7:59AM

Residents Who Work Locally

120

Vehicle Drivers

85.92%

Key Metrics

Residents Driving Outside Region

35

Residents Driving Outside Province

10

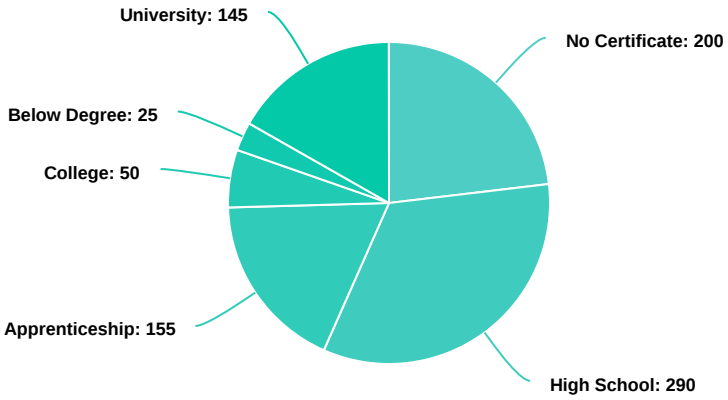
Residents Using Public Transit(%)

0.00%

Residents Using Bicycle(%)

0.00%

Education



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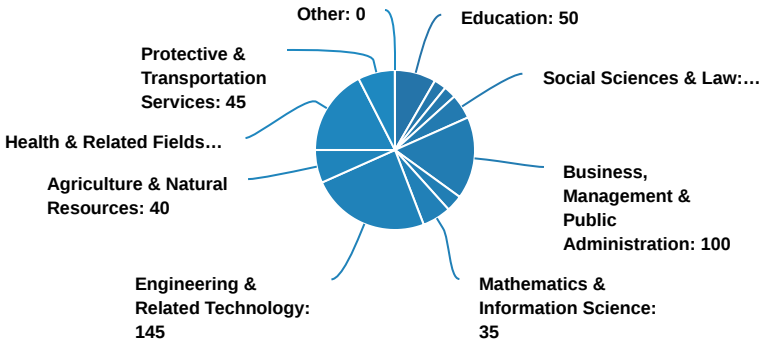
Major Field of Study



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Key Metrics

Dominant Level of Education

High School

Most Popular Field of Study

Engineering

Most Popular Educational Destination

Canada

Least Popular Field of Study

Visual Arts

Key Metrics

Study in Health Field

17.50%

Study in Agriculture Field

6.67%

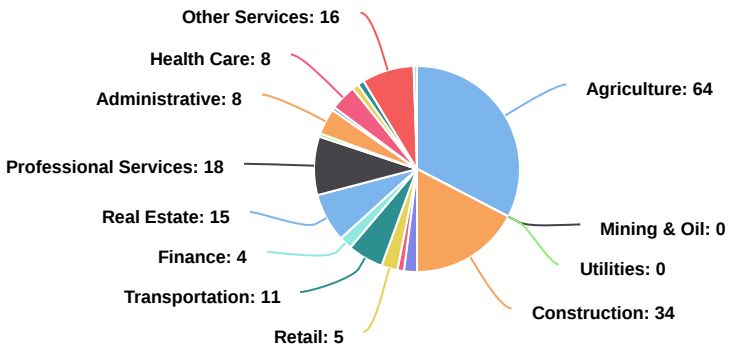
Study in Mathematics

5.83%

Study in Business

16.67%

Business Industries



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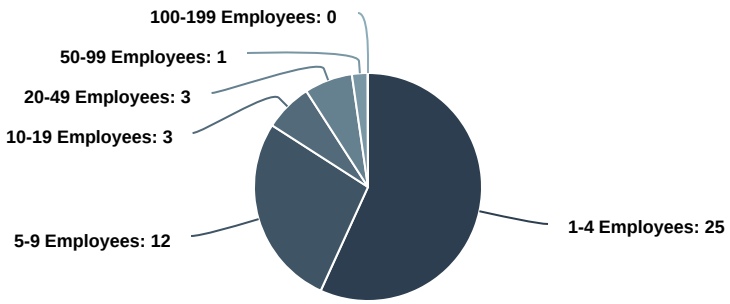
Business Sizes



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Key Metrics

Largest Industry by Business Count

Agriculture

Smallest Industry by Business Count

Management

Most Popular Business Size

1-4 Employees

Least Popular Business Size

50-99 Employees

Key Metrics

Manufacturing Businesses

4

Real Estate Businesses

15

Health Care Businesses

8

Mining & Oil Businesses

0