



# Athabasca Regional Housing Needs Report

- Evaluating the housing needs of Athabasca County, the Town of Athabasca and the Village of Boyle to understand current and future housing issues.



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# Introduction

- **The Athabasca Regional Housing Needs Assessment (HNA) brings together the Town of Athabasca, Athabasca County, and the Village of Boyle to identify shared housing challenges and opportunities, highlight key differences, and support a coordinated approach to future housing strategy.**

The Athabasca Regional Housing Needs Assessment (the HNA) was a collaboration between the Town of Athabasca (the Town), Athabasca County (the County) and the Village of Boyle (the Village). Recognizing that all three municipalities share certain geographic characteristics and challenges, combining the housing needs assessment of all three municipalities provides efficiencies and overall commentary on the trends seen across the region, with key differences highlighted throughout the report. Understanding the housing challenges and opportunities within the region will help strengthen coordinated efforts between communities for an aligned housing strategy and coordinated efforts. A combination of methods was used to understand the housing landscape in the Region, including community and stakeholder engagement, Statistics Canada data, municipal policy review, the Canadian Mortgage and Housing Corporation (CMHC), Housing Assessment Resource Tool (HART) and the Alberta Seniors Housing Directory.

## Overview of Methodology and Assumptions

A mixed-methods approach was to provide a comprehensive understanding of housing needs in the Region. The methodology combines quantitative analysis using publicly available and internal data sources with qualitative insights gathered through engagement with stakeholders and community members. The combination of data types allows the assessment to reflect both statistical trends and lived experiences, acknowledging that numerical data alone cannot fully capture the realities faced by residents in smaller and rural communities.

## Quantitative Methods

Quantitative data used in this assessment was primarily sourced from 2011, 2016 and 2021 Statistics Canada Census data, with additional



*Century Villa Seniors Housing in Boyle, AB. June 2025.*

information drawn from the CMHC Housing Market Information Portal, CMHC Housing Market Insights, and the HART dashboard. Using a variety of data sources provides an understanding of how housing has changed throughout the region in the past 15 years, and how the population and needs may be shifting based on population progression and evolution of household demographics. Housing need was assessed through a lens of affordability, adequacy, and suitability, using standard definitions aligned with the HART methodology. For example, households were considered to be in core housing need if their homes either required major repairs, were unaffordable (costing more than

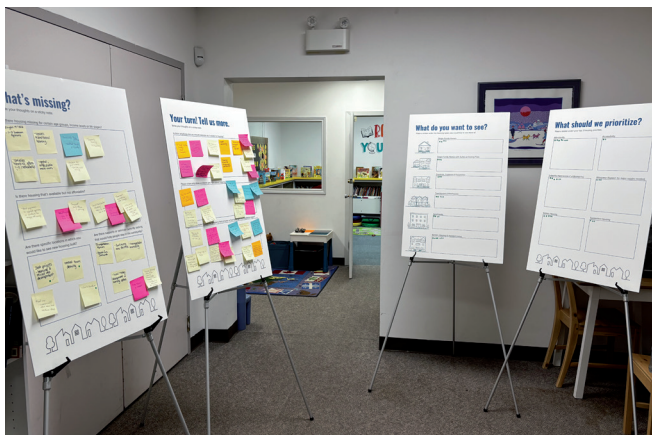


30% of household income), or were unsuitable (based on overcrowding thresholds). Income categories—very low, low, moderate, median, and high—were defined relative to the 2021 regional median income. These classifications allowed for the estimation of affordable shelter costs and the identification of gaps in the existing housing stock.

Quantitative data was drawn from a range of sources, including:

- Statistics Canada Census (2021): including demographic, income, household, and housing condition data.
- Canada Mortgage and Housing Corporation (CMHC): including the Housing Market Information Portal and Housing Market Insights.
- CMHC Proximity Measures Database
- Housing Assessment Resource Tool (HART) Dashboard

Income categories (Very Low, Low, Moderate, Median, and High) were calculated relative to the 2021 median household income for the Athabasca region. Affordability was assessed using shelter cost-to-income ratios, and adequacy and suitability were analyzed through indicators such as major repairs and overcrowding.



*Informational panels at the open house held in the Alice B. Donahue Library in the Town of Athabasca. June 2025.*

## Qualitative Methods

Qualitative insights were gathered through:

- Policy review and alignment analysis with local Municipal Development Plans and relevant regional frameworks

- Stakeholder interviews with housing providers, municipal staff, developers, and local agencies.
- Community engagement activities (see Pages 20-24).
- Survey responses and open-ended interviews with residents (attached as Appendix B), including individuals with lived experience of housing precarity.

Where quantitative data was limited due to small population sizes or suppression (particularly in Boyle and parts of Athabasca County), qualitative data was instrumental in contextualizing housing need, accessibility needs, and homelessness risk.



## Limitations

Some data fields identified in provincial tools were unavailable at the time of reporting due to either data suppression, lack of localized tracking, or resource constraints. In these cases qualitative accounts were used to fill gaps in understanding (e.g., housing condition, repair needs, or hidden homelessness).

## Community Engagement

Engagement with local stakeholders was a critical component of the HNA, ensuring that the findings reflect local knowledge, challenges, and housing system realities. Stakeholders included housing providers, municipal representatives, social service agencies, private developers, and local organizations involved in housing or support services. The engagement process was designed to gather both factual data—such as vacancy rates, development challenges, and service capacity—and contextual perspectives, such as barriers to accessing housing and observed trends



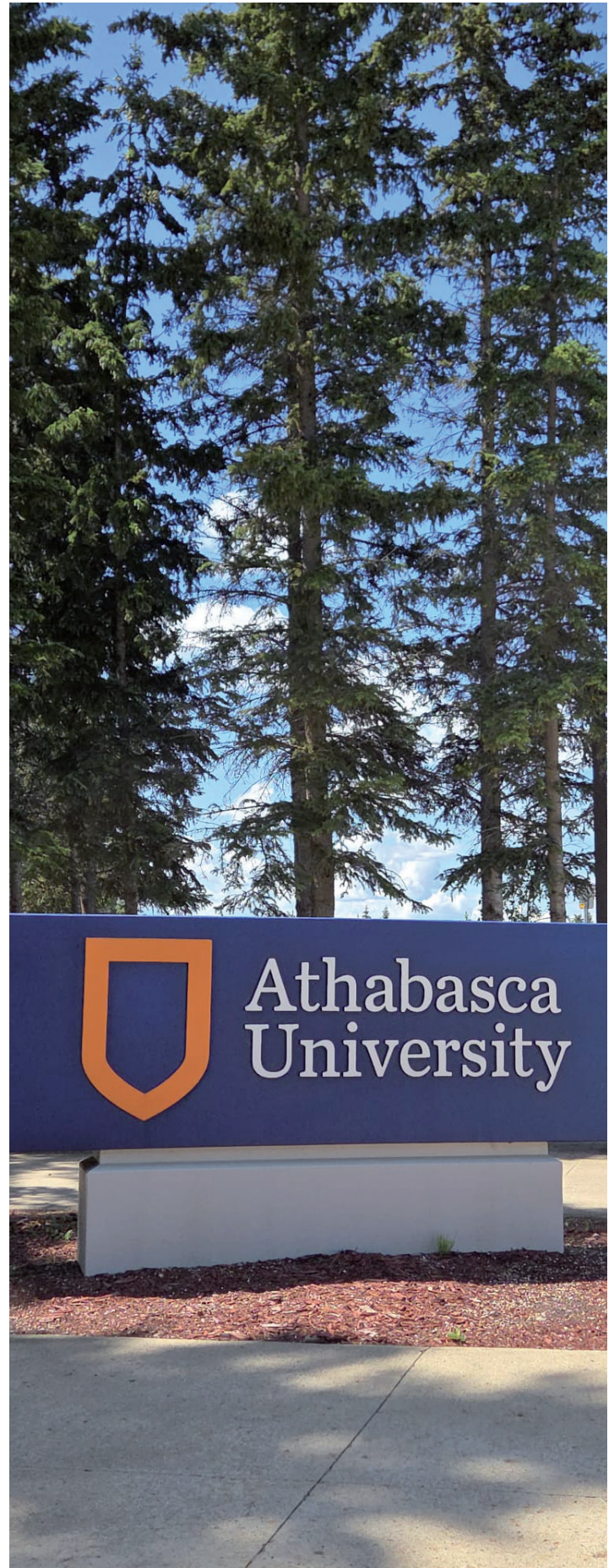
in client needs.

The engagement process included semi-structured interviews, discussions, public open houses, pop-up engagements at community events, and a community survey. Facilitated interviews were conducted with representatives from non-profit housing organizations, seniors housing organizations and relevant municipal staff. These interviews explored issues such as development constraints, emerging demographic shifts, and areas where housing demand is not currently being met.

Incorporating the feedback gathered from these stakeholders strengthened the reliability and relevance of the assessment. Engagement findings were coded thematically and cross-referenced with statistical data to identify where qualitative insights confirmed or challenged the trends shown in the quantitative analysis. Stakeholder input was invaluable in addressing data gaps, offering firsthand insight into issues such as the lack of accessible housing, increasing repair needs for aging housing stock, and service gaps for seniors and low-income renters. Where possible, stakeholder engagement was designed to support future collaboration on housing initiatives, encouraging continued dialogue between municipalities, service providers, and housing developers.

### Engagement with Priority Groups

Recognizing the importance of including the perspectives of those directly affected by housing insecurity, the HNA also incorporated engagement with priority groups. Where it was not possible to engage directly with members of priority groups, engagement was conducted in partnership with local service providers, who helped connect assessment staff with clients willing to share their experiences. Survey questions were available to all members of the public and priority group members had the option to self-declare. Survey questions focused on experiences with affordability, accessibility and safety.





# Demographics

- **While the Region's population has remained relatively stable, the rise in older adults, declining numbers of young families, and limited newcomer arrivals are gradually shifting housing demand toward smaller, more accessible, and adaptable housing types.**

## Population & Demographic Information

The Region's population has experienced modest changes over the past two census cycles, from a combined population of 11,916 in 2011 to 10,858 in 2024 (Alberta Regional Dashboard), with variations across the three municipalities. The population growth rate over the past five years reflects broader rural Alberta trends, with younger residents often leaving for educational and employment opportunities in larger centres, while the proportion of older adults continues to increase. Both the average and median ages have risen, signaling an aging population and a potential shift in housing demand toward more accessible, lower-maintenance homes.

Age distribution data suggests that a significant share of the population falls within the 65+ age cohort, while the proportion of children and youth under 15 is declining. These trends will influence long-term demand for both seniors housing and smaller units suitable for aging in place. Migration data shows limited interprovincial movement, with most new arrivals coming from within Alberta. Overall mobility remains low, particularly in the County, suggesting a relatively stable long-term population base with deep roots in the region.

The region is predominantly composed of non-immigrant, long-standing residents. Recent immigration to the area has been limited, which is consistent with patterns seen in other rural Alberta municipalities. While the communities are not primary destinations for newcomers to Canada, some residents have relocated from other parts of the province or country, often seeking affordability, rural lifestyle, or proximity to family.

The Indigenous population forms an important part of the region's demographic profile, including members of the Métis Nation and First Nations individuals living both on- and off-reserve. Indigenous residents are more likely to experience housing challenges, including overcrowding and substandard housing conditions, particularly in

rural and hamlet areas. Culturally appropriate and inclusive housing options will be essential in addressing these needs going forward.

## Housing Market Impacts of Population Change

Demographic shifts in the Athabasca region are having a direct impact on local housing markets. The aging population is leading to an increase in demand for accessible, low-maintenance housing options—such as single-level homes, apartments, or seniors-oriented developments. However, the existing housing stock remains heavily weighted toward detached single-family homes, many of which are older and may not meet the mobility or downsizing needs of seniors.

Conversely, the outmigration of younger adults and limited influx of new families means that demand for larger, family-oriented homes may not grow significantly over the coming decades. Without intervention, this could lead to a surplus of larger homes and a shortage of smaller, affordable units. This imbalance is further exacerbated by the limited development of rental housing in recent years, resulting in constrained options for individuals not ready or able to purchase a home.

A low rate of residential turnover, especially in rural areas, can also create housing rigidity. Long-term residents may choose to age in place, even if their current homes no longer suit their needs, due to a lack of alternative housing within their community. This further limits opportunities for new residents to move in, which in turn affects local economic development and the sustainability of community services.

As the population continues to age and household sizes shrink, there will be a growing need to diversify the region's housing stock. Municipal and regional planning will play a crucial role in ensuring that land use policies, infrastructure investments, and housing programs are aligned to meet evolving demographic needs.

# Community Profile & Trends

- **Community trends highlight both shared and unique challenges across Athabasca County, the Town of Athabasca, and the Village of Boyle, where aging populations, limited housing diversity, and policy gaps influence local housing outcomes.**

This section presents a snapshot of the Region's housing context by examining its community composition, demographic characteristics, and observed housing trends. By combining local insights with available data, this profile highlights the dynamics that are shaping housing needs in the County, the Town, and the Village. While each municipality has distinct characteristics, the Region as a whole shares common challenges related to an aging population, outmigration of younger residents, and a limited diversity of housing stock. These factors influence the demand for housing types, affordability, and the suitability of homes for different household structures.

## Municipal Housing Policy & Regulatory Context

At present, none of the participating municipalities have standalone housing strategies or action plans, although housing policies are embedded within each community's statutory planning documents to varying degrees. The Town references housing in its Municipal Development Plan (MDP), primarily through general support for infill development, seniors housing, and diversified residential options. However, these policies are broad and non-prescriptive, leaving considerable discretion in implementation.

The Village's MDP references activities for the Village to "create new market and non-market housing opportunities" and has policies to support the development of new housing through servicing and subdivision layouts for new residential development in a variety of housing form.

The County's MDP, last updated in 2020, primarily addresses rural residential development, country residential subdivisions, and the protection of

agricultural lands. While housing affordability and seniors' needs are acknowledged, there is limited direction on how to proactively support housing choice or affordability in rural hamlets and unincorporated areas.

None of the municipalities have inclusionary zoning bylaws, formalized incentive programs for affordable housing, or municipally-led housing initiatives. At the time of writing, no joint intermunicipal housing strategy or framework exists. This HNA may therefore serve as a foundational document for future policy development, particularly in identifying strategic actions that could be addressed regionally or in partnership with the province and local housing providers.

## Housing Needs by Age Cohort

For this analysis, the population has been divided into five age cohorts, each with distinct characteristics that influence housing needs and preferences. Understanding the typical household roles and housing patterns associated with each age group provides insight into the types and sizes of homes that may be required over time. The cohorts examined include: 0–18 years (dependents), 19–25 years (new adults), 26–64 years (nonspecific household maintainers), 65–79 years (older adults and empty nesters), and 80 years and older. Trends in the size and growth of these cohorts, based on historical Census data, help inform projections of future housing demand by age group.

### *0-19 Years (Dependants)*

Individuals under the age of 18 are typically considered dependents and are not expected to be household maintainers. From a housing perspective, this cohort generally resides within



family households, and the type of housing needed reflects the broader household structure. Homes suited to families with children—such as single-family dwellings or larger townhouses with three or more bedrooms—are often appropriate for this age group. A declining population of children and youth may reduce future demand for larger family-oriented housing units.

#### *20-24 Years (New Adults)*

This age group often marks the beginning of household formation, as young adults transition out of their family homes and seek independent living arrangements. This can lead to household divisions—for instance, when adult children leave home, creating new households while shrinking the size of the original one. Housing for this cohort typically includes smaller, more affordable options such as basement suites, student housing, or shared accommodations with roommates. Demand for compact housing typologies, such as secondary suites, accessory dwelling units, and small-scale multi-unit developments, may be influenced by shifts in the size of this population.

#### *25-64 Years (Nonspecific Household Maintainers)*

Spanning the widest age range, this cohort includes most primary household maintainers—those responsible for rent or mortgage payments, utilities, and other household expenses. Household composition within this group varies significantly, encompassing single adults, couples, and families with children. Many in this age group may be raising children or planning to, and therefore may require housing options that offer space and flexibility, such as townhouses or single-detached homes. A gradual decline in this age group over time may contribute to reduced demand for larger family homes.

#### *65-84 Years (Older Adults and Empty Nesters)*

Older adults in this cohort may begin to “downsize” as children move out of the home. While many continue to live independently, some may begin to require homes with accessible features or consider supportive housing options. As this population grows, the demand for smaller, low-maintenance housing with accessibility considerations—such as ground-oriented units or developments with aging-in-place features—is expected to increase.

#### *85+ (Persons Over 80)*

The oldest age cohort typically requires housing that accommodates a higher level of support and accessibility. Many individuals in this group live alone or as part of single-person households, increasing the need for supportive seniors housing and in-home care services. Proximity to medical facilities, public transportation, and other essential services becomes increasingly important. As this cohort grows, so too will the need for smaller, accessible units and purpose-built seniors housing.



# Community Profile: Athabasca County

## ■ Agricultural lands and acreages define the County, where aging demographics and shrinking households shape housing demand

Athabasca County is a large rural municipality characterized by agricultural land, acreages, and a dispersed population across hamlets. While the overall population has remained relatively stable, several smaller hamlets are experiencing stagnation or slight decline. Outmigration of youth and low rates of in-migration have contributed to aging demographics, with seniors making up a growing share of the population. Household sizes are gradually shrinking as families age and younger residents move away. Many homes in the County are large single-family dwellings on rural lots, which may become less suitable as residents age.

### Population Trends for Athabasca County

	2011	2016	2021	Source
Average Age	N/A	41.6	43.9	Census
Median Age	43.2	44.5	47.6	Census
% Age Distribution				
0-19	25.4%	23.9%	22.4%	Census
20-24	4.4%	5.1%	4%	Census
25-64	55.7%	54.3%	53.2%	Census
65-84	13.5%	15.7%	18.9%	Census
85+	1.1%	1.0%	1.4%	Census
Total Population	7,662	7,869	6,959	Census

### Household Sizes

	2011	2016	2021	Source
Average household size	2.6	2.5	2.4	Census
Households by size				
	# / %	# / %	# / %	Census
1 person	610 / 20.6%	655 / 21.4%	685 / 24.2%	Census
2 persons	1,230 / 41.5%	1,350 / 44%	1,240 / 43.7%	Census
3 persons	385 / 13%	370 / 12.1%	365 / 12.9%	Census
4+ persons	735 / 24.8%	695 / 22.7%	550 / 19.4%	Census

### Ownership vs. Rentals

	2011	2016	2021	Source
Tenant households	2100	2285	2580	Census
Owner households	385	300	255	Census

### Household Income

Across the Athabasca region, household incomes vary by tenure and geography, with notable differences between renters and owners. The Area Median Household Income (AMHI) is used to classify households into income bands to assess affordability thresholds. These income categories help clarify which households face the most acute housing challenges, especially when compared to available rental and ownership housing costs.

Income Category	% of Total Households	Annual Household Income	Affordable Shelter Cost
Area Median Household Income		\$ 91,000	
Very Low Income (20% under AMHI)	2.39%	< \$18,200	<\$455
Low Income (21%-50% of AMHI)	18.66%	\$18,200 - \$45,500	\$455 - \$1,138
Moderate Income (51%-80% of AMHI)	18.66%	\$45,500 - \$72,800	\$1,138 - \$1,820
Median Income (81% - 120% of AMHI)	19.9%	\$72,800 - \$109,200	\$1,820 - \$2,730

### What This Means

The projected increase for the Athabasca Region for residents over the age of 65, and particularly the even steeper projected increase for persons over the age of 80, predict that housing options that cater to seniors will be extremely important. The implications of this may include an increased demand for:

- Seniors Housing
- Housing for 1 & 2 person households
- Multi-generational housing, or accessible small-scale units designed for older family members living in a separate unit on the same property as family (such as accessory dwelling units or secondary suites)
- Assisted living facilities

The projected decrease of residents under the age of 26 could mean a decrease in average household size, with fewer children and families living in the region. This could mean a decrease in demand for larger homes that have been traditionally used for larger families.



# Community Profile: Town of Athabasca

## ■ Stable population with smaller households and growing pressure for diverse, affordable housing

As a regional service centre, the Town has maintained a relatively stable population. However, youth outmigration and a modest aging trend are apparent in census data. Household sizes are declining, with a growing proportion of one- and two-person households. Demand for downsized units and rentals is increasing, but the existing housing stock continues to be dominated by detached single-family dwellings.

### What This Means

The Town's stable population and moderate aging trend suggest a growing need to plan for senior-friendly housing over time, though not at the same pace as the more rapidly aging areas. Demand for rental housing indicates a pressing need for more diverse and affordable rental options:

- Purpose-built rental housing
- Infill development in areas with existing infrastructure
- Seniors housing, including aging in place options
- Affordable housing models for a range of household income levels

### Population Trends for Town of Athabasca

	2011	2016	2021	Source
Average Age	-	40.8	43	Census
Median Age	38.8	40.2	42.8	Census
% Age Distribution				
0-19	26.3%	26%	24.4%	Census
19-24	5.7%	5.9%	4.5%	Census
25-64	51%	50.7%	48.8%	Census
65-84	13%	13.1%	17.2%	Census
85+	3.7%	4.7%	4.9%	Census
Total Population	2,990	2,965	2,759	Census

### Mobility & Demographics

	2011	2016	2021	Source
Non-Movers	N/A	2,060	2,105	Census
Movers	N/A	740	410	Census

### Household Sizes

	2011	2016	2021	Source
Average household size	2.4	2.4	2.3	Census
Households by size	-	# / %	# / %	Census
1 person	340 / 28.9%	390 / 32.6%	405 / 35.1%	
2 persons	410 / 34.9%	400 / 33.5%	380 / 32.9%	
3 persons	155 / 13.2%	155 / 13%	150 / 13%	
4+ persons	265 / 22.6%	245 / 20.5%	215 / 18.6%	Census

### Ownership vs. Rentals

	2011	2016	2021	Source
Tenant households	2100	2285	2580	Census
Owner households	385	300	255	Census

# Community Profile:

## Village of Boyle

### ■ Declining population and older households highlight the need for senior and rental housing

Boyle is a small community located along a major highway corridor. Population has fluctuated in recent years, with an overall trend toward decline. The Village has a notably older population, with younger families less represented than in previous decades. Many households are aging in place in older homes that may be increasingly difficult to maintain. Smaller household sizes suggest a need for alternative housing forms, such as secondary suites or smaller units.

#### Population Trends for Village of Boyle

	2011	2016	2021	Source
Average Age	-	43.4	47	Census
Median Age	41.2	46	50.4	Census
% Age Distribution				
0-19	23.5%	21.9%	16.9%	Census
20-24	6.6%	4.7%	5.5%	Census
25-64	50.8%	51.4%	54.1%	Census
65-84	15.3%	17.2%	20%	Census
85+	3.8%	3%	5.5%	Census
<b>Total Population</b>	<b>916</b>	<b>845</b>	<b>825</b>	Census

#### Mobility & Demographics

	2011	2016	2021	Source
Non-Movers	N/A	725	755	Census
Movers	N/A	80	65	Census

#### Household Sizes

	2011	2016	2021	Source
Average household size	2.2	2.4	2.1	Census
Households by size	# / %	# / %	# / %	
1 person	135 / 34.6%	130 / 36.6%	130 / 35.6%	Census
2 persons	135 / 34.6%	105 / 29.6%	140 / 38.4%	Census
3 persons	40 / 10.3%	60 / 16.9%	45 / 12.3%	Census
4+ persons	70 / 17.9%	60 / 16.9%	45 / 12.3%	Census

#### Ownership vs. Rentals

	2011	2016	2021	Source
Tenant households	-	140 / 39.4%	135 / 40.9%	Census
Owner households	-	215 / 60.6%	195 / 59.1%	Census

#### What This Means

Much like the Town of Athabasca, the Village of Boyle's stable population trend, coupled with moderate aging, underscores the importance of planning for senior-friendly housing. Similar trends have been observed in the low availability of rental housing in the village of Boyle

- Purpose-built rental housing
- Infill development in areas with existing infrastructure
- Seniors housing, including aging in place options
- Assisted living facilities
- Affordable housing models for a range of household income levels



# Housing Market Impacts

- **The demographic and economic shifts in the Athabasca region are directly shaping housing demand, influencing affordability, suitability, and the types of homes most needed in each community.**

Across all three municipalities, population aging, shrinking household sizes, and youth outmigration are reshaping housing demand. Seniors represent a growing demographic in every community, increasing the need for accessible and smaller



homes, particularly within walking distance of services. However, the housing stock remains heavily skewed toward detached single-family homes—many of which are older and may require upgrades to remain safe and suitable.

Rental housing is limited throughout the region, especially in Boyle and rural areas of Athabasca County. With minimal new multifamily development, this creates pressure on the limited existing stock. The majority of households are owner-occupied, but renters still make up a substantial minority, particularly in the Town of Athabasca and the Village of Boyle. Rental housing options, however, remain limited in both supply and diversity

All three communities are also experiencing “right-sizing” gaps—where residents wish to downsize but cannot find appropriate housing in their current community. The high proportion of one- and two-person households suggests the current

housing stock which is dominated by single detached home may no longer match the needs of the population. This disconnect contributes to under-occupation of homes and limits housing options for individuals or couples seeking smaller, more affordable housing types. This mismatch may contribute to underused homes and prevent larger units from becoming available for families. At the same time, the departure of young adults and low levels of in-migration limit household growth.

Overall, there is a need to shift toward a more diverse and adaptable housing stock—one that includes smaller units, rental options, accessible housing, and supportive living where needed.

## Housing Typology & Condition Evaluation

	Athabasca County	Town of Athabasca	Village of Boyle
Total Private Dwellings	2830	1155	370
By Structural Type			
Single Detached	2465	785	235
Semi-Detached	5	100	5
Row House	-	60	20
Apartment < 5 stories	10	180	15
Apartment > 5 stories	-	-	-
Movable dwelling	355	15	80
By unit size			
1 bedroom	105	125	30
2 bedroom	560	325	75
3 bedroom	1130	380	145
4+ bedroom	1040	325	120
By year built			
1960 or before	290	185	60
1961-1980	650	270	140
1981-1990	455	130	55
1991-200	505	240	45
2001-2005	230	95	15
2006-2010	320	145	45
2011-2015	230	75	15
2016-2021	150	20	-

Table 1 - Housing Typology by Type, Size and Year Built

**Table 1** shows reveals a clear predominance of single-detached dwellings as the primary

### Barriers to stable and sustainable housing

The region's housing is dominated by older single-detached homes, creating affordability pressures, a mismatch with smaller households, and rising costs from aging, inefficient stock.



Figure 1 - Housing Challenges in the Region

structural type across the three municipalities. This reflects the rural and small-town character of the region, where lower-density housing has historically been the norm. For lower-income households, seniors, and first-time buyers, these costs can represent a significant barrier to stable housing. The dominance of detached homes may not align with current demographic trends toward smaller household sizes, particularly in the Town of Athabasca and the Village of Boyle, where a growing share of households are comprised of one or two people. This mismatch between housing form and household composition may signal a need for more diverse housing types, including accessible apartments, row houses, and smaller-scale infill development, to better support evolving community needs and promote long-term housing sustainability.

Additionally, a significant portion of the housing stock in each municipality was built prior to 2001,

with relatively limited newer construction in the past two decades. This aging housing stock may present challenges for residents, including increased costs related to energy efficiency, ongoing repairs, and general maintenance. In some cases, homes date back to the 1960s or earlier. While older homes can add character to a community, they also come with increased maintenance costs, potential energy inefficiencies, and accessibility issues. For homeowners, that can mean higher monthly bills or costly repairs. For renters, it might show up as a lack of modern amenities or limited housing choices. This aging housing stock also highlights the need for more investment in new builds or renovations, especially if we want to support aging in place, improve energy performance, and meet the needs of a changing population. **Figure 1** above summarizes the main housing challenges facing the Athabasca Region.

## Lands Zoned for Residential Uses

**Appendix A** provides a set of maps that illustrate all lands zoned for residential uses across the three municipalities. These maps are intended to give readers a visual sense of the overall land base dedicated to housing within each community and to provide useful context for understanding how residential development opportunities are distributed. Each map includes a legend that distinguishes between several different types of residential zoning. Areas identified as low-density residential are limited to detached, single-family homes, reflecting a more traditional housing form that is characteristic of many established neighbourhoods. General residential zoning is broader and allows for a wider mix of housing forms, including duplexes, which provide slightly higher density while still maintaining a smaller-scale residential character. Medium-density residential zones support multi-unit housing such as townhouses, apartments, and other forms of multi-family development, which are important in diversifying housing options and accommodating a greater number of households within a smaller

land area. The maps also highlight Direct Control (DC) districts, which recognize sites where development is guided by specific, case-by-case regulations that may differ from standard zoning categories—these districts often allow for unique housing forms or mixed-use arrangements tailored to particular locations. In addition, areas designated for manufactured dwellings are identified, capturing sites where modular or mobile housing is permitted and contributing to housing choice at different price points. The maps also include country residential and estate residential areas, which are characterized by larger parcel sizes and lower densities. These zones represent different opportunities for unique living arrangements compared to smaller residential lots, offering options for residents seeking more space, privacy, or lifestyle-oriented housing. Taken together, the zoning distinctions presented in the maps provide a helpful overview not only of the quantity of residential land, but also of the diversity of housing opportunities that current zoning frameworks make available across the three municipalities.





# Quantifying Housing Need

- **Using data from Statistics Canada, CMHC, HART, and local sources, this assessment measures the scale of housing need across the region, identifying where gaps exist and which households face the greatest challenges.**

This section presents housing unit estimates based on the standardized Housing Needs Report (HNR) methodology. The methodology is designed to quantify both existing and future housing needs by examining six core components of demand. These components have been calculated using the Housing Assessment Resource Tool (HART), adapted to the Athabasca region using a combination of regional Census data, HART inputs, and municipal-level adjustments. This section is intended to complement the housing profile and demographic context outlined earlier in the report and to inform the development of actionable strategies in the following sections. A variety of metrics have been evaluated based on the calculations from the HART Tool. They include:

1. Evaluation of Core Housing Need
2. Household Projections
3. Indigenous Core Housing Need
4. Owners vs. Renters

## Core Housing Need

Core housing need is a standard measure used across Canada to identify households whose housing falls below one or more of the adequacy, suitability, or affordability standards and who cannot afford alternative housing in their community. Core Housing Need is defined as households where the unit is not adequate (requires major repairs), or not affordable to an extreme degree (has shelter costs of more than 50% of before-tax household income), or not suitable (does not have enough bedrooms as per National Occupancy Standards) and the

household would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that meets all of the above housing indicator thresholds. For this number, the extreme core housing needs rates for both homeowners and renters are considered separately, with the final number of units required being a sum of the two groups.

A household is considered in core housing need if:

- **Adequacy:** the home requires major repairs;
- **Suitability:** the home does not have enough bedrooms for the size and composition of the household;
- **Affordability:** the household spends 30% or more of its before-tax income on housing costs.

Only private, non-farm, non-reserve households are included in this measure. The following chart shows the proportion of households in core housing need across each municipality, highlighting the severity of housing challenges within the region.

Across the Athabasca region, household incomes vary by tenure and geography, with notable differences between renters and owners. The area median household income (AMHI) is used to classify households into income bands to assess affordability thresholds. These income categories help clarify which households face the most acute housing challenges, especially when compared to available rental and ownership housing costs (see [Table 2](#)).

Income Category	% of Total Households	Annual Household Income	Affordable Shelter Cost
<b>Area Median Household Income</b>		<b>\$ 91,000</b>	
Very Low Income (20% under AMHI)	2.39%	< \$18,200	<\$455
Low Income (21%-50% of AMHI)	18.66%	\$18,200 - \$45,500	\$455 - \$1,138
Moderate Income (51%-80% of AMHI)	18.66%	\$45,500 - \$72,800	\$1,138 - \$1,820
Median Income (81% - 120% of AMHI)	19.9%	\$72,800 - \$109,200	\$1,820 - \$2,730
High Income (121% of AMHI)	41.21%	> \$109,201	> \$2,731

Table 2 - Affordable Shelter Cost by Income Category

A comparison between the Area Median Household Income (AMHI) and the percentage of households in Core Housing Need reveals important insights into housing affordability in the region. Core Housing Need is typically more prevalent among households with incomes significantly below the median, as these households are more likely to struggle with housing costs, live in inadequate conditions, or reside in dwellings that do not suit their size needs (see [Figure 2](#)).

As expected, based on the current housing stock, the percentage of households in Core Housing Need as compared to income category is vastly weight towards low to very low income individuals, with 100% very low income households in Core Housing Need. [Table 3](#) and [Figure 3](#) show the total number of households in Core Housing Need by household size and income category, which may be considered as the existing deficit of housing options in the community. As household size shows a shift toward smaller households, especially one- and two-person households, aligning with regional aging trends and outmigration of younger families.



### Percentage of Households in Core Housing Need, by Income Category, 2021 Athabasca County MD (CSD, AL)

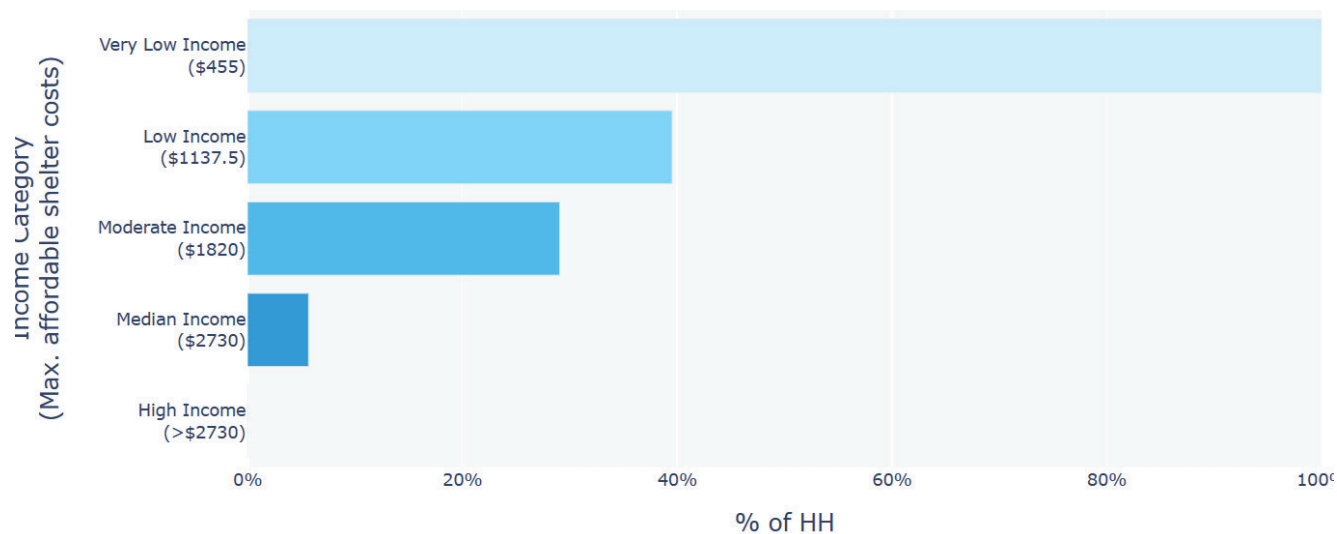


Figure 2 - Households in Core Housing Need by Income Category (%)

Athabasca County MD (CSD, AL)						
Income Category (Max. affordable shelter cost)	1 Person HH	2 Person HH	3 Person HH	4 Person HH	5+ Person HH	Total
Very Low Income (\$455)	35	0	0	0	0	35
Low Income (\$1137)	110	35	0	0	0	145
Moderate Income (\$1820)	45	55	15	0	0	115
Median Income (\$2730)	0	0	0	0	0	0
High Income (>\$2730)	0	0	0	0	0	0
Total	190	90	15	0	0	295

Table 3 - Income Category by Household Size (#)

### Percentage of Households in Core Housing Need, by Income Category and HH Size, 2021 Athabasca County MD (CSD, AL)

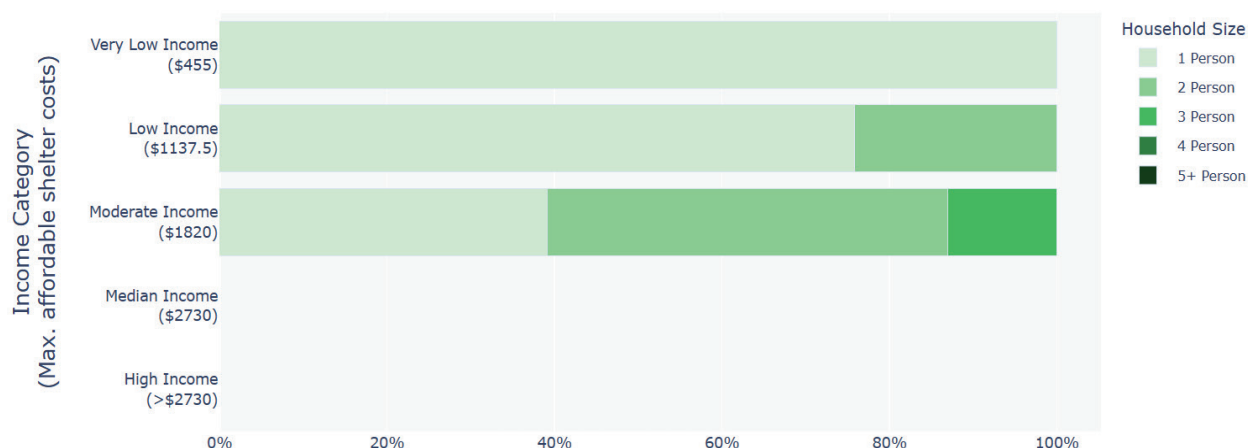


Figure 3 - Households in Core Housing Need by Income Category and Household Size (%)



## Indigenous Core Housing Needs

Indigenous communities face systemic barriers that often put their members at greater risk of being in Core Housing need. The income distribution of Indigenous households in Athabasca County shows that over one-third (34.12%) fall below the moderate-income threshold (less than 80% of the Area Median Household Income of \$91,000). These households are most vulnerable to Core Housing Need, as their affordable shelter cost is significantly below market rate. With nearly half (49.41%) of households classified as high-income, there is a clear income disparity within the Indigenous population. This split highlights the importance of targeted housing policies that address the needs of lower-income households, particularly those earning under \$72,800 annually, who are more likely to struggle with affordability and may require access to subsidized or non-market housing options (see [Table 4](#)).

## Priority Populations

Priority populations for Core Housing Need often include seniors, single-parent families, Indigenous households, recent immigrants, and persons with disabilities. These groups are more likely to face challenges related to affordability, suitability, or adequacy of housing due to systemic barriers, lower average incomes, and limited housing options that meet their specific needs. Addressing Core Housing Need among these populations requires targeted, inclusive strategies that prioritize accessibility, cultural relevance, and long-term affordability (see [Figure 4](#)).

Athabasca County MD (CSD, AL)			
Income Category	% of Total HHs	Annual HH Income	Affordable Shelter Cost (2020 CAD\$)
<b>Area Median Household Income</b>		<b>\$91,000</b>	<b>\$2,275</b>
Very Low Income (20% or under of AMHI)	2.39%	<= \$18,200	<= \$455
Low Income (21% to 50% of AMHI)	18.66%	\$18,200 - \$45,500	\$455 - \$1,138
Moderate Income (51% to 80% of AMHI)	18.66%	\$45,500 - \$72,800	\$1,138 - \$1,820
Median Income (81% to 120% of AMHI)	19.09%	\$72,800 - \$109,200	\$1,820 - \$2,730
High Income (121% and more of AMHI)	41.21%	>= \$109,201	>= \$2,731

Table 4 - Income Category of Indigenous Households

## Percentage of Households in Core Housing Need by Priority Population, 2021 Athabasca County MD (CSD, AL)

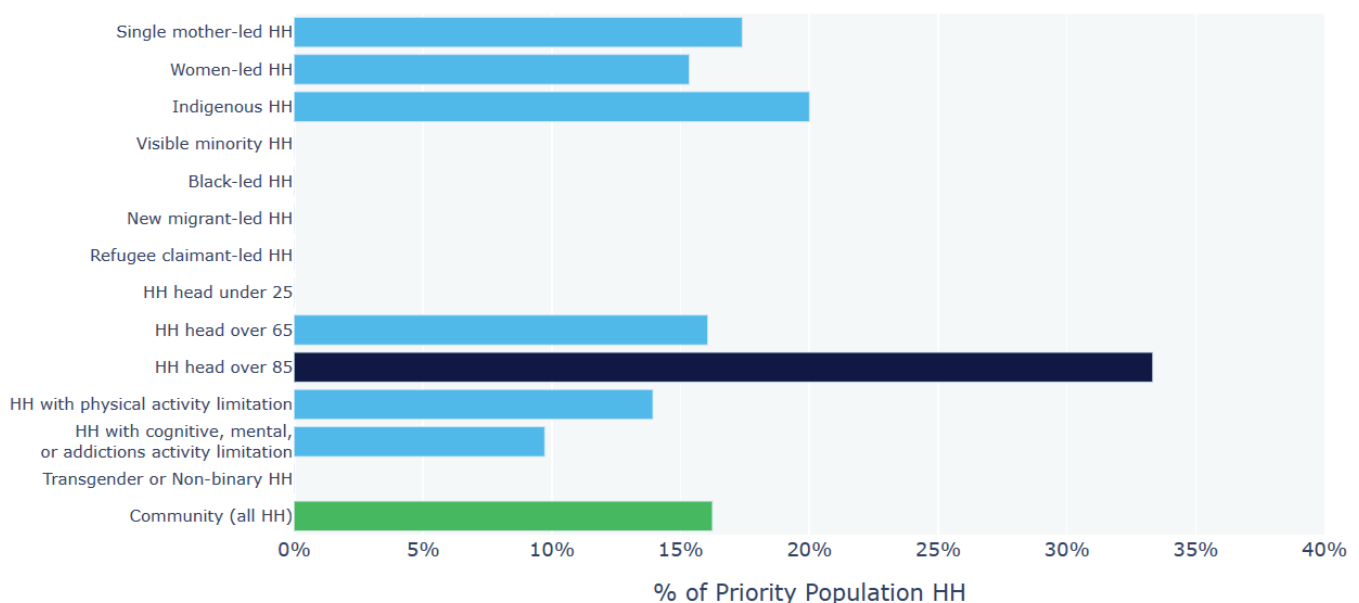


Figure 4 - Households in Core Housing Need by Priority Population (%)

# Engagement

- **An important component of the Housing Needs Assessment is validating the results of the background review and census data, with the lived experience of individuals in the region. The following outlines the process and results of the community engagement conducted as part of this Housing Needs Report.**

## Process

The engagement process for the HNA involved a blend of methods and activities, both digital and in-person. An online survey was launched on June 4th using the platform SurveyMonkey and open for digital submissions until July 31, 2025. Hardcopy surveys were also available to be completed which were provided at municipal offices and handing out at the in-person engagement events. Altogether, **115 survey responses** were received and reviewed by the project team. Feedback gathered from the survey is attached to the HNA as **Appendix B**.

Four interviews were held with identified key stakeholders. The project team met and consulted with representatives from Greater North Foundation, FCSS, Athabasca Cares, Athabasca University, and AI-Pac.

A news release was advertised in the Athabasca Advocate in the June 10th and June 17th publications, providing exposure for two consecutive weeks. It introduced the project to the community and advertised the engagement events occurring on **June 25th and June 26th, 2025**.

These in-person events included the following:

- A public open house occurring at the Athabasca Multiplex on June 25th from 4:00 – 7:00pm with **15 attendees**
- A “pop-up” style event occurring at the Alice B. Donahue Library on June 26th from 12:00 – 1:00pm with **10 attendees**
- A “pop-up” style event occurring at the Boyle Farmer’s Market on June 26th from 3:00 - 6:00pm with **15 attendees**
- A “pop-up” event occurring at the Fly-In BBQ on July 19th from 11:00am - 2:00pm with **20 attendees**

## Participants

A total of **200 interactions** (survey responses, conversations with community members, likes on social media, interviews with key stakeholders, etc.) were had through the engagement activities.

The engagement attracted a diverse mix of residents, community leaders, and service providers. Participants included:

- Seniors seeking downsizing or assisted living options.
- Young families struggling with affordability and limited rental supply.
- Local employers concerned about staff recruitment and retention.
- Service agencies and non-profits highlighting gaps in supportive housing.
- Municipal representatives reflecting on policy, land use, and infrastructure.
- Students and professionals connected to Athabasca University

This broad base of input ensured that the findings reflect lived realities across income levels, life stages, and housing needs.

## Key Themes from Engagement

### 1. Affordability and Availability of Rentals

- Residents consistently identified a shortage of affordable rental housing.
- Existing rentals are often priced beyond the reach of low-income households.
- Employers reported difficulty attracting workers due to lack of rental options.

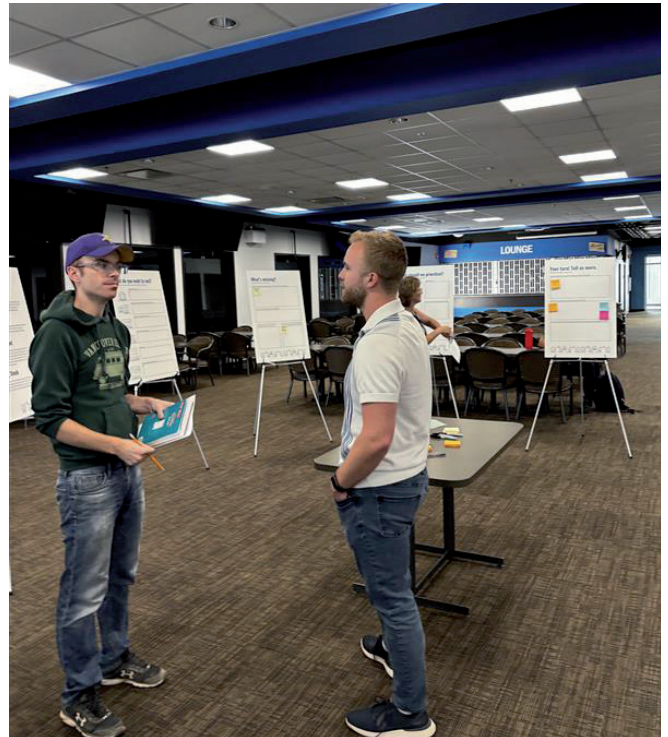
- Stakeholders emphasized the need for purpose-built rental housing, particularly in the Town of Athabasca and Boyle.

## 2. Seniors Housing and Aging in Place

- Seniors and service providers highlighted the lack of accessible, downsizing options.
- Assisted living, dementia care, and transitional housing are limited, forcing relocation out of the region.
- Stakeholders noted that aging in place is often hindered by large, maintenance-heavy homes.
- Calls for secondary suites, accessible apartments, and small-scale infill housing were common.

## 3. Housing Diversity and Choice

- Engagement boards showed strong support for diversifying housing types — row housing, duplexes, townhomes, and secondary suites.
- The current dominance of detached homes creates barriers for one- and two-



McElhanney Public Engagement staff speaking with community members at the Athabasca Multiplex. June 2025.

- Concerns about rising repair costs, accessibility retrofits, and heating bills were prevalent.
- Stakeholders emphasized funding and incentives for renovations, retrofits, and home repairs as essential supports.

## 5. Broader Supports and Partnerships

- Feedback stressed that housing challenges intersect with transportation, healthcare, and social services.
- Seniors, low-income households, and students often face compounding challenges that housing alone cannot solve.
- Stakeholders highlighted the importance of regional collaboration, partnerships with non-profits, and coordinated policy approaches across the three municipalities.

## Stakeholder Perspectives

Conversations with health and seniors care providers emphasized the urgent need for more accessible housing options across the region. Providers noted that many older adults are unable to remain in their homes because of mobility



Pop-Up Open House Engagement Session held at the Public Library. June 2025

person households.

- Participants linked housing diversity to broader goals like sustainability, walkability, and community vitality.

## 4. Aging Housing Stock

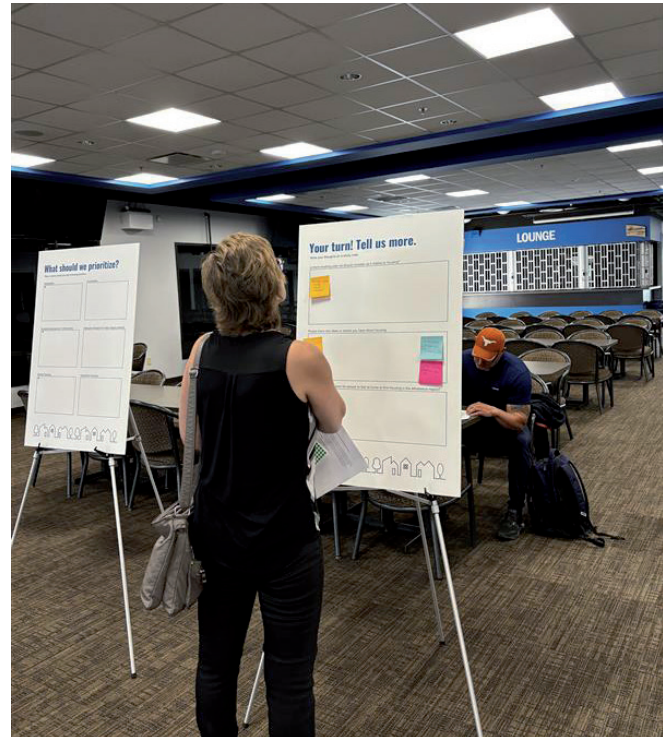
- Many homes were described as older, energy-inefficient, and difficult to maintain.



barriers, high maintenance requirements, or a lack of appropriate supports. In some cases, seniors are forced to relocate outside the region altogether, while others enter long-term care prematurely due to the absence of transitional or assisted living options. This not only disrupts community ties but also places additional strain on families and the health system. The following paragraphs summarize the facilitated interviews with key stakeholders:

### **Alberta Pacific Forest Industries**

Local employer Alberta Pacific Forest Industries (Al-Pac) linked housing shortages directly to challenges attracting and retaining skilled workers. As of June 2025, the company owns a 6-unit apartment complex as well as a house in the Town that are both fully occupied by current employees. In certain cases, 30 days of free rent are offered for the apartment complex that are meant to assist employees if transitional housing is needed. In addition, Al-Pac rents two apartments in the Boyle and three apartment in Athabasca that are fully occupied. Representatives reported that the limited availability of rental housing in particular has made it difficult to recruit and retain staff, with some employees commuting from significant



*Community members leaving feedback during the open house at the Athabasca Multiplex. June 2025.*

learning, those who live in the community or attend in-person sessions often struggle to find affordable rental options. This lack of suitable housing not only affects student life but also limits the university's ability to draw talent and investment into the region.



*Engagement at the Boyle Farmers Market. June 2025.*

distances rather than settling locally. Seasonal and contract workers face additional barriers, as few options exist for short-term or flexible housing.

### **Athabasca University**

Athabasca University highlighted housing as a barrier to attracting students, visiting faculty, and staff. While many students are enrolled in distance

### **Greater North Foundation**

The Greater North Foundation (GNF), which has been serving affordable housing needs of the municipalities since 1960, offers various types of housing that include supportive living seniors' housing, a temporary rental supplement program, as well as self-contained units to low and moderate-income seniors who are functionally independent.

#### **Supportive Living Seniors' Housing**

As of June 2025, GNF operates 56 lodge units within Pleasant Valley Lodge in the Town that are fully occupied with 7 individuals and 2 couples on a waitlist. In Boyle, 42 units are operated through Wildrose Villa, with 22 designated supportive living offering a higher standard of care for those in need.

#### **Rent Supplement Program**

GNF's rent supplement program offers a maximum

of \$475 per month for eligible households. As of June 2025, the program covers 35 households in the Town, 8 households in the Village, and 2 in hamlets throughout the County.

#### *Self-Contained Apartment Units*

GNF operates a program that provides apartment-type accommodations to seniors who are capable of maintaining their own home. 44 units are offered in the Town at Lions Heritage Place, Lions Pioneer Place and Little Manor while 20 are offered in Boyle through Lions Aspen Manor, Lions Birch Manor and Evergreen Manor.

#### **Family & Community Support Services**

A representative from Family & Community Support Services (FCSS) reinforced concerns with funding and need, pointing to growing waitlists and unmet demand for subsidized housing, particularly among seniors, Indigenous households, and low-income families. They identified gaps in service delivery, especially in rural hamlets, where residents may struggle to access both housing supports and broader community services. It was also noted that many of their existing units require investment in repairs, retrofits, or expansions to meet current standards of safety, energy efficiency, and accessibility.

#### **Athabasca Cares Community Housing Society**

Athabasca Cares operates in the community with the mission of providing emergency shelter, connection to services, and advocating for the unhoused in the Town of Athabasca and surrounding areas. An emergency overnight shelter operates in the Town from November to April, containing 12 beds. While a representative for Athabasca Cares noted that they have never had to turn anyone away from the shelter, the closest alternatives are found in Lac La Biche, approximately 100 kilometres by driving distance to the east.

Taken together, these perspectives underscore the interconnected nature of housing in the Athabasca region. Challenges extend beyond affordability and availability, influencing health outcomes, workforce stability, educational opportunities,

and the sustainability of local communities. Stakeholders consistently stressed the need for a coordinated regional approach, with stronger partnerships among municipalities, non-profits, employers, and provincial agencies to address these issues in a comprehensive way

#### **What We Heard from Open Houses**

Feedback gathered from the interactive boards at the open house and pop-up events reflected a strong desire for greater diversity in local housing. Many participants commented on the lack of smaller units or modest downsizing options for seniors. Residents pointed out that the dominance of single-detached homes does not reflect current household needs, particularly for individuals living alone, couples without children, or older adults seeking more manageable housing forms.

Affordability was another recurring concern. Even when housing was available, participants expressed frustration that prices were often beyond reach for lower-income households or young people starting out. Several residents suggested that without more affordable rentals and entry-level ownership options, it will remain difficult for younger families and newcomers to settle in the region.

Location and land use also featured in the discussions. Residents expressed a preference for new housing to be located within existing serviced areas — particularly in central parts of the Town and hamlets — where infrastructure, amenities, and services are already in place. Some participants were supportive of infill development and mixed-use projects as ways to revitalize established neighbourhoods and make efficient use of municipal resources.

Beyond housing itself, participants identified the importance of broader supports that intersect with where and how people live. Access to transportation, healthcare, continuing care facilities, and skilled trades for home repair were all raised as essential to ensuring that housing is truly livable and sustainable. Several residents also connected housing needs with community aspirations, noting that more walkable neighbourhoods, and sustainable housing choices.



The Open House conversations highlighted the community's appetite for change. People recognized that the region's housing supply is not keeping pace with evolving needs, and they were eager to see more creative, accessible, and inclusive options become part of the local housing landscape.

## Engagement Summary

The engagement process confirmed that housing challenges in the Athabasca region extend far beyond statistical data, but rather lived realities. Throughout surveys, open house boards, and conversations, people spoke candidly about the difficulties of finding suitable, affordable places to live. For some, the issue was the lack of rental housing altogether, while for others it was the reality that existing options were priced far out of reach. These concerns were especially pronounced among seniors, young families, and lower-income households, who often feel they have few viable choices within their communities.

Another consistent theme was the struggle seniors face in trying to age in place. Many described the challenges of maintaining older, larger homes that no longer match their mobility or lifestyle needs. Stakeholders and residents alike pointed out the absence of downsizing options, accessible apartments, or assisted living facilities that would allow older adults to remain close to their families and support networks.

The engagement also revealed frustrations with the lack of diversity in housing stock. Residents noted that the overwhelming dominance of single-detached dwellings does not align with current household patterns, where one- and two-person households are becoming the norm. The absence of smaller, more affordable units such as duplexes, row housing, or secondary suites was identified as a significant barrier to meeting changing needs.

Compounding these challenges is the condition of the existing housing supply. Many homes in the region were built decades ago and require significant maintenance or upgrades to meet modern standards. Participants linked this to rising energy costs, accessibility barriers, and general affordability pressures, all of which make it harder for people to find and maintain suitable housing.

Across all forms of engagement, residents and stakeholders stressed the importance of coordinated action across the Town, County, and Village, with stronger partnerships among municipalities, non-profits, employers, and provincial agencies. The region must work collaboratively to expand affordable rentals, invest in seniors' housing, diversify available options, and support the renewal of aging homes. By doing so, communities can not only address immediate housing pressures but also build a foundation for long-term resilience and sustainability.



Engagement at the Boyle Farmers Market. June 2025.



# Projected Housing Needs

- **An important component of the Housing Needs Assessment is validating the results of the background review and census data, with the lived experience of individuals in the region. The following outlines the process and results of the community engagement conducted as part of this Housing Needs Assessment.**

The purpose of this section is to identify how much and what type of housing will be needed over the next 10 years to meet the needs of current and future residents in Athabasca County, the Town of Athabasca, and the Village of Boyle. These projections take into account population growth, household formation, income distribution, and housing affordability, as well as existing shortages and conditions like low vacancy rates, aging housing stock, and suppressed household formation.

This section uses a methodology aligned with CMHC's Housing Assessment Resource Tools (HART) to estimate housing needs by income category and household size. The methodology considers both historical and projected headship rates, household composition, ownership trends, and local housing market dynamics. Projections are expressed in terms of the number of units needed over a 10-year period, across all income categories and household sizes.

## Household Projections

Population estimates were considered for the Athabasca Region as a whole using the Housing Assessment Resource Tool (HART). The HART tool uses census data and historical trends to estimate future household growth. It calculates household projections by analyzing growth rates at both the municipal and regional levels, considering factors like income and household size. The tool also uses a matrix of family type ratios to project bedroom needs for different household sizes.

## By Income Category

Income projections indicate a continued dominance of high-income households, which are expected to remain the largest group through 2031. However, there is also noticeable growth projected in the low-income and moderate-income categories. This shift suggests that while wealthier households will continue to shape much of the housing market, demand for affordable housing will grow. The increase in low-income households, in particular, reinforces the importance of prioritizing non-market and below-market housing options to meet the needs of vulnerable residents (see [Figure 5](#)).

## By Household Size

The most significant growth is projected among 2-person households, which will continue to represent the largest share of all household types. This growth may reflect an aging population with empty nesters or couples without children. One-person households also make up a large and growing share, suggesting increasing demand for smaller, more accessible housing options, particularly among seniors. In contrast, households with 4 or more people are projected to remain relatively stable, indicating limited new demand for large family homes.

Together, these projections suggest a need for a housing strategy that supports smaller household sizes and lower-income groups, ensuring the future housing supply reflects demographic and economic changes (see [Figure 6](#)).

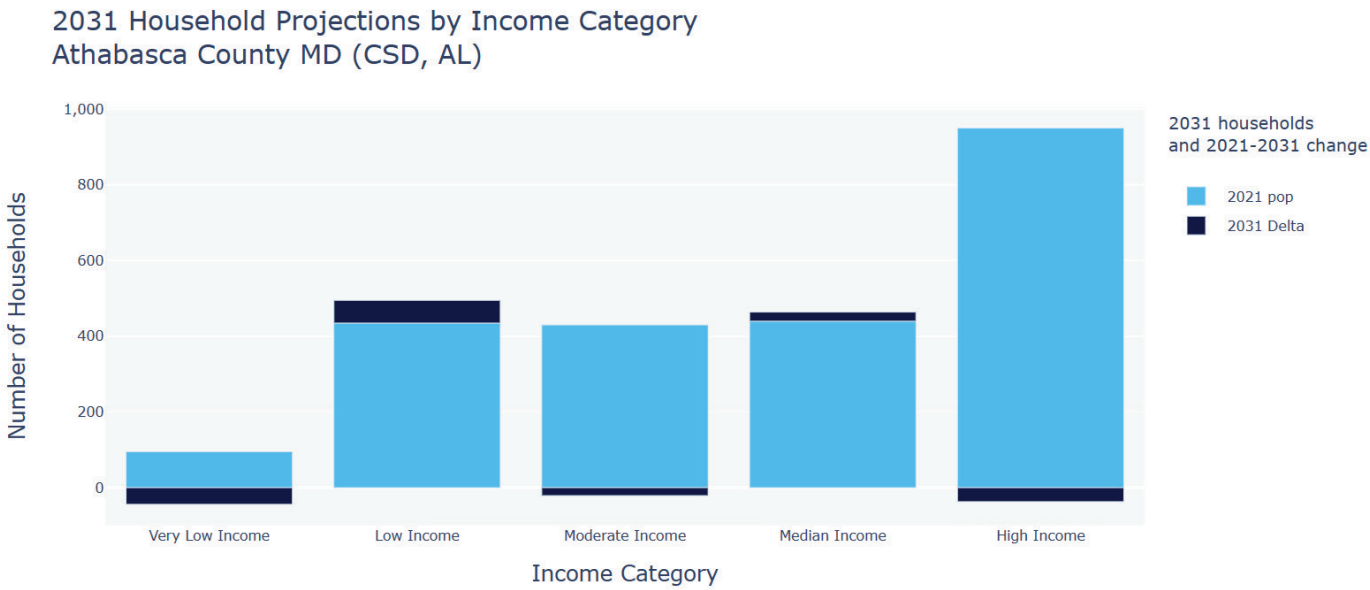


Figure 5- Household Projections by Income Category

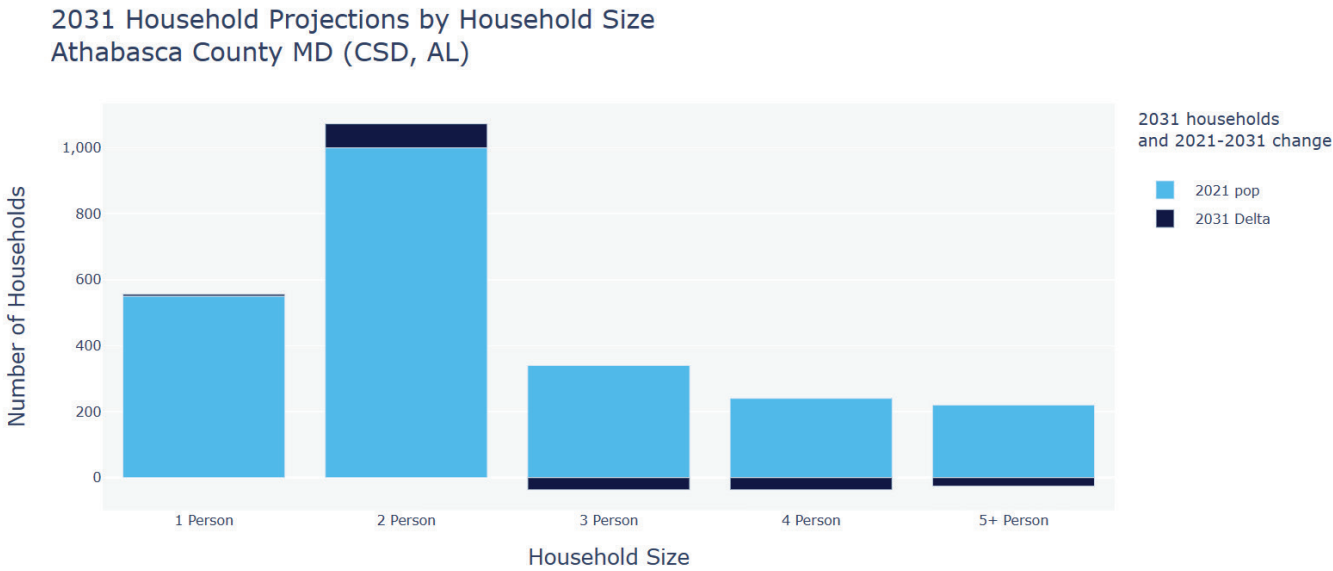


Figure 6 - Household Projections by Household Size

# Summary

**The Athabasca region is experiencing rising housing pressures, with limited affordable rentals, aging residents, and shrinking household sizes driving demand for more diverse and accessible options. Older housing stock and a reliance on single-detached homes compound these challenges, underscoring the need for solutions that support affordability, sustainability, and housing choice.**

The Region is facing several housing challenges that reflect both demographic trends and gaps in the existing housing supply. A shortage of affordable rental housing is a significant concern, particularly in the Town of Athabasca where rental demand is high but availability is limited. Many existing rental units are not affordable for low-income individuals and families, contributing to housing instability. At the same time, the limited housing options for seniors is becoming more pressing as the population ages. There is a growing need for accessible and age-friendly homes, with few opportunities to downsize or access assisted living, especially in Boyle and Athabasca County.

Another key issue is the lack of housing diversity. The housing market is dominated by single-detached homes, with very few alternatives such as row housing, duplexes, townhomes, or multi-unit buildings. Secondary suites and accessory dwellings are also limited, further restricting options for a range of household types. Compounding this is the aging housing stock, with a significant number of homes built before 1980. These older homes often require expensive maintenance and upgrades to improve energy efficiency and ensure they meet modern safety and accessibility standards.

Finally, there is a mismatch between household types and available housing. Many households in the region are 1 or 2-person households, and there is a lack of smaller, affordable units to meet their needs. Meanwhile, larger homes may be underutilized or simply unaffordable for many residents. Together, these factors highlight the need for more diverse, affordable, and accessible housing options throughout the region.

Future supports for housing in the Region could focus on several key areas. Increasing the supply of affordable rental housing is essential to meet the current demand, particularly for individuals and families with low or moderate incomes. Expanding housing options for seniors will also be increasingly important as the population continues to age. Encouraging a broader mix of housing types, including duplexes, row housing, and secondary suites, would help meet the needs of smaller households and offer more affordable choices. Addressing the condition and energy efficiency of older homes is another priority, as many units in the region were built before 1980 and may no longer meet current standards. Partnerships with non-profit and private organizations could also support the development of supportive and transitional housing. Finally, improving access to funding and incentives for home repairs and retrofits, for low and moderate income households, would help residents maintain safe, comfortable, and sustainable housing.



# Key Recommendations

## Town of Athabasca

- Expand affordable rental supply with purpose-built projects and infill in serviced areas.
- Encourage diverse housing forms like duplexes, row housing, and small-scale apartments.
- Support seniors housing through aging-in-place units and dedicated facilities.
- Promote housing renewal by targeting upgrades in older single-detached stock.

## Athabasca County

- Increase rural housing choice with secondary suites, accessory dwellings, and small hamlet infill.
- Diversify options beyond acreages by supporting smaller homes and rural seniors housing.
- Plan for aging residents by exploring clustered seniors units in hamlets.
- Encourage home upgrades to improve energy efficiency in older rural dwelling

## Village of Boyle

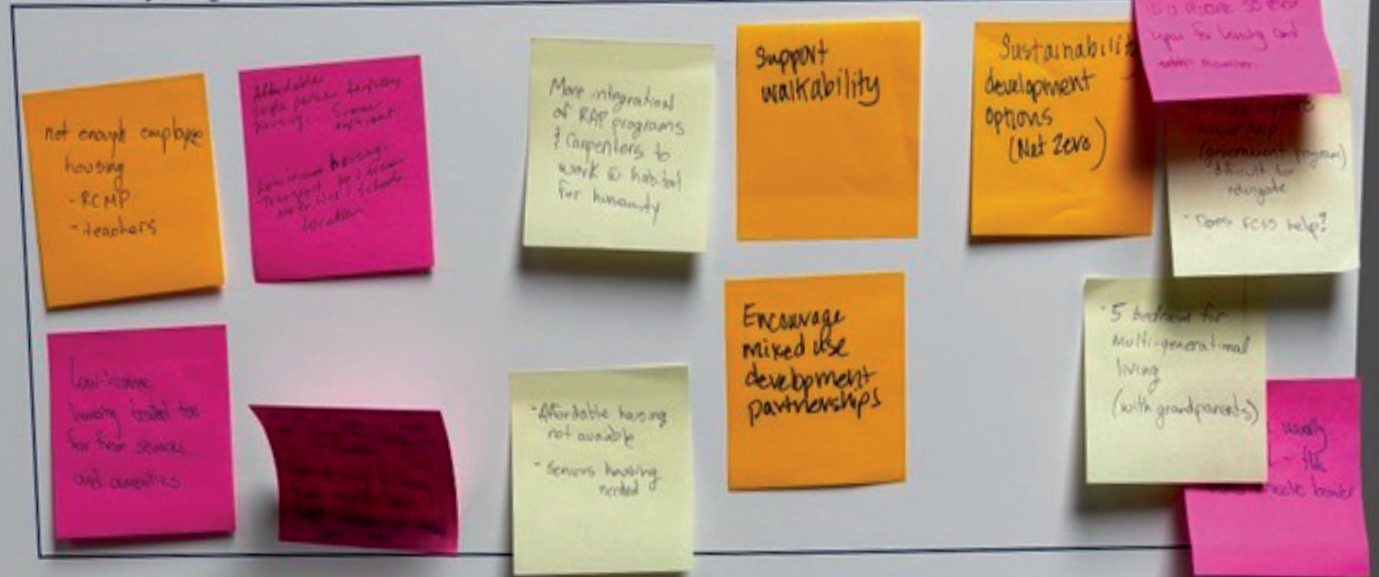
- Address rental shortages with affordable, small-scale multi-unit or secondary suite options.
- Encourage infill development to make use of existing infrastructure and vacant lots.
- Expand seniors housing with accessible homes and assisted living options.
- Support reinvestment in aging homes to improve safety, efficiency, and accessibility



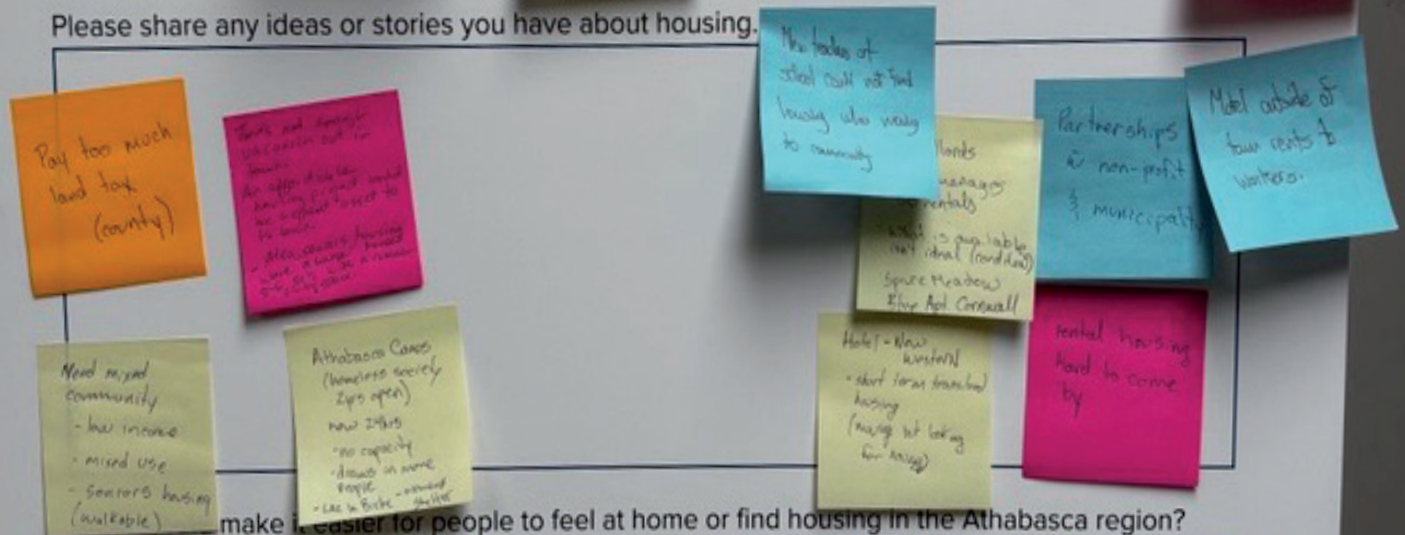
## Your turn! Tell us more.

Write your thoughts on a sticky note.

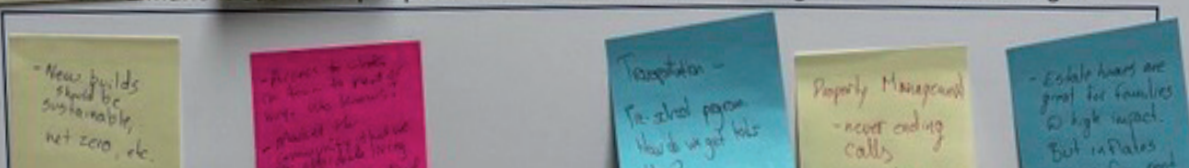
Is there anything else we should consider as it relates to housing?



Please share any ideas or stories you have about housing.



make it easier for people to feel at home or find housing in the Athabasca region?



**Housing is the foundation of healthy, resilient communities.**

While each municipality faces unique challenges, the Town, County, and Village share a common goal: creating more affordable, diverse, and accessible housing choices. Addressing affordability, supporting seniors, diversifying housing types, and renewing aging homes will be key to meeting the needs of residents across all stages of life. A coordinated approach will ensure every community not only responds to today's pressures but also builds a sustainable, thriving housing future for the entire region.





# Athabasca Regional Housing Needs Report

## ■ Appendix A - Land Use Maps



# ATHABASCA COUNTY

-  Low-Density Residential:  
Detached Dwellings, Manufactured Dwellings
-  General Residential:  
Detached Dwellings, Duplexes, Manufactured Dwellings
-  Medium-Density Residential:  
Rowhouses, Apartments, Multi-plexes
-  Country Residential
-  Crown Land:  
Seasonal Dwellings
-  County Boundary

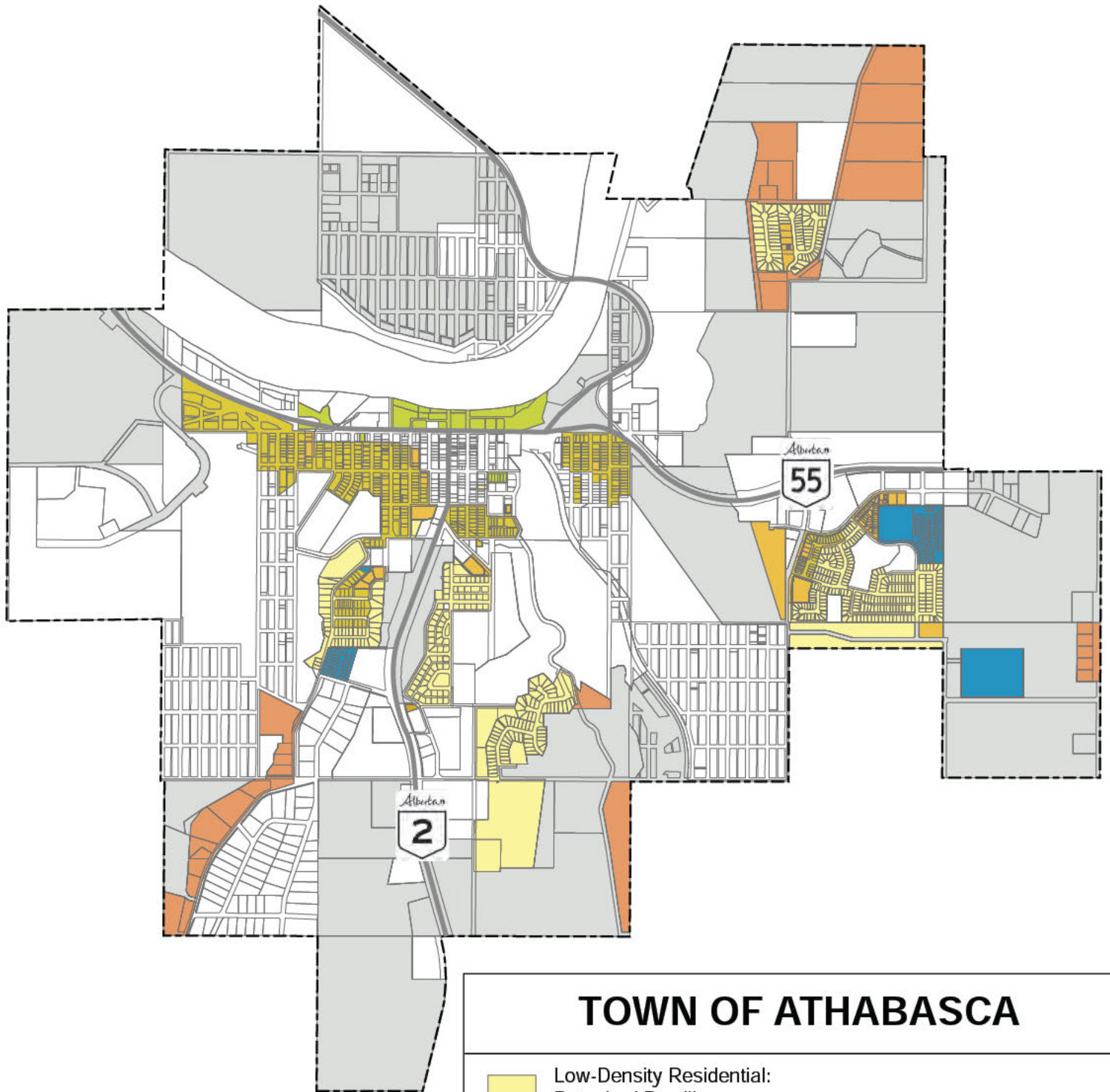
**TOWN OF  
ATHABASCA**

**VILLAGE OF  
BOYLE**

0 5 10 20km

Scale: 1:470,000





## TOWN OF ATHABASCA

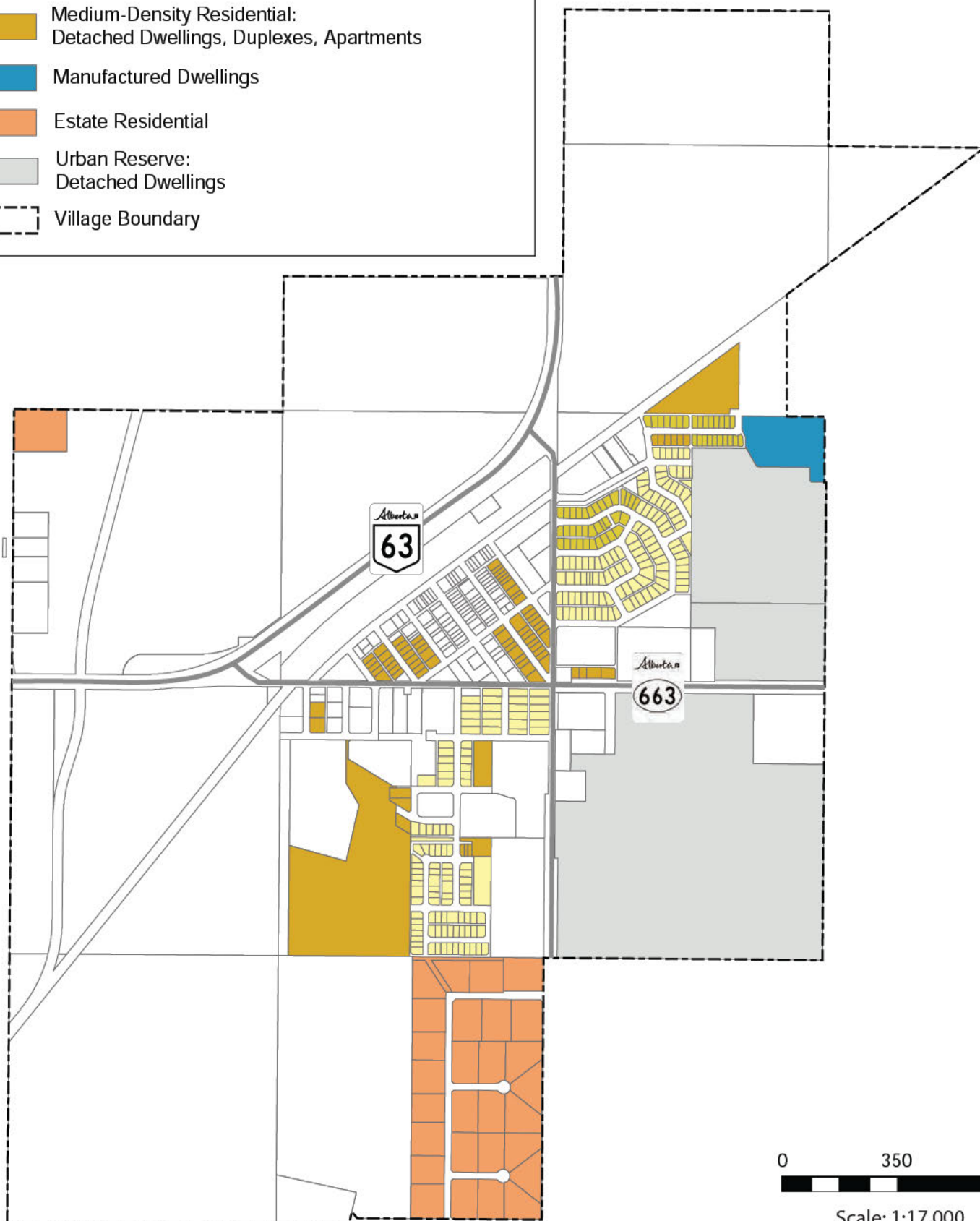
- Low-Density Residential:  
Detached Dwellings
- General Residential:  
Detached Dwellings, Duplexes
- Medium-Density Residential:  
Detached Dwellings, Duplexes, Apartments
- Direct Control
- Manufactured Dwellings
- Country/Estate Residential
- Urban Reserve:  
Detached Dwellings





# VILLAGE OF BOYLE

-  General Residential:  
Detached Dwellings, Duplexes
-  General Residential (Modified):  
Detached Dwellings, Duplexes, Manufactured Dwellings
-  Medium-Density Residential:  
Detached Dwellings, Duplexes, Apartments
-  Manufactured Dwellings
-  Estate Residential
-  Urban Reserve:  
Detached Dwellings
-  Village Boundary



0 350 700m

Scale: 1:17,000





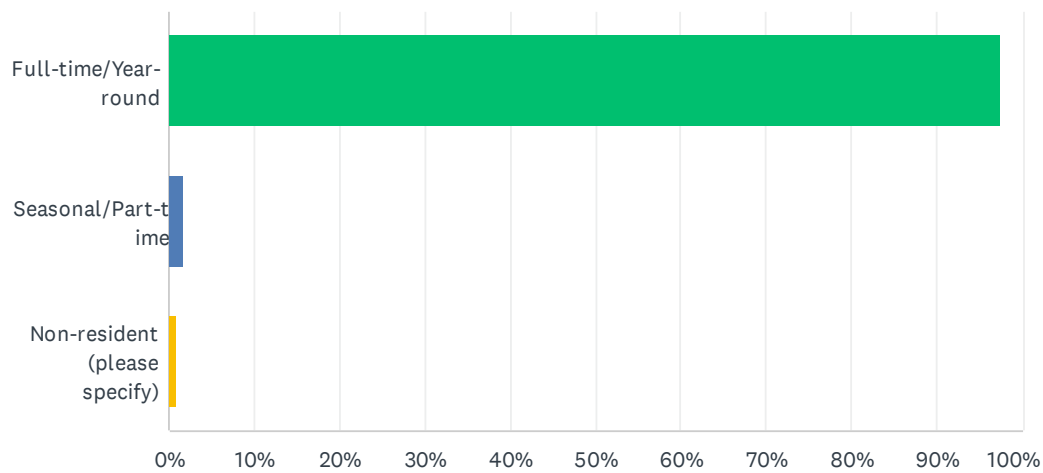


# Athabasca Regional Housing Needs Report

## ■ Appendix B - Survey Data

Q1 What type of residency do you maintain?

Answered: 115    Skipped: 0

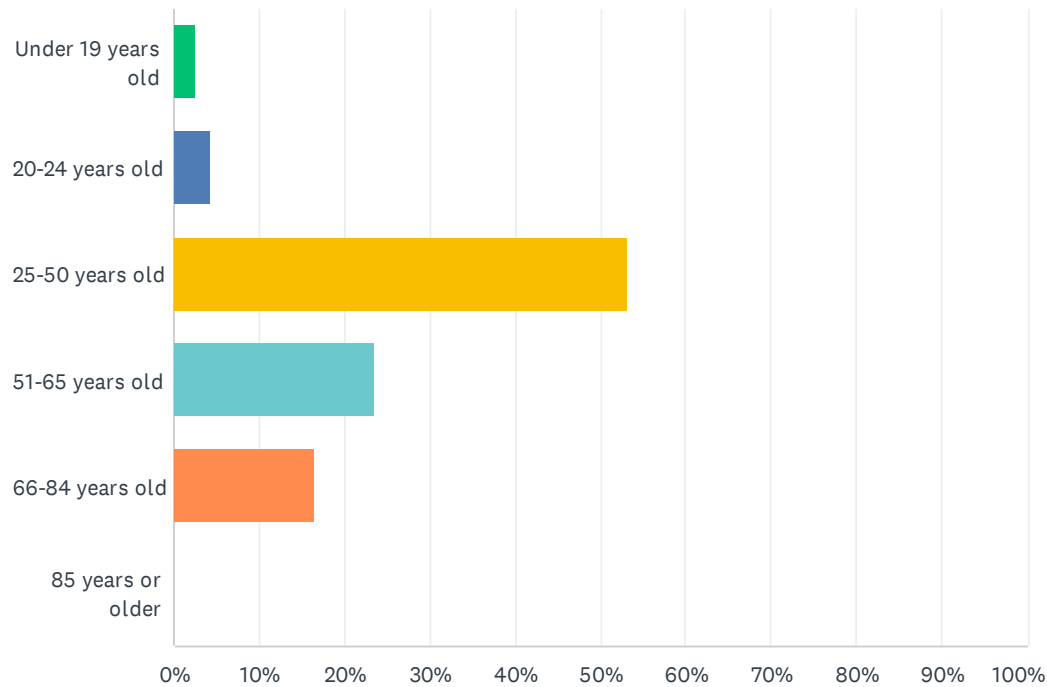


ANSWER CHOICES		RESPONSES	
Full-time/Year-round		97.39%	112
Seasonal/Part-time		1.74%	2
Non-resident (please specify)		0.87%	1
TOTAL			115

#	NON-RESIDENT (PLEASE SPECIFY)	DATE
1	Work	6/11/2025 1:21 PM

## Q2 What age group do you belong to?

Answered: 115    Skipped: 0

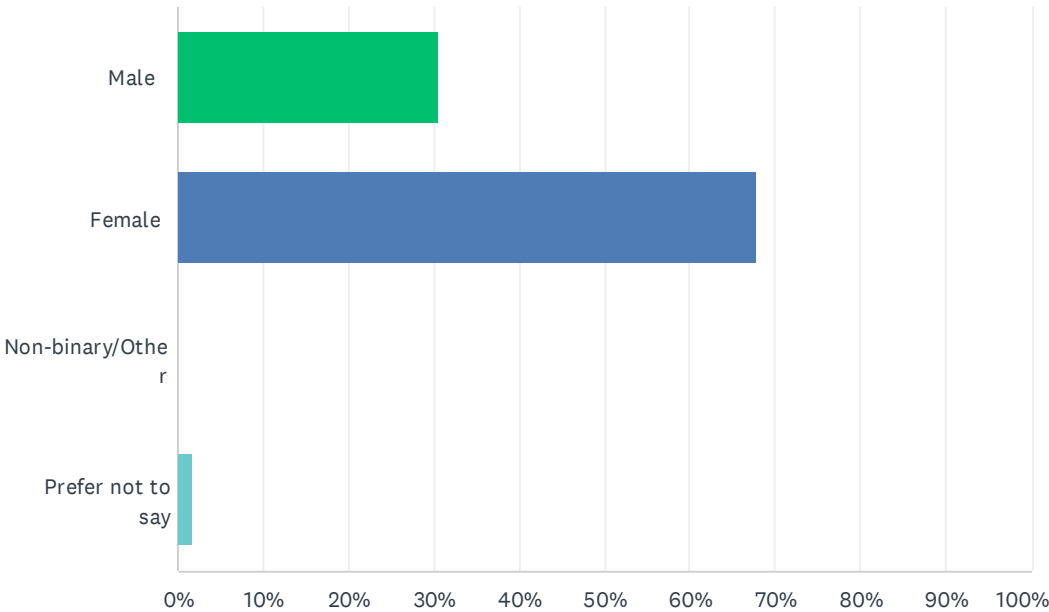


ANSWER CHOICES	RESPONSES	
Under 19 years old	2.61%	3
20-24 years old	4.35%	5
25-50 years old	53.04%	61
51-65 years old	23.48%	27
66-84 years old	16.52%	19
85 years or older	0.00%	0
TOTAL		115



Q3 What gender do you identify as?

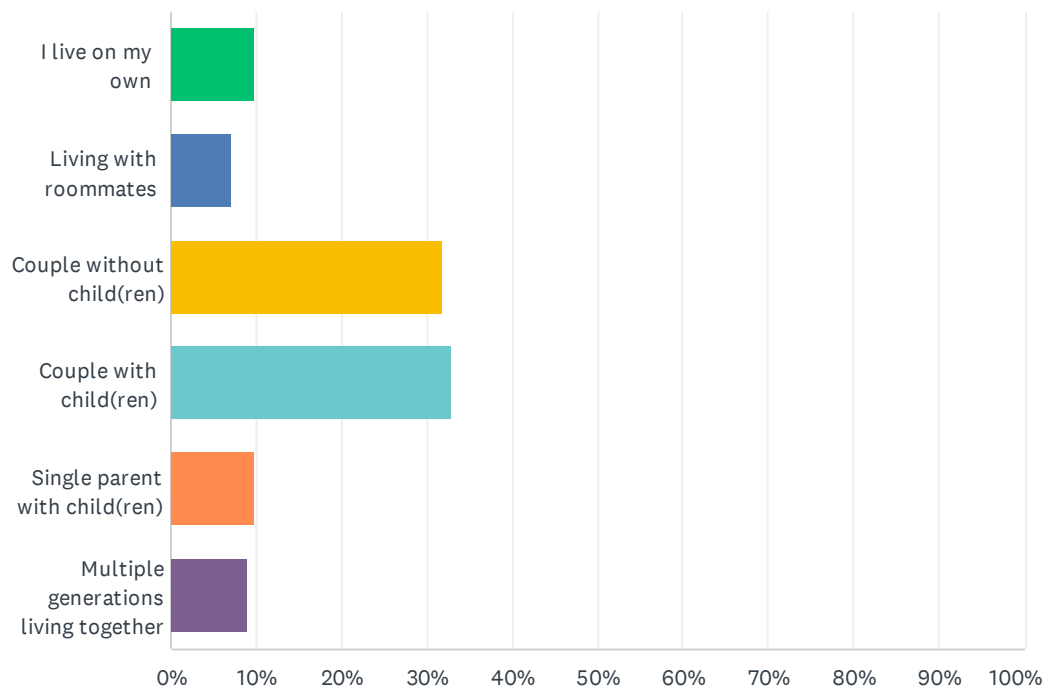
Answered: 115    Skipped: 0



ANSWER CHOICES	RESPONSES	
Male	30.43%	35
Female	67.83%	78
Non-binary/Other	0.00%	0
Prefer not to say	1.74%	2
TOTAL		115

Q4 How would you describe your household?

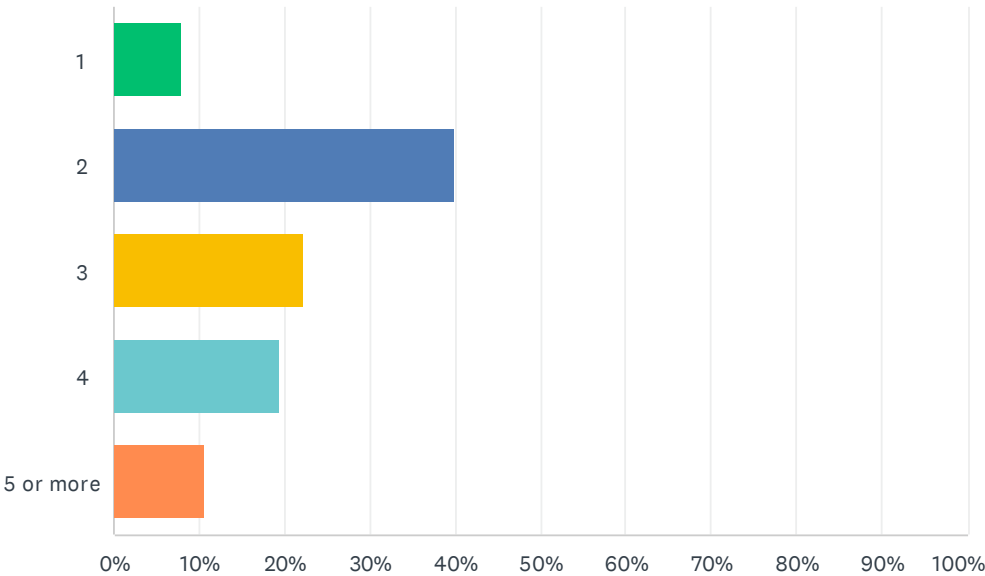
Answered: 113    Skipped: 2



ANSWER CHOICES	RESPONSES	
I live on my own	9.73%	11
Living with roommates	7.08%	8
Couple without child(ren)	31.86%	36
Couple with child(ren)	32.74%	37
Single parent with child(ren)	9.73%	11
Multiple generations living together	8.85%	10
TOTAL		113

## Q5 How many people live in your house, including you?

Answered: 113 Skipped: 2

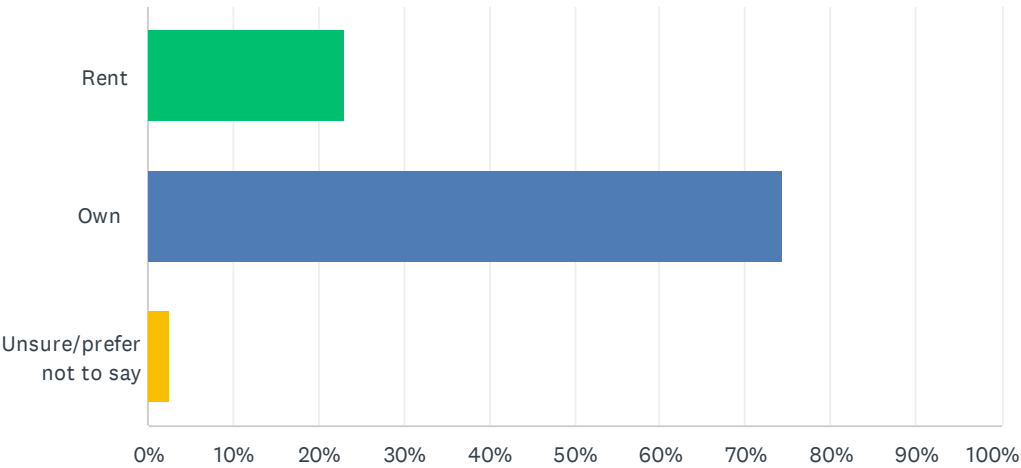


ANSWER CHOICES	RESPONSES	
1	7.96%	9
2	39.82%	45
3	22.12%	25
4	19.47%	22
5 or more	10.62%	12
TOTAL		113



Q6 Do you rent or own your home?

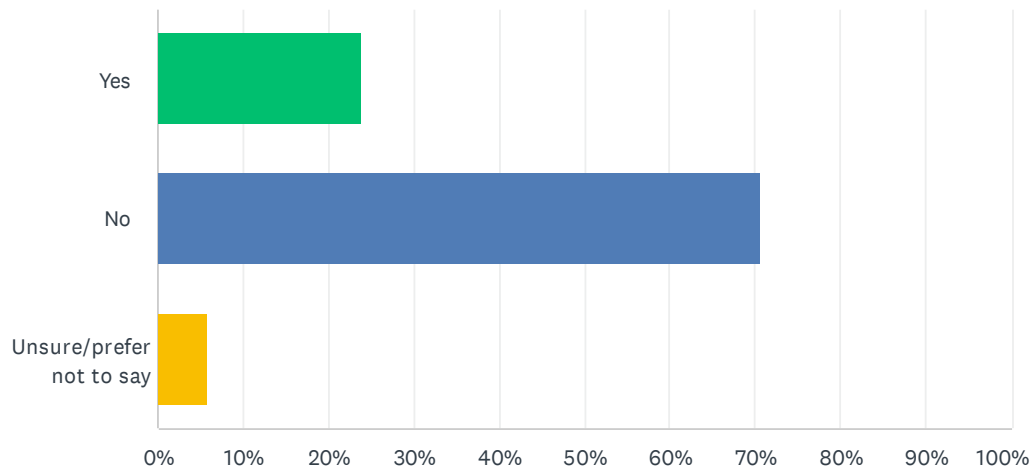
Answered: 113    Skipped: 2



ANSWER CHOICES	RESPONSES	
Rent	23.01%	26
Own	74.34%	84
Unsure/prefer not to say	2.65%	3
TOTAL		113

## Q7 Is your home in need of any major maintenance or repairs (defective plumbing or electrical wiring, structural repairs to walls, foundation, or roof)?

Answered: 105 Skipped: 10



ANSWER CHOICES	RESPONSES	
Yes	23.81%	25
No	70.48%	74
Unsure/prefer not to say	5.71%	6
TOTAL		105

#	IF YES, PLEASE DESCRIBE	DATE
1	Furnace has a cracked heat exchanger, roof needs replacing	7/31/2025 1:36 PM
2	Plumbing in the house, roof on one garage, gutting walls and insulation in the other garage.	7/10/2025 9:29 AM
3	The roof needs to be redone, new doors, ceilings, have done some repairs internally between walls (wet, moldy wood) and likely have other areas this is occurring. We need to do plumbing in a bathroom and the kitchen and likely a new water tank in the near future.	7/10/2025 9:05 AM
4	Windows	7/7/2025 9:36 AM
5	Seniors condo, structural maintenance is covered by the condo association	7/6/2025 8:43 AM
6	Roof windows	7/5/2025 7:59 PM
7	Water from town too close to surface thus just leave bypass on in winter so water supply does not freeze	7/5/2025 7:22 AM
8	Electrical upgrade and new shingles	7/3/2025 4:52 PM
9	Had a new roof put on a week or so ago	7/3/2025 2:21 PM
10	Aging house not well maintained, needs immediate maintenance to structure and external porch	7/3/2025 1:52 PM
11	Boards for windows in basement. Basement floods every rain fall. Sloping in wards so cupboards and drawers open themselves	7/3/2025 1:41 PM

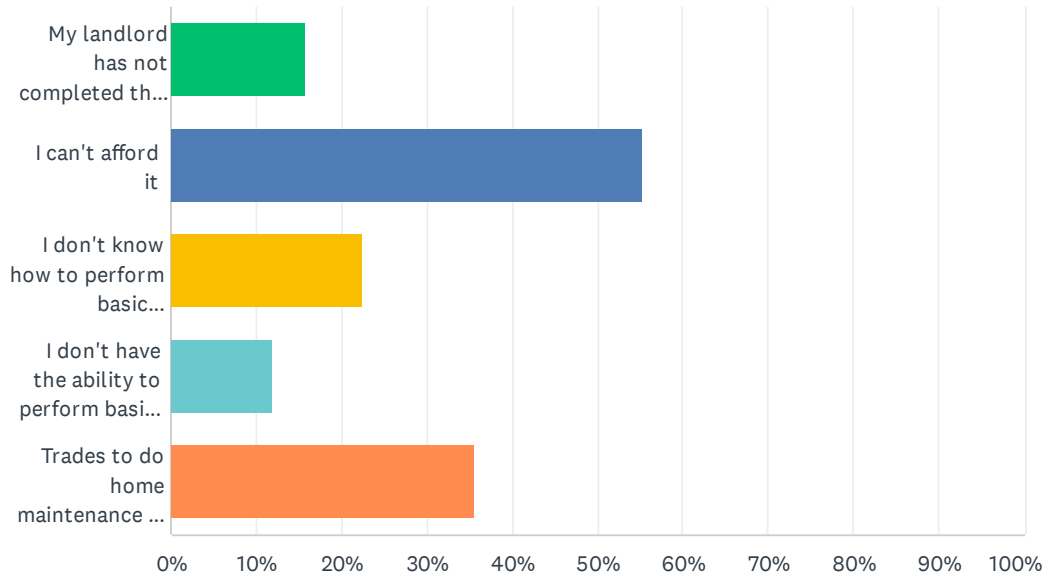
## Athabasca Region Housing Needs Survey

12	Moisture got into the roof and now there is a bad smell, exterior stairs are rotting because water isn't caught properly in waves troughs, doors and window not properly sealed and leak a lot in winter	6/25/2025 4:47 PM
13	Need to upgrade our sewage tank	6/18/2025 4:30 PM
14	renovations and electrical	6/16/2025 2:16 PM
15	Roofing is getting old	6/12/2025 9:10 AM
16	Windows, electrical	6/11/2025 8:05 PM
17	Bathroom floor needs to be redone.	6/11/2025 2:06 PM
18	Need 2 Basement windows, House is settling so bad dressers do not close, cupboards do no close because of house structure.	6/11/2025 12:34 PM
19	Siding, windows	6/11/2025 12:32 PM
20	Owner bought the house it was built in the 60s .. he got the title to the house Oct 18 2022 I done a walk through 1 week later moved in first week of Nov ... the house needs doors , windows , it's infested with wood carpenters and other bugs ... the floor needs to be replaced . Kitchen faucets and cupboards is always falling.. in the summer time it overly cooks and the winter time furnaces ( 2 of them) constantly running windows covered in plastic and we freezes to death. Gets to a point we goes for a ride in our car to warm up . I'm paying \$1300 a month just for rent .... Landlord just collecting money but refuses to do any up keeping .... He ripped down my ceiling tiles for water a few years ago and never replaced them. So my bedroom ceiling has a huge hole in it !!!!	6/11/2025 8:33 AM



## Q8 Which of the following are barriers to the repairs and maintenance for your home?

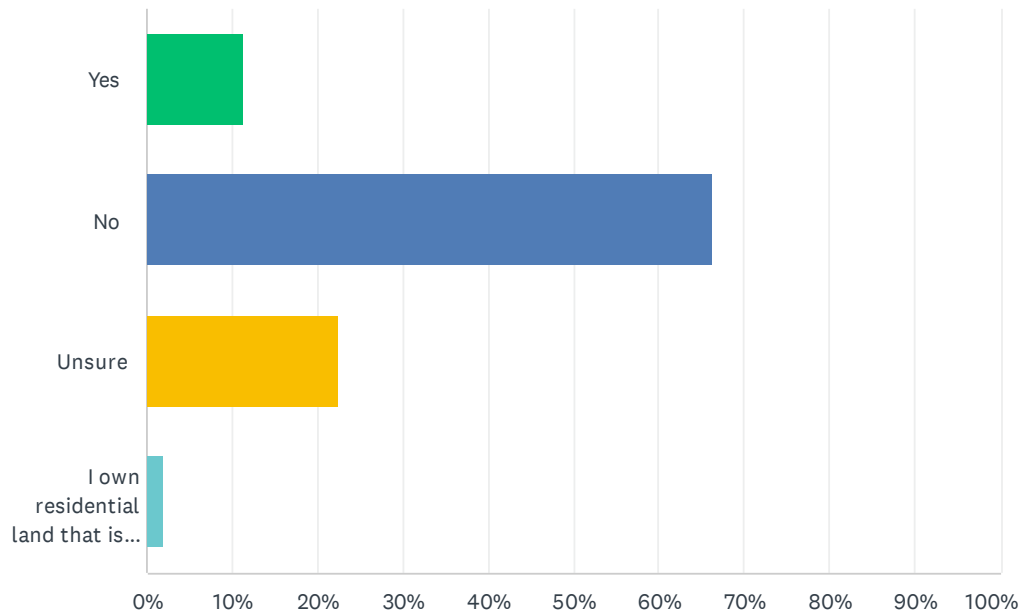
Answered: 76 Skipped: 39



ANSWER CHOICES	RESPONSES	
My landlord has not completed the necessary repair work	15.79%	12
I can't afford it	55.26%	42
I don't know how to perform basic maintenance/repairs on my own	22.37%	17
I don't have the ability to perform basic maintenance/repairs on my own (eg. mobility challenges, disability, etc.)	11.84%	9
Trades to do home maintenance are not available in my area or are too busy to do the work	35.53%	27
Total Respondents: 76		

## Q9 Are there many vacant homes in your area?

Answered: 107   Skipped: 8

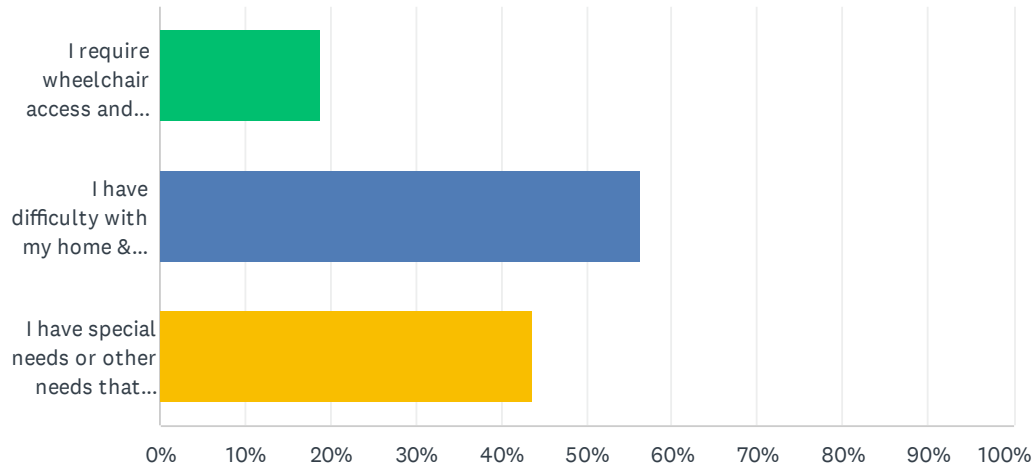


ANSWER CHOICES	RESPONSES	
Yes	11.21%	12
No	66.36%	71
Unsure	22.43%	24
I own residential land that is currently vacant	1.87%	2
Total Respondents: 107		

#	IF YES, PLEASE DESCRIBE	DATE
1	There are 3 within a 3 block radius of our home not sold or sold! not occupied	7/31/2025 1:54 PM
2	Duplex senior living	7/6/2025 5:23 PM
3	Market rents are to low to maintain, pay tax and pay insurance	7/4/2025 7:07 AM
4	One	6/13/2025 7:00 AM
5	there is but either not enough room or they are double what i pay now in rent and a single mother of three i am at my cap for what i can afford for rent.	6/11/2025 12:34 PM

## Q10 Do you have any accessibility requirements that impact your housing choices?

Answered: 16 Skipped: 99



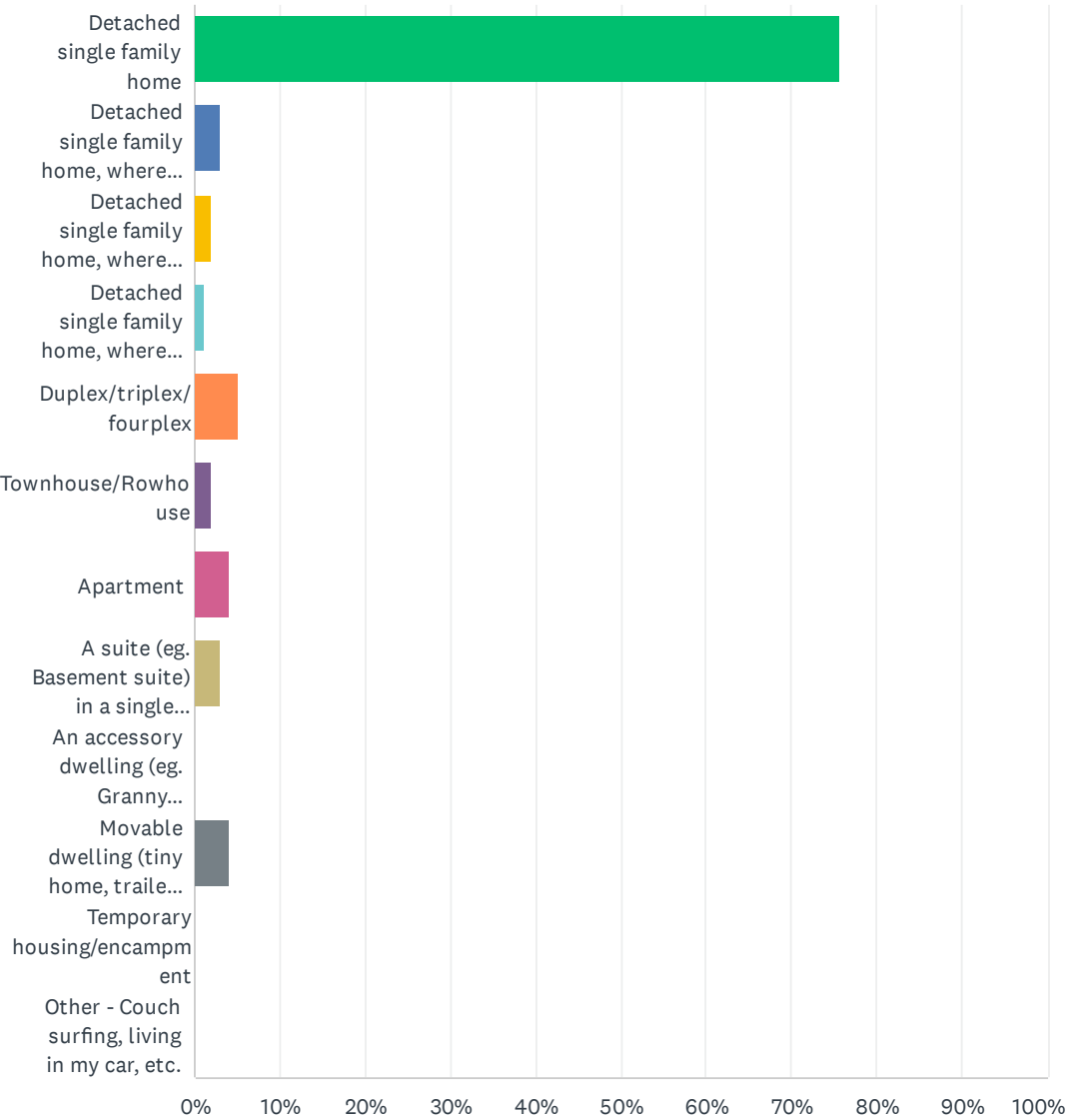
ANSWER CHOICES	RESPONSES	
I require wheelchair access and wheelchair-friendly features	18.75%	3
I have difficulty with my home & outdoor maintenance due to mobility challenges or a disability	56.25%	9
I have special needs or other needs that require support (please describe)	43.75%	7
Total Respondents: 16		

#	I HAVE SPECIAL NEEDS OR OTHER NEEDS THAT REQUIRE SUPPORT (PLEASE DESCRIBE)	DATE
1	I have my mother living with me who is mobility challenged. We are trying to raise our family while also taking care of my mother.	7/10/2025 9:05 AM
2	My husband is still able to do outside work. Also helps with inside.	7/6/2025 5:44 PM
3	NA	7/3/2025 2:21 PM
4	No	6/27/2025 12:01 PM
5	Mental health and limited resources	6/16/2025 2:16 PM
6	some rentals that are available are acreages and I do not have the supplies or capability to maintain a 2-10 acre parcel	6/11/2025 12:34 PM
7	Money issue . Not everyone can afford \$2000 a month in rent ... there is families trying to survive off 40k 50k a year ...	6/11/2025 8:33 AM



Q11 What type of house do you live in?

Answered: 99    Skipped: 16

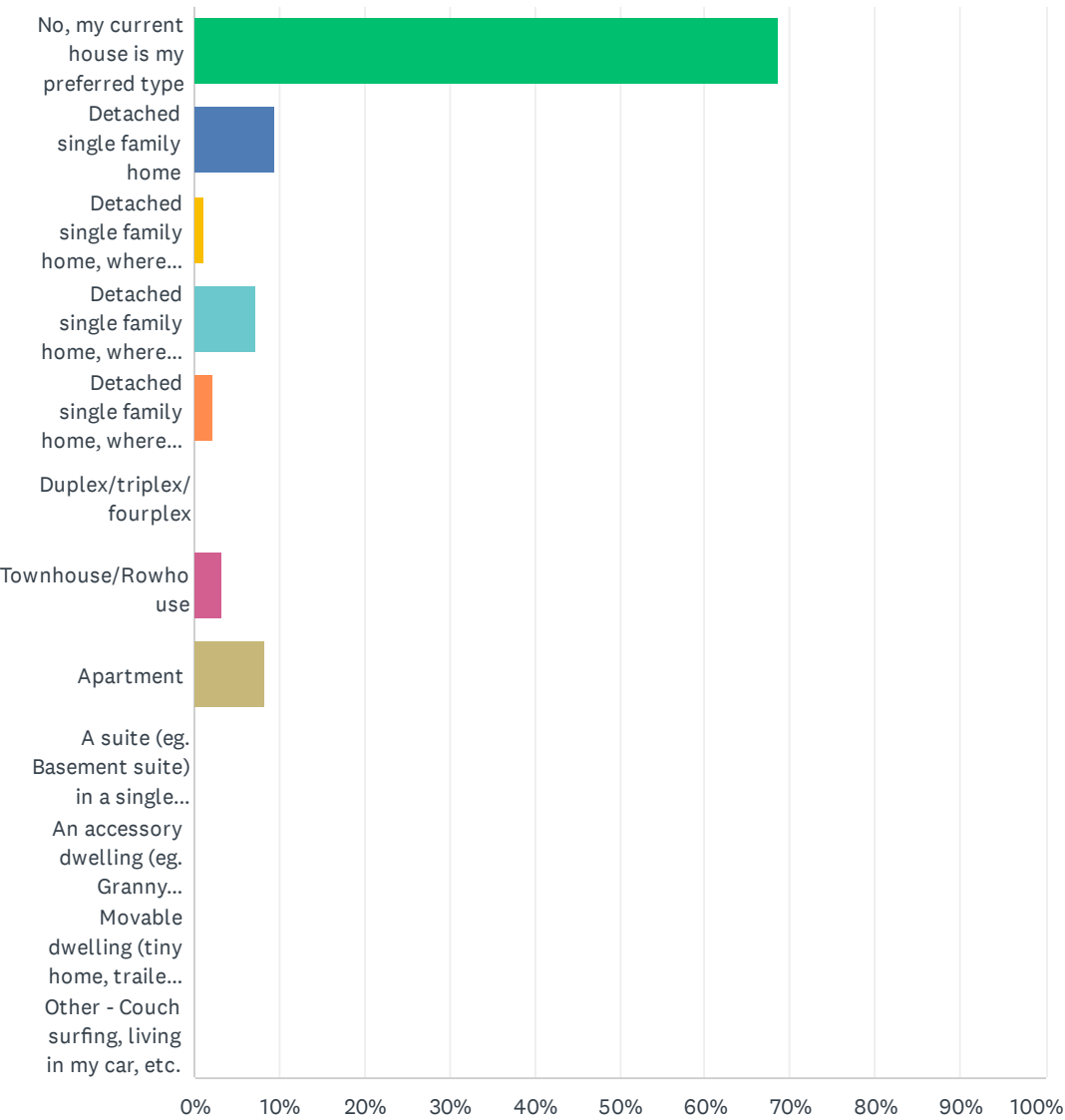


## Athabasca Region Housing Needs Survey

ANSWER CHOICES	RESPONSES	
Detached single family home	75.76%	75
Detached single family home, where there is also a secondary suite	3.03%	3
Detached single family home, where there is also an accessory dwelling in the backyard/yard	2.02%	2
Detached single family home, where there is also a secondary suite and an accessory dwelling in the backyard/yard	1.01%	1
Duplex/triplex/fourplex	5.05%	5
Townhouse/Rowhouse	2.02%	2
Apartment	4.04%	4
A suite (eg. Basement suite) in a single detached home	3.03%	3
An accessory dwelling (eg. Granny flat/lane home) in the yard of a single detached home	0.00%	0
Movable dwelling (tiny home, trailer, etc.)	4.04%	4
Temporary housing/encampment	0.00%	0
Other - Couch surfing, living in my car, etc.	0.00%	0
TOTAL		99

Q12 Would you prefer a different type of housing, if given the option?

Answered: 96 Skipped: 19



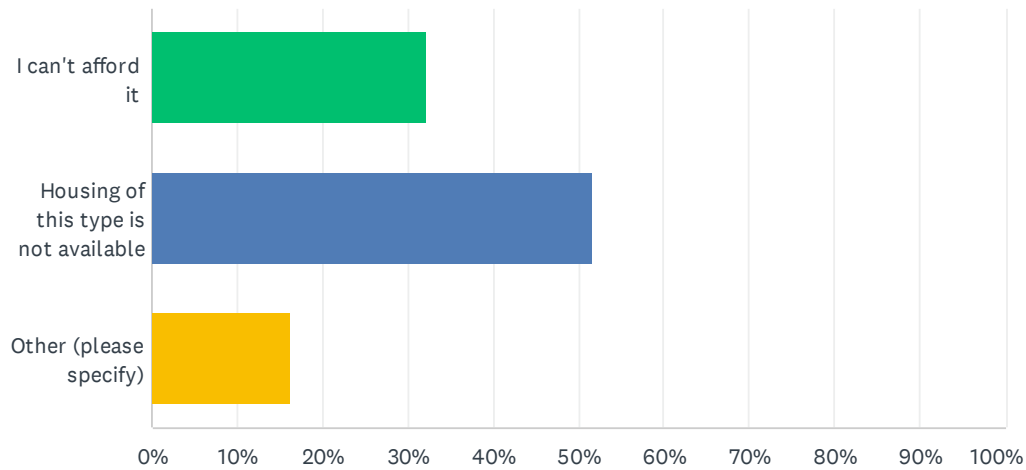


# Athabasca Region Housing Needs Survey

ANSWER CHOICES	RESPONSES	
No, my current house is my preferred type	68.75%	66
Detached single family home	9.38%	9
Detached single family home, where there is also a secondary suite	1.04%	1
Detached single family home, where there is also an accessory dwelling in the backyard/yard	7.29%	7
Detached single family home, where there is also a secondary suite and an accessory dwelling in the backyard/yard	2.08%	2
Duplex/triplex/fourplex	0.00%	0
Townhouse/Rowhouse	3.13%	3
Apartment	8.33%	8
A suite (eg. Basement suite) in a single detached home	0.00%	0
An accessory dwelling (eg. Granny flat/lane home) in the yard of a single detached home	0.00%	0
Movable dwelling (tiny home, trailer, etc.)	0.00%	0
Other - Couch surfing, living in my car, etc.	0.00%	0
TOTAL		96

## Q13 What is preventing you from accessing the housing you would prefer?

Answered: 31 Skipped: 84

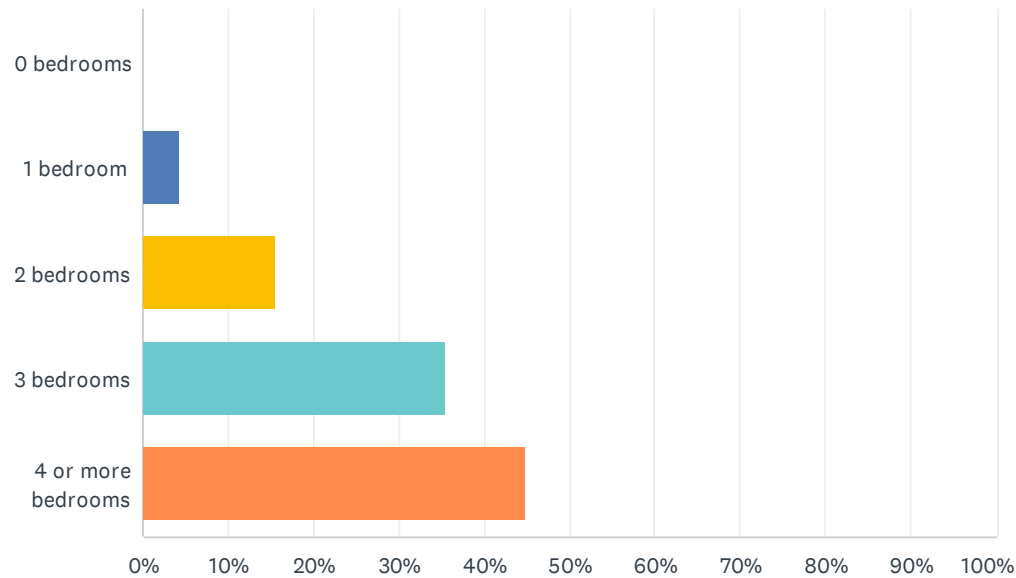


ANSWER CHOICES	RESPONSES	
I can't afford it	32.26%	10
Housing of this type is not available	51.61%	16
Other (please specify)	16.13%	5
TOTAL		31

#	OTHER (PLEASE SPECIFY)	DATE
1	Not yet moved out for university + lack of options	7/31/2025 1:27 PM
2	Want to move to BC but need to wait	7/3/2025 3:43 PM
3	More condos for 65+ just one level	6/11/2025 8:49 PM
4	Can't afford and/or nothing available that isn't an acreage	6/11/2025 12:45 PM
5	Still able to live in our house	6/11/2025 11:22 AM

Q14 How many bedrooms does your house have?

Answered: 96 Skipped: 19

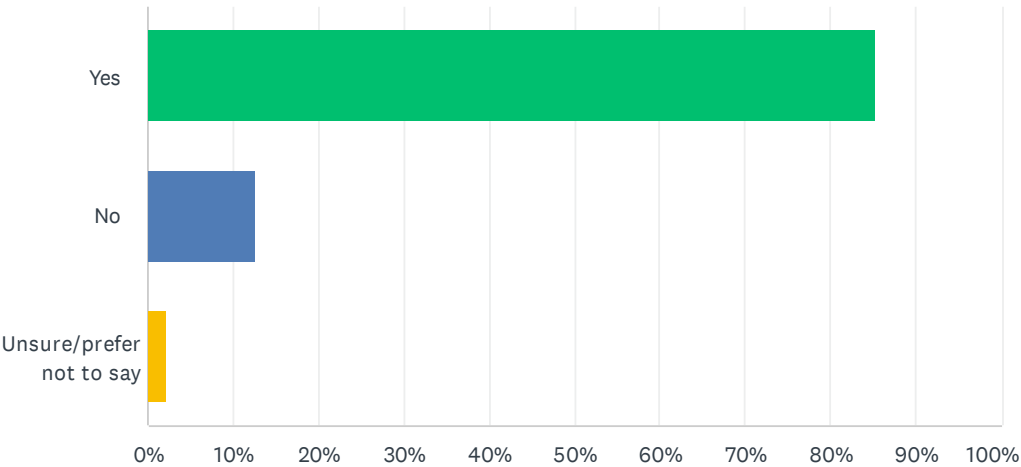


ANSWER CHOICES	RESPONSES	
0 bedrooms	0.00%	0
1 bedroom	4.17%	4
2 bedrooms	15.63%	15
3 bedrooms	35.42%	34
4 or more bedrooms	44.79%	43
TOTAL		96



Q15 Does every person, adult couple, or pair of children of the same gender, have their own bedroom?

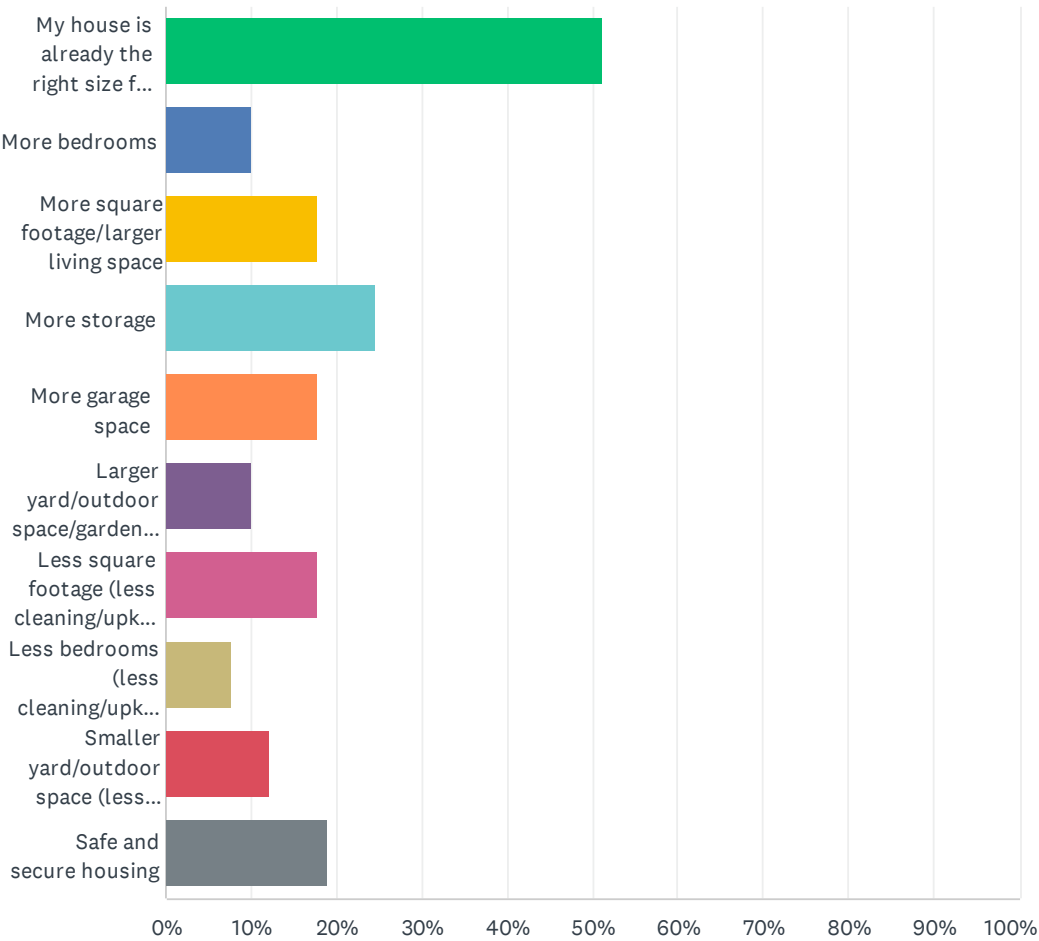
Answered: 95    Skipped: 20



ANSWER CHOICES		RESPONSES	
Yes		85.26%	81
No		12.63%	12
Unsure/prefer not to say		2.11%	2
TOTAL			95

Q16 Please describe how your house size could better suit your family

Answered: 90 Skipped: 25

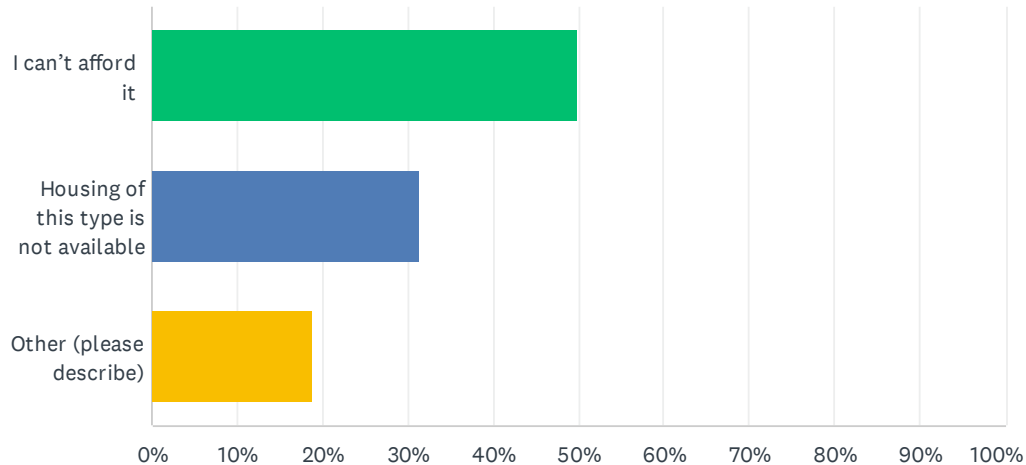


## Athabasca Region Housing Needs Survey

ANSWER CHOICES	RESPONSES	
My house is already the right size for my family	51.11%	46
More bedrooms	10.00%	9
More square footage/larger living space	17.78%	16
More storage	24.44%	22
More garage space	17.78%	16
Larger yard/outdoor space/gardening space	10.00%	9
Less square footage (less cleaning/upkeep)	17.78%	16
Less bedrooms (less cleaning/upkeep)	7.78%	7
Smaller yard/outdoor space (less upkeep)	12.22%	11
Safe and secure housing	18.89%	17
Total Respondents: 90		

## Q17 What is preventing you from accessing the size of housing you would prefer?

Answered: 48 Skipped: 67



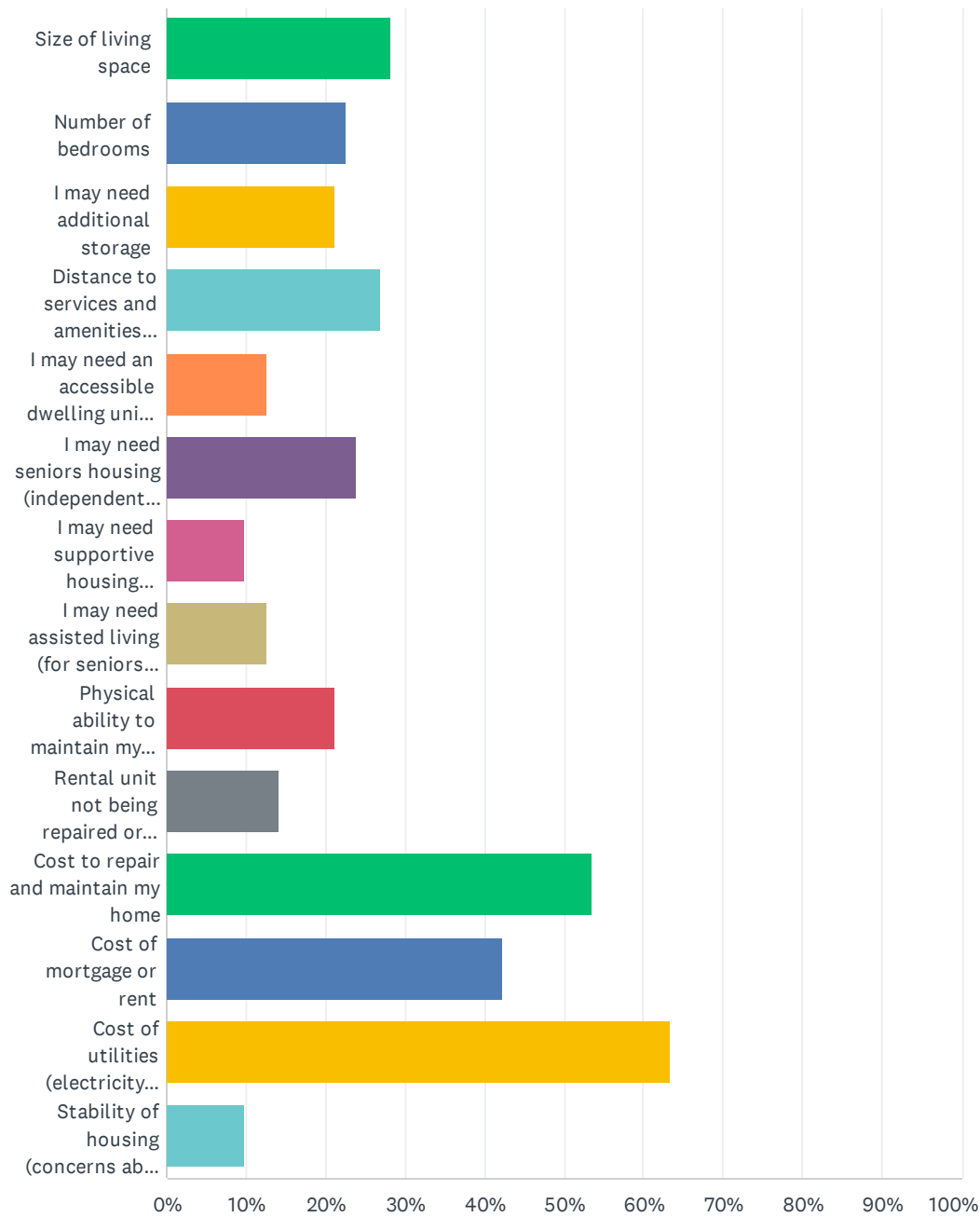
ANSWER CHOICES	RESPONSES	
I can't afford it	50.00%	24
Housing of this type is not available	31.25%	15
Other (please describe)	18.75%	9
TOTAL		48

#	OTHER (PLEASE DESCRIBE)	DATE
1	No comment given	7/31/2025 1:28 PM
2	Not applicable	7/5/2025 7:23 AM
3	Just have not moved yet	7/4/2025 7:08 AM
4	Waiting on youngest child to graduate	7/3/2025 4:57 PM
5	Current situation delays this	7/3/2025 3:44 PM
6	Our house is too big for us to right now as a couple with no children, but will be good when we have children	6/27/2025 12:03 PM
7	Rental properties is not available in this type	6/20/2025 12:56 PM
8	Location, location, location	6/12/2025 9:11 AM
9	Still able to live in our house	6/11/2025 11:23 AM



Q18 In the next 5 years do you think that any of these will be a problem for you?

Answered: 71 Skipped: 44

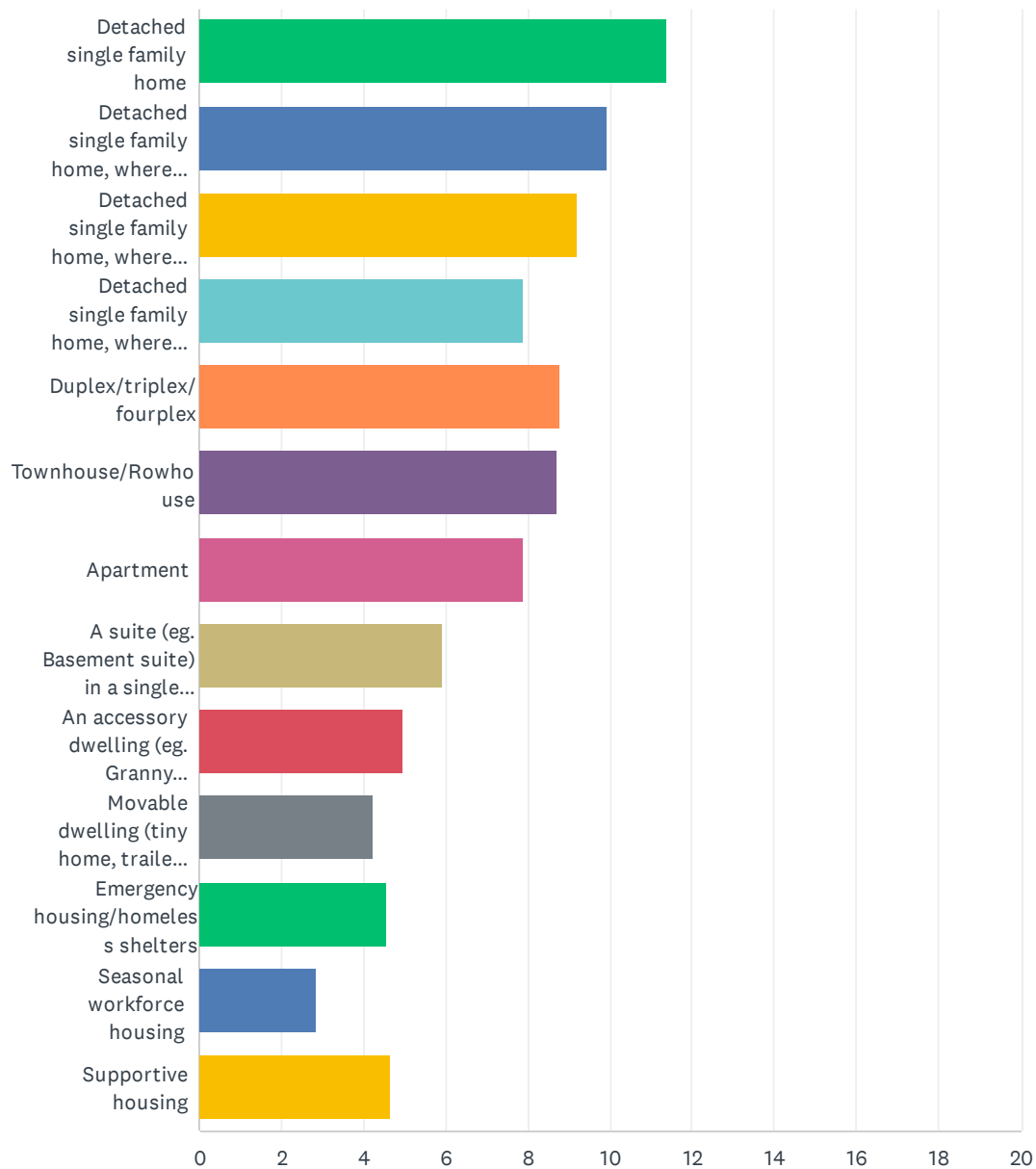


## Athabasca Region Housing Needs Survey

ANSWER CHOICES	RESPONSES	
Size of living space	28.17%	20
Number of bedrooms	22.54%	16
I may need additional storage	21.13%	15
Distance to services and amenities (groceries, library, bank, recreation centre)	26.76%	19
I may need an accessible dwelling unit (no stairs, wheelchair friendly counter heights, etc.)	12.68%	9
I may need seniors housing (independent living)	23.94%	17
I may need supportive housing (on-site supports and services to residents who cannot live independently)	9.86%	7
I may need assisted living (for seniors and people with disabilities that includes on-site hospitality and personal-care support services)	12.68%	9
Physical ability to maintain my home	21.13%	15
Rental unit not being repaired or maintained by landlord	14.08%	10
Cost to repair and maintain my home	53.52%	38
Cost of mortgage or rent	42.25%	30
Cost of utilities (electricity, water, etc.)	63.38%	45
Stability of housing (concerns about eviction, etc.)	9.86%	7
Total Respondents: 71		

**Q19 Which housing types do you think should be more available in the Athabasca Region? Please rank in order of importance, with the most important type at the top.**

Answered: 87 Skipped: 28



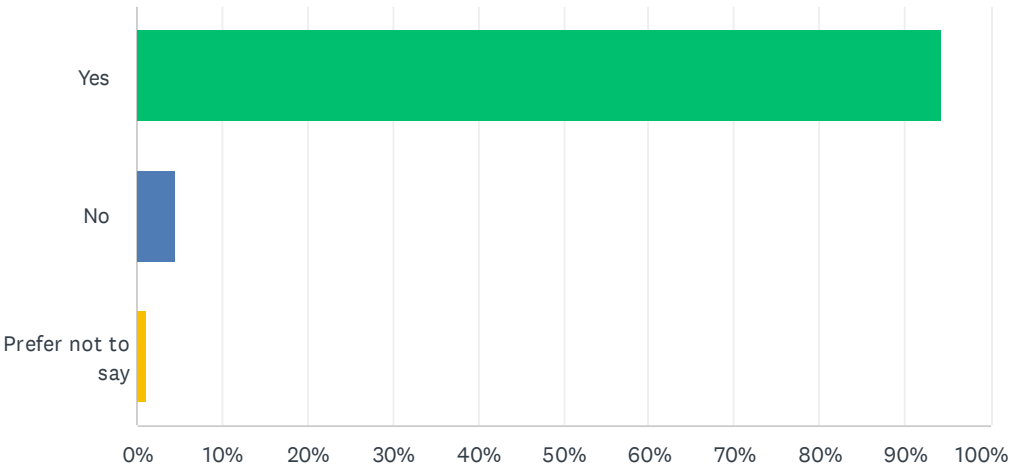
# Athabasca Region Housing Needs Survey

	1	2	3	4	5	6	7	8	9	10	1
Detached single family home	54.02% 47	16.09% 14	6.90% 6	4.60% 4	3.45% 3	2.30% 2	5.75% 5	2.30% 2	1.15% 1	3.45% 3	
Detached single family home, where there is also a secondary suite	4.60% 4	24.14% 21	25.29% 22	13.79% 12	6.90% 6	9.20% 8	8.05% 7	2.30% 2	2.30% 2	1.15% 1	
Detached single family home, where there is also an accessory dwelling in the backyard/yard	4.60% 4	11.49% 10	20.69% 18	16.09% 14	17.24% 15	10.34% 9	4.60% 4	5.75% 5	1.15% 1	3.45% 3	
Detached single family home, where there is also a secondary suite and an accessory dwelling in the backyard/yard	1.15% 1	2.30% 2	3.45% 3	29.89% 26	13.79% 12	13.79% 12	8.05% 7	10.34% 9	4.60% 4	3.45% 3	
Duplex/triplex/fourplex	5.75% 5	9.20% 8	12.64% 11	9.20% 8	22.99% 20	12.64% 11	11.49% 10	2.30% 2	8.05% 7	3.45% 3	
Townhouse/Rowhouse	4.60% 4	13.79% 12	10.34% 9	5.75% 5	9.20% 8	28.74% 25	13.79% 12	6.90% 6	1.15% 1	3.45% 3	
Apartment	9.20% 8	3.45% 3	6.90% 6	11.49% 10	3.45% 3	6.90% 6	28.74% 25	13.79% 12	8.05% 7	3.45% 3	
A suite (eg. Basement suite) in a single detached home	1.15% 1	0.00% 0	3.45% 3	0.00% 0	5.75% 5	5.75% 5	9.20% 8	36.78% 32	16.09% 14	14.94% 13	
An accessory dwelling (eg. Granny flat/lane home) in the yard of a single detached home	0.00% 0	4.60% 4	1.15% 1	3.45% 3	1.15% 1	2.30% 2	1.15% 1	4.60% 4	43.68% 38	12.64% 11	1
Movable dwelling (tiny home, trailer, etc.)	0.00% 0	1.15% 1	1.15% 1	1.15% 1	6.90% 6	1.15% 1	5.75% 5	2.30% 2	3.45% 3	41.38% 36	1
Emergency housing/homeless shelters	5.75% 5	6.90% 6	2.30% 2	1.15% 1	4.60% 4	2.30% 2	1.15% 1	3.45% 3	1.15% 1	0.00% 0	4
Seasonal workforce housing	1.15% 1	0.00% 0	1.15% 1	2.30% 2	1.15% 1	2.30% 2	1.15% 1	0.00% 0	5.75% 5	5.75% 5	1
Supportive housing	8.05% 7	6.90% 6	4.60% 4	1.15% 1	3.45% 3	2.30% 2	1.15% 1	9.20% 8	3.45% 3	3.45% 3	



Q20 Are you responsible for paying a portion of the costs of your household? (rent or mortgage, utilities, etc.)

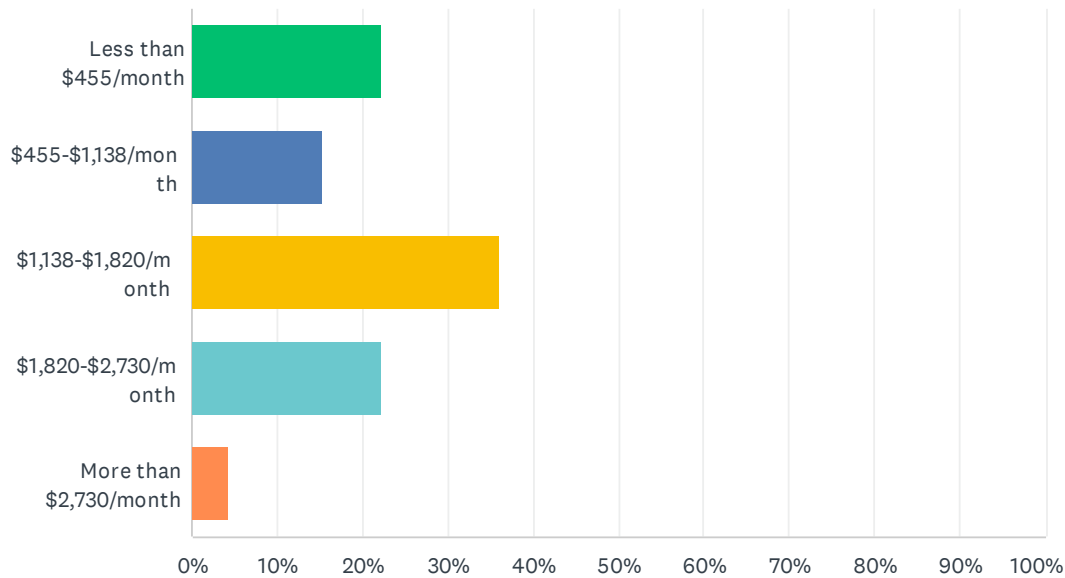
Answered: 88    Skipped: 27



ANSWER CHOICES		RESPONSES	
Yes		94.32%	83
No		4.55%	4
Prefer not to say		1.14%	1
TOTAL			88

Q21 How much does your household pay in rent or mortgage per month?

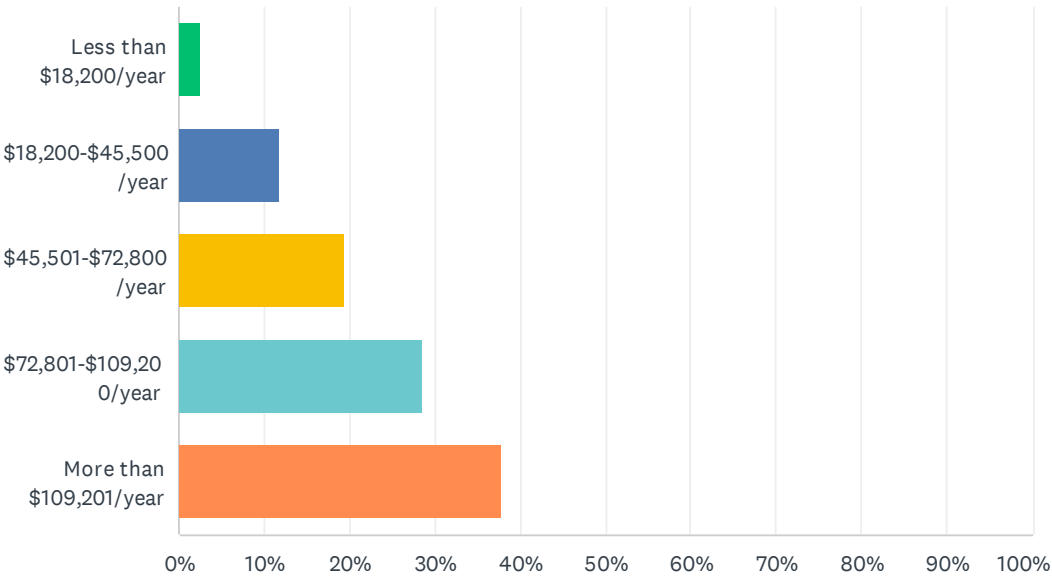
Answered: 72    Skipped: 43



ANSWER CHOICES	RESPONSES	
Less than \$455/month	22.22%	16
\$455-\$1,138/month	15.28%	11
\$1,138-\$1,820/month	36.11%	26
\$1,820-\$2,730/month	22.22%	16
More than \$2,730/month	4.17%	3
TOTAL		72

Q22 What is your household's approximate annual income (before tax)?

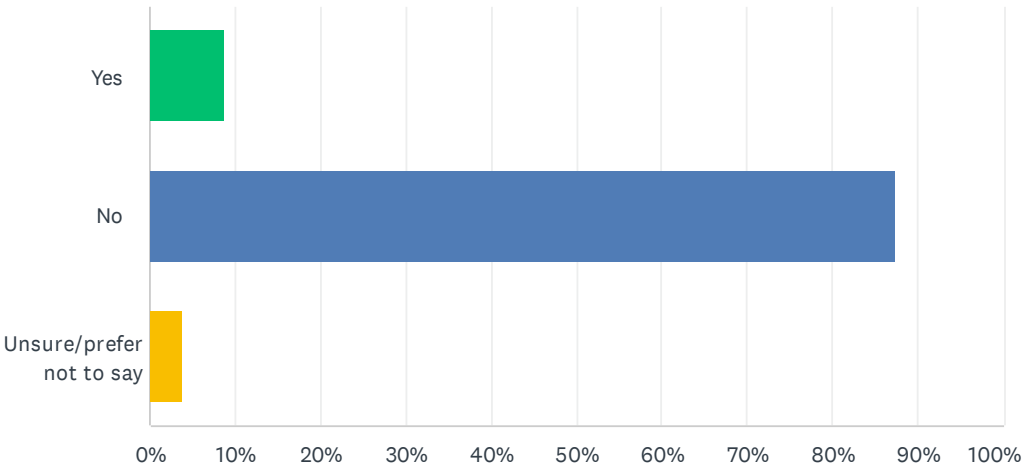
Answered: 77    Skipped: 38



ANSWER CHOICES	RESPONSES	
Less than \$18,200/year	2.60%	2
\$18,200-\$45,500/year	11.69%	9
\$45,501-\$72,800/year	19.48%	15
\$72,801-\$109,200/year	28.57%	22
More than \$109,201/year	37.66%	29
TOTAL		77

## Q23 Do you receive help paying your mortgage/rent or expenses?

Answered: 80 Skipped: 35



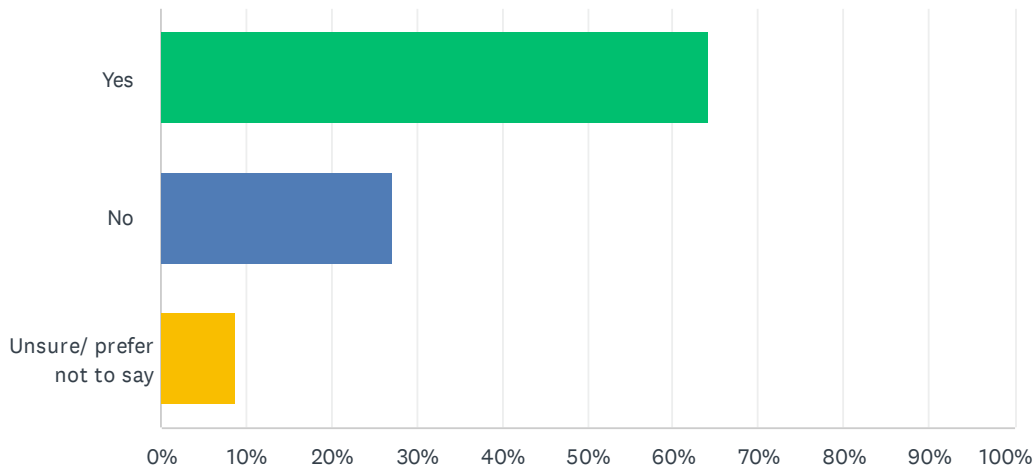
ANSWER CHOICES		RESPONSES	
Yes		8.75%	7
No		87.50%	70
Unsure/prefer not to say		3.75%	3
TOTAL			80

#	IF YES, PLEASE DESCRIBE	DATE
1	Rental subsidy	7/5/2025 4:40 PM
2	Child support	7/4/2025 6:10 AM
3	Federal Grants	6/16/2025 2:21 PM
4	Spouse	6/12/2025 6:29 PM
5	Shared ownership with family member	6/11/2025 8:10 PM



Q24 Do you feel your current housing is affordable?

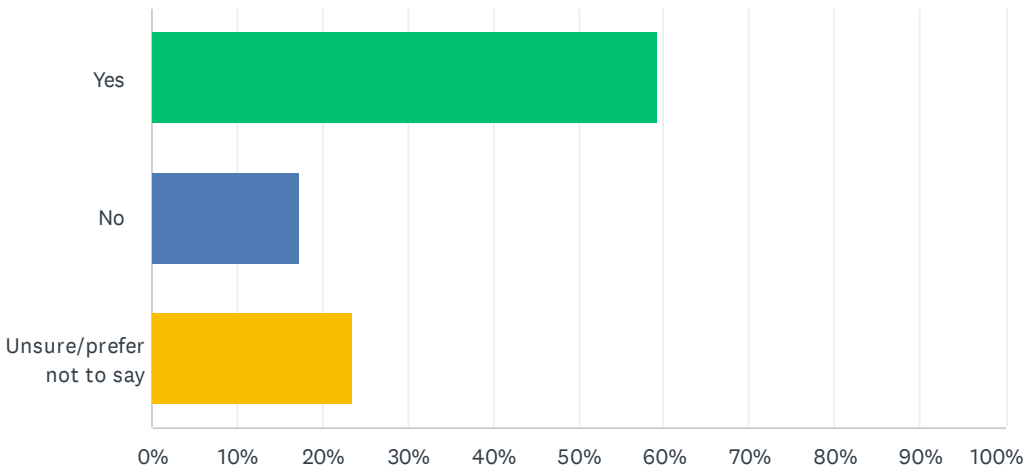
Answered: 81    Skipped: 34



ANSWER CHOICES	RESPONSES	
Yes	64.20%	52
No	27.16%	22
Unsure/ prefer not to say	8.64%	7
TOTAL		81

Q25 Will you want to move in the next 5-10 years?

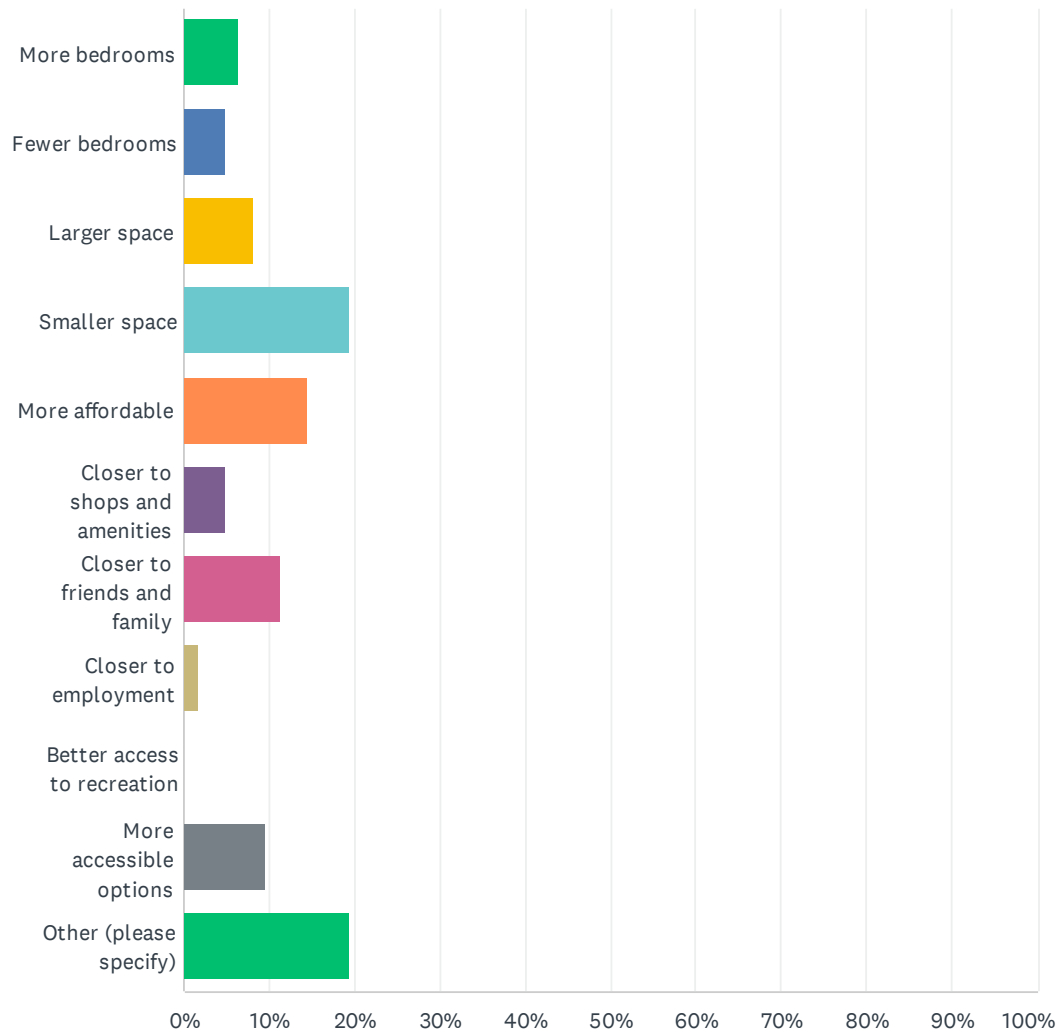
Answered: 81    Skipped: 34



ANSWER CHOICES	RESPONSES	
Yes	59.26%	48
No	17.28%	14
Unsure/prefer not to say	23.46%	19
TOTAL		81

Q26 If you answered yes to question 25, what will you be looking for when you move?

Answered: 62    Skipped: 53



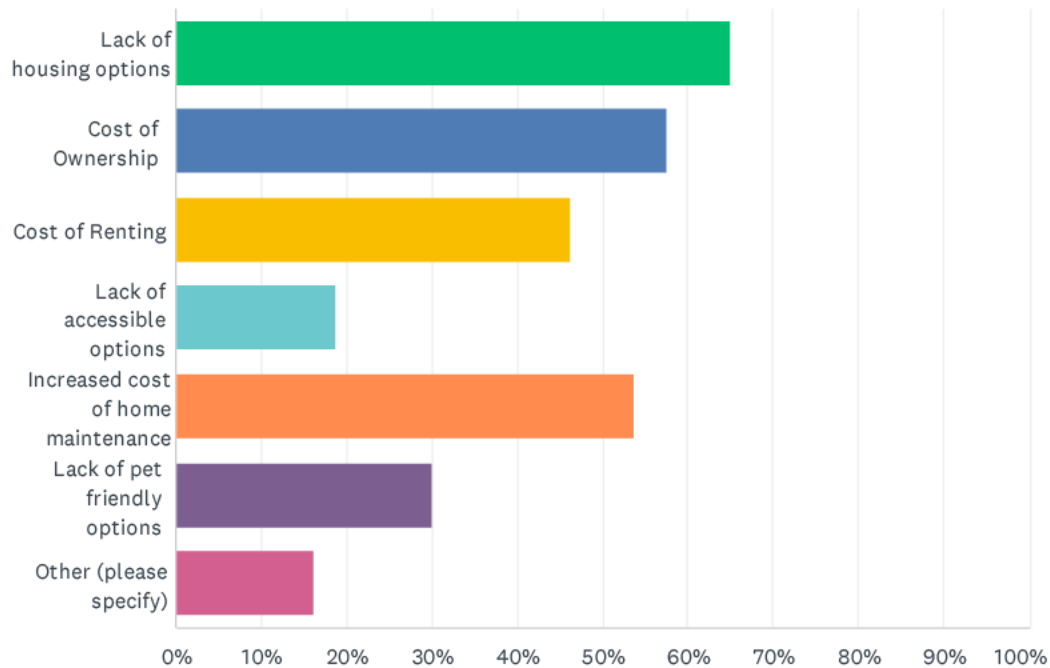
## Athabasca Region Housing Needs Survey

ANSWER CHOICES	RESPONSES
More bedrooms	6.45% 4
Fewer bedrooms	4.84% 3
Larger space	8.06% 5
Smaller space	19.35% 12
More affordable	14.52% 9
Closer to shops and amenities	4.84% 3
Closer to friends and family	11.29% 7
Closer to employment	1.61% 1
Better access to recreation	0.00% 0
More accessible options	9.68% 6
Other (please specify)	19.35% 12
TOTAL	62

#	OTHER (PLEASE SPECIFY)	DATE
1	Some place warm	7/31/2025 1:50 PM
2	Hospital	7/24/2025 7:43 AM
3	Leave the county and town. As the cost of taxes and utilities is way higher than other places with services	7/7/2025 9:50 AM
4	A caring and active sr lodge	7/6/2025 9:06 PM
5	Moving out of province	7/6/2025 6:12 PM
6	Acreage	7/4/2025 6:10 AM
7	Owning instead of renting	6/27/2025 1:21 PM
8	More bedrooms and a back yard	6/20/2025 1:05 PM
9	Own place	6/12/2025 11:49 AM
10	Larger outdoor space. Town taxes are hilariously high in Athabasca.	6/11/2025 3:14 PM
11	Seniors	6/11/2025 2:07 PM
12	More affordable, something with a small yard for the kids, more bedrooms so i don't need to share with my toddler, closer to work currently commute 35 mins	6/11/2025 12:59 PM

## Q27 What housing issues are of concern to you? (select all that apply)

Answered: 80 Skipped: 35



ANSWER CHOICES	RESPONSES	
Lack of housing options	65.00%	52
Cost of Ownership	57.50%	46
Cost of Renting	46.25%	37
Lack of accessible options	18.75%	15
Increased cost of home maintenance	53.75%	43
Lack of pet friendly options	30.00%	24
Other (please specify)	16.25%	13
Total Respondents: 80		

#	OTHER (PLEASE SPECIFY)	DATE
1	Cost of utilities and taxes	7/7/2025 9:50 AM
2	Lack of affordable rentals for seasonal workers.	7/6/2025 6:12 PM
3	We have to pay more for a smaller space than our house is worth so why would we do that?	7/6/2025 5:59 PM
4	Low rent for AISH people	7/6/2025 5:06 PM
5	As a senior I may require assisted living accommodation as there are few options available	7/6/2025 8:54 AM
6	Taxes	7/4/2025 5:12 AM
7	NA	7/3/2025 2:28 PM



## Athabasca Region Housing Needs Survey

8	Poorly maintained properties, increasing rent despite no upgrades, available homes snapped up by those who already own multiple properties, the provision of safe and secure housing for profit	7/3/2025 1:59 PM
9	Seniors independent living want to stay in community	7/2/2025 3:29 AM
10	High taxes and high cost to build in Athabasca area over places closer to Edmonton	6/14/2025 9:42 AM
11	Lack of developers / lack of promotion of acreage land available in county	6/14/2025 6:17 AM
12	The government planning to tax equity of our homes	6/12/2025 3:56 PM
13	Location of apartments in Athabasca are up the hill and NEED a car to get groceries.	6/11/2025 3:14 PM

## Q28 Is there anything else you would like to tell us about your housing experience or are there any other housing concerns you would like to share with us?

Answered: 49 Skipped: 66

#	RESPONSES	DATE
1	Affordability is huge for younger generation.	7/31/2025 1:53 PM
2	The increase in land taxes - don't receive anything for my land taxes.	7/31/2025 1:50 PM
3	We felt that the home inspector, set up by the realtor, did a less than adequate job in inspecting the property. Some things should have been addressed before we bought.	7/31/2025 1:38 PM
4	Too small of house for many people	7/31/2025 1:34 PM
5	We need more supportive housing, especially for those with mental illness/addiction issues.	7/31/2025 1:15 PM
6	need more senior apts that are priced by income	7/27/2025 7:42 AM
7	Need more driveways and less street parking	7/16/2025 9:58 PM
8	Not at this time.	7/10/2025 9:14 AM
9	The lack of services and cost of living. Ie water, garbage, town taxes county taxes are way to high for what we receive. As a tradesman I see way to much waste by both in how there workers and foreman handle projects. I feel they do not have qualified people in key positions.	7/7/2025 9:52 AM
10	We need more affordable housing for seniors East of town near the hospital where there is feasible flat land that can accommodate Seniors for walking as well as for other residents.	7/6/2025 9:11 PM
11	There are already a number of homes to purchase in these areas. Plus the old Western Inn is going to be turned into addition housing. I don't think we need more homes built. We need additional lower rent accommodations for seasonal workers who may not make a lot of money. A lot of rental places also don't take pets which a lot of renters have. There also isn't the infrastructure built for more homes in the towns. I see our taxes going up but the service does not increase nor does the quality of service. Other needs should be met first like shelters for homeless instead of detached, row and townhouses are built. Fix our own back yard first.	7/6/2025 6:19 PM
12	More senior lodge housing is needed	7/6/2025 6:16 PM
13	I would like to see a housing area where those who would like to downsize could choose their residence. Perhaps a gated community, pet free, with an interior community garden and meeting spaces. The old high school property would be a wonderful location. Close to Pleasant valley lodge. I would think a community like the Meadows of Morinville idea would be great. Maintenance done for snow and grass cutting. Give everyone a nice deck and private small yard.	7/6/2025 6:04 PM
14	This survey does not work well for seniors. I would like to remain in Athabasca but there are very few options available in Athabasca and the demand will continue increasing as baby boomers age.	7/6/2025 8:59 AM
15	we lack newer homes in town. we lack affordable new condos, townhouses for our young adults to move to our community. We lack affordable newer homes and choices for seniors to make the move from farms to smaller homes.	7/6/2025 4:47 AM
16	Rental options limited and expensive	7/5/2025 7:27 AM
17	Extremely high cost of utilities is quickly becoming an issue for many residents and risking their ability to afford to live in our community. The cost of living is already higher than in larger urban centres.	7/4/2025 8:16 AM
18	I have two homes that I used to rent, rents are too low cover costs of maintenance, insurance,	7/4/2025 7:12 AM

## Athabasca Region Housing Needs Survey

property tax and upkeep, so am in the process of selling them, rents need to increase by about 50-100% to maintain rental property availability

19	As a single parent with pets, finding a suitable house was very difficult. I was fortunate to have my parents purchase a home to which I am fully responsible for all the payments and upkeep. Not all single mothers are so lucky. Women stay in abusive or unsuitable relationships BECAUSE of the lack of affordable housing that has enough space for their kids and pets. Young people have no options to rent an apartment or condo that is in good repair and not a slum. We need high quality, affordable housing for the lower income families and singles in our community	7/4/2025 6:13 AM
20	Municipal taxes are increasing yet we are not seeing newer amenities. Overall costs are making it too expensive to own a home for many.	7/3/2025 5:03 PM
21	It is critical to have more rental options in town that allow for animals. I would rent if I could and sell this house but I can't find places that I can rent with my animals so am stuck in this giant house I don't need.	7/3/2025 3:49 PM
22	NA	7/3/2025 2:28 PM
23	As an incoming professional, it was extremely hard to find a suitable rental for myself and one pet, especially from outside the community with no internal contacts. What few places were available were gone in days, and those left were in incredibly poor state — doors with major damage and no knobs/no locks, old piles of dog poop ground into the carpet outside the front door, incredibly poor property management couldn't provide any details outside of the most bare bones lease I've ever seen in 10+ years of renting. I was forced to delay my starting date and move into my parents place for a month in order to find a suitable house, which was incredibly difficult to do remotely and with very few contacts in community. New development, esp for incoming workers/professionals is needed to grow the community. It's key to keep places affordable so people can actually afford to live, but also need standards for management so cheap living doesn't mean unacceptable living conditions.	7/3/2025 2:10 PM
24	Many seniors move to find housing in city as there are few options here	7/2/2025 3:30 AM
25	I am only able to afford my house alongside my spouse who makes more money than I do, if I were single living off my own income I wouldn't be able to afford a home and the cost of living on my own would likely leave very little for personal savings	6/27/2025 12:15 PM
26	The rise of Canadian housing costs is ridiculous. The upcoming generation cannot afford to live on their own or save enough money to buy their own home, meanwhile the cost of rent is far greater than the cost of an average mortgage	6/26/2025 8:34 AM
27	Taxes in Athabasca is hire. There is no incentive to stay in athabasca. Or move here	6/25/2025 9:04 PM
28	Energy efficiency or renewable energy options would be great!	6/25/2025 4:53 PM
29	No	6/25/2025 4:18 PM
30	It feels like house prices are driven up in the area due to lack of development. Old farm houses and trailers are the majority of what's available, and newer (1995+) family homes are always unaffordable.	6/24/2025 10:55 PM
31	Athabasca and surrounding area need more supportive housing facilities for individuals who may not be senior but require daily living assistance and who do not have the capacity to live independently. The facilities should be staffed with both medical and mental health professionals who can offer support for people living with persistent mental illness or complex needs.	6/24/2025 7:58 AM
32	Need more rental properties and just houses for sell because people can't afford down payment. Larger rental properties not just apartments	6/20/2025 1:07 PM
33	Please contact us at Athabasca Cares Community Housing Society. We would like to collaborate with you to find more and better housing solutions.	6/16/2025 2:22 PM
34	I am one of only a handful of people who have built a new home in the town of Athabasca. I found 2 major obstacles for building. (1) Athabasca town building policy made it \$5000.00 more expensive with a sewer levy. (2) Trades are on average 20% too high of price over even Westlock prices. This makes it very expensive to build.	6/14/2025 9:46 AM
35	Water, sewer and garbage costs are too high in this community. The town fees for hooking	6/14/2025 7:33 AM

## Athabasca Region Housing Needs Survey

onto services are too high for new homes. No incentives to create new building lot or maybe the town should create some new lots. Ease of permitting is a problem. The Town Council should be more flexible in its policies.

36	The county needs to do a better job promoting their subdivisions and hamlets as available choices to develop. The hamlets need to be cleaned up with derelict buildings demolished and unsightly properties remedied through bylaw enforcement. Derelict and unsightly properties are ignored for years negatively impacting surrounding property values. It is embarrassing. The County also needs to care for their own property in subdivisions by mowing their lots and doing weed control. They need to take some pride in our neighborhoods and be an example for others. The Town of Athabasca needs to clean up their own derelict properties including the old Union Hotel hole on Main Street. Zero excuse to leave that mess and hazard for so long. By leaving these properties to remain derelict it tells the public that the municipalities don't care about attracting developers or new residents nor do they care about existing property owners who surround these messes. Why move to a municipality that doesn't care how it looks or is maintained? Why move to a municipality that doesn't enforce their community standards bylaws? Not enforcing these bylaws only shows that people's investments in keeping nice properties are not valued enough to protect. It shows potential newcomers the standard and quality of living is low. It is unfair to all those working hard to invest in their property while paying a higher rate of tax. The municipalities need to do better caring for current residents property values and attracting newcomers. The land is there ... showing property owners are valued is important to retention and attraction.	6/14/2025 6:38 AM
37	Cost of insurance, utilities and fees	6/12/2025 9:13 AM
38	Rental for Seniors based on Income	6/11/2025 9:01 PM
39	No	6/11/2025 8:53 PM
40	Private rentals are far over priced, hime owners are able to charge whatever they want. A single room can go for \$800 a month. More affordable housing options are desperately needed. When I moved to Athabasca in 2005, I had a 2 bedroom, 1 and a half bath apartment with utilities included for \$500 a month.	6/11/2025 5:40 PM
41	Rentals in Athabasca are not great and the cost for rent is not competitive and higher than it needs to be. Larger rentals such as a townhouse or duplex with garage would be ideal but very rare. Rentals also need to take into account vicinity to homes and parking. Companies are buying houses and have multiple service trucks on people's streets taking up parking	6/11/2025 3:17 PM
42	Athabasca is very short on decent accommodation for independent seniors. PVL should be expanded with subsidized rental units on the same property	6/11/2025 2:09 PM
43	No	6/11/2025 2:01 PM
44	We definitely need more housing for seniors, should not have to move to Boyle or Westlock Or anywhere out of our hometown. Seniors definitely need more options.	6/11/2025 2:01 PM
45	No	6/11/2025 1:58 PM
46	Need some secure, accessible, independent living condos so people can still own their on home. Apartment style with elevator and secure underground parking	6/11/2025 11:27 AM
47	Cost of living, inflation, and lack of housing for lower income needs to be considered. The price of housing is inaccessible to most young people recently.	6/11/2025 8:41 AM
48	Affordable properties for renters. Young people trying to move out and start life cant afford to buy.	6/11/2025 8:39 AM





# Athabasca Regional Housing Needs Report

- Evaluating the housing needs of Athabasca County, the Town of Athabasca and the Village of Boyle to understand current and future housing issues.