



Building a Stronger Olds: Housing Strategy Engagement

Why Housing Matters

Olds is growing, but not everyone can find the right place to live. Families, seniors, students, and workers all face challenges finding homes that are affordable, accessible, and the right size.

Our Housing Strategy will outline how the Town of Olds will support diverse housing options, improve affordability, and plan for future growth, while protecting what makes Olds special.

The Vision

- **More Housing Choices:** Apartments, duplexes, and townhomes to match changing needs.
- **Affordable Options for All Incomes:** Support accessible housing solutions, including rental and 1-2 bedroom housing.
- **Vibrant Core Neighborhoods:** Focus growth in Uptowne Olds and areas with existing services.
- **Respecting Community Character:** Ensure new development fits in with existing neighbourhoods.
- **Partnerships with Builders & Community:** Work together to get the right homes built in the right places.

Key Housing Challenges in Olds

- **Too Few Rentals:** Rental vacancy is just 0.6%, meaning it's very hard to find a place to rent.
- **Mismatch Between Homes & Households:** 61% of households only need one-bedroom homes, but 72% of existing houses have three or more bedrooms, leading to higher housing costs and limiting access to suitable options for singles, seniors, and small households.
- **Affordability Pressure:** Almost half of households spend more than 30% of income on housing.
- **Seniors Need Options:** Nearly 1 in 4 residents is over 65. Many want to downsize but have no local options.
- **Barriers to Development:** Builders say regulations and costs make it harder to add new housing.



Our Housing Strategy: 6 Priorities

- **More Homes in Core Areas:** Promote infill and mixed-use housing in Uptowne and East Olds.
 - *Target: 100 new units*
- **Missing Middle Housing:** Support duplexes, triplexes, and townhomes.
 - *Target: 200 units*
- **More Rental Options:** Create purpose-built rental housing and support secondary suites.
 - *Target: 175 units*
- **Preserve Neighbourhood Character:** Update design guidelines and protect green spaces.
 - *Review redevelopment plans by 2027*
- **Seniors Housing:** Enable aging-in-place, accessible, and assisted living options.
 - *Host stakeholder discussions in 2025–2026*
- **Create a Pro-Housing Environment:** Reduce red tape, attract private investment, and market Olds as a great place to build.

How We'll Track Success

In the Short Term (1–2 years):

- Increase in housing permits & speed of permit approvals
- Use of Town incentive programs
- Public and stakeholder engagement

In the Long Term (3–5 years):

- 1.8% annual population growth
- More diverse housing types
- Improved housing affordability

Managing Growth Impacts

As we grow, we'll plan ahead to:

- Prevent traffic and parking problems
- Use existing water, sewer, and roads efficiently
- Support fire, police, and emergency services
- Work with schools and healthcare providers to maintain essential services
- Preserve the character of our neighbourhoods



Your Voice Matters

We're inviting residents, builders, and organizations to help shape the future of housing in Olds. Share your ideas on this proposed strategy at our open house or online:

Open House Date: May 5th, 2025 from 11:00 AM - 1:00 PM and 5:00 PM to 7:00 PM

Location: Council Chambers (4512 46 Street, Olds, Alberta)

More Info: www.olds.ca/housing

Together, we can see Olds grow in such a way that increases vibrancy, supports local business, and eases the growing costs of home ownership.