



Village of Sayward

Housing Needs Assessment

OCP Amendment Update

2026



THE PROCESS

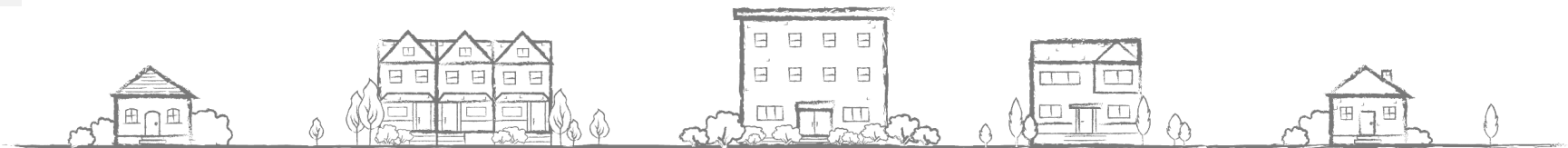
CALCULATIONS

The province has developed an assessment methodology and calculator that provides the projections required to draft the initial housing needs estimates for the HNR.

The province requires a specific **methodology** to calculate the number of housing units that must be integrated into the community's **Official Community Plan**

These calculations include numbers to address:

- Extreme Core Housing Need
- Persons Experiencing Homelessness
- Suppressed Household Formation
- Anticipated Household Growth
- Rental Vacancy Rate Adjustment
- Demand Buffer



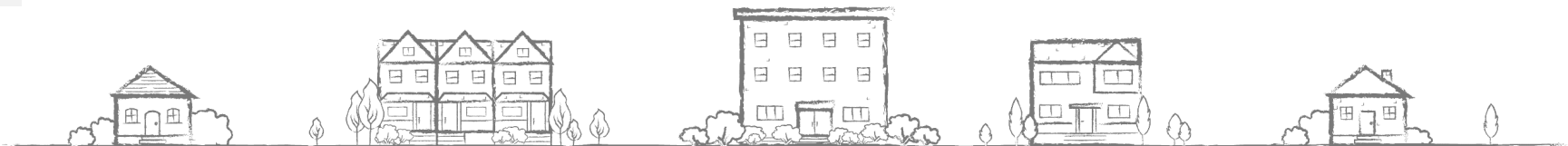
THE RESULTS

CALCULATIONS

The province requires a specific **methodology** to determine a final number of housing units that must be facilitated by the community's **Official Community Plan**

These calculations include numbers to address:

- **Extreme Core Housing Need - 0 Units Required**
- Persons Experiencing Homelessness - 1.15 units in 5 years, 2.31 units in 20 years
- Suppressed Household Formation – 2.88 units in 5 years, 11.54 units in 20 years
- Anticipated Household Growth – 28.09 units in 5 years, 44.39 units in 20 years
- Rental Vacancy Rate Adjustment – 0.12 units in 5 years, 0.50 units in 20 years
- Demand Buffer – 2.32 units in 5 years, 9.28 units in 20 years



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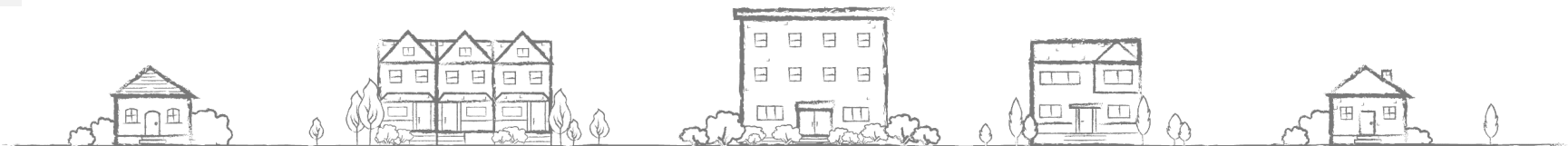
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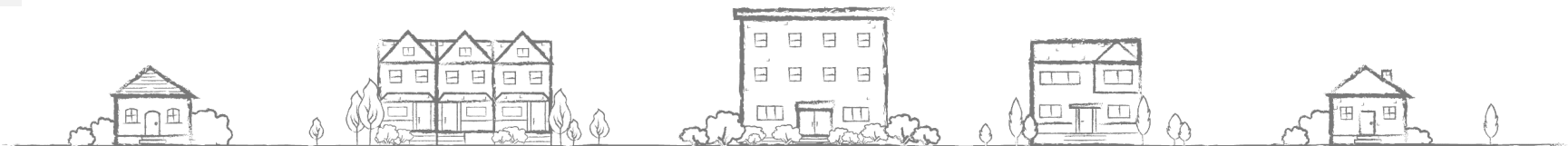
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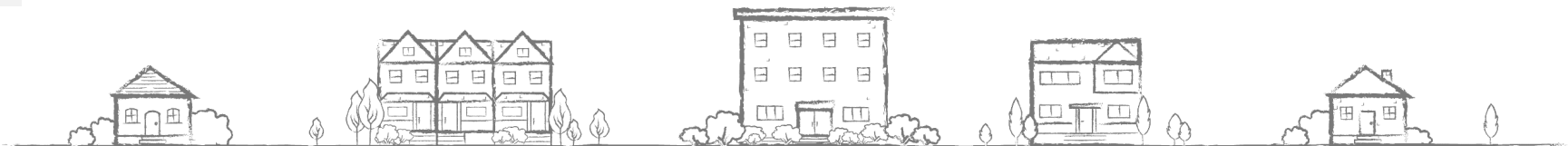
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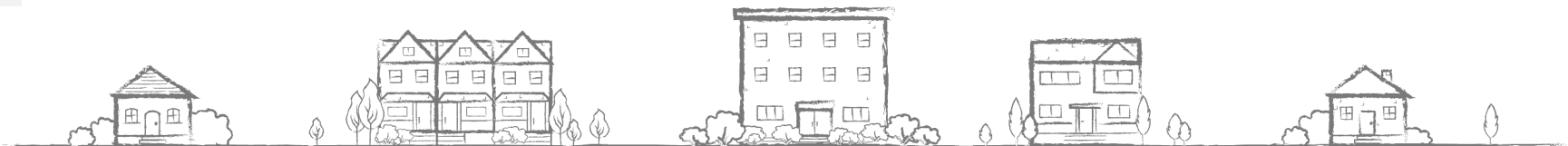
5-year total: 35

20-year total: 68

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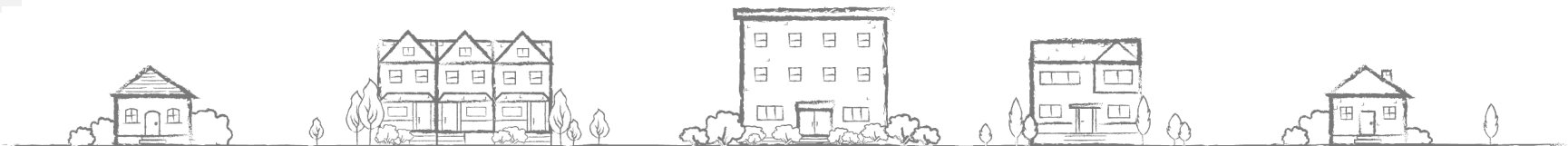
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THE FINDINGS SUMMARIZED

- Need for seniors housing options
- Decrease in household size suggest need for smaller housing types
- Housing is becoming more expensive
- Need for housing renovations and maintenance as housing stock ages. Opportunity to encourage suites/flats to meet housing need
- Majority of homes are designed for larger families. Opportunity for retrofitting.



OPEN HOUSE

An Open House was held on **June 25th, 2025** to the public regarding the proposed changes to the OCP

Community Plan Updates

Let's make sure Sayward has the right mix of housing not just for today, but for the next 5, 10, and 20 years.

Sayward's Official Community Plan (OCP) still reflects many core community values, it doesn't fully respond to current housing needs or demographic realities. The 2024 Housing Needs Report shows that most households are smaller, our population is aging, and there's growing demand for affordable, accessible, and flexible housing options. We're exploring updates to bring the OCP in line with what Sayward needs now and into the future.

What We've Heard So Far:

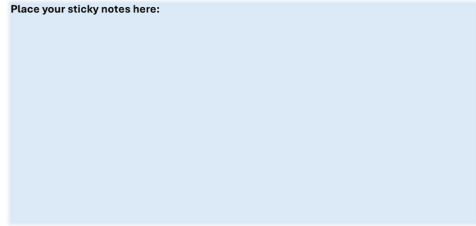
- How should Sayward support new housing that meets local needs?
- What types of homes would help people stay in the community as they age?
- Are there areas where zoning should allow for more flexible housing options?
- How can we make housing more affordable without losing the character of Sayward?

Ideas We're Exploring:

- ✓ Allowing duplexes, fourplexes, and townhomes in more residential areas
- ✓ Updating lot size rules to support gentle infill and smaller homes
- ✓ Encouraging accessible housing and age-friendly design
- ✓ Supporting rental and non-profit housing through partnerships
- ✓ Focusing new development near the village core and existing services
- ✓ Reducing or eliminating parking requirements for residential uses

Add your ideas below!

Place your sticky notes here:



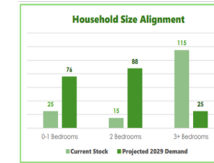
Housing Gaps Identified

Barriers to Meeting Sayward's Current and Future Housing Needs

Sayward's housing stock no longer matches its people. As households get smaller and older, we face urgent pressure to rethink how we plan, build, and support housing in our community.

What the Housing Needs Report Tells Us:

- 85% of households are now 1-2 people, yet only 15% of homes are suited to that size.
- Most housing is older, single-detached, and requires major repairs, especially hard for seniors to maintain.
- Over 30% of households spend too much on housing, a sign of deepening affordability challenges.
- With Sayward's remote location, it's harder to attract private developers or access skilled trades to build or maintain homes.



How Can We Respond?

Sayward's housing no longer reflects how people live today. Most homes are large, but most households are small. As costs rise and older homes become harder to maintain, especially for seniors, the need for smaller, more accessible, and affordable options is growing. Meeting this need will take intention and care. Solutions may include support for secondary suites, townhomes, more flexible zoning, partnerships with non-profits, and faster approvals for housing that supports the way our community is changing.

68
UNITS TO BE FACILITATED BY 2041

35
FIVE YEAR TARGET

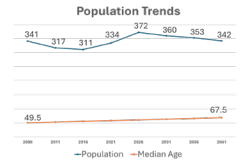
Housing in Sayward

Who Lives in Sayward Today? Who's Coming Tomorrow?

Sayward is not growing quickly, but it is changing. The 2024 Housing Needs Report shows that over the next 20 years, Sayward will see a steady rise in older residents, a sharp decline in youth and working-age adults, and a gradual transition to a quieter, more senior-driven pace of life.

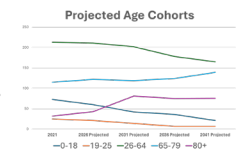
Our Projections Show:

- Sayward's population is expected to grow only slightly
- Sayward will reach 342 residents by 2041 if current trends hold
- The median age increase to 67.5 over the next 20 years.



Shifting Age Demographics in Sayward

- The number of residents aged 0 – 18 and 19 – 25 is expected to drop by over 70%
- The working-age population aged 26 – 64 is expected to decline by 22%
- The population aged 65 – 79 are expected to grow by 28%
- Those aged 80+ are expected to more than double over the next 20 years



Looking Ahead

As Sayward's population ages, community priorities will shift. With fewer school-aged children and new households, and growing demand for health care, accessible housing, and support services, thoughtful adaptation will be essential. These changes offer a chance to reimagine how people can age with dignity, connection, and purpose. With the right planning, Sayward can remain a place where residents live well at every stage of life.



OPEN HOUSE FINDINGS

Verbatim comments included:

“I like the ideas here and would support most of them. I am a senior and homeowner in Sayward, 321 MacMillan”

“MacMillan: Not a dump”

“Transport for seniors that require medical services”

“One level townhouses, single story”

“MacMillan: Not a trailer park”

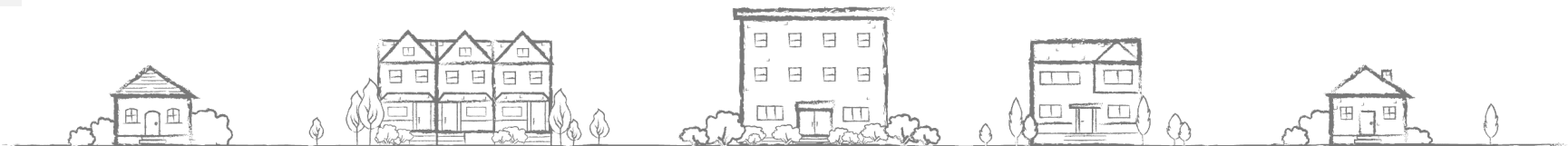
“A care home for seniors – which all facilities require doctors, nurses available – more recreation for seniors – outside trips, etc.”

General discussion themes:

Surprise and confusion that current policies may limit housing options beyond single-family dwellings.

Support for expanding housing options, particularly for seniors, provided that new development respects the existing neighbourhood character.

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PROPOSED OCP AMENDMENTS

- Added a new housing objectives section (section 2.5)
- Expand housing permissions in residential designations to include duplexes, triplexes, fourplex dwellings, and rowhouses
- Strengthened language around infill development and explicitly supported secondary suites
- Enable housing variety across land designations
- Introduce parking flexibility tools
- Supported an aging population through accessible housing and aging-in-place policies



QUESTIONS

