

CITY OF WINKLER

HOUSING NEEDS ASSESSMENT

AUGUST 2023

Landmark
Planning & Design Inc.

CITY OF WINKLER

HOUSING NEEDS ASSESSMENT

FINAL REPORT

AUGUST 2023

Prepared for:

The City of Winkler

Prepared by:

Landmark Planning & Design Inc.

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1 INTRODUCTION

In July 2023, the City of Winkler retained Landmark Planning and Design Inc. to undertake a Housing Needs Assessment. The purpose of the following Housing Needs Assessment is to not only analyze and evaluate the current state of housing within the region, but to better understand the short, medium, and long-term housing needs of residents of Winkler. The following assessment encompasses a comprehensive review of the municipality's geographic context, existing housing stock, demographic data, and socioeconomic data to identify housing-related gaps, challenges, and opportunities. The insights included within this report may be used to develop a variety of recommendations and strategies that will increase the supply and diversity of housing in the City of Winkler.

The Housing Needs Assessment was carried out through consulting and reviewing data from the Canadian Census, the Bank of Canada, and other reputable sources to provide a comprehensive view of the housing situation in Winkler.

2 BACKGROUND & CONTEXT

The City of Winkler is located in the southeast region of the Province of Manitoba, at the junction of Highway 14 and Highway 32. Winkler is surrounded by the Rural Municipality (RM) of Stanley. Designated as a city in 2002, Winkler encompasses an area of approximately 20.73 square kilometres. With a population of 13,745 as of 2021, Winkler has achieved a population density of 663.1 people per square kilometre.

Located in proximity to the Winkler is the city of Morden (13 km west) and communities of Reinfeld (4 km east) and Schanzenfeld (7 km south). Together, Winkler and Morden provide the communities of Reinfeld and Schanzenfeld with public and community services.

Regarding land use, eastern half of Winkler is dominated by industrial uses, reflecting Winkler's beginnings as an industrial town. Residential land uses are located near the centre of the city, with newer developments to the south and northwest. The majority of commercial activity is concentrated along Highway 14 and Highway 32, while recreational space is mainly located in the western part of the city. Unlike other land uses in Winkler, institutional land is scattered throughout the city.

Figure 1: City of Winkler



The predominant land cover in Winkler is urban/developed, with rich agricultural land supporting agricultural activities located on the periphery of the city. One natural feature of note in Winkler is the Discovery Nature Sanctuary located in the northeast part of the city just off Eastview Drive.

3 DEMOGRAPHIC OVERVIEW

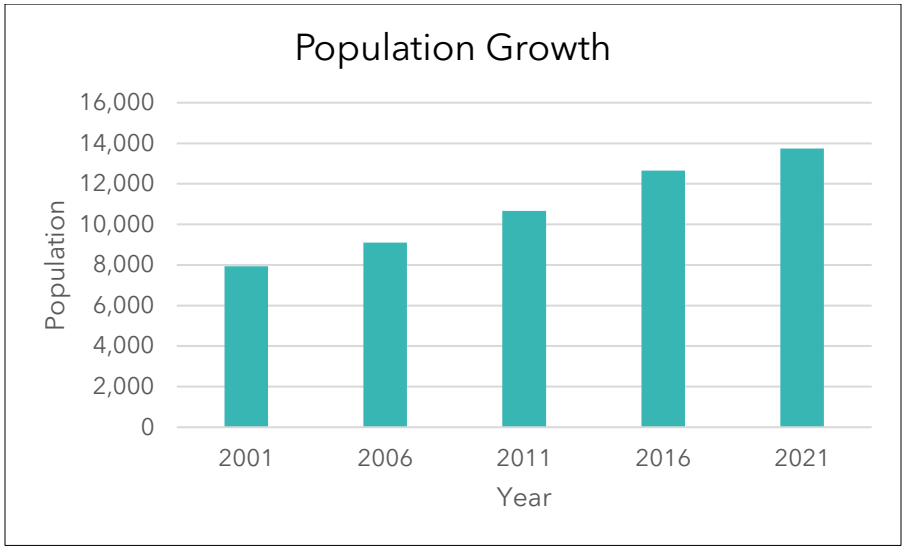
3.1 Population Growth

As of 2021, Winkler has a total population of 13,745.

The population of Winkler increased by 8.6% between 2016 and 2021, from 12,660 to 13,745. In comparison, the provincial growth rate between 2016 and 2021 was only 5%, indicating a proportionally high rate of growth in Winkler.

The Figure 2 provides a summary of Winkler's rapid population growth over the last five census periods totaling 20 years. Between 2001 and 2021, Winkler had an average growth rate of 13.6% per census period (5 years) and the population has nearly doubled. Although the city centre is the most densely populated area in Winkler, the majority of new growth in the city has been in the newer neighbourhoods located in the northwest and south areas of the city.

Figure 2: Winkler Total Population (2001-2021)



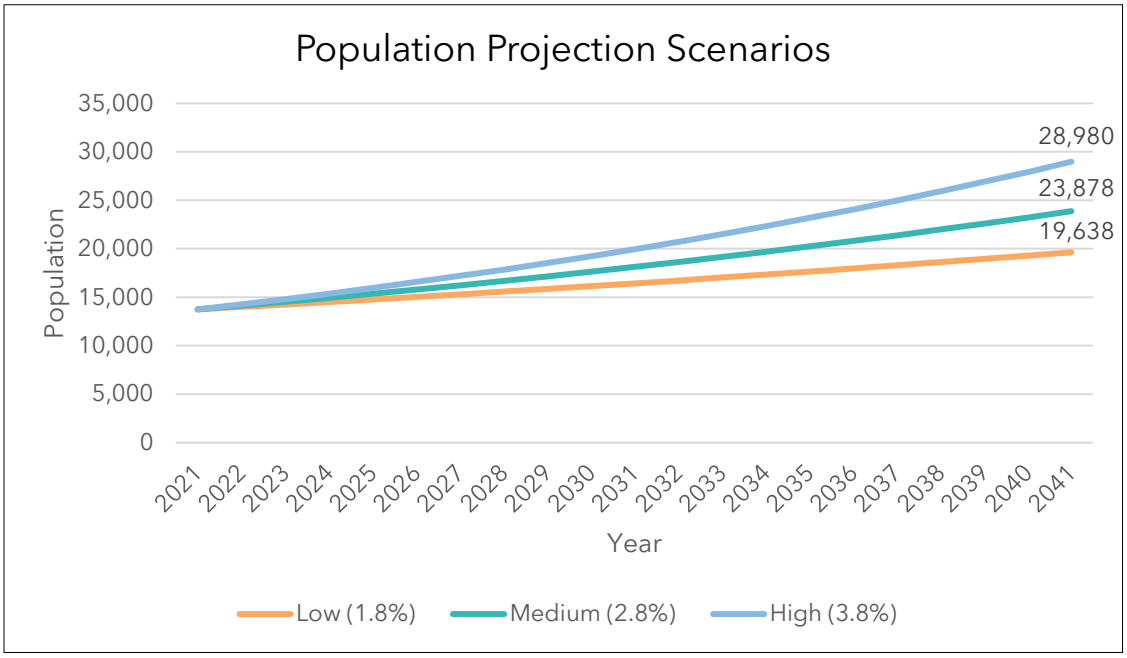
Source: Census Canada (2001-2021)

3.2 Population Projections

Winkler's population is expected to increase over 20-year period from 2021 to 2041. Winkler's average annual growth rate of 2.8% between 2001 and 2021 was used to calculate the city's population projections for low, medium, and high-growth scenarios as illustrated in Figure 3.

The medium growth scenario assumes that Winkler will continue to grow at its past 20-year average annual growth rate. At an annual rate of growth of 2.8%, this scenario represents a medium growth situation, resulting in a total population of 23,878 in 2041.

Figure 3: Winkler Population Projection Scenarios (2021-2041)



Source: Census Canada (2021)

In a low growth scenario, Winkler is predicted to grow at a rate of 1.8, which is less than the city's annual growth rate over the past 20 years, resulting in a population of 19,638 in 2041. This scenario also uses past growth trends in Winkler as a base but assumes that the city will experience a lesser rate of expansion through a decrease in population growth.

In contrast, a high growth scenario that uses a growth rate of 3.8% results in a projected population of 28,980 in 2041. This scenario assumes that the city will experience more rapid expansion by gaining a higher percentage of growth.

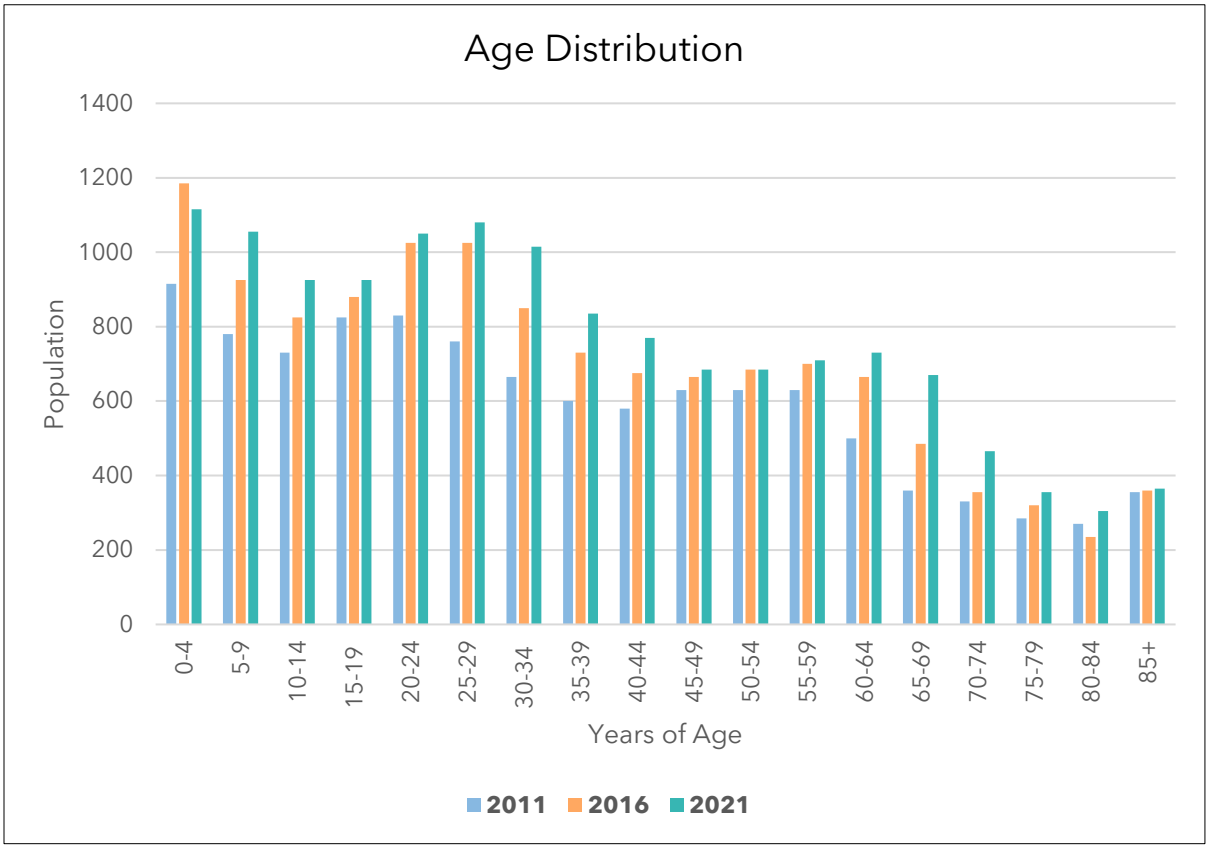
3.3 Age Distribution

Over a period of 20 years, from 2001 to 2021, Winkler has experienced an increase in youth, young-to-middle aged adult, and senior populations (Figure 4).

In each census period, those who are nearing retirement age (60-64) or are of retirement age (65 years and older) have become a slightly higher proportion of the population. As of 2021, these age groups make up 21% of the population, compared to 19% in 2011. With middle-aged adults (35-59) representing 27% of the population in 2021, it is important that Winkler considers the both the current needs of older adults and the future needs of middle-aged adults.

Winkler has a young population. In both 2011 and 2021, youths (0-19) and young adults (20-34) in Winkler represented 52% of the population. The median age of Winkler's population in 2021 was 33.6, compared to Manitoba which had a higher median population age of 38.4.

Figure 4: Winkler Age Distribution (2011-2021)



Source: Census Canada (2011-2021)

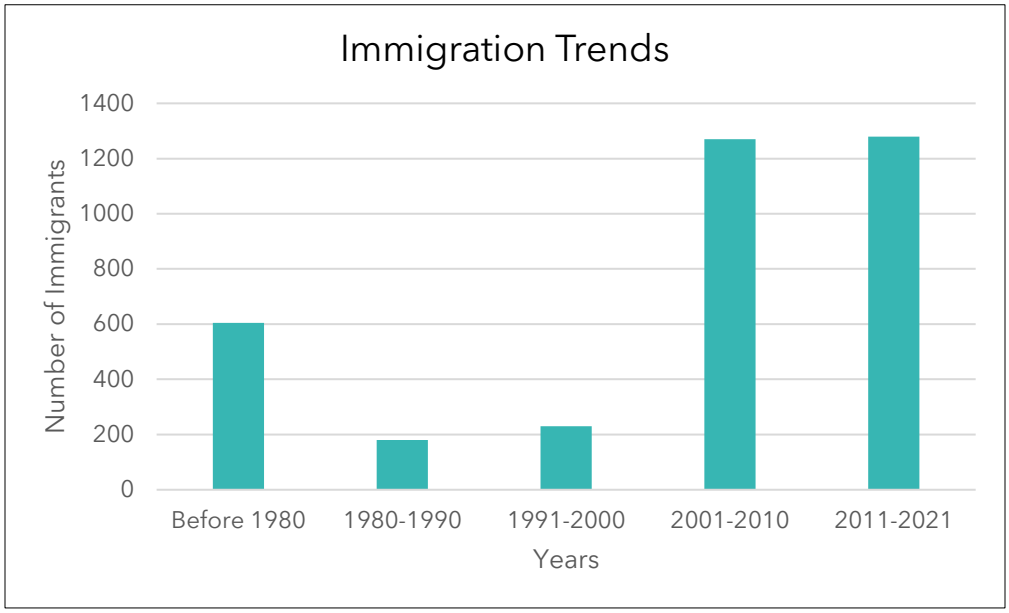
3.4 Migration & Immigration

Winkler's large youth population can be largely attributed to an influx of young families migrating and immigrating to Winkler.

As of 2021, 31% of Winkler's population were internal and external migrants, meaning that five years ago in 2016, they were living in a different city, town, township, village, or Indian reserve within Canada, or in a location outside of Canada. In comparison, only 18% of Manitoba's 2021 population were internal and external migrants.

Figure 5 illustrates the rapid increase in immigration in Winkler over the last 20 years. The number of immigrants that arrived in Winkler from 1991 to 2000 was 230, compared to the 1270 immigrants that arrived over the next decade between 2001 and 2010. The number of immigrants that arrived in Winkler most recently, between 2011 and 2021, is comparable to the preceding decade at 1280.

Figure 5: Winkler Immigration Trends (Before 1980-2021)

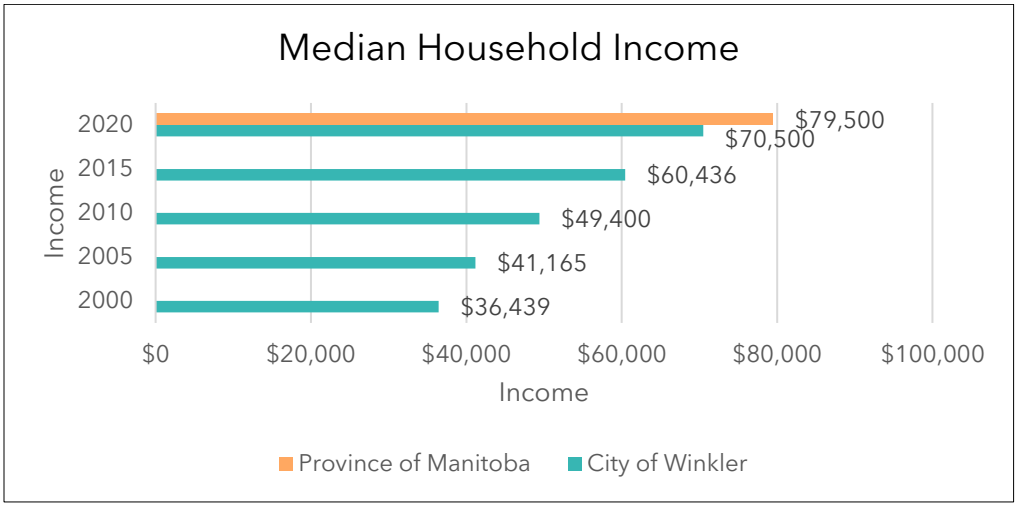


Source: Census Canada (2021)

3.5 Socioeconomics

The median total household income in Winkler was $70,500 in 2020, which is lower than Manitoba's provincial median of $79,500. Over the course of 20 years, from 2001 to 2021, median household incomes within Winkler have steadily increased (Figure 6).

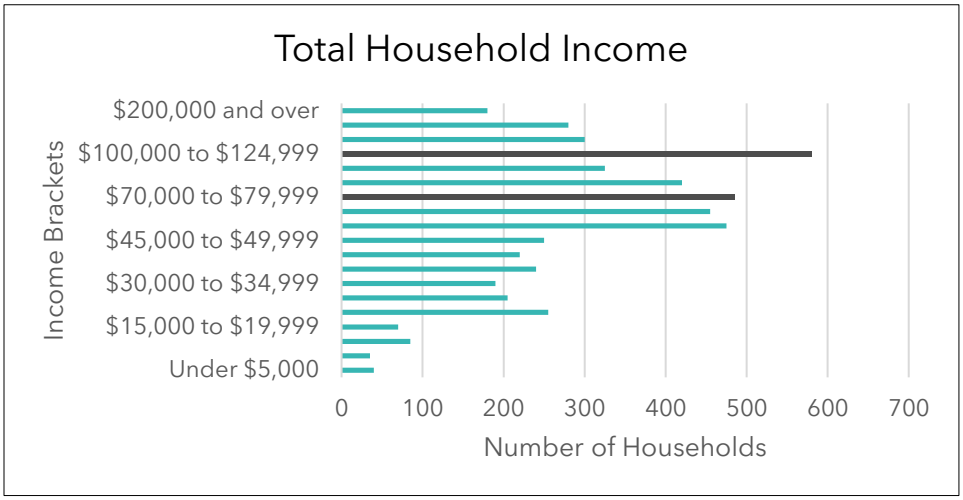
Figure 6: Winkler Median Household Income (2001-2021)



Source: Census Canada (2001-2021)

The average household income in Winkler was $83,200 in 2020. Winkler's average household income is $12,700 higher than the median, indicating that the household income distribution within Winkler is slightly concentrated in the wealthier households, with the two largest income groups being $100,000-$124,999 (11% of households) and $70,000-$79,000 (10%) (Depicted in dark grey in Figure 7).

Figure 7: Winkler Total Household Income (2021)



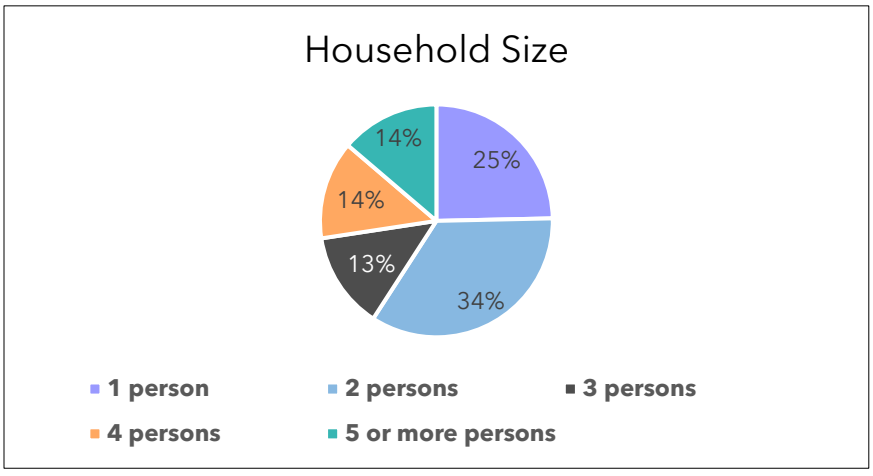
Source: Census Canada (2021)

4 HOUSING STATISTICS

4.1 Household Characteristics

The average number of individuals per household in Winkler was 2.7 in 2021, slightly higher than Manitoba's average household size of 2.5. Regarding household size, the two largest household types in Winkler are two-person (34%) and one-person (25%), indicating a majority of small households within the city (Figure 8). Similarly, Manitoba's two largest household types are two-person (34%) and one-person (28%).

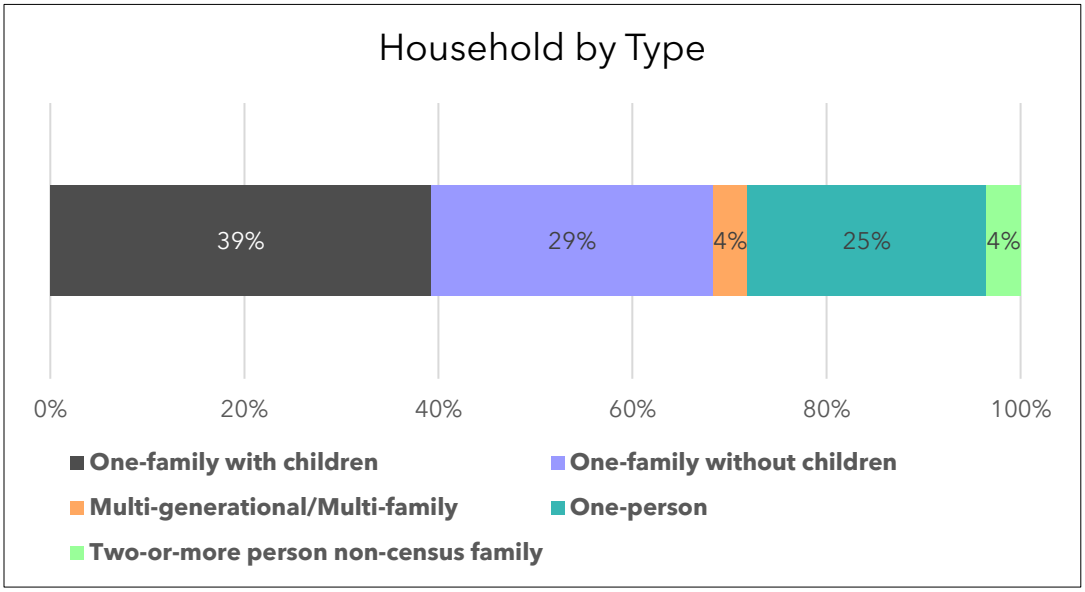
Figure 8: Winkler Household by Size (2021)



Source: Census Canada (2021)

In 2021, households in Winkler were characterized predominantly by single-family households (68%). The proportion of single-family households with children (39%) was higher than the proportion of single-family households without children (29%) (Figure 9). For comparison, the proportion of single-family households with children in Winkler (39%) is slightly higher than in Manitoba (35%).

Figure 9: Winkler Household by Type (2021)

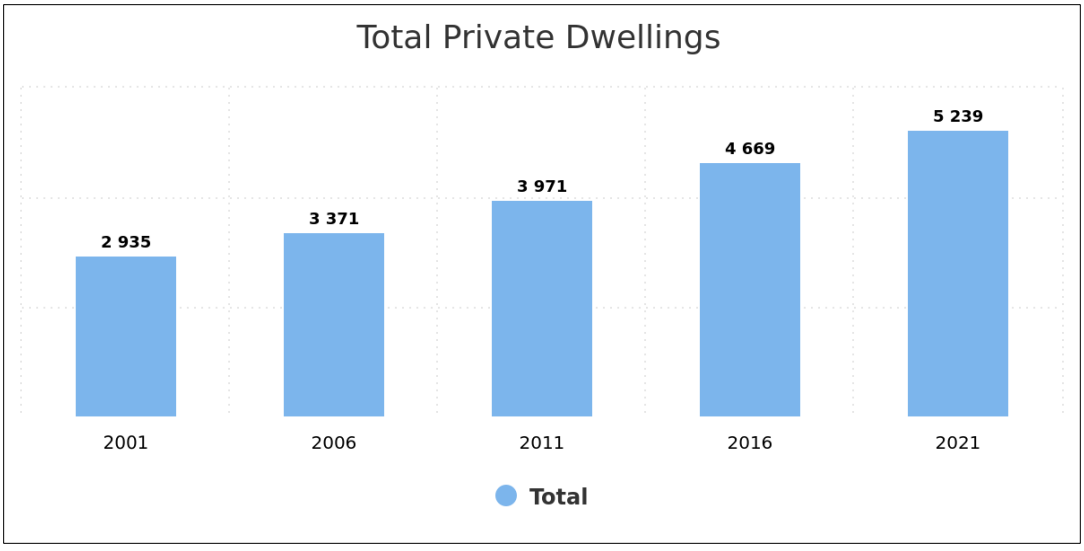


Source: Census Canada (2021)

5.3 Dwelling Characteristics

Over a period of 10 years, from 2011 to 2021, Winkler has experienced a steady increase in the number of private dwellings within the municipality. An average of 576 dwellings were added to the municipality each census period (5 years).

Figure 10: Winkler (2021) Total Private Dwellings

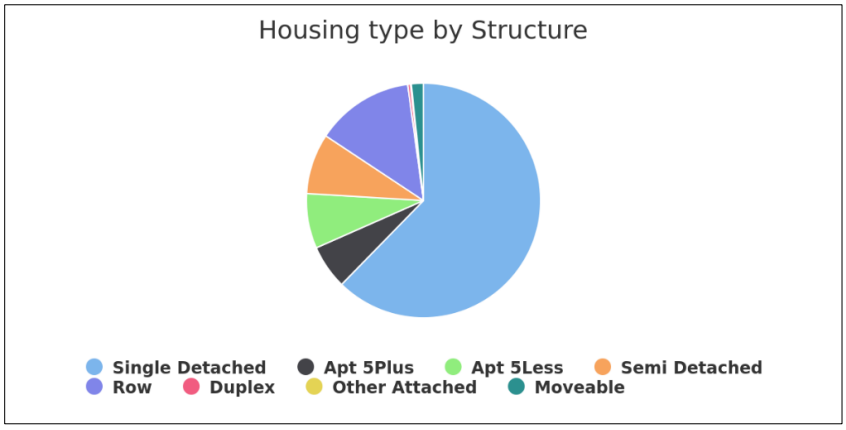


Source: Townfolio (n.d.)

As illustrated in Figure 11 below, the majority of housing in Winkler is comprised of single-detached homes which account for 62.3% of all dwellings. Similarly, Manitoba's dominant housing type is single detached (66.4%).

The remaining dwelling types within Winkler include row houses (13.5%), semi-detached houses (8.3%), apartment buildings that have fewer than five storeys (7.6%), apartment buildings that have five or more storeys (6.1%), moveable dwellings (1.7%), apartments or flats in a duplex (0.4%) and other attached housing (0.1%). In comparison to Manitoba, where apartment buildings represent 22.9% of all dwellings, Winkler has significantly less apartment buildings (13.6%).

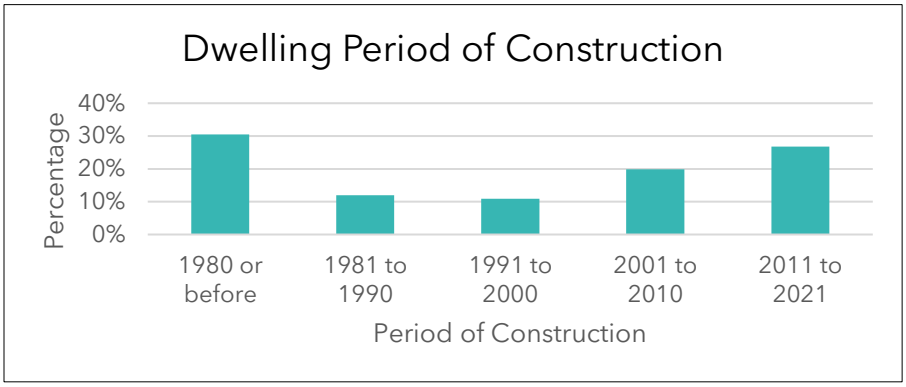
Figure 11: Winkler Dwellings by Type (2021)



Source: Townfolio (n.d.)

According to Statistics Canada data, 31% of the housing stock in Winkler was built prior to 1980, indicating that newer housing stock is more prevalent within the municipality than older housing stock. However, period of construction often correlates with dwelling condition, as older dwellings tend to have more maintenance requirements. While only 2% of dwellings in Winkler require major repairs in 2021, the highest proportion of dwellings in Winkler were constructed prior to 1980, as illustrated in Figure 12. It is important that Winkler considers the future maintenance requirements of its older housing stock.

Figure 12: Winkler Occupied Private Dwellings by Period of Construction (2021)



Source: Census Canada (2021)

In Winkler, the highest proportion of dwellings (37%) have 4+ bedrooms compared to only 25.4% of dwellings with 4+ bedrooms in Manitoba. On the opposite end of the spectrum, the proportion of bachelor suites with no bedrooms makes up only 0.2% of all dwellings,

compared to Manitoba which has five times the amount of bachelor suites as Winkler, making up 2% of all dwellings. This indicates that Winkler has a relatively low supply of small dwelling units and a higher supply of larger dwelling units.

5 HOUSING AFFORDABILITY

This section of the report discusses issues of housing affordability and core housing need. According to Statistics Canada, households that spend 30% or more of total household income on shelter expenses are defined as experiencing issues with 'housing affordability.'

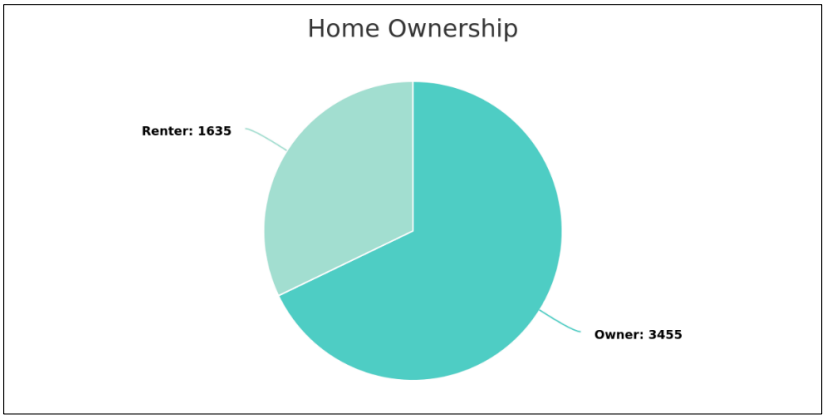
According to Canada Mortgage and Housing Corporation (CMHC), a household is considered to be in core housing need if it meets 2 criteria:

- The household is below one or more of the following standards:
  - **adequacy** (whether or not housing needs major repairs)
  - **suitability** (whether or not there are enough bedrooms to accommodate the size of the resident household)
  - **affordability** (housing costs are less than 30% of total before-tax household income)
- The household would have to spend 30% or more of its before-tax household income to access local housing that meets all three standards.

5.1 Renter-Occupied Households

As reported in the 2021 Census, 35% of private households within Winkler are rented (Figure 13). Owned-occupied households represent the remaining 65%. In comparison, the percentage of renter-occupied households in Winkler in 2001 was 28%, therefore indicating that the percentage of renter-occupied households in the city has increased over the past 20 years.

Figure 13: Winkler Private Households by Tenure



Source: Townfolio (n.d.)

As of 2021, the median and average monthly shelter cost for renter-occupied households in Winkler was $990 and $1021 respectively. The table below, created using the University of

British Columbia's (UBC) Housing Assessment Resource Tools (HART) online application, shows the range of household incomes and affordable shelter costs for each income category. For the 'Very Low Income' group (1.4% of total households) 'Low Income' group (15.33% of total households), and some of the 'Moderate Income' group (20.24% of total households) in Winkler, the current median and average monthly shelter cost for renter-occupied households is not considered affordable.

Table 1: Winkler Income Categories and Affordable Shelter Costs (2021)

			Winkler
Income Category	**% of Total HHs**	**Annual HH Income**	**Affordable Shelter Cost (2020 CAD$)**
Area Median Household Income		**$70,500**	**$2,425**
Very Low Income (20% or under of AMHI)	1.40%	<= $14,100	<= $353
Low Income (21% to 50% of AMHI)	15.33%	$14,100 - $35,250	$353 - $881
Moderate Income (51% to 80% of AMHI)	20.24%	$35,250 - $56,400	$881 - $1,410
Median Income (81% to 120% of AMHI)	26.25%	$56,400 - $84,600	$1,410 - $2,115
High Income (121% and more of AMHI)	36.77%	>= $84,601	>= $2,116

Source: HART (n.d.)

In 2021, the percentage of renter-occupied households in Winkler with housing affordability problems (spending over 30% of income on shelter) was 32.4%.

The percentage of renter-occupied households in core housing need in Winkler was 14.6%.

5.2 Owner-Occupied Households

As reported in the 2021 Census, 65% of private households within Winkler are owned (Figure 13). Renter occupied households represent the remaining 35%. In comparison, the percentage of owner-occupied households in Winkler in 2001 was 72%, therefore indicating that the percentage of owner-occupied households in the city has decreased over the past 20 years.

As of 2021, the median and average monthly shelter cost for owned households in Winkler was $1,140 and $1,153 respectively. Table 1 shows the range of household incomes and affordable shelter costs for each income category. For the 'Very Low Income' group (1.4% of total households) 'Low Income' group (15.33% of total households), and some of the 'Moderate Income' group (20.24% of total households) in Winkler, the current median and average monthly shelter cost for owner occupied households is not considered affordable.

The median value of an owner-occupied dwelling within Winkler was $310,000 as of 2021. The average value of an owner-occupied dwelling was $331,200.

As of 2021, the percentage of owner-occupied households in Winkler with housing affordability problems (spending over 30% of income on shelter) was 15.7%.

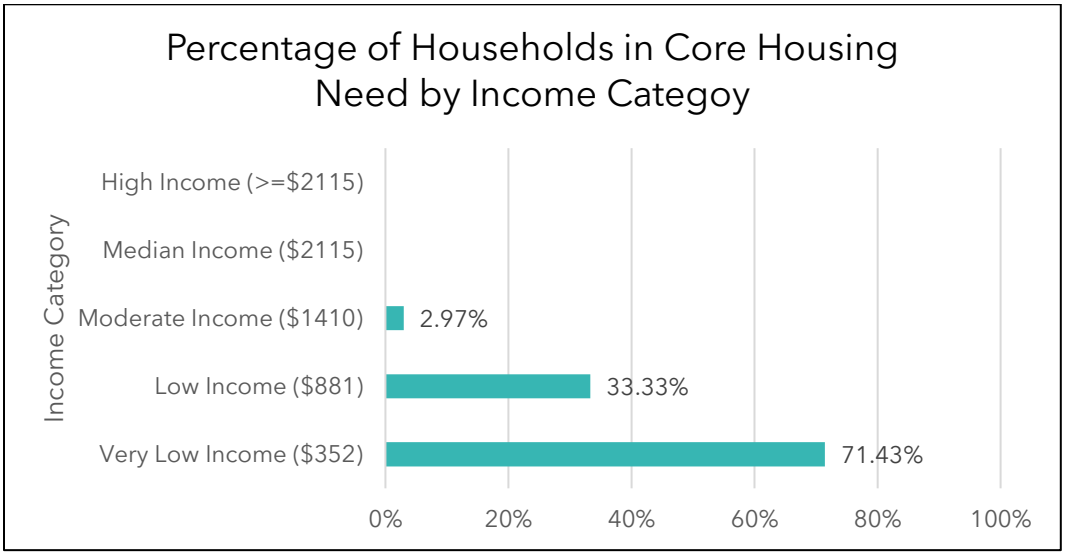
The percentage of owner-occupied households in core housing need in Winkler was 3.1%.

5.3 Owner-Occupied & Tenant-Occupied Households Affordability

When considering total owner and tenant households within Winkler, a total of 1,065 households (21%) experience issues with housing affordability, and 335 households (7%) are in core housing need.

According to Figure 14, created using UBC's Housing Assessment Resource Tool, of all households in the 'Very Low Income' category (20% or less of the city's median household income [MHI]) 71.43% are in core housing need. 33.33% of households the 'Low Income' category (21%-50% MHI) are in core housing need, and 2.97% of households in the 'Moderate Income' category (51%-80% MHI) are in core housing need.

Figure 14: Winkler Percentage of Households in Core Housing Need by Income Group (2021)



Source: HART (n.d.)

The following table, created using UBC's Housing Assessment Resource Tool, shows the total number of households in core housing need by household size, as well as income category. This table highlights the existing deficit of housing options in the community.

Table 2: Winkler Affordable Housing Deficit (2021)

Winkler Affordable Housing Defecit 2021						
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 ($352)	45	0	0	0	0	45
Low Income ($881)	155	70	0	0	0	225
Moderate Income ($1410)	0	0	0	0	15	15
Median Income ($2115)	0	0	0	0	0	0
High Income (>=$2115)	0	0	0	0	0	0
Total	**200**	**70**	**0**	**0**	**15**	**285**

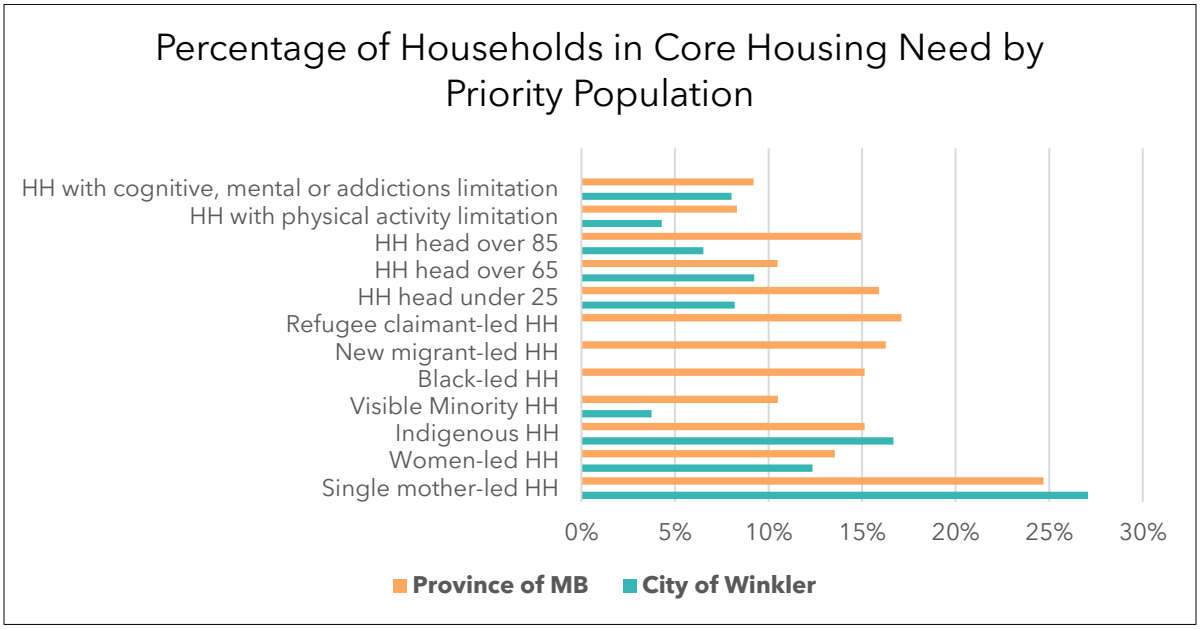
Source: HART (n.d.)

The vast majority of Winkler households in core housing need are one-person households that are considered 'Low Income.' Two-person 'Low Income' households make up the next largest group.

Despite being in the 'Moderate Income' category, 15 households with five or more people in Winkler are in core housing need. Due to the high number of people per household, this group is likely to be experiencing issues of housing suitability, meaning there are not enough bedrooms to accommodate household size.

Certain types of households are more likely to experience high housing need than others. Figure 15, created using UBC's Housing Assessment Resource Tool, compares the rates of core housing need for Winkler and Manitoba across populations that are at high risk of experiencing housing need.

Figure 15: Winkler Percentage of Households in Core Housing Need by Priority Population (2021)



Source: HART (n.d.)

Of the 7% of all households in Winkler that are in core housing need, the majority of households (27%) are single mother led, followed by Indigenous households which make up 17% of households experiencing core housing need. In Manitoba, these population proportions are slightly lower, with single mother led households representing 25% of all households experiencing core housing need, and Indigenous households represent 15%.

6 HOUSING CHALLENGES & OPPORTUNITIES

Drawing on the analysis of housing-related data previously presented, this section of the Housing Needs Assessment report identifies the key housing challenges and areas of need in Winkler across the housing spectrum.

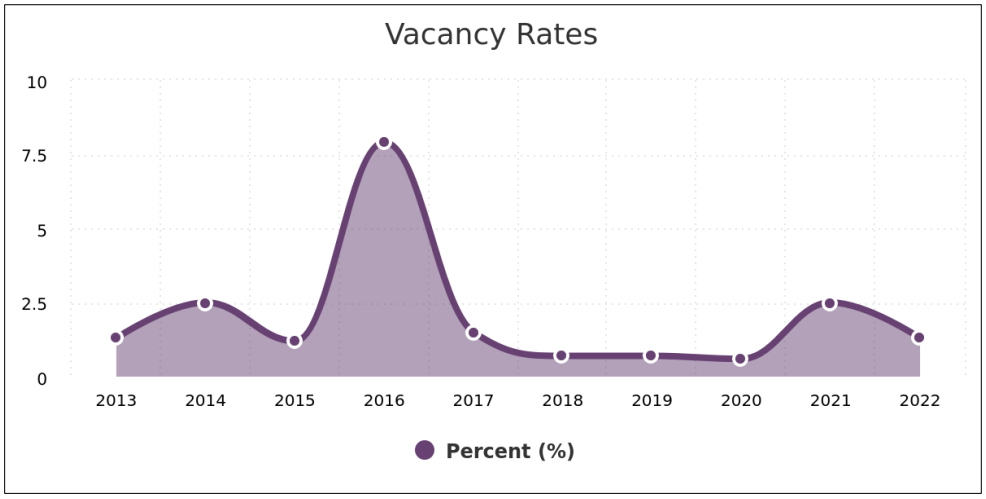
Rising interest rates across Canada are disproportionately affecting small cities and communities such as Winkler

In July 2023, the Bank of Canada raised its benchmark interest rate by 25 basis points, causing the figure to hit 5%. Since January 2022, the Bank of Canada has been continuously raising its policy interest rate in an attempt to slow down high inflations, resulting in an overall increase of 4.75% (Bank of Canada, n.d.). Canada has not seen interest rates as high as 5% since 2001.

The negative effects of high interest rates are being felt by homeowners, first-time home buyers, and tenants across Canada, but are exacerbated in small cities and communities such as Winkler. With a median household income ($70,500) that is lower than Manitoba's median household income, a slightly top-heavy income distribution, as well as 21% of households experiencing issues with housing affordability, increasing interest rates pushes the prospect of home ownership out of reach for many households and individuals.

Winkler has a limited supply of smaller, and therefore more affordable, rental units. As illustrated in Figure 16, vacancy rates in Winkler's rental market have decreased since 2021 from 2.5% to 1.3%. Therefore, alternatives to homeownership in Winkler are limited, leaving the city's population increasingly vulnerable to high interest rates.

Figure 16: Winkler Vacancy Rates (2013-2022)



Source: Townfolio (n.d.)

Barriers to Development

While there might be a demand to increase the number and types of dwellings in Winkler, the development must also be feasible. Developers must consider the costs of development (e.g., infrastructure upgrades, construction costs, land costs, development fees, etc.) against what they are able to sell (or rent) the units for.

According to Statistics Canada, material and skilled labour shortages have continued to impact the Canadian construction industry in 2022 (Statistics Canada, 2023). The rise in fuel prices, in combination with supply chain disruptions and labour shortages have led to an overall increase in construction costs. In particular, the cost of structural steel framing and concrete have led the rise in construction material costs.

Compared to The Capital Region or Brandon, the city of Winkler does not have particularly high development fees. However, developers in Winkler often cite development fees as an area of concern and a potential barrier to development. Noting that Winkler's median income is below the provincial average, development costs may disproportionately affect the City of Winkler compared to more affluent cities and communities.

Parking minimums for multi-residential buildings are an additional barrier to developers in Winkler. For multi-family dwellings, 1.5 parking spaces are required per dwelling unit, which increases the cost of development. This may lead to higher housing costs, decreased affordability, and inefficient land use.

Increasing population

Winkler has a population that is expected to increase to 23,879 by 2041 (20 years), requiring an additional 3,753 private dwelling units. Although there has been a steady increase of private dwelling units within the municipality from the period of 2011 to 2021, a rapid increase in private dwelling units within the next 5 years is necessary in order to provide current and future residents with sufficient housing. At the current average rate of private dwelling units being added to Winkler (576 per census period), it would take approximately 32 years to build the projected number of dwelling units needed by 2041.

Winkler is lacking in some "missing middle" housing types

Although Winkler has a high proportion of row houses (13.5%) compared to the province of Manitoba (3.8%), there is a notable lack of duplexes and apartments in buildings less than 5 storeys in Winkler. Duplexes represent 0.4% of housing types in Winkler compared to 1.4% in Manitoba. Apartments in buildings less than 5 storeys represent 7.56% of housing types in Winkler compared to 14.5% in Manitoba. The addition of more "missing middle' housing units to Winkler may increase housing affordability and expand the housing supply at a faster rate.

The proportion of seniors and adults reaching retirement age is increasing

Older adults experience many barriers to aging in place, including decreased mobility and safety, lower household space requirements, decreased ability to access amenities, and decreased financial and physical ability to keep up with housing maintenance and repairs. As housing in Winkler consists primarily of single-detached dwellings, there is a notable lack of senior-friendly and lower maintenance housing options for the aging population. The expansion of independent housing, supportive housing, assisted living, and social housing in Winkler should be considered as the population ages.

Young adults and youth make up a high proportion of the overall population

The population of young adults Winkler is proportionally high, which might in part be explained by the high rates of migration and immigration to Winkler. In addition, there is a high proportion of small one-or-two person households in Winkler, thus highlighting a need for affordable and appropriately sized units (whether rental or condominium) to accommodate young adults looking to remain in (or move to) the community. The low vacancy rate for rental

units within Winkler shows that the demand for renter occupied dwellings are high, yet the stock remains relatively low.

Similarly, the population of youth Winkler is proportionally high, which might in part be explained by the influx of young families migrating and immigrating to Winkler. With the highest proportion (39%) of household types in Winkler being single-family with children, it is likely that the demand for larger dwelling units such as single-family detached dwellings will continue to increase.

A disparity between housing prices and household income

There is a limited availability of affordable housing options for low to moderate-income households within Winkler. Data shows that tenant households experience higher rates of housing affordability problems and core housing need than owner households. This may be related to the lack of alternative dwelling types such as apartments that tend to be more affordable. Additionally, the demand for affordable rental units exceeds the supply which may inflate the price of existing ones.

Out of the population experiencing core housing need in Winkler, the highest proportion was one-person households that are considered 'Low Income,' followed by two-person "Low Income' household. This furthers the need for more affordable, subsidized, and social housing units that are appropriate for small households.

Additionally, although the highest percentage of dwellings in Winkler have four or more bedrooms, a proportion of the population experiencing core housing need in Winkler is made up of households with 5 or more people. Thus, affordable, subsidized dwelling units, and social housing that can accommodate larger family sizes is needed within Winkler.

Increasing immigrant population

There has been a rapid increase in immigration in Winkler over the last 20 years. It is important to consider factors such as family size or multi-generational living in cities with growing immigrant populations. Culturally appropriate dwelling types may include affordable dwelling units that can accommodate larger family sizes or secondary suites.

7 PROJECTED HOUSING UNITS BY TYPE

Population forecasts play a key role in planning for future housing demand. The medium-growth scenario for Winkler, which results in the addition of 10,133 residents by 2041, has been used to calculate future housing demand within the city. Assuming the average household size of approximately 2.7 people per household remains steady, Winkler will need to accommodate an additional 3,753 dwelling units over that period (Table 3).

Table 3: Winkler Housing Demand (2021-2041)

20 Year Demand Scenario (2021-2041)	Low (1.8%)	Medium (2.8%)	High (3.8%)
Population Increase (2021-2041)	5,893	10,133	15,235
Number of people/household	2.7	2.7	2.7
Number of dwelling units required	2,183	3,753	5,643

Source: Census Canada (2021)

The projected demand by dwelling type has been calculated in two ways. The first scenario, outlined in Table 4, uses the current proportions of housing types within Winkler and the medium growth scenario.

Table 4: Winkler Housing Demand by Type (2021-2041)

	Status Quo Demand
20 Year Demand Scenario (2021-2041)	**Medium (2.8%)**
Number of dwelling units required	3,753
Single-detached	2,339
Semi-detached	313
Row house	508
Apartment	512
Duplex	15
Other	66

Source: Census Canada (2021)

It should be noted that the above projection does not account for the increasing need/demand for non-single-detached dwellings that have been noted throughout this Housing Needs Assessment report. Table 5 below accounts for this demand by using an altered proportions of housing types within Winkler where single-detached dwellings account for 20% less than the current proportion (62.32%). That 20% has been distributed evenly amongst semi-detached houses, row houses, and apartment buildings.

Table 5: Winkler Altered Housing Demand by Type (2021-2041)

	Increased Demand for Alternative Dwelling Types
20 Year Demand Scenario (2021-2041)	**Medium (2.8%)**
Number of dwelling units required	3,753
Single-detached	1,588
Semi-detached	563
Row house	758
Apartment	762
Duplex	15
Other	66

Source: Census Canada (2021)

8 KEY FINDINGS

This Housing Needs Assessment for the City of Winkler demonstrates the importance of addressing housing challenges to maintain a thriving and inclusive community. The following list summarizes the key findings of this assessment report:

- Winkler's population is increasing, and the current average number of private dwellings added to Winkler on an annual basis will not be able to keep up with future demand.
- Winkler is lacking in some "missing middle" housing types.
- The low vacancy rate for rental units within Winkler shows that the demand for renter occupied dwellings are high, yet the stock remains relatively low.
- The current population in Winkler is young. With young adults and youth making up a significant proportion of the population, there is an increased need for market-rate affordable and appropriately sized rental units.
- The proportion of seniors and adults reaching retirement age is increasing and is predicted to increase at a faster rate in the future as the current middle-aged population increases. The needs of older adults will need to be addressed, through the provision of accessible and age-friendly housing.
- There is a disparity between housing prices and household income making homeownership and tenancy difficult for some individuals and families. An increase in affordable, subsidized, and social housing units for both small and large households are needed within Winkler.
- Increasing rates of immigration to Winkler highlight a need for culturally appropriate housing which may include dwelling units that can accommodate larger family sizes/multi-generational households or secondary suites.
- Winkler is experiencing significant barriers to development that are preventing the addition of diverse housing units to the city.
- Considering the increasing need/demand for non-single-detached houses in Winkler, by 2041, Winkler is forecasted to require an additional 1,588 single-detached houses, 563 semi-detached houses, 758 row houses, 762 apartments, 15 duplexes, and 66 moveable/other-attached houses.

The Government of Canada has recently introduced the Housing Accelerator Fund, a program aimed at providing incentive funding to local governments to increase their supply of housing with the ultimate goal of creating affordable, equitable, and sustainable communities. It is our recommendation that the City of Winkler pursue the Housing Accelerator Fund to help mitigate current barriers to development and rapidly increase the supply of diverse dwelling types and units to accommodate current and future residents.

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