

Village of  
*Lytton*

WORKFORCE HOUSING NEEDS + SUPPLY

# Interim Housing Strategy

2026-2027

28 October, 2025

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# Presentation Outline

1. Background
2. Housing Needs Report Findings
3. Housing Development Sectors
4. Potential Workforce Housing Options
5. Housing Supply + Strategic Priorities
6. Recommendations

# Background

## September 2, 2025 Committee Report

- Discusses **shortage of housing** for the local workforce and **implications**
- Village has **limited tools** to address the shortfall
- Ensure **financial sustainability**
- Directed staff to explore options to **directly** and **indirectly** improve the housing supply for short term works and permanent essential workers, and funding opportunities.

# Housing Needs Report

- Consider provincial Housing Needs methodology
- Temporary Workforce Need, Supply, and Shortfall
- Permanent Workforce Need and Supply, Shortfall, and Other Considerations



# Housing Needs Methodology

## Temporary Housing Need

2026 + 2027 Projected Construction Workforce

- Village Construction Projects
- Single-Family Re-build
- Commercial and Mixed Use
- Preferred Temporary Housing

*\*Workforce equivalent indicates the number of corresponding housing units, that may house many different workers over the course of a year.*

# Housing Needs Methodology

## Temporary Housing Supply

### 2026 + 2027 Housing Availability

- Motels/Rooms/Cabins
- RV Units/Sites
- Worker Housing

*\*Multiplier then discounts seasonal, competition from tourist use, and availability of worker housing.*

# Housing Needs Shortfall

## Temporary Housing

	2026*	2027*
Housing Need	113	126
Housing Supply	80	80
<b>Shortfall</b>	<b>33</b>	<b>46</b>

*\*not cumulative*



# Housing Needs Shortfall

## Permanent Housing

	2026*	2027*
Housing Need + Deficiency	6(2)	7(3)
New Supply	3	4
<b>Shortfall</b>	<b>2-3</b>	<b>3-4</b>

*\*not cumulative*

*The equation has been conservative and removed the need and supply of the new mixed use buildings*

# Housing Needs Methodology

## Permanent Housing Need

### 2026 + 2026 Employment Opportunities

- Village
- ~~Grocery~~
- ~~Retail/Service~~
- School
- Senior Government

# Housing Needs Methodology

## Permanent Housing Supply

### 2026 + 2026 Employment Opportunities

- 52 Existing Houses (approx. 13 house local employees)
- ~~New commercial development~~
- New homes

## INTERIM HOUSING NEEDS STRATEGY

# Housing Development Sectors

### Private Sector

- New homes
- RV Sites for home construction/workers
- New hotel and mixed use



### Indigenous Ec. Dev./Governments

- Tlkemcheen Lodge Work Camp

### Not for Profit

### Village of Lytton

- 2 rental units





# Housing Options Temporary

<p><b>1. Provide Contractors with a Comprehensive List of Local Accommodation</b></p>	<p>Quick</p>	<ul style="list-style-type: none"> <li>▫ saves contractors time in identifying potential accommodation.</li> <li>▫ Recognizes local accommodation.</li> </ul>	<ul style="list-style-type: none"> <li>▫ does not create additional units.</li> </ul>
<p><b>2. Permit RV's on Properties that have Building Permit</b></p>	<p>1-2 mos</p>	<ul style="list-style-type: none"> <li>▫ affordable option for new construction</li> </ul>	<ul style="list-style-type: none"> <li>▫ determine servicing needs and connections</li> </ul>
<p><b>3. Consider Temporary Use Permits on residential properties to accommodate multiple RVs</b></p>	<p>3-4 mos</p>	<ul style="list-style-type: none"> <li>▫ affordable option for new construction</li> <li>▫ centralizes RV uses</li> <li>▫ introduces reasonable conditions to lessen impact on neighbourhood character</li> </ul>	<ul style="list-style-type: none"> <li>▫ further investigation of legal implications of permitting RVs as residential use accommodation</li> <li>▫ determine servicing needs and connections</li> <li>▫ ensure responsible property management to be a quality development</li> </ul>

## INTERIM HOUSING NEEDS STRATEGY

# Housing Options Temporary

<p><b>4. Develop a RV Park for short term workforce, then transition to a permanent RV Park.</b></p>	<p>4-6 mos.</p>	<ul style="list-style-type: none"> <li>▫ provides a significant supply of temporary housing, that could ebb and flow with contractor needs.</li> <li>▫ a location in Hobo Hollow is well located for transition to a future RV Park and campground.</li> <li>▫ opportunity to lease RV park to developer and operator to minimize risk for the Village.</li> <li>▫ Long term opportunity for Lytton to have a campground/RV in close proximity to downtown.</li> </ul>	<ul style="list-style-type: none"> <li>▫ rush to get this done for the 2026 construction season.</li> <li>▫ risk if the Village is the developer, to ensure that the project is feasible, if not the ability to attract a builder/operator.</li> <li>▫ ensure responsible property management, to be a quality development.</li> <li>▫ Competition with other RV parks, as proposed in TUP.</li> <li>▫ Confirmation of allowable use under lease of property from CN (depending on the extent of the development)</li> </ul>
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## INTERIM HOUSING NEEDS STRATEGY

# Housing Options Temporary

<p><b>5. Village Construct Temporary Accommodation (small scale to LFN EcDev/Landsea)</b></p>	<p>4-6 mos.</p>	<ul style="list-style-type: none"> <li>▫ provides a significant supply of temporary housing, with modular construction.</li> <li>▫ a location in Hobo Hollow available</li> <li>▫ opportunity to lease RV park to developer and operator to minimize risk for the Village.</li> <li>▫ Long term opportunity to repurpose housing for local residents, long term.</li> </ul>	<ul style="list-style-type: none"> <li>▫ Significant cost to develop this form of housing.</li> <li>▫ rush to get this done for the 2026 construction season.</li> <li>▫ risk if the Village is the developer, to ensure that the project is feasible, if not the ability to attract a builder/operator.</li> <li>▫ ability to ensure responsible property management, to be a quality development.</li> <li>▫ Competition with LFN Ec Dev/Landsea project.</li> <li>▫ Temporary appearance of modular housing, in long term not consistent with community character.</li> <li>▫ Confirmation of allowable use under lease from CN. depending on the extent of the development.</li> </ul>
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## INTERIM HOUSING NEEDS STRATEGY

# Housing Options Permanent

<p><b>1. List the properties for purchase on the proviso the purchasers (developers/builders) develop the housing within a set timeline.</b></p>	<p>TBD but recommended completion by mid 2026</p>	<ul style="list-style-type: none"> <li>▫ Reduced financial risk to the Village</li> <li>▫ Housing produced with minimal Village involvement</li> </ul>	<ul style="list-style-type: none"> <li>▫ Ensure the units are occupied by the local workforce</li> <li>▫ Ensure the units are affordable in the long term.</li> <li>▫ Ensure the units are suitably maintained in the mid to long term.</li> <li>▫ Village loses equity in the value of the lands.</li> <li>▫ Difficulty in enforcing construction timelines.</li> </ul>
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## INTERIM HOUSING NEEDS STRATEGY

# Housing Options Permanent

<p><b>2. Village issues an RFP for contractors to develop the three units on the Fraser Street and Station Road lots.</b></p>	<p>RFP closes end of 2026 Dependant on construction company, unless RFP includes timelines</p>	<ul style="list-style-type: none"> <li>▫ Competitive bid for construction costs</li> <li>▫ Efficiency of bidders to build three units</li> <li>▫ Opportunity to compare the various forms of housing and contractors (stick built, prefab and modular homes).</li> <li>▫ Allows for cost effective bidding and creativity for the contractors.</li> <li>▫ Village retains equity in the land and residential units.</li> <li>▫ Village can sell asset later if no longer needed.</li> <li>▫ Showcase construction options for small homes, sharing with other property owners wanting to rebuild their homes.</li> <li>▫ Opportunity to explore senior government housing grants/loans.</li> </ul>	<ul style="list-style-type: none"> <li>▫ Funding</li> <li>▫ Capacity of the Village to ensure that the units are properly managed (tenants) and maintained.</li> <li>▫ Village competing with property owners rebuilding.</li> </ul>
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## INTERIM HOUSING NEEDS STRATEGY

# Housing Options Permanent

<p><b>3. Village issues a proposal call for a public/private partnership to construct the three units. The Village would provide a 25-year lease to the private partner to operate and maintain the units.</b></p>	<p>Proposal Call closes end of 2026 Dependant on the construction company ability to finance and mobilize</p>	<ul style="list-style-type: none"> <li>▫ Village avoids financial risk yet gets workforce housing.</li> <li>▫ The project is funded by the private partner.</li> <li>▫ After mortgage paid off, the Village continues owning the land with equity.</li> </ul>	<ul style="list-style-type: none"> <li>▫ No private developer may be interested if there is insufficient return on investment.</li> <li>▫ Rents would be higher.</li> <li>▫ Ensure the units are suitably maintained in the mid to long term.</li> <li>▫ Declining value of the residential units' condition after 25 year lease.</li> <li>▫ Difficulty enforcing construction timelines.</li> </ul>
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# Housing Supply and Strategic Priorities

## ✓ **REBUILD**

- Continue to support businesses and homeowners as the Village rebuilds.

## ✓ **ORGANIZATIONAL EXCELLENCE**

- Align revenues to ensure costs are equitably distributed
- plan for our long term financial stability.

## ✓ **ECONOMIC GROWTH**

- Ensure infrastructure and systems support the business community
- Identify key strategies from the economic development plan

# Recommendations

- THAT** Council direct staff to prepare a comprehensive listing of housing for the temporary workforce; and
- THAT** Council direct staff to explore Options 2, 3 and 4 as described in the October 28, 2025, Interim Housing Strategy 2026-2027 specific to legal considerations, private interests or partnerships, title leases, timing, operations, facility design and servicing standards; and,
- THAT** Council direct staff to prepare for consideration, a Request for Proposal (RFP) document for the construction of three units on Village owned property, notably 500 Fraser Street, 455 Fraser Street and 665 Station Road; and further,
- THAT** Council direct staff to explore legal considerations, financing and ongoing management cost related to the RFP process and ongoing ownership of the units.