

A map of Winnipeg, Manitoba, showing the city's street grid and the Red River. Overlaid on the map are numerous colored bubbles of varying sizes, representing the impact of condos on different neighbourhoods. The bubbles are colored in shades of blue, green, and yellow. The size of each bubble indicates the magnitude of the impact, with larger bubbles representing a greater impact. The bubbles are distributed across the city, with a higher concentration in the central and eastern areas.

GAIN, LOSS, AND CHANGE

THE IMPACT OF CONDOS ON WINNIPEG NEIGHBOURHOODS

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OCT - 2021



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Special thanks to Tom Carter, whose efforts (during retirement no less) led to the completion of this work.

Special thanks to Chris Northcote who spent more than a year developing a new database to inform this research.

Suggested Citation: Carter, T., McCullough S., Shirliffe R., Northcote C. (2021). *Gain, Loss, and Change: The Impact of Condos on Winnipeg Neighbourhoods*. Institute of Urban Studies, The University of Winnipeg.

This publication is available for download at: <https://www.uwinnipeg.ca/ius/> & www.NeighbourhoodChange.ca

The Institute of Urban Studies acts as an innovative, independent research and educational unit of the University of Winnipeg, with an action-research orientation. Since 1969, the IUS has been both an academic and an applied research centre, committed to examining urban development issues in a broad, non-partisan manner. Originally dedicated to addressing the problems and concerns of the inner city, the Institute's research mandate has evolved to encompass the social, demographic, physical, economic, and environmental well-being of Canadian cities and communities.

This research and its publication is funded by a multi-year grant from the Social Sciences and Humanities Research Council of Canada. The research initiative, titled *Neighbourhood Inequality, Diversity and Change: Trends, Processes, Consequences, and Policy Options for Canada's Large Metropolitan Areas*, is based at the Factor-Inwentash Faculty of Social Work, University of Toronto (J. David Hulchanski, Principal Investigator).

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Executive Summary

Since their introduction the late 1960s, condominiums have become a significant feature of Winnipeg's housing market. Condominiums in Winnipeg however, present particular characteristics compared to other Canadian cities – especially the high number of units converted from previous apartments, the small share condos represent of the overall housing market, and the low percentage of condos that are rented out. Previous research has identified the high number of rental units converted to condos citywide, and raised concern about the impact on affordable rental housing. This project developed a new comprehensive database to explore in-depth the impact of condo units on Winnipeg neighbourhoods. The result provides a more nuanced understanding of the impacts of condos on Winnipeg neighbourhoods. With this database we set out to answer the following research questions:

- What is the spatial and temporal distribution of condominiums in Winnipeg?
- How does the distribution of new purpose-built condominiums differ from condominiums converted from other uses?
- Which neighbourhoods have been most affected and how has the housing stock in that neighbourhood changed?
- What effect have conversions had on the availability and affordability of the affordable rental stock in these neighbourhoods?

The key themes emerging from this study are the loss of affordable rental housing, but a concurrent gain in affordable homeownership options. Additionally, the impacts of condos show very strong differences amongst neighbourhoods – in market effects, on rentals, and on demographics.

Database and Method:

The IUS Condominium Database took more than a year to develop, and was made possible due to changes in the 2016 Census that allows us to identify every condo that is rented – as opposed to occupied by the owner. The database also focuses on differentiating condos that were converted from other uses by using historical data. The new database also contains geographic and historical information about every condo unit, including the previous use of converted condos, historic rental prices for many conversions, current sales-prices and rented condo rates; as well as relevant demographic and socio-economic data for the neighbourhoods where condos are located.

This research focused on eight key areas of condominium development for closer study. These eight areas were selected because they have a high concentration of condominiums, and they also illustrate how condominium development can change the nature of each neighbourhood and the housing market in these areas. For each of these areas, we examined the ratio of condominiums to other housing, the ratio of purpose-built to converted condos, the tenure mix of condos, condominiums by structural type, the development pattern and how and why condominiums have developed in the area. Information on the socio-economic and demographic characteristics of the areas is also compared and discussed, as is the effect of condo development on the housing market, particularly the affordable rental sector. The eight key areas are:

- 8.1 The River-Osborne-Roslyn-McMillan-Crescentwood Area

- 8.2 The Central Business District (Downtown Winnipeg)
- 8.3 Transcona
- 8.4 Heritage Park
- 8.5 Valhalla
- 8.6 Fort Richmond and the University of Manitoba
- 8.7 The Maples
- 8.8 The Rivers

General Findings:

Purpose Built Condos vs. Converted from other Uses:

Using this database, 21,470 residential condominiums in the city of Winnipeg were identified and classified as either a purpose-built unit, or a conversion from previous use. Of these, 10,268 condominiums (47.8%) were identified as being purposely constructed as condominiums, and 11,202 units (52.2%) were identified as converted from previous uses. The vast majority of converted condominiums were done so from existing rental units, **with 10,684 previously rental units (95.4%), removed from the rental market.** The remaining 4.6% or 518 converted condominium units were converted from existing office/industrial spaces, vacant buildings, churches, and single-detached houses.

Spatial Distribution:

Most census tracts in Winnipeg have very few condominiums. Condos are concentrated into a few key areas -- generally, areas of higher income, or areas that have particular opportunities or market advantages for the development of condos including the availability of land to build new condos, access to transportation, amenities, cultural activities, retail activities, and workplace destinations. Most areas of the city do not contain exclusively purpose-built or converted condominiums but a mix of both types. The exception is the clustering of new purpose-built units in new developments on previously vacant land.

Converted condominiums are concentrated in the core of the city. This is an older part of the city, fully developed before condos became an option, and therefore less land is available for new purpose-built condominiums. Converted structures are much more concentrated in neighbourhoods like Osborne Village, McMillan, neighbourhoods just north of the downtown, in St. Boniface, and also along Grant and Corydon Avenues. Converted condo structures also illustrate a much greater concentration pattern than purpose-built units. Condos in the northern portion of the city are mainly conversions while in the south of the city they are mainly purpose built. This pattern is tied to the level of development in an area and availability of land.

The purpose-built condos in the southern half of the city, reflect new development communities. There may also be a relationship to average income, as income levels are higher in the southern part of the city so more expensive newly-built condos are easier to market. For both types there are significant concentrations along major transportation corridors, including Pembina Highway, and St. Mary's Road. Although land along these major routes may be more expensive, the areas are also typically zoned for multi-family housing and offer more opportunities for developers of higher density housing.

There is also evidence of the influence of cultural and retail activities on condominium location. The River-Osborne-Crescentwood area provides an example of this. The downtown is another area where location, access to amenities, entertainment and employment locations drives the clustering of condominiums. Access to higher education facilities is also identified as a driver that shapes the location of condominiums, though less influential than some other drivers.

Some condominiums are also scattered throughout suburban areas. Location in these areas is often based on local advantages -- such as proximity to small parks or shopping, or along the edges of attractive water features or simply in more remote, but quiet, residential locations that attract some occupants, particularly seniors.

Because converted condos are most likely to be of previously rental stock; ***the distribution of converted structures strongly suggests the loss of affordable rental units, because condominium conversions are far greater in inner city neighbourhoods.*** This is a critical key finding: because converted structures are more prevalent in neighbourhoods that have lower average income - there has been a greater loss of affordable apartment buildings in the very neighbourhoods that need them.

The Buildings:

Condos in Winnipeg are much older than condos nationally, or in other major metropolitan centres, likely because older rental apartments have been converted into condominiums. Additionally, Winnipeg has not experienced the surge in condominium construction that has occurred in other cities to offset the aged, converted stock. This is key because converting older rental apartments reduced the inventory of affordable rental housing.

- Nearly half of condos in Winnipeg are in low-rise apartments -- this is related to the conversion of low-rise apartment buildings.
- The condo market in Winnipeg is small compared to most major centres with condos being a low percentage of all dwellings in Winnipeg, and rented condos a very low percentage of the entire rental stock in Winnipeg.
- About one-quarter of condos in Winnipeg are rented – much lower than the national average.
- Condo dwellings in Winnipeg are smaller and the purchase price is lower than single-detached owned dwellings (such as single-family housing). In the 2016 census, the median anticipated value of condos was \$230,066 or 31% lower than the median anticipated value of a non-condo dwelling at \$300,135

Demographics:

In general, condominium units tend to have higher proportions of both younger and older people than residents in non-condo dwellings. Approximately 34% of household heads are 65 or older. Additionally, condos have more non-family units, fewer families, fewer households with children and a higher proportion of one and two person households. The average size of households in condos is also considerably smaller than the average size of households in non-condo dwellings. However, *rented* condominiums contain a higher proportion of families, families with children and lone parent households than owned condominiums.

The Market:

Condominiums are only a small part of the housing market in Winnipeg. They represent approximately 8% of the total housing stock, a much lower percentage of the entire housing stock than nearly all other cities in Canada. Rented condos are also a very low percentage of the entire rental stock in Winnipeg compared to most major centres and the national average. About one-quarter of condos in Winnipeg are rented.

The number of condominiums entering the market appears to be weakly correlated to the rental apartment vacancy rate, though other factors may also be playing a role. This relationship can be explained by rental building owners feeling the burden of a high vacancy rates and opting to convert units to condominiums.

There are a number of other characteristics that are important in determining the role they play in the marketplace, including:

- They have accounted for approximately 21% of total housing starts since 1990;
- Over 70% of condominium starts are multi-unit housing – low or high rise;
- They have accounted for 25% of total new ownership units absorbed (purchased) in the Winnipeg market between 2006 and 2020;
- Since the early 2000s the condominium market has been a buyers' market, suggesting that condo purchases are an attractive option for those wanting to own a home or wanting to invest in condominiums;
- New condominium development is concentrated in the southwest corridor of the city – Fort Garry, Waverly West and Tuxedo.
- In 2020, the CMHC Rental Vacancy Survey identified 4,549 rental units in condos, 23.2% of all condo units;
- The proportion of condo units that are rented has been increasing;
 - There are geographic differences in where condos are rented. About three-in-ten (29%) condos are rented in the Downtown and 22% in the Southwest of the city, with lower percentages elsewhere,
 - Rental rates are much higher in condo units than in rental apartments.
- Sales prices of both new and existing condo units are much lower than sale prices of new and existing single detached units.
- With the majority of condos being valued at \$150,000 to \$200,000, it adds evidence that condominiums have become a common “starter-home” for first-time buyers... filling a role that affordable single-family housing had played in the post-WWII era.

Importantly, condos are a more affordable ownership housing option for some buyers, particularly young first-time homeowners and seniors who may be downsizing from single family homes; but they are a more expensive option for renters, though condo units generally come with more amenities than apartments.

Effects on the Rental Market:

This research has attempted to pin down the impact of condominiums -- especially converted condos -- on the availability of affordable rental stock. Additionally, we examined the market conditions and drivers for the development of condos across Winnipeg.

The current research shows that more than 10,000 units of rental-housing have been converted to condos across Winnipeg. But in many ways, this figure for the entire city obscures the details of what is happening at the neighbourhood level. It is important to understand the percentage of condos that are rented, as well as the impact of conversions at the neighbourhood level. Over 95% of converted units were rental units prior to conversion. Conversions of apartments to condominiums has had one major impact – conversions are usually done to older apartment buildings which (from the owners viewpoint), can be more costly to maintain, and challenging to profitably update under rent control regulations. Because of these limits, older apartment buildings historically provided some of the most affordable rental options; and these affordable rental apartment buildings are the ones that have been most targeted for redevelopment through conversions into condominiums -- resulting in the **loss of affordable rental housing**.

However, about a quarter of condominiums are rented. Rental rates are generally higher in rented condo units than in rental apartments, though in some areas rates are comparable to apartment rental rates. Where condo rental rates are higher, it tends to lead to a higher proportion of households with affordability problems.

Despite the loss of rental stock, and the increased affordability problems in condos that are still rented, condos are still a more affordable *ownership* housing option for home buyers, particularly young first-time homeowners and senior citizens who may be downsizing from single family homes. Sale prices of both new and existing condo units are much lower than sale prices of new and existing single detached housing units.

All of the key areas examined have experienced a loss of rental stock because of conversions, but some areas more than others. However, the outcomes of this loss for renter affordability and levels of core housing need can vary substantially from area to area depending on other factors like rent levels, renter incomes as well as the proportion of condos that are rented in the area.

People living in condos tend to have lower incomes than non-condo owners – again influenced by the demographics of those who live in condos – younger adults perhaps still moving up in their career prospects, and retirees with fixed incomes. However, in the Central Business District (roughly the Downtown) the reverse is true, with condo owners average incomes \$25,000 higher than non-condo owners. This is the result of expensive purpose-built condos in the CBD.

Neighbourhood Impacts of Condo Conversion and Development

In the River-Osborne Area, conversions significantly reduced the availability and number of rental apartments, increased rent levels, reduced renter affordability, and raised the level of core need amongst renters. But the level of homeownership in the area has also increased, with strong evidence to suggest that homeownership in the area has become more affordable. This has resulted in attracting both younger and older households to the area.

There has also been a considerable loss of rental stock in Heritage Park, Fort Richmond and the Maples. This loss, however, has been reduced to a certain extent in River-Osborne and Ft. Richmond as a significant number of condos are rented. In the Maples, rents are higher in rented condo units, but there is no strong evidence to suggest this has significantly raised the level of core housing need. In Heritage Park, higher condo rental rates have increased the level of core housing need relative to apartment renters.

Fort Richmond presents a different scenario. There is no strong evidence to suggest condo rents are higher or lower than other rental units in the area, however, the level of core need is much higher for renter households in condo units. This very high level of core need may be related to the significant number of student renters in the area with limited incomes. Here again, condominiums have also added to affordable home ownership options in the area.

In the Rivers area, almost all of the condominiums are purpose-built. Those few that have been converted from apartments are offset by a near-equivalent number of condo units that are rented. Here, there is no evidence of increased core housing need. But there has been increased affordable home-ownership options, and condos, both rented and owned, provide some of the most affordable housing options in the area.

In the small area of Valhalla, condos have increased the density of residential development, there has been a modest loss of affordable rental stock but a significant contribution to affordable ownership stock. Although rents are higher in rented condos, there has not been any significant increase in core need amongst condo renters because households in rented condos have higher average incomes than renters of apartments. Here in particular, the loss of what was most likely affordable rental housing has to some extent worked to the advantage of those seeking affordable homeownership options.

The Central Business District (Downtown) also presents a very different scenario. Conversions have reduced the availability and number of rental apartments, but this is tempered to a considerable extent by the conversion of buildings that were **not residential to condos**, with some of these rented as well. Conversion of non-residential structures has added hundreds of housing units in the Downtown. Overall, the development of purpose-built condos and conversion of other buildings to condos has **both increased the amount of housing** in the Downtown and has **also increased the level of homeownership**. Condos have also increased rent levels in the downtown as rents in rented condominiums are higher than in rental apartments – but here, core need has not shifted significantly as the incomes of downtown condo renters appear to be higher.

Without exception across the key areas, the conversion and development of purpose-built condos have provided **more affordable homeownership** options for households, particularly younger first-time buyers and older households -- many of them downsizing from larger single-detached homes. Although **renter affordability** has been eroded – sometimes substantially.

In areas like Heritage Park, owned condominiums in the area accommodate households with much lower incomes than other ownership options. In Fort Richmond owned condos contain households with much more modest incomes than the overall average. This is also true in the Maples. Overall, the loss of rental stock and increased affordability problems of renters in some areas has been somewhat offset by the addition of more affordable homeownership for many households.

The conversion of apartments to condos and the development of purpose-built condos in an area can also have an effect on incomes in a neighbourhood. Across the CMA as a whole, the average income of households in rented condos is approximately \$7,600 *higher* than the average income of households in apartments. When looking at individual areas, the differences are marginal except in River-Osborne where condo renters average income is \$12,000 *higher* than apartment renters.

Higher rents in condos have generally attracted households with higher incomes, but in some areas these incomes are still not high enough to prevent higher levels of core need and hence more affordability problems. However, the average incomes of condo *owners*, although much lower than non-condo homeowners, are very much higher than condo *renters* -- ranging from \$25,000 to close to \$50,000 more, depending on the area. The result is that the ownership options provided by condos has increased the overall income in many of the areas.

Condominium conversions and development of purpose-built condominiums have also had an influence on the demographic profile of neighbourhoods because condos attract people with a particular demographic profile. It has led to an increase in younger and older households in those neighbourhoods where condos are located. There is also a higher proportion of people never married, and higher proportions of one person households; and households are smaller on average with fewer households having children. This has contributed to Valhalla being one of the oldest neighbourhoods in the city. In River-Osborne and the Downtown the proportion of young households 25-34 is nearly double the city proportion. In Fort Richmond there is a very high proportion of young households – likely students at the University of Manitoba. In the Rivers area, there is an aging demographic and condos are providing affordable rental and ownership options for older households with few children. Overall, the pattern is clear -- owned condos attract the young and the very old, compared to non-condo homeownership. This has a substantial effect on the age profiles of neighbourhoods.

Conclusions

When the housing market as a whole is considered, the arrival of condominiums has broadened the options available to households. Conversions have provided a more affordable route into homeownership, particularly for first-time buyers. They have also provided options for seniors who want to downsize but protect some of the equity from their previous home sale. The same is true for purpose-built condos, particularly for the senior population. It is also worth emphasizing that *condos have provided additional home ownership options in many areas of the city that were not available prior to the introduction of condominiums* – be they conversions or purpose built. Condominium conversions and development have especially increased housing options in the Downtown and strengthened revitalization efforts in the CBD and surrounding neighbourhoods. There are also some areas of the city where condo conversion and development of purpose-built condos have had little, if any effect on the availability or affordability of rental units, or the number affordable homeownership options, or the demographics of the area. Transcona is an example of such an area.

In the final analysis condominiums have had considerable and lasting effects on neighbourhoods, but the effects and their significance vary from area to area. Although we note that condo conversions have removed more than 10,000 units of rental housing across the city, this shift is more nuanced than simply noting the loss, with some areas seeing benefits, and a quarter of all condos being rented – continuing to provide rental housing. One finding most concerning is that condo conversions have targeted some of

the older apartment buildings in the city; buildings that had previously provided affordable rental. These conversions have resulted in *a loss of this older affordable rental housing – permanently.*

However, condos have also provided new homeownership opportunities not available previously – at prices far less than single family home ownership. For many first-time buyers, a condo has become the new ‘starter home’ as they work their way up the housing ladder; or for older people their ‘retirement home’ as they downsize from a detached single-family home. This stands in contrast to the post-war era, when a huge number of starter homes built in Winnipeg and across Canada. These low-cost, entry-level homes are no longer being built. In more recent decades, the new single-family homes being built are more expensive, and more challenging to achieve for people entering the homeownership market. The result is that for more and more people the condominium has become the new starter and retirement home.

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Definitions

Absorption rate: If a unit is absorbed it is no longer on the market -- it has been sold or rented. The absorption rate is the rate at which units are sold or rented after they are completed.

Activation Year: The activation year is defined as the first year that a converted condominium started to sell condominiums, or the year construction was completed for purpose-built condominiums.

Condominium: a form of property ownership, where housing units are owned by individuals, but the structure and common elements are owned and managed by a condominium corporation. The structure type for a condominium is not limited to high-rise multi-unit buildings. A condominium may be a low-rise building, row houses, duplexes, and single-detached houses. A condominium may also consist of multiple buildings located on land that is owned and maintained by the condominium corporation -- such as a collection of single-family homes.

Converted Condo, Condo Conversions: The Manitoba Condominiums Act states that a converted condo is “the creation of one or more units that include or form part of a building that, at any time before the registration of the declaration or amendment that created the units was occupied in whole or in part by any person including a tenant, other than a person.” This study also included one additional type of conversion -- structures that were intended to be used as rental stock during construction but were converted into condominiums prior to being occupied by any person. Therefore, a converted condominium unit is defined as any condominium unit which was previously used, or intended to be used, in a different capacity than as a condominium.

Core Housing Need: a concept used to identify households that face challenges with their housing or may need help with their housing. It is a ‘two-stage indicator’ that helps identify who needs housing assistance (CMHC 2019). A household is said to be in core housing need if its housing falls below at least one of the adequacy, affordability or suitability 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 these standards (Stats Can 2017).

- Adequate housing is reported by their residents as not requiring any major repairs.
- Affordable housing has shelter costs less than 30% of total before-tax household income.
- Suitable housing has enough bedrooms for the size and composition of the household.

Declared Date: The declaration date is the point in time that a structure (or group of structures) was registered as a condominium with the Winnipeg Land Title Office.

Freehold condominium: Condo owners owns the land and building; the corporation owns the shared roads and amenities.

Purpose-Build Condo: condominiums that are constructed with the intent that units would be sold to an individual owner.

“Starts by intended market”: The tenure for which the unit is being marketed. This includes **freehold** which is a residence where the owner owns both the dwelling and the lot outright; **condominium, aka strata-titled** - where an individual dwelling is privately owned, but the building and/or the land are collectively owned by all dwelling unit owners; and **Rental** which is a dwelling constructed for rental purposes regardless of who finances the structure.

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Gain, Loss, and Change

The Impact of Condos on Winnipeg Neighbourhoods

A Neighbourhood Change Partnership Paper

2021

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1 Introduction

Neighbourhoods are constantly evolving and changing with time. ‘Change’ can be seen as *the* constant variable in a neighbourhood’s natural evolution, but the ability of a neighbourhood to understand and adapt to change is vital for shaping its future. Neighbourhood change can take the form of social, spatial, socio-economic and demographic changes. Such changes can be the result of market trends, policy and even individual choice. The city of Winnipeg has endured its fair share of changes while being consistently termed a “slow growth city”. The population growth rate of under 1% per year from 1986 to 2010 shows why this phrase is so readily used. As well, Winnipeg has long been divided spatially along socio-economic and racial lines. The most famous example is Winnipeg’s North End which has consistently housed many of the poorer residents of Winnipeg’s community. Much of Winnipeg’s neighbourhood change has been influenced by Municipal Amalgamation, Tripartite interventions, and various community-based organizations. The project at hand aims to focus on a single factor influencing neighbourhood change in Winnipeg -- condominiums.

The Institute of Urban Studies (IUS) at the University of Winnipeg, working with the Neighbourhood Change Research Partnership (NCRP) launched this study to shed light on the under-researched Winnipeg condominium stock and further NCRP’s focus on “growing income inequality and socio-spatial polarization in Canada and in cities in similar nations.” The IUS has identified Winnipeg’s condominium stock as a suitable subject of study because condominiums can influence a number of neighbourhood characteristics including, but not limited to, resident demographics, demand on services and neighbourhood stability and cohesiveness (Walk, 2008; Lehrer and Wieditz, 2009; Wrobel, 2014; Rutland, 2014; Rose, 2016). In addition, conversions, it is argued, have also reduced the availability of the older and generally more affordable rental stock (Thorne, 2007; Lee and Bethany, 2015; Bennett, 2015; CCPA-MB 2012; Gorska and Crispell, 2016).

To gain an understanding of the condominium stock, a concerted effort was undertaken by this study to identify, document and analyse the Winnipeg condominium stock. We developed a database identifying key characteristics of condominiums to understand the characteristics of this specific housing stock. Such an inventory of Winnipeg’s condominium stock has never been undertaken and will prove useful in influencing future policy surrounding condominiums.

The main research questions guiding this report are as follows:

- What is the spatial and temporal distribution of condominiums in Winnipeg?
- How does the distribution of new purpose-built condominiums differ from condominiums converted from other uses?
- Which neighbourhoods have been most affected and how has the housing stock in that neighbourhood changed?
- What effect have conversions had on the availability and affordability of the affordable rental stock in these neighbourhoods?

To address these questions, the project developed a database which fulfills the following 6 goals:

- Locate all condominiums in Winnipeg, with detailed information on each
- Identify Purpose-Built Condominiums and those Converted from other uses
- Establish Dates of Declaration and conversion
- Identify a building-use prior to conversion (e.g. Rental Apt, Warehouse etc.)
- Identify the percentage of condominium buildings leasing units

The majority of the data-set was created in 2018 with information from the April 2015 Winnipeg Taxation and Assessment Department, the Winnipeg Land Titles Office and the Winnipeg Free Press. Please refer to Part 5: The IUS Condominium Database for a complete outline of our data-set creation process. The data-set has been rigorously tested and is believed to be the most comprehensive inventory of the Winnipeg condominium stock.

NOTE: the reader should be aware that this report analyzes data formatted to Census Tracts (CTs) as described by Statistics Canada; and not to Winnipeg's traditional neighbourhoods. Data on housing is primarily available at the Census Tract geography, and not the neighbourhood geography. For reference, the city of Winnipeg is divided into 237 neighbourhoods, but only 158 Census Tracts. A map of the Census Tracts that make up Winnipeg is available from Statistics Canada here:

https://www12.statcan.gc.ca/census-recensement/2011/geo/map-carte/ref/cma_ca_ct-rmr_ar_sr/index-eng.cfm

2 Literature Review

Condominiums: Definition and Legal Parameters

"Condominium" is a Latin word formed by adding the prefix con- ("together") to the word dominium ("domain, property, ownership"). Its meaning is therefore "shared property". A condominium, frequently shortened to "condo", is a type of real estate divided into several units that are each separately owned. Residential condominiums are frequently constructed as multi-family buildings, but there has been an increase in the number of "detached condominiums" which look exactly like single-family homes but in which the yards, building exteriors, and streets are jointly owned and jointly maintained by a community association.

Unlike apartments, which are leased by their tenants, condominium units are owned outright. Additionally, the owners of the individual units also collectively own the common areas of the property, such as hallways, walkways, laundry rooms, as well as common utilities and amenities, such as the HVAC system and elevators. The common areas, amenities and utilities are managed collectively by the owners through an owners' association.

The difference between an "apartment" complex and condominium is purely legal. There is no way to differentiate a condominium from an apartment simply by appearance. What defines a condominium is the *form of ownership*. A building developed as a condominium (and sold in individual units to different owners) could similarly be built at another location as an apartment building (the developers would retain ownership and rent individual units to different tenants). As a practical matter, builders tend to build condominiums to higher quality standards than apartment complexes because of the differences between the rental and for-sale markets (Preston, 1994).

A condominium conversion or condo-conversion is the process of converting a housing project (usually a multi-unit project that has been rented) from sole ownership of the entire property into individual units sold as individual condominium units. Such conversions are generally sanctioned by approvals granted by provincial and/or local municipal authorities. The term "conversion" is usually reserved for just those projects which involve changing the title (and sometimes also the use) of an existing structure, such as a multi-dwelling apartment building, row houses (townhomes) or a commercial multi-unit rental site.

Condominium Legislation

The following section provides a brief history of condominium legislation and the process of creating a condominium. This background will be important later in the paper for understanding the conversions of apartment buildings into condominiums. Condominiums are frequently perceived as a staple of the North American housing stock, but are actually a relatively new phenomenon. Canada's National Housing Act set provisions for condominium ownership in 1935; yet provincial legislation enabling their creation wasn't enacted until the 1960s. Canadian Provincial legislation began to advance in reaction to the US housing market uptake of the ownership type. Canada followed suit with Alberta and British Columbia creating condominium legislation in 1967. Manitoba was quick to follow with the Manitoba Condominium Act of 1968.

The Manitoba Condominium Act sets the framework for the creation, use and management of condominium corporations. A condominium differs from "fee-simple" ownership as each owner owns

the inside of their condo, but not the land upon which it sits. The land on which the building or buildings sit and surrounding property that may consist of landscaping, amenities, parking etc. is owned collectively by the residents, collectively known as the Condominium Corporation, as are internal amenities and common space if the building is a multi-unit building. Because of this distinction, the Condominium Act is used to regulate how a condominium can be created and function. Under the legislation, a declarant (owner or developer of a building) is required to go through the process of 'declaring' a building or set of buildings to the Land Titles Office, prior to its functioning as a condominium. The declarant must file a Plan and By-Law with their declaration. The Plan outlines the architectural specifications of the condo and the By-law outlines how the condominium will be managed.

Once a condominium is declared with the Land Titles Office, it is free to act as a condominium. Confusingly, a declared condominium does not necessitate its functioning as a condominium, as our research found that units in a newly declared condominium may continue to function as rental apartments. From a research perspective, this presents a challenge in understanding when a condominium began to function as a condominium.

When the Condominium Act was enacted, there was no distinction between purpose-built and converted condominiums. For this research, the distinction is required. We define a purpose-built condominium by its intent to function as a condominium prior and post construction. Conversely, a converted condominium is defined by its prior intention and/or functioning in a capacity other than a condominium. This means that the declaration process does not document which condominiums were purpose-built and which ones converted. In addition, the declarations did not signify the functioning of a condominium (as some may be declared condominiums but function as rental units).

With the Manitoba Condominium Act in place, the condo market in Winnipeg started with its first purpose-built condominium in 1970.

Condominiums in Winnipeg

Condominiums, at least in significant numbers, are a relatively new housing option in Winnipeg. Significant numbers of condos were not available until the mid to late eighties and early nineties. This is a characteristic of the local housing market that is also true on a national scale, although in larger cities like Toronto, Vancouver and Montreal condos have been available for a greater period of time (Rose, G. 2016). Winnipeg, and Canada in general, have been atypical in this respect. Condos have been a significant option in housing markets in the U.K. Australia, the U.S. and many countries in Europe for decades (Rosen and Walker, 2013). Scholars have traced the earliest known use of the condominium form of tenure to a document from first century Babylon (Natelson. R. 1987).

Ownership in Canada has focused to a much greater extent on single and semi-detached units as opposed to ownership in higher density options like townhouses and apartments as is the case in the other countries mentioned. The majority of condos in Canada are higher density units. Because their development and popularity in Canada, particularly in smaller cities like Winnipeg, has been a more recent phenomena there has been less research on condos in general.

Currently there are approximately 25,000 condominium units in Winnipeg (Statistics Canada, 2016), which represents 8.3% of the total housing stock, and the majority have been developed since 1981

(Statistics Canada, 2013). There are two components to condominium development in Winnipeg: the conversion of what were originally rental apartments or commercial buildings; and, new purpose-built units.

Condominium Conversions and Impacts on the Market and Neighbourhoods

Condos, at least in the Canadian context, have not been studied extensively. However, there are several themes that can be identified in the literature on condominiums and condominium conversions. The review that follows focuses more specifically on the effects of condominium development, particularly conversions, on the rental market, equity issues for rental tenants affected by conversion of rental units to condominiums, and the effects of condominium development and conversions on neighbourhoods, specifically changes that occur in established neighbourhoods. These three themes are the most relevant to the objectives of this study.

As condominium development gained momentum across Canada in the 1980s there was a flurry of research activity, much of it focused on conversions of rental properties to condominiums (e.g., Fine, 1980; Goldstein, 1981; Lewin, 1982; Gellin, 1983; Pinfold, 1984; Seto, 1987). Generally, there was, and still is, a concern that conversions reduce the number of rental units, contributing to a shrinking rental market and a decline in affordable rental accommodation (Wrobel, M. 2014). This effect is strengthened by the fact that conversions are often of older apartment buildings (Lehrer, 2008 and Hannah, 2012) which reduces the affordability of the rental stock and the inventory of affordable rental housing in general.

Low rental vacancy rates and rising rents have helped stimulate research on conversions, because of the loss of affordable rental units and the displacement of tenants in tight market situations. When conversions occur at a time of rising rental rates and low vacancy rates, they produce the worst possible scenario for tenants (Chambers, 2006; Thorne, 2007; Rutland, 2014; Sirkin, 2015; Lee and Bethany, 2015; Bennett, 2015; Gorska and Crispell, 2016). Displacement of existing tenants, generally lower income seniors, and singles, single parents and households on fixed incomes, and reductions in the stock that is often protected by rent controls and other forms of legislation that in general provide some form of protection to such tenants, (Gorska, K. and M. Crispell, 2016) are some of the most noticeable effects. Tenants who are displaced often have a great deal of difficulty finding adequate affordable housing at a price they can afford in such market situations (Fine, 1980). These circumstances have been noted in research on a number of Canadian cities including larger cities like Montreal (Wrobel, M. 2014), Vancouver (Harris, 2011, Lasner, 2012, Rosen and Walks, 2013), Toronto (Young 2004 and Rowe and Dunn, 2015), but also smaller cities like Regina (city of Regina, 2012), Yorkton (city of Yorkton, 2015), Hamilton (Rose, 2016) and Windsor (CBC News, 2015). Many American cities such as San Francisco, Boston, Portland, New York city, Seattle, and others have experienced similar trends to an even greater extent (Gorska, K. and M. Crispell, 2016).

Winnipeg has also experienced some of the same trends (Mackinnon, 2010 and CCPA, 2012). In Winnipeg, Smirl et. al (2012) examined some of the general effects of condominium development on Winnipeg's inner city, and Mackinnon (2014), Brandon (2015) and (CCPA, 2012) highlighted some of the effects of conversions on the affordable rental stock. However, there has been little research done on the effects of condominium development at the neighbourhood level in Winnipeg. More specifically, there has been only a modest amount of research that examines the impact of conversions on the

affordable rental stock, particularly in neighbourhoods that are home to low- and moderate-income households, where conversions are likely to have had the greatest effect.

In addition to the decline in the affordable rental stock, the conversion of rental properties to condominiums is considered by many as a general equity shift from renters to owners in the market (Spurr, 2004). Renters who are displaced may end up paying more for lower quality rental units, while owners of the condos may gain as they are able to purchase more affordable housing options and perhaps realize capital gains in the future. The losers in this equity shift have generally been low- and modest-income renters (Spurr, 2004, Berding, 2006).

In addition to renters that are displaced by conversions, renters that remain in condo projects after conversion, or who rent units in converted or new condo projects also experience equity issues. These tenants often experienced more rapid increases in rents than tends to be the case in non-condo rental units. There are a number of situations, perhaps unique to condos that lead to these higher rents. For example, purchasers of condos often face unexpected expenditures after purchasing a converted condo. The argument presented in the literature is that some owners of rental property convert their projects to condos to avoid making major expenditures on needed upgrades and maintenance (Hramiak, 1984). As rental projects age, the replacement and modernization of heating, air-conditioning, plumbing, and electrical are required. Windows and roofs need replacing. The argument is that these expenditures can be avoided and passed on to unsuspecting purchasers if the project is converted to a condo. How much of this happens has not been extensively documented but there are certainly incidences where purchasers have been hit with significant costs (often in the thousands, even tens of thousands of dollars) shortly after buying into a converted condo. Investors who have purchased condos and rented them in such projects naturally pass these increased costs on to their tenants in the form of higher rents. Renters who remain in the project also face the same situation (Goldstein, 1981, Berding, 2006, Carr, 2015).

This problem is often exacerbated by the lack of adequate replacement reserves. It is likely that it is a greater problem in conversion projects because of the issue of unexpected expenses. The literature on conversions mentions that inadequate replacement reserves is often a serious problem because Boards do not have a good assessment of the condition of the project and when major repairs or replacements are, or will be, required. It is also suggested that Boards are often reluctant to raise the replacement reserve because of the negative backlash they get from residents. There are rare instances of Boards not establishing reserves -- though legally required to do so -- and there are *many* instances where reserves are simply not enough to cover the needed costs of repairs and upgrades. This is especially the case with condos converted from older buildings. When replacement reserves have to be increased the result is generally higher condo fees -- hence the backlash from residents. Investors who have rental condo units also pass any increased costs on to tenants in the form of higher rents. Renters end up paying more without any chance to recoup the increased costs in the form of rising equity as might be the case for the owners of units in the building (Berding, 2006, Carr, 2015). It should be noted that on February 1, 2015; Manitoba's new *Condominium Act* and regulations came into force, which strengthened requirements around replacement reserves (amongst other changes). Under the new act, condo corporations are required to complete reserve fund studies covering all large common elements, the remaining useful life-spans of those elements, and financial analysis for major repairs and replacements for a minimum projection of thirty years (Manitoba, 2014). These new requirements have encouraged condo boards to strengthen their replacement reserves, however, the effectiveness of the changes to regulation are dependent on the capacity and strength of individual condo boards.

Although owners may see their equity investment in a condo grow if prices rise after they purchase a unit, they may also face negative equity issues. There are numerous references to price depreciation after units have been purchased (Spurr, 2004 Carr, 2015 and Berding, 2006). This seems more prevalent in conversion projects than new builds, although these claims are not backed with significant data. There are suggestions that conversion properties may be overpriced on initial sales and that resale may take place at a lower price (Spurr, 2004). If this is happening on any significant scale, then owners are also losing equity (Carr, 2015 and Berding, 2006). In Canada, this is certainly not occurring at this point in the hot markets of Vancouver and Toronto, although in other centres with more modest price increases or perhaps falling prices it may be occurring. Lack of good data seems to be a problem in this area.¹

Although there may be some negative equity issues for purchasers, and certainly a loss of equity and often affordable rental housing for renters, the literature does acknowledge that conversions have added to the stock of affordable homeownership (Clarkson, 1986, Spurr, 2004, Berding, 2006, Harris, 2011, Smirl, et.al. 2012, and Carr, 2015). Converted condos are generally more modestly priced than new condos or single-detached homes allowing some families and particularly young adults and seniors to enter or stay in the ownership sector. There are suggestions in the literature and in information from interviews for this project that single females have been a significant sector when it comes to the purchase of condominiums, particularly of converted units as they are, on average, a bit more affordable. Condominiums, conversions or new builds, are also considered a stepping-stone for first-time home buyers who can achieve home ownership by purchasing a condo and use the developing equity to access the single-detached ownership market (CMHC, 2017).

These circumstances depend on the market one is talking about. It would be hard to argue that condos in Toronto and Vancouver, even if they are conversions, are particularly affordable for the majority of households. However, they are in most cases still more affordable than single detached units in these centres. Condos in Winnipeg, on the other hand, are more affordable than other homeownership options. They are marketed as a means to achieve ownership on a more affordable basis for first time buyers – often young professional adults “on the way up” the housing ladder (Hramiak, 1984). They are also marketed as a more affordable option for seniors retiring on reduced incomes who want to protect the equity from the homes they sell (CMHC, 2017). Condos are a “get into ownership cheaper option” and “a cheaper option for retirees who want to protect equity from the sale of other homes and have money left over to have a good time.” (Weller, 2003).

Research has shown that condominiums can have considerable effect on neighbourhoods and their housing stock, the demographic and socio-economic characteristics of neighbourhood residents, the demand for neighbourhood services, and on the dynamics related to neighbourhood stability or cohesiveness (Walk, 2008; Lehrer and Wieditz, 2009; Wrobel, 2014; Rutland, 2014; Rose, 2016). Condo development, particularly new builds, have the effect of increasing densities in existing neighbourhoods with all the effects of higher density development. They add pressure to a range of services including

¹ This report was completed based on 2016 and earlier data. But we note that the recent pandemic has affected condo prices in many major metropolitan centres, particularly Toronto and Vancouver. Sales prices have fallen considerably. With so many people working from home there is a stronger preference for larger single-family homes. Big city, high-density living is also less attractive with reduced cultural and socializing opportunities in these times of social distancing, and this has been driving people to more suburban locations. Congregate housing (high density high rises and low-rise apartments) is also less attractive because of the greater potential of virus spread in these more crowded environments (Canadian Real Estate: RBC Economic Forecasts, Oct. 2020).

increased traffic, perhaps increased on-street parking, higher public transit use, higher volumes of sewer and water services, “overshadowing” issues in areas where other dwellings are generally single detached units, and sometimes increased pressure on other urban services. Demands for a range of retail and business services also change and new businesses and activities may develop in the area as a result of condominium development (Weller, 2003, Slater, 2004; citySpaces, 2009; Harris, 2011; Webb and Webber, 2017). Significant developments of new builds also result in displacement of existing residents as older homes are purchased, demolished and replaced with higher density options. New builds and conversions also usually introduce a “new demographic” to a neighbourhood. Often this new demographic is younger or older, usually with more wealth, different household arrangements, perhaps different family size, different ideas about what is needed in the community in terms of services, often less interested in neighbourhood, etc. Established residents often don’t like the change, viewing it as a threat to the community (Weller, 2003, Chambers, 2006). Winnipeg is certainly no exception in this case.

A move toward the development of condos may be a response to the need to densify. This trend, if it has validity, may be driven by increasing land costs, city-planning efforts to reduce sprawl or respond to climate change, efforts to provide ownership housing options close to public transportation routes, and a number of other design, economic, planning, or regulatory factors. Density is in fact one of the objectives of Winnipeg’s new (2021) infill development guidelines. Regardless of the nature of the influence, condos, particularly new builds, have increased densities in both new developments and existing neighbourhoods. In some centres, particularly major centres like Toronto and Vancouver, project sizes can be many 100’s of units. The effects on the existing neighbourhoods have been significant, ranging from demolition of existing homes to changing the entire tenure and demographic profile of the neighbourhood. Condos can be a form of neighbourhood revitalization, but they can also destroy what had previously been integrated, functional and tightly knit communities (Webb and Webber, 2017).

One issue noted in the literature is that condominiums, particularly the larger projects, become communities within themselves as opposed to people who work in and interact in the wider community (Lasner, 2012, Rosen and Walks, 2013). With their own Boards they have built-in residents’ associations, and they tend to focus more on issues within the project than in the broader community. The larger projects also have many built-in amenities reducing the need for residents to seek amenities in the surrounding neighbourhood. The fact that condominium resident profiles in many centres are often dominated by singles, younger couples, and seniors; and contain fewer family units may also mean they are less focused on the surrounding neighborhood.

Condominiums are often “marketed” based on lifestyle features. They are supposedly attractive to singles and couples who are professionals focused on careers with too little time to manage and maintain single detached ownership options (CMHC, 2017). A “hassle-free” ownership option with no obligations to maintain a lawn or building. They are also “marketed” to those who wish to travel and want the option of leaving without worrying about the need to monitor and look after a dwelling on a daily basis. Very prominent in the literature is the focus on “senior lifestyles”: low-maintenance responsibilities, freedom to travel, security, social activities within the project, and in some cases modest assisted living services within the project (Weller, 2003). Condominiums are often marketed as providing reduced responsibilities and more freedom in a housing option that protects and enhances (supposedly) peoples’ invested equity. Condos are home ownership housing without the hassles but also less interest in the neighbourhood and community issues in general (Lasner, 2012).

Condo Conversions

Condo conversions don't necessarily mean a loss in housing stock, although *affordable* rental units may be lost. Conversions don't necessarily add a great deal of stress to existing services and don't generally increase densities. However, the other changes related to the "new demographic" may still apply. Many neighbourhoods view condo development, whether new builds or conversions in less than a positive fashion. Changes may not be as significant as with new developments but do develop over time. Many neighbourhoods have witnessed significant resident push back to both conversions and new developments. Protracted planning battles have been common that often delay project development (Rosen and Walks, 2013).

Planning and design regulations, it is often argued, do too little to protect existing neighbourhoods (Chambers, 2006, Mullen, 2010, Carr, 2015). Legislation associated with the conversion of rental projects into condominiums has been particularly weak (Mullin, 2010). When the conversion trend started decades ago, municipalities had little in place to regulate this development or prevent it if they felt that the consequences were negative for the housing market, particularly the more affordable aspects of the rental market. However, over the past couple of decades most cities have introduced or strengthened legislation to control conversions as there has been a growing concern about the loss of affordable rental stock. For example, in some cities, conversions are only allowed if the vacancy rate in the rental stock (of a similar nature) in the area is above a certain percentage -- generally 3%. Some cities (Yorkton, 2015) have passed legislation that prevent conversion if 25% or more of the tenants object to the conversion or if the number of tenants in the building objecting to the conversion exceeds the number of vacant rental units in the city. Some cities have implemented a condo conversion fee that is a proportion of the sale price of converted condos and the revenue is then directed towards the development of affordable rental units. This fee achieves two objectives -- it reduces the incentive to convert, but if it happens, it helps stimulate new rental development (Carr, 2015). Some cities, such as Vancouver have banned conversions entirely in certain areas of the city to protect affordable rental housing (Lee and Lindsay, 2015). Other cities have passed legislation that requires a one-for-one replacement. That is, if one rental unit is converted to ownership, another affordable rental unit must be provided (Mullin, 2010, Carr, 2015). Another legislative issue that appears in the literature is the relationship between condo conversions and rent controls. There are suggestions that some owners of apartments go the condo conversion route to get out from under rent control legislation (Carr, 2015). Instead of battling the legislation to get rent increases to maintain an adequate profit margin, plus enough revenue to repair, maintain and modernize rental units; some project owners simply convert apartments to condos. Fewer hassles and more profit seem to be the driving factors. The scope of this strategy is very hard to determine. In some jurisdictions, legislation is in place to protect renters that want to remain in their units and continue to rent these units when project conversion is undertaken. Depending on the jurisdiction and the legislation they can remain renters in perpetuity, or for set periods of time such as a year, eighteen months, two years etc. (Lee and Lindsay, 2015).

However, overall, the literature seems to suggest that legislation is still "weak" and not as effective as it should be when it comes to ensuring that conversions don't negatively affect the overall affordability of housing, particularly affordable rental housing.

Condos, at least in the Canadian context, have not been studied extensively. This may be because they tend to be a more recent housing option than in some other countries. This is particularly true of conversion projects. The data on conversions is limited including: when they occurred; how many units

are involved; the location of conversions; how many rental units are affected; how many tenants have been displaced; what happened to these tenants; who purchased the units; what sort of neighbourhood effects occurred, what sort of demographic changes have happened, etc. Some cities have made the effort to collect some of this data but in most jurisdictions the data and analysis is sparse at best.

Prevalent throughout the literature is the concern that too little is known about what happens during and after the conversion process. There seems to be little conclusive data on: how many tenants are displaced; how many in-situ tenants purchase; how many units continue to be rented-out by investors after the conversion; what is the income profile of the new tenants or purchasers; what is the general mix of tenants or owners and how have the demographics of the project changed. There is a need for studies that are focused on the dynamics of specific buildings during and following the conversion process. However, as the trend to convert rental apartments to condos is declining it is difficult to get good data if the research must focus on historical conversions.

Why Convert Buildings into Condos?

A combination of a number of demand and supply factors, plus varying aspects of legislation and regulation, help explain why developers build new condos or convert rental units into condos. In many cities, condos have been a solution to the high and rising prices of single detached homes. Condos, generally because of density and smaller unit size, have become a good ownership option for first time buyers – single individuals, young couples, and young couples with children. In most markets, condo units, particularly conversions, are much cheaper than single family homes. Even the larger condo units are still cheaper than single family housing. Multi-storey, purpose-built condos are generally more expensive to build on a per square foot basis than single detached units. However, purchase prices are lower because, on average, units are smaller, higher densities reduce land costs, and generally per unit landscaping costs are lower (Webb and Webber, 2017).

This market scenario has been reinforced by the growing number of millennials who would like to own their own home but cannot afford single detached dwellings. Many in this growing demographic opt instead to purchase a condo with the hope that prices will appreciate, and they will be able to use the increase in equity to move into the single detached market (Weller, 2003).

Rising rents in many such markets have also made monthly payments of condos more attractive. There are markets (including Winnipeg) where condo conversions can be purchased with cheaper monthly payments than monthly rents, providing the household can come up with the down payment. Rising rents have made condos more competitive price-wise, particularly as in many centres, rents have been rising more rapidly than condo prices.

From a broader market perspective developers are responding with a cheaper option that from a young buyer's perspective is a more affordable homeownership option. Conversions are definitely the cheaper of the condo options from an average sales price perspective.

The demand for condos has also been enhanced for seniors looking to downsize and protect their equity at the same time. They use the equity from the sale of an existing single-family home, put some or all of it into the purchase of a condo, and hope to see it appreciate. The fact that seniors are a rapidly growing part of the demographic of course strengthens this trend (Weller, 2003, Spurr, 2004).

Ownership by both young and old is strengthened by the fact that equity (if it materializes) on the sale of a condo, like that of a single-family dwelling, is not taxable. Many people like the security of owning their own home and in a condo situation this security can be combined with increased services, amenities, and lower costs (supposedly).

For seniors who want to continue in the ownership sector in their maturing years there are also other advantages. It is much simpler to “lock-and-leave” for those who want to travel. For most there are far fewer worries and concerns about leaving a condo in a multi-unit project than a single-family home while you travel or escape the winter for two or three months each year. There is also much greater freedom from general yard and building maintenance that comes with a single-family home.

Investors who purchase condo units and rent them also take advantage of this freedom from general yard and building maintenance responsibilities. They do not have to organize and engage companies to take care of building and property maintenance and improvements. Although they pay for these services through condo fees (which they pass on as part of the rent they charge), they do not have to take individual responsibility for orchestrating these work activities. It has been noted in the literature that one of the reasons why rents for condo rental units are higher than for regular apartments is the passing on of condo fees which cover such property management and maintenance costs (Clarkson, 1986, Craggs, 2014).

Condo developments can also build in greater amenities that many people find attractive. Some condo developments cater to specific groups: the young professionals, families, older adults, young singles, old singles etc. and build in amenities accordingly. Some developments actually create residential communities in high density projects in desirable locations (Lehrer and Wieditz, 2009). These micro communities combine convenience of location with built in amenities to cater to various lifestyles (downtown Winnipeg for example) and this enhances demand for condo development. “Location, location, location” can be a strong element of demand in the condo market, particularly for some groups in society like young professionals. A high level of amenities like concierge, valet parking, security personal at the door, home cleaning, laundry, spa, salon, communal lounges, fitness rooms, games rooms, etc. is also very attractive to those that can afford it and such amenities are much easier to build into a condo project than into single family home environments. In a condo setting one also has more control over interior customization of your units that one has in a rental setting.

Many developers have also found that conversions to condos can be an option to protect older buildings from demolition. Some heritage buildings have been redeveloped by conversion to condos. The exterior of the building can be left much as it is to meet heritage regulations while the interior is modified to contain condos (Webb and Webber, 2017). Many of the warehouses in Winnipeg’s Exchange District are examples of this.

Condos have also become instruments of revitalization. Many cities, and developers, have promoted the development of condos in older, declining residential areas, decaying industrial areas and the sites of abandoned military bases, meat packing plants etc. as condo sites. Because they can be built to higher density levels than standard single detached developments, condo development can absorb the extra cost to revitalize such sites. Mixed-use developments, lifestyle developments, and complete micro communities have been developed with condos as the basic building and development block. There are many examples of such developments being instigators of downtown and inner-city renewal in Toronto, Vancouver, and Montreal (Walk and Maaranen, 2008, Webb and Webber, 2017) and in Winnipeg the

condo development on Waterfront Drive is also an example. Cities have promoted such developments and developers have been keen to participate because of the potential profits. There are examples, although not perhaps in Winnipeg, of older rental apartments being repurposed and converted to condos as part of these larger revitalization efforts (Webb and Webber, 2017).

In many jurisdictions developers are allowed to pre-sell units and they use these funds to reduce lending requirements during the construction process. This can be a strong incentive to build condos because it reduces interest charges during the development process. There are guidelines on how much of the final selling price they can demand on a pre-sale and these guidelines vary by jurisdiction but even demanding 20% of the final selling price up front can considerably reduce lending costs during construction. Developers and lenders generally require higher deposits at the beginning of development but once the developer has sold sufficient units to cover a significant amount of the construction costs and projects are nearing completion deposit requirements may be reduced. Developers do not have the same flexibility to pre-sell single-family homes as a much larger percentage are built 'on spec'.

In some jurisdictions, rental condo units are not subject to rent control legislation (Thorne, 2007, Craggs, 2014). A developer can convert a rental apartment to condos, sell some of the units but continue to rent others or sell them to investors who in turn rent them without having to adhere to rent control guidelines. This can be an incentive to pursue conversions or even build purpose-built condos. In Manitoba, rental units are exempt from rent-increase-guidelines once the rate reaches a set amount (\$1,570.00 or more per month as of December 31, 2020). Other requirements of The Residential Tenancies Act still apply to these rental units, however.

There are also some regulatory disadvantages to condo development, which again vary by jurisdiction. In some jurisdictions, Vancouver for example, legislation is in place that require condo developers, whether purpose built or conversions, to cover any defects once they are sold for a considerable length of time – up to ten years (Harris, D. 2011). Some jurisdictions also have higher lending costs and requirements and higher insurance costs.

Developers are generally not in housing development to provide a social service. They deliver housing to meet demand and to make the highest return possible. This statement applies well to some developers or apartment building owners that convert their buildings from a rental project to a condo. This is particularly true of owners of older apartment buildings. Older apartments that need extensive modernization and upgrading are often converted to condos and sold to unsuspecting buyers and investors who must absorb these costs. The owner of the building takes the equity of the sale and avoids the required cost of upgrading. There are many examples of buyers of such units being hit with high unexpected costs shortly after purchase. This is what has prompted legislation like that introduced in Vancouver and noted above.

Occasionally the intersection of market, federal housing policy and program features have combined to stimulate the conversion of rental properties into condominiums. An example of this is the MURB Program. In 1976 the Federal Government introduced the Multiple Unit Residential Building (MURB) Program. It was designed to stimulate construction of *rental* housing to address a shortage of rental units and to provide a needed stimulus for the residential construction industry (Hulchanski and Grieve, 1984, Crook, 1991). The program was designed to encourage wealthy individuals to invest in the construction of rental housing (Gau and Wicks, 1982). To encourage investment, the program offered a tax provision that allowed wealthy investors to shelter other income by deducting capital cost

allowances and front-end project development soft-costs from their taxable income, thereby reducing the tax they had to pay (Carter, 1997).

The Program was introduced at a time when many of the “baby boomers” were leaving the “parental nest” and moving into rental accommodation. Nationally, rental vacancies were low with a rate of 1.2% in 1975 and 2.1% in Winnipeg (CMHC, 1979). Over the period 1976 to 1981 when the Program was cancelled, 235,221 MURB units were constructed (Crook, 1991). Five years later, the rental vacancy rates had increased substantially in many major metropolitan centres in Canada – up to 5.1% in 1980 in Winnipeg and close to 10% in Calgary and Edmonton in the early 80s (CMHC, 1982). What appeared to have been a good investment in 1976 became projects with high vacancy rates and depleted cash flows. Inflated building costs, caused at least partly from the building boom the MURB and other rental incentive programs created at the time, also meant that projects were trying to demand rents the market was not prepared to pay.

Investors looked around for other options. Converting rental units into ownership (a condo conversion) was an attractive option at the time as the first wave of baby boomers were becoming first time buyers. Several projects in financial trouble chose this particular route in the early to mid 1980s. There was little concern raised in most of the communities where it was happening because rental vacancy rates were high, and the loss of rental stock was not an issue. In addition, most of the rental units lost did not fall into the modest or affordable rental category. However, converting the projects to condos did help protect investors investments and did provide some affordable ownership options for first time buyers.

Although 235,000 units were built nationally and there were multiple projects in every major metropolitan centre, there are no good sources of information to determine how many units in each major centre were converted to condominiums. When rental projects were converted to condos the program under which they were funded was not recorded. However, the literature and interviews with individuals involved in real estate and apartment development at the time, confirm that when MURB projects experienced high vacancies combined with unreasonable rents because of cost overruns the option to convert to condos was often the path taken. This conversion activity in most centres, including in Winnipeg, occurred during the 1980s.

In summary, there are a number of demand and supply factors at work as well as various aspects of legislation and policy and program features that developers of purpose built and converted condos take into consideration when making investments in condo development. Price differentials between ownership options are likely the most important factor. The greater the differential between the price of single-detached homes and the purchase price of a condo the more likely developers are to invest in condo development. Perhaps the fact that single-detached housing remains very affordable in Winnipeg goes a long way toward explaining why condos in the Winnipeg marketplace a relatively small part of the market are compared to most Canadian major metropolitan centres.

3 Demographics and the Condominium Market

The Winnipeg condominium market has been evolving since the first condominium opened in the city in 1970. As of April 2015, there are 21,470 units spread across the city². Some of the key market forces which affect the condominium stock are rental rates, vacancy rates, policy and demographic changes.

A breakdown of Winnipeg’s households by tenure illustrates a steady decline in the percentage of the total households identified as renters since the 1970s (Figure 1). A number of factors are responsible for this shift including changing demographics, policy that encourages homeownership, more affordable access to homeownership, and the availability of condominium units at prices that are generally more affordable than single detached freehold housing units. This has allowed more households to leave the rental market for affordable condominium dwellings. The following discussion provides an overview of many of the characteristics of condominium units and the households that occupy these units.

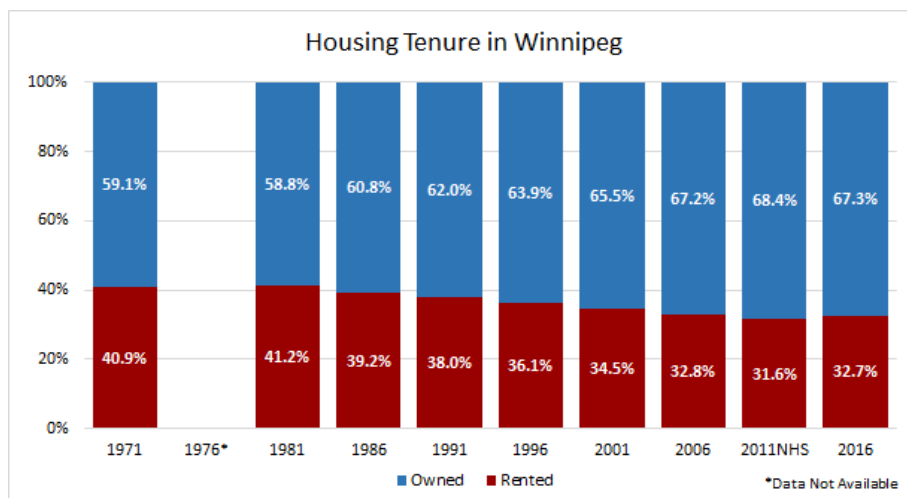


Figure 1: Household Tenure in Winnipeg, Derived from Statistics Canada data (2016)

Condominiums: Housing and Household Characteristics

The 2011 National Housing Survey and the 2016 Canadian Census provide considerable detail on the dwelling and household characteristics of condominium units and residents. A summary of the information relevant to this study is provided below.

Characteristics of Condominium Housing

Winnipeg in the National Context

Data from the National Housing Survey indicates there were 1,615,215 condominiums in Canada in 2011. This represented 12.1% of all occupied dwellings in Canada or one in eight households. By 2016 the number of condominium dwellings had risen to 1,874,835 units, a 16.1% increase (Table 1) and 13%

² IUS Condominium Database. Derived from city of Winnipeg Assessment and Taxation data.

of all households lived in condos. The percentage of households living in condos is as high as 31% in Vancouver (2016) but is less than 10% in Winnipeg and Hamilton.

Of the total 1,615,485 households in condos nationally in 2011; 1,153,580 (71%) were owners and 461,215 (29%) were renters. By 2016 rented condo units had increased to 616,570 or 32.9% of all condo units while owned units rose to 1,268,265 and declined proportionally to 67.1% of all condo units (Table 1). The proportion of condo units that were rented out increased by about 4% between 2011 and 2016.

Metro Area	Total dwellings	Rental Units		Condo Units		Condo Rental Units		% of all Rentals
		#	%	#	%	#	%	
Canada	14,072,075	4,474,530	31.8	1,874,835	13.3	616,570	32.9	13.8
Toronto	2,135,910	715,540	33.5	445,655	20.9	130,925	29.4	18.3
Montreal	1,727,310	765,550	44.3	276,455	16	91,595	33.1	12
Vancouver	960,890	348,700	36.3	293,765	30.6	85,225	29	24.4
Ottawa	535,500	178,800	33.4	74,830	14	26,315	35.2	14.7
Calgary	519,690	140,370	27	113,055	21.8	39,690	35.1	28.3
Edmonton	502,145	151,710	30.2	99,590	19.8	38,480	38.6	25.4
Quebec	361,895	143,935	39.8	52,675	14.6	19,035	36.1	13.2
Winnipeg	306,550	100,150	32.7	25,355	8.3	6,255	24.7	6.2
Hamilton	293,345	86,860	29.6	38,235	13	6,685	17.5	7.7
Halifax	173,460	69,180	39.9	10,415	6	3,410	32.7	4.9
Victoria	162,735	60,745	37.3	29,950	18.4	7,695	25.7	12.7
Saskatoon	115,285	34,300	29.8	20,235	17.6	6,035	29.8	17.6
Regina	94,955	28,570	30.1	12,725	13.4	4,445	34.9	15.6
St. John's	85,015	25,480	30	3,195	3.8	1,075	33.6	4.2

Table 1: Condominiums and the Housing Market in Major Metropolitan Areas: 2016, Derived from Statistics Canada data (2016)

In 2011 just over three quarters (76.8%) of national households living in condos were concentrated in 10 metropolitan areas. These 10 metropolitan areas contained just 52.6% of the national population in 2011 (2011 National Housing Survey). Toronto had 23% of all condo households nationally, Vancouver 17.3%, and Montreal 13.2%. Concentrations of households living in condos in other metropolitan areas drop off sharply from there, with 5.9% of households in Calgary, 5.4% in Edmonton and just 1.3% of all Canadian households in condos in Winnipeg.

By 2016 the concentration in the major metropolitan centres was even more significant rising to 83% (Table 2). Toronto, Vancouver, and Montreal still contained the largest percentages of national condos with 23.8%, 15.7% and 14.7% respectively. The proportion of national condos rose in Calgary and Edmonton to 6.0% and 7.5% but Winnipeg remained the same at 1.3% (Table 2). Condo living is mainly a big metropolis option. Canada wide, one third (32.9%) of all condo units are occupied by renters.

Montreal, Ottawa, Calgary, Edmonton, Quebec, Halifax, Regina, and St. John’s all have 30% or more of their condo units in the rental market. The figure rises to nearly 39% in Edmonton. In Winnipeg about one-quarter (24.7%) were rented in 2016. Only Hamilton at 17.5% had a lower percentage of condo units in the rental market (Table 2).

Metro Centre	% of Canada’s Condos	% Owners in Condos	% Renters in Condos	% of All Households in Condos
Canada	13.3	67.1	32.9	13.3
Toronto	23.8	70.6	29.4	20.9
Montreal	14.7	66.9	33.1	16
Vancouver	15.7	71	29	30.6
Ottawa	4	64.8	35.2	14
Calgary	6	64.9	35.1	21.8
Edmonton	7.5	61.3	38.7	19.8
Hamilton	2	82.5	17.5	13
Quebec	2.8	63.9	36.1	14.4
Winnipeg	1.3	75.3	24.7	8.3
Halifax	5.6	67.3	32.7	6

Table 2: Condominium Characteristics in Canada’s Major Metropolitan Centres: 2016, Derived from Statistics Canada data (2016)

Across Canada, 13.8% of all rental units were condo units. In Winnipeg, this proportion is just 6.2% (Table 1). Only Halifax at 4.9% and St. John’s at 4.2% had lower proportions. One quarter of all rental units in Vancouver and Edmonton were rented condo units. Calgary at 28% had the highest proportion of its rental stock in condominium projects (Table 1).

The condo market in Winnipeg is relatively insignificant compared to most other major metropolitan markets in Canada. Of 14 major metropolitan centres featured in the Table 1, only Halifax at 6.0% and St. John’s at 3.8% had a lower percentage of their entire dwellings classified as condos compared to Winnipeg’s 8.3%. The average is 13.3% and the proportion rises to 30.6% in Vancouver (Table 1).

Data from the 2011 Survey identified 21,570 condominium units in the Winnipeg Metropolitan Area. This represented 7.3% of the total occupied housing stock in the Metro area. By 2016 the Winnipeg CMA contained 25,355 condo units, or 8.3% of all dwelling units in the CMA (Table 1). The city of Winnipeg contained 95.3% or 24,160 of these units. According to census figures condominium units increased by 3,785 units or 17.5% between 2011 and 2016. By way of comparison, in the CMA non-condominium (other housing) units increased by just 4.2%. Just under one quarter (24.7%) of the condo units were rented in 2016 (6,255 units). Rented condos comprise 6.2% of all rental units in the CMA (Table 1). These few comparisons illustrate that in 2016 the condo market was not a significant component of the overall housing market or the rental market in Winnipeg, particularly compared to most other Canadian cities. A much smaller proportion of all dwellings in Winnipeg are condos and rented condo units are also a

relatively small proportion of the entire rental market. However, condominium stock has been growing more rapidly than the non-condominium stock.

Condominiums generally tend to be a higher density housing option. In Canada in 2011, condominiums consisted mainly of low-rise buildings less than five storeys (36%), high rise (31%) and row house (23%) units. The distribution in Winnipeg was somewhat different with 44% low rise, 30% high rise and 12% row houses. In Winnipeg 7.0% of condo households lived in single-detached houses (2011 National Housing Survey).

The distribution by dwelling type in Winnipeg had not changed significantly by 2016 with 47% in low rise buildings, 27% in high rise, 16% in row houses and 5% in single detached units (Table 3). Low rise and townhouse units experienced the biggest proportional increases. In terms of actual dwelling units there were almost 12,000 low rise, 6,900 high rise, 4,000 row and semi and 1,300 single detached units. Condos are generally a high-density housing option (Table 3).

When condos by type of dwelling are examined by tenure, renters tend to be more concentrated in low-rise apartments. They are home to 52% of condo renters, compared to only 45% of owners. Not surprisingly, there are very few renters in single detached condos, less than 2%. The split of tenure by dwelling type varies very little for high rise, low rise, and row/semi (close to 75% owned, 25% rental) but over 91% of single detached condos are owned units (Table 3).

Dwelling Type	Total		Owners			Renters		
	#	% col	#	% row	% col	#	% row	% col
Apt 5+ Strys	6,875	27.1	5,235	76.1	27.4	1,640	23.8	26.2
Apt<5 Strys	11,835	46.7	8,590	72.6	45	3,245	27.4	51.9
Row/Semi	4,075	16.1	3,110	76.3	16.3	970	23.8	15.5
Single Det	1,320	5.2	1,205	91.3	6.3	110	8.3	1.7
Other	1,250	4.9	960	76.8	5	285	22.8	4.6
Total	25,355	100	19,100	75.3		6,250	24.7	

Table 3: Condominiums by Tenure and Dwelling Type: Winnipeg CMA, 2016, Derived from Statistics Canada data (2016)

Age and Condition of the Condo Stock:

Most condominium units in Canada, purpose built or converted have been built since 1980. In the 2011 NHS, in Canada 28.1% of buildings containing condominiums were built prior to 1980. However, in Winnipeg, the equivalent figure was 45.7%. Moving forward to the 2016 census 24.6% of buildings containing condominiums were built prior to 1980 across Canada, while the Winnipeg figure is still much higher at 40.6% (Table 4). Proportionally, condominiums are much older in Winnipeg than in Canada as a whole. Why? There are several possible explanations. The building stock in general is older in Winnipeg than in several other major metropolitan centres, which could be a contributing factor. There may also be a higher proportion of the condominium stock in Winnipeg that are conversions from other uses, and a significant percentage of converted buildings have been older apartment buildings. Proportionally, there could also have been a much higher percentage of older rental apartments converted to

condominiums in Winnipeg. Finally, it is obvious from housing starts data (CMHC Housing Portal) that Winnipeg did not experience the surge in condominium construction that has occurred in centres such as Toronto, Vancouver, Calgary, and Edmonton during the period 2000-2016.

All these factors have likely played a role in contributing to the relatively aged condominium stock in Winnipeg. However, for the purposes of this study, the **key finding** is the fact that so **many of the condominiums in Winnipeg are older converted rental apartments whose conversion reduced the inventory of affordable rental housing.**

Examining the 2016 census data for Winnipeg in more detail indicates that approximately 41% of all condo units are in buildings built prior to 1981, another 26% between 1981 and 2000 and 33.5% between 2001 and 2016. The pattern is very similar for owned condominiums with the equivalent figures of 38.6%, 28.3% and 33.6%. Rented condominiums tend to be older. Approximately 46% were built prior to 1980, 21.3% between 1981 and 2000 and 33% between 2001 and 2016 (Table 4).

Age	Total		Owned		Rented	
	#	%	#	%	#	%
Total	25,355	100	19,100	75.3	6,255	24.7
<1920	905	3.6	615	3.2	295	4.7
1921-45	345	1.4	160	0.8	185	2.6
1946-60	985	3.9	565	2.6	420	6.7
1961-70	2,940	11.6	2,130	11.2	815	13
1971-80	5,140	20.3	3,980	20.8	1,160	18.5
1981-90	4,351	17.2	3,470	18.2	845	13.5
1991-95	920	3.6	725	4.8	200	3.2
1996-20	1,305	5.1	1,020	5.3	285	4.6
2001-05	1,365	5.4	1,040	5.4	320	5.1
2006-10	2,765	10.9	2,205	11.5	565	9
2011-16	4,365	17.2	3,195	16.7	1,170	18.7

Table 4: Year of Condominium Stock Construction, Winnipeg CMA, 2016, Derived from Statistics Canada data (2016)

Although the condo stock in Winnipeg is much older than it is nationally and in other major urban centres, in the Winnipeg CMA much of the condo occupied stock is considerably newer than the occupied stock as a whole. Just under 68% of all occupied stock in Winnipeg was built in 1980 or earlier, compared to just 41% of the occupied condo stock. However, for the period 1981 to 2000 the respective figures were 19% versus 26%, and in 2000-2016 13% versus 33% (2016 Census). With 41% of the condo stock built in 1980 or earlier and 59% since 1980, a large percentage of the older stock consists of converted apartment buildings.

Condo units in Winnipeg are in better condition than the housing stock as a whole in the Winnipeg Metropolitan area. Condominiums, regardless of whether they are owned or rented, are in better condition than the stock as a whole and the non-condominium stock. When the condominium stock as a whole is considered, 80% require only regular maintenance and only 5% need major repair. When the entire housing stock is considered, the same proportions are 65% and 8%. For the non-condominium stock, the proportions are 64% and 8% (Table 5).

When ownership stock is considered, 81% of condos need only regular maintenance and 5% major repairs. For the entire ownership stock, the same proportions are 65% and 7% and for the non-condo ownership stock 63% and 7%. The rental stock is only marginally different with 78% of condos requiring regular maintenance. A slightly higher proportion, 17% requiring minor repairs, but still only 5% requiring major repairs compared to 9% of all rental dwellings and 9.5% of rental dwellings that are not condos (Table 5). However, these statistics do not distinguish between purpose-built condos and conversions.

	Total		Owner		Renter	
	#	%	#	%	#	%
Total Dwellings	306,550	100	206,285	67.3	100,150	32.6
Reg Maint	199,730	65.2	132,885	64.4	66,815	66.7
Minor Rep	83,380	27.2	59,185	28.7	24,140	24.1
Major Rep	23,440	7.6	14,215	6.8	9,190	9.2
Condominiums	25,355	100	19,100	75.3	6,255	24.7
Reg Maint	20,360	80.3	15,485	81.1	4,880	78
Minor Rep	3,720	14.7	2,645	13.8	1,075	17.2
Major Rep	1,270	5	970	5.1	305	4.9
Non-Condos	281,195	100	187,185	66.6	93,895	33.4
Reg Maint	179,365	63.8	117,400	62.7	61,940	66
Minor Rep	79,665	28.3	56,540	30.2	23,065	24.6
Major Rep	22,170	7.9	13,250	7.1	8,885	9.5

Table 5: Dwelling Condition by Tenure and Condominium Status: Winnipeg CMA, 2016, Derived from Statistics Canada data (2016)

The condition of the stock varies significantly by age with the older stock naturally in poorer condition. Just under 15% of all condo stock built in 1920 or earlier needs major repairs. This falls to 13% for ownership units and rises to 19% for rental units (Table 6). The condition of the stock generally improves

significantly in all categories (total, owned and rental) as age declines and there is no particular pattern by age for either owned or rental units.

Year	Total			Owned			Rented		
	Total	Need Maj Repair		Total	Need Maj Repair		Total	Need Maj Repair	
	Total	#	%	Total	#	%	Total	#	%
Total	25,355	1,270	5	19,100	970	5.1	6,255	305	4.9
1920	905	135	14.9	615	80	13	295	55	18.6
1921-45	345	50	8.7	160	25	15.6	185	10	5.4
1946-60	985	100	10.2	565	50	8.8	420	50	11.9
1961-70	2,940	225	7.6	2,130	175	8.2	815	45	5.5
1971-80	5,140	340	6.6	3,980	290	7.3	1,160	55	4.7
1981-90	4,315	230	5.3	3,470	185	5.3	845	45	5.3
1991-95	920	25	2.7	725	25	3.4	200	0	0
1996-20	1,305	30	2.3	1,020	20	2	285	15	5.3
2001-05	1,365	15	1.1	1,040	0	0	320	10	3.1
2006-10	2,765	40	1.4	2,205	35	1.6	565	10	1.8
2011-16	4,365	105	2.4	3,195	85	2.7	1,170	15	1.3

Table 6: Condominiums by Year of Construction and Tenure by Need for Major Repair: Winnipeg CMA, 2016, Derived from Statistics Canada data (2016)

If the number of bedrooms is used as an indication of size, then the non-condominium stock in Winnipeg is much larger than the condominium stock. Approximately 24% of condos contain one bedroom compared to just 15% of dwellings that are not condos. 57% of condos have two bedrooms versus 22% for non-condos. Only 16% of condos have three bedrooms and 3% have four or more bedrooms, versus 37% and 25% in non-condo dwellings.

According to estimates provided by owners, condominiums in Winnipeg have a much lower expected sale value than non-condo dwellings. In the 2016 census the average anticipated value of condos was \$256,377, or 31% lower than the average anticipated value of a non-condo dwelling at \$336,115. The median anticipated value was also 31% lower at \$230,066 versus \$300,135 (Statistics Canada, 2016 Census Related Data Tables, Cat. No 98-400-x2016232).

Key Findings

- Condos in Winnipeg are much older than condos nationally, or in other major metropolitan centres, likely because older rental apartments have been converted into condominiums.

- The condo market in Winnipeg is relatively insignificant compared to most major centres with a very low percentage of national condos, a low percentage of the entire dwellings in Winnipeg are condo, and rented condos are a very low percentage of the entire rental stock in Winnipeg.
- About one-quarter of condos in Winnipeg are rented – much lower than the national average.
- Nearly half of condos in Winnipeg are in low-rise apartments -- this is related to the conversion of low-rise apartment buildings, see section 6 below.
- Condo dwellings in Winnipeg are overall in better condition than all other non-condo dwellings (regardless of tenure).
- Condo dwellings in Winnipeg are smaller and the purchase price is lower than single-detached owned dwellings (such as single-family housing).

Condominiums and Household Characteristics

Residents of condominiums span the entire age continuum of the population. When total units are considered just over 4% of household heads are aged 15-24 then the proportion jumps considerably to 20% in the 25-34 age category. It falls to 13% for the 35-44 and 45-54 but then rises to 17% for those 75+ (Table 7). The pattern is very similar for owner occupied units, although the proportion of younger household heads drops slightly and close to 40% are 65 or older. Condo renters, however, illustrate a much different age distribution. They are much younger. Just over 40% are 34 years or younger. Only 18% are 65 or older. In general, condominiums are occupied by young adults and the elderly. Approximately 34% of household heads are 65 or older.

Age	Total Units		Owner Units		Rental Units	
	#	%	#	%	#	%
15-24	1,115	4.4	375	2	735	11.8
25-34	5,125	20.2	3,350	17.5	1,775	28.4
35-44	3,410	13.4	2,360	12.4	1,050	16.8
45-54	3,350	13.2	2,425	12.7	920	14.7
55-64	3,890	15.3	3,260	17.1	630	10.1
65-74	4,130	16.3	3,630	19	500	8
75+	4,345	17.1	3,695	19.3	645	10.3
Total	25,355	100	19,100	75.3	6,250	24.7

Table 7: Condominium Units by Age of Primary Household Maintainer: Winnipeg CMA, 2016, Derived from Statistics Canada data (2016)

Condo dwellers illustrate some significant differences compared to those not living in condos when the age of the primary household maintainer is considered (Table 8). The population in condos is more concentrated in the younger and older age categories. Close to 25% of condo households heads are under 35 years of age, 4.4% under 25. The same figures for household heads not in condos are 18% and

3%. When the other end of the age range is considered, 33% of household heads living in condos are 65 or older, 17% are 75 or older. For those not in condos the same figures are 22% and 9.6%. A much higher percentage of households in non-condo units are between the ages of 35-64, approximately 60% compared to just 42% for those in condos (Table 8).

Age of Head	Condo		Non-Condo		Owner Condo		Non-Owner Condo		Rental Condo		Non-Rental Condo	
	#	%	#	%	#	%	#	%	#	%	#	%
15-24	1,115	4.4	8,465	3	375	2	1,330	0.7	735	11.8	7,430	7.9
25-34	5,125	20.2	42,410	15.1	3,350	17.5	20,520	11	1,775	28.4	21,870	23.3
35-44	3,410	13.4	51,740	18.4	2,360	12.4	35,315	18.9	1,050	16.8	16,415	17.5
45-54	3,350	13.2	58,140	20.7	2,425	12.7	43,345	23.2	920	14.7	14,765	15.7
55-64	3,890	15.3	56,170	20	3,260	17.1	42,955	22.9	630	10.1	13,170	14
65-74	4,130	16.3	36,910	13.1	3,630	19	26,855	14.3	500	8	10,050	10.7
75+	4,345	17.1	27,065	9.6	3,695	19.3	16,865	9	645	10.3	10,195	10.9
Total	25,355	100	281,200	100	19,100	75.3	187,185	100	6,250	24.7	93,895	100

Table 8: Condo and Non-Condo Occupants by Age of Primary Household Maintainer: Winnipeg CMA, 2016, Derived from Statistics Canada data (2016)

The same pattern plays out for both owners and renters. For condo owners almost 20% of household heads are under 35, for owners of non-condos the figure is just under 12%. Just over 38% of condo owners are 65 or older while the figure is 23% for owners not in condos. Again, households in owned units that are not condos are much more concentrated in the 35-64 age groups, 65% versus 42%. Those who rent illustrate a slightly different pattern. Condo renters still include a higher proportion of younger households as approximately 40% are under 35 years of age compared to 31% for renters in units that are not condos. For the elderly, however, 18% of household heads are 65 or older compared to almost 22% for renters of units that are not condos. There is still a greater percentage of renters in the 35-64 age groups in rented units that are not condos. Condos are home to both a younger and older population.

Table 9 illustrates family and non-family groupings by dwelling type and tenure for condominiums in the CMA. There is relatively little difference in apartments with five or more storeys with just over 40% of household units as families and just under 60% non-families. The pattern is similar for apartments of less than five storeys although there is a slightly higher proportion of families in rental than in owned units and a slightly lower proportion of non-families. The pattern in row houses is very different with 75% of rented row houses occupied by families compared to just 57% of owned row houses. In single detached condos the majority of both rented and owned units are occupied by families, 77% and 68% respectively.

Focusing specifically on the unit type by tenure, 76% of units in apartments of five or more storeys are owned. The proportion in apartments with less than five storeys is 73%, 76% for row units and 91% for single detached units.

Condo Dwell Type	Total		Owned		Rented	
	#	%	#	%	#	%
Apts 5+ storey	6,875		5,235	76.1	1,640	23.9
Family	2,860	41.6	2,185	41.7	675	41.2
Non-family	4,015	58.4	3,045	58.2	970	59.1
Apts <5 storey	11,835		8,590	72.6	3,245	27.4
Family	4,945	41.8	3,445	40.1	1,500	46.2
Non-family	6,890	58.2	5,145	59.9	1,750	53.9
Row House	4,075		3,110	76.3	970	23.8
Family	2,510	61.6	1,785	57.4	725	74.7
Non-Family	1,565	38.4	1,325	42.6	240	24.7
Sgl Detached	1,320		1,205	91.3	110	8.3
Family	1,005	76.1	930	77.2	75	68.2
Non-family	310	23.5	275	22.8	35	31.8

Table 9: Condominiums by Dwelling Type, Family Type and Tenure: CMA 2016, Derived from Statistics Canada data (2016)

When the characteristics of households by dwelling type and tenure are examined in more detail different patterns emerge. When all units, regardless of tenure, are considered 42% of high rise are occupied by families and 58% by non-families. Just over 6% of the units contain children, about 4% are occupied by lone parents. In the non-family households 92% are one person households (Table 10).

For low rise apartments the pattern is very similar with a slightly higher proportion of units with children (8%) and lone parents (7%). Row house condominiums contain a higher proportion of family units at 61%. Just over 17% of units contain children and 16% contain lone parents. Single detached condos contain a much higher proportion of family units at 76%, with children in 27% of the units. Only 4% of the units contain lone parent households. This lower proportion may well be due to affordability. Row and single detached condos do contain a higher proportion of 2+ person non-family households at just under 15% (Table 10).

When the same characteristics are examined for owned condominiums, the pattern is very similar with a slightly lower proportion of units with children and lone parent households and a slightly higher proportion of non-family households in apartments. Row houses contain fewer units with children and lone parents but a higher proportion of non-family households. Owned single detached condos contain a higher proportion of units with children but virtually no lone parents (again affordability is likely the controlling factor).

Dwelling Type	Total Units		Owners		Renters	
	#	%	#	%	#	%
High rise		27.1		76.1		23.9
Total Households	6,875		5,235		1,640	
Census Fam	2,860	41.6	2,185	41.7	675	41.2
With Child	435	6.3	245	4.7	185	11.3
Lone Parent	255	3.7	175	3.3	80	4.9
Non-Family	4,015	58.4	3,045	58.2	970	59.1
1 person	3,690	91.9	2,900	95.2	790	81.4
2+ person	325	8.1	145	4.8	175	18
Low rise		46.7		72.6		27.4
Total Households	11,835		8,590		3,245	
Census Fam	4,945	41.8	3,445	40.1	1,500	46.2
With Child	950	8	510	5.9	445	13.7
Lone Parent	845	7.1	500	5.8	335	10.3
Non-Family	6,890	58.2	5,145	59.9	1,750	53.9
1 person	6,225	90.3	4,870	94.7	1,350	77.1
2+ person	670	9.7	265	5.2	400	22.9
Row		16.1		76.3		23.8
Total Households	4,075		3,110		970	
Census Fam	2,510	61.2	1,785	57.4	725	74.7
With Child	700	17.2	420	13.5	280	28.9
Lone Parent	640	15.7	335	10.8	300	30.9
Non-Family	1,565	38.4	1,325	42.6	240	24.7
1 person	1,365	87.2	1,200	90.6	170	70.2
2+ person	205	13.1	125	9.4	75	31.2
Single Det		5.2		91.3		8.3
Total Households	1,320		1,205		110	
Census Fam	1,005	76.1	930	77.2	75	68.2
With Child	355	26.9	340	28.2	20	18.2
Lone Parent	55	4.2	35	2.9	20	18.2
Non-Family	310	23.5	275	22.8	35	31.8
1 person	265	85.5	240	87.3	30	85.7

Table 10: Condominiums by dwelling Type, Household Type and Tenure: Winnipeg CMA, 2016, Derived from Statistics Canada data (2016)

In rented condos there are much higher proportions of units with children and lone parent households in apartments and row houses. Single detached rented condos also contain a high proportion of lone parent households at 18%.

The 2011 National Housing Survey provided details on households by size. In Winnipeg half of occupied condominium units contained only one person, 36% contained two people, 7% three people and 5.8% four or more people. The average household size was 1.7 people. Condo households are much smaller than all households in the Metro Winnipeg area. In Metro Winnipeg 29.7% of all households are one person households, 3.1% are two person, 15.2% three persons, and 19.8% four or more persons. The average household size in Winnipeg in 2011 was 2.5 persons.

There were minor differences in household size between owners and renters in condo units. There was a lower proportion of one person households (43% vs 52%), an almost identical proportion of two person households (35% vs 37%), but higher proportions of three, four and five plus person households (22% vs 17%). Average household size was 2.0 in renter households versus 1.7 for owners.

Key Findings

- Condominium residents tend to have higher proportions of both younger and older people than residents in non-condo dwellings.
- Condos also contain more non-family units, fewer families, fewer households with children and a higher proportion of one and two person households.
- Rented condominiums contain a higher proportion of families, families with children and lone parent households than owned condominiums.
- The average size of households is also considerably smaller than the average size of households in non-condo dwellings. However, renter households in condominiums tend to be larger than ownership households. These differences can be attributed to the fact that a much higher proportion of households in condominium dwellings are 65 or older, and many over the age of 75.

4 Condominiums in the Marketplace

Assessed Value

The value of a property is usually the primary market indicator for real estate. The value of each Winnipeg condominium is annually determined by the Assessment and Taxation Department of the City of Winnipeg. The assessments are based upon a number of factors including market value, location, recent improvements, lot size, and building size, age, quality and condition. The Department also factors “normal depreciation” of buildings over time (Assessment and Taxation, 2016). The assessed value provides insight into the affordability of condominium units in both Converted and Purpose-Built buildings. The assessed value is different from the market value as determined by sales prices. Market values are discussed later in this chapter.

Validation of Assessed Values

Prior to assuming the validity of the assessed values, the 2014-2016 city of Winnipeg Sales Book was matched with the IUS Condominium Data-Set to identify and present discrepancies between the two values. The 2014-2016 Sales Book matched with 4,638 condominium units in the Data-Set. The units were split by the classification of Purpose Built and Converted condominiums to check the different values assigned to each unit.

Results: For converted condominiums, the average Sale Price is \$182,554, while the average Assessed value for the same units is \$184,241. Similarly, the Purpose-Built unit Sale Price Averaged at \$271,658 and the assessed value of the same units averaged at \$275,744. The discrepancies between the two are illustrated in the three figures below.

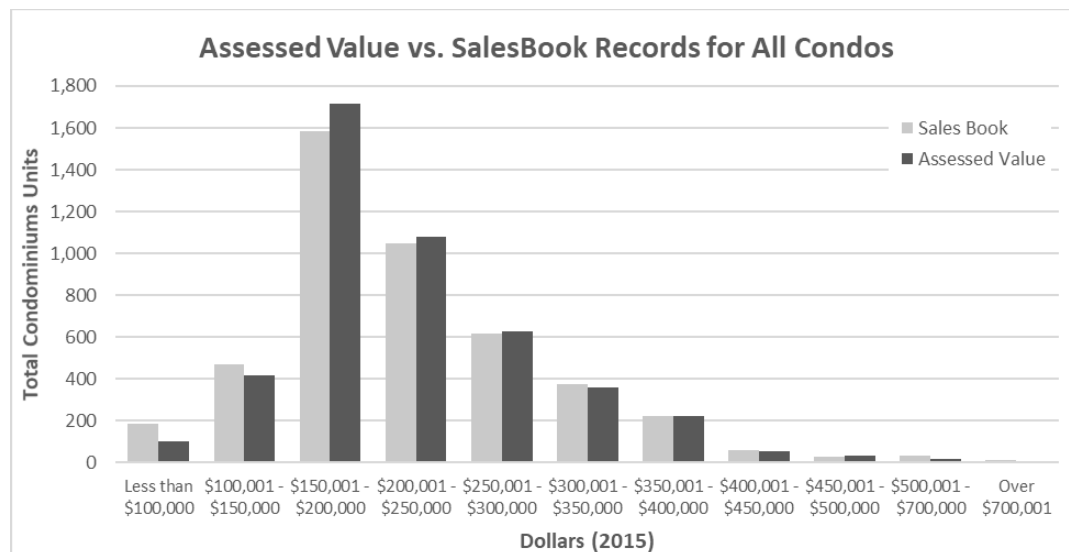


Figure 2: Converted Condos: Assessed Value Versus Sales-Book Records

NOTE: Figure only includes Condominiums where both the City of Winnipeg Assessed Value (2015) and a Sale Book value (2010 to 2015, adjusted to 2015 value) were available. The table includes 21.6% of all condominiums in Winnipeg (4,638 of 21,470 condos).

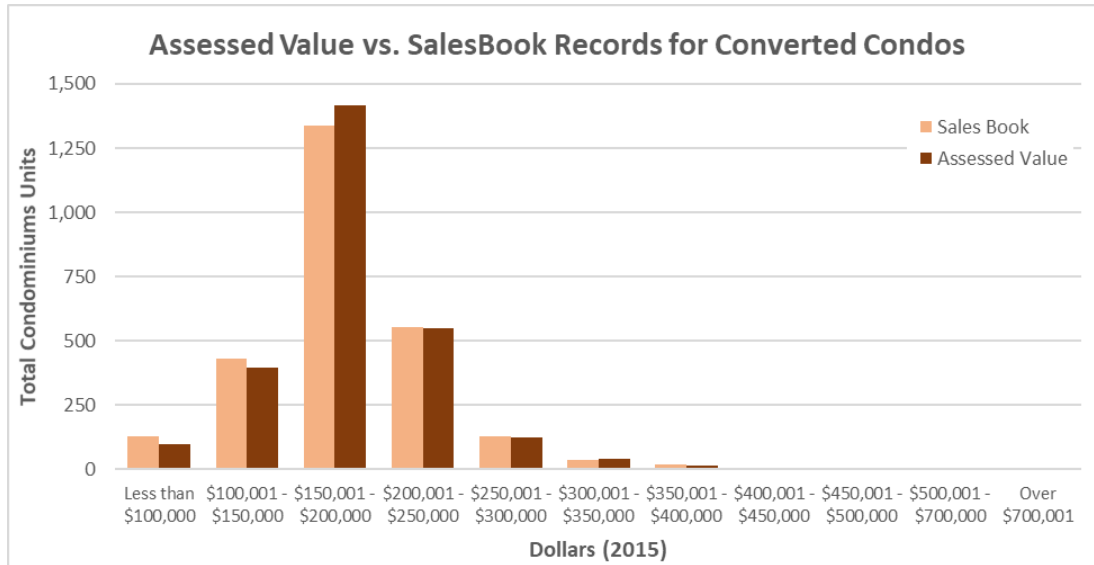


Figure 3: Converted Condos: Assessed Value Versus Sales-Book Records

NOTE: Figure only includes Converted Condominiums where both the City of Winnipeg Assessed Value (2015) and a Sale Book value (2010 to 2015, adjusted to 2015 value) were available. The table includes 23.7% of Converted Condominiums (2,656 of 11,202 condos).

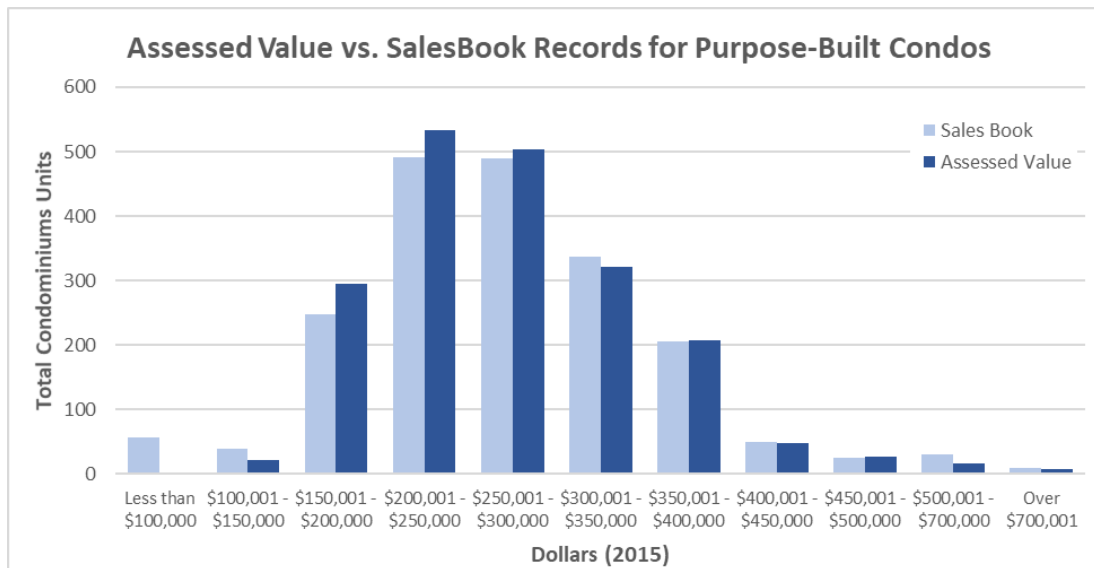


Figure 4: Purpose-Built Condos: Assessed Value Versus Sales-Book Records

NOTE: Figure only includes Purpose-Built Condominiums where both the City of Winnipeg Assessed Value (2015) and a Sale Book value (2010 to 2015, adjusted to 2015 value) were available. The table includes 19.3% of the Purpose-Built Condominiums (1,981 of 10,268 condos).

The difference between the values can be partially attributed to a few Sales-Book values which are reported as 0 to 1 dollar. These outlier cases are from condominiums being transferred between owners

without reflecting the market value, with 13 such cases for Converted condos, and 55 cases for Purpose-Built condos. These ‘non-valued’ condos skew the average price, especially at the market’s lower-end.

Assessed Value in Converted and Purpose-Built Condos

The assessed value of each condominium unit has been split into their respective designation of Convert or Purpose Built. Converted condominiums averaged at an assessed value of \$185,141 and a median value of \$179,000. Conversely, purpose-built condominiums averaged at \$283,081 and a median value of \$267,000. The ranges of assessed values can be found below.

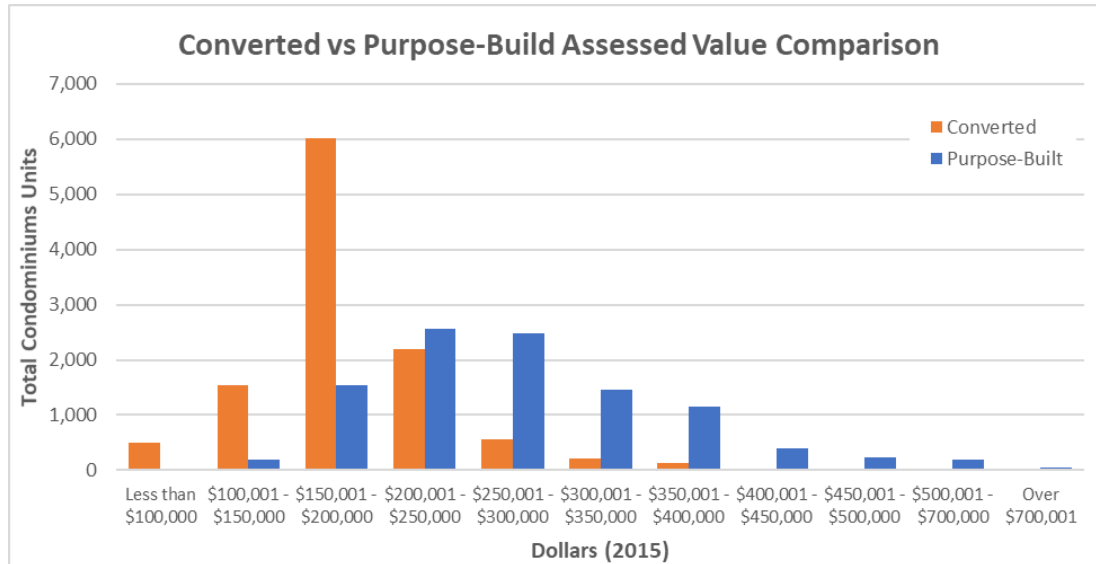


Figure 5: Assessed Value Comparison: Converted Condos vs Purpose-Built Condos. NOTE: Figure includes 100% of condominiums.

The findings show a large difference in assessed value between a purpose built and a converted condominium. These preliminary findings point towards an increase in *homeownership* affordability associated with the conversion process, instead of the affordable rental these units were previously. With the majority of condos being valued at \$150,000 to \$200,000, it adds evidence to the finding that condominiums have become a common “starter-home” for first-time buyers... filling a role that affordable single-family housing had played in the post-WWII era.

The data also raises questions about operating and maintenance costs of these buildings – in the form of condominium fees and maintaining a reserve fund. This needs to be considered as converted condominiums are largely created using older housing stock and may be burdened by such costs. The age of converted condominiums is clearly shown in Figure 6, below. The average Built Date for Converts is 1967, while for Purpose-Built condos the average is 1999. This difference in build dates helps explain why the considerable difference in assessed value between the two types of condos. The distribution of purpose-built and converted condos by assessed values is spatially represented in below in Map 1 and 2.

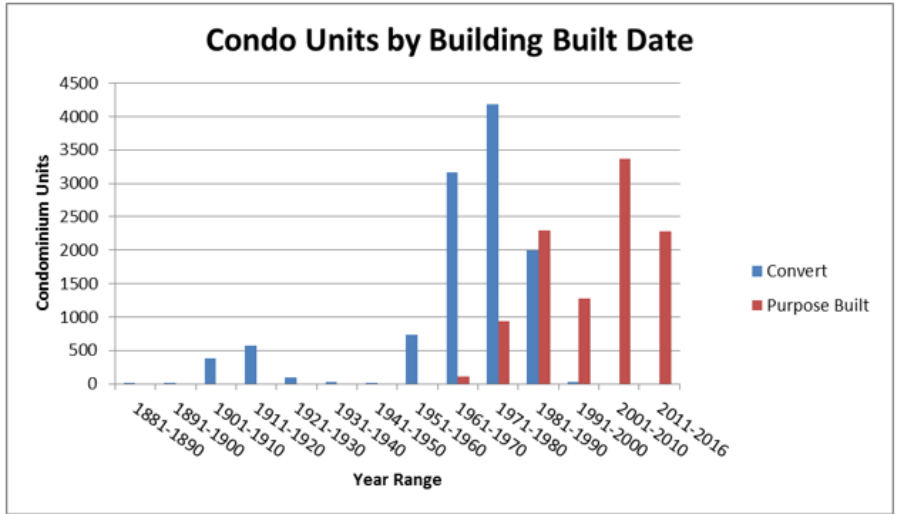
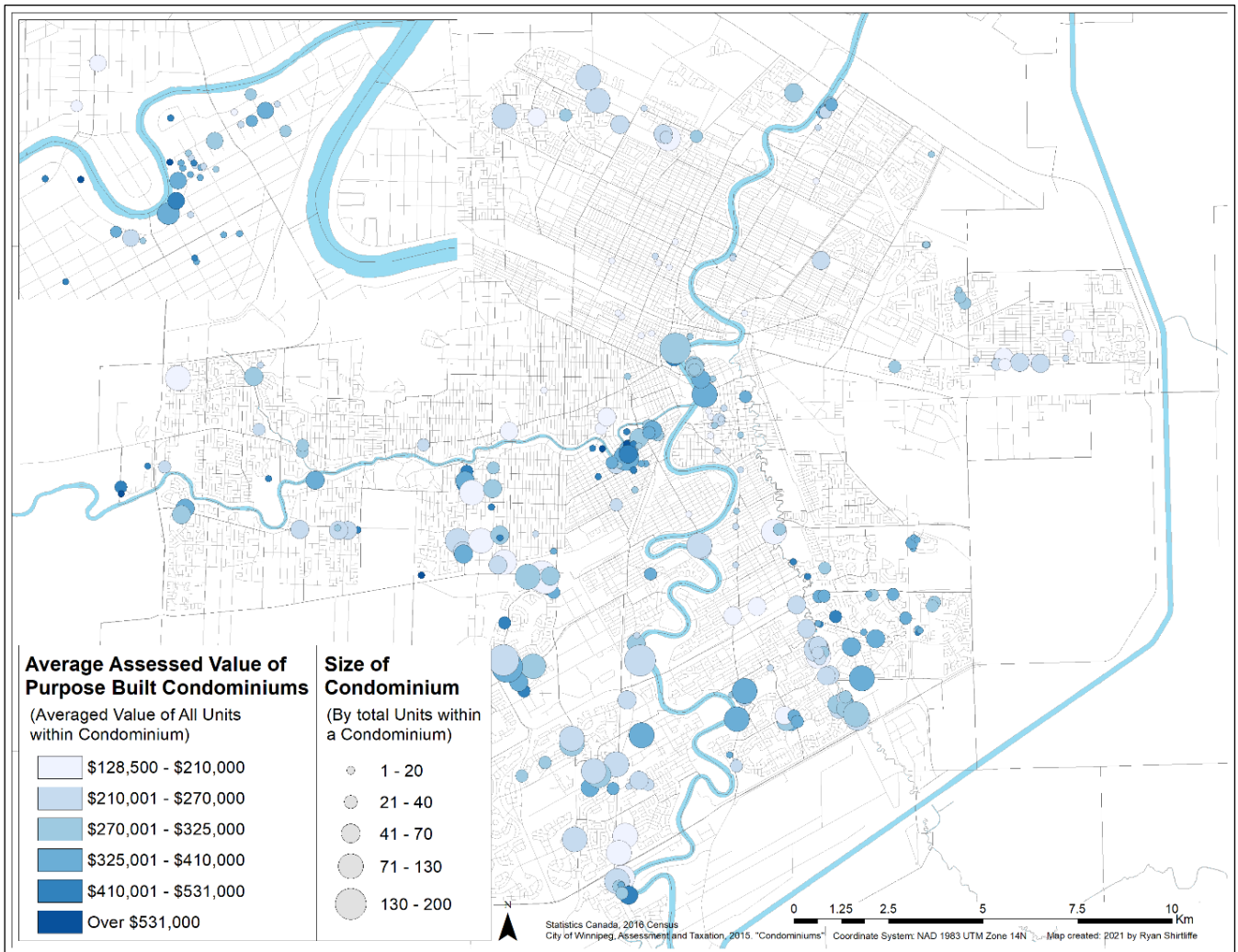
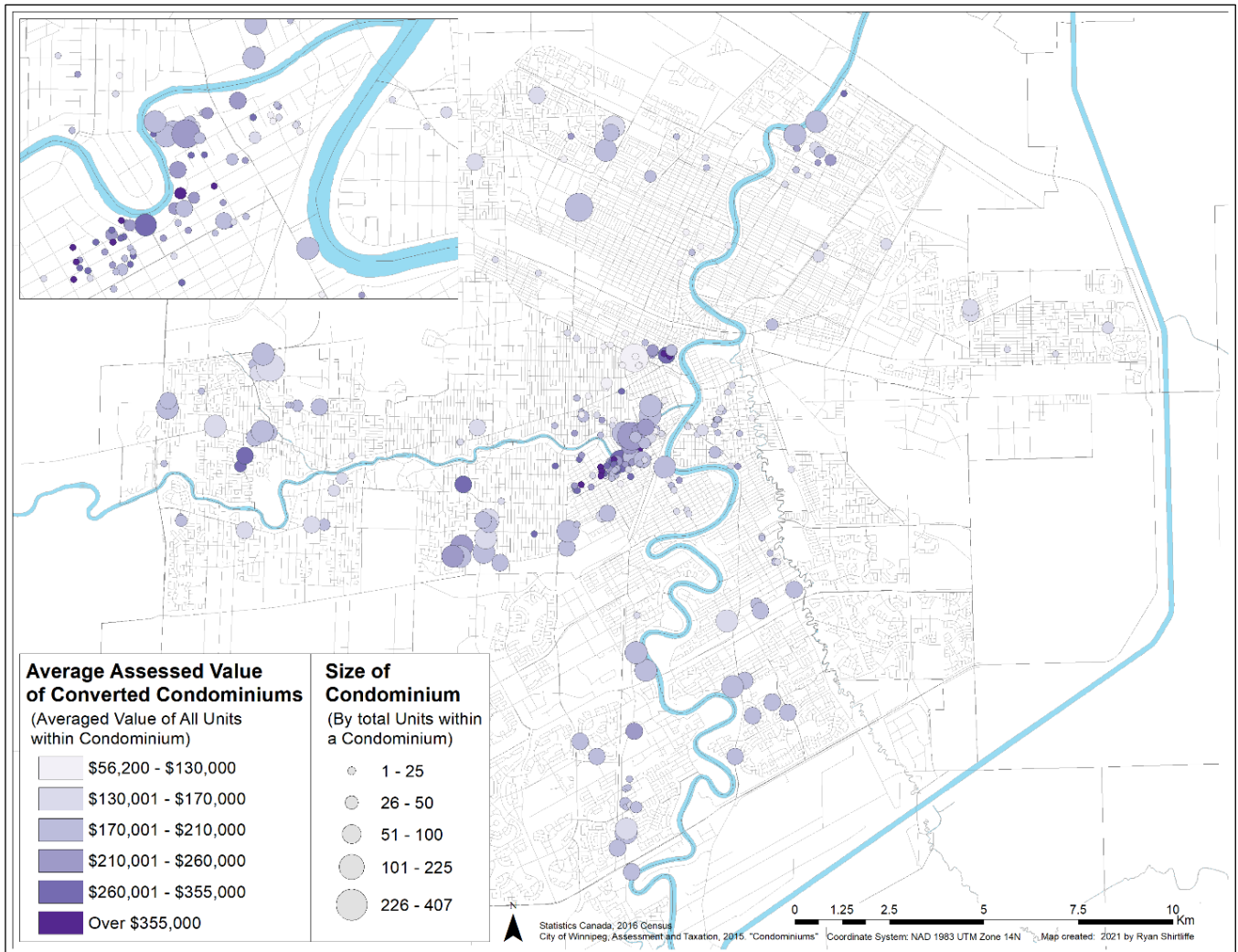


Figure 6: Condo Units by Building Built Date



Map 1: Distribution of Assessed Value for Purpose Built Condominiums



Map 2: Distribution of Assessed Value for Convert Condominiums

Assessed values of both purpose built and converted condos do vary with location. For both, assessed values tend to be higher in the Osborne Village through Crescentwood, Waterfront Drive, and Tuxedo areas. This is particularly the case for conversions. The attractive locational features of these areas certainly have an effect on assessed value. High assessed values for purpose-built condos are also evident in the Central Business District. Lower assessed values for both converted and purpose-built condos tend to be more common in suburban areas. However, both high and low assessed values for both purpose built and converted buildings are scattered throughout the city. This pattern is controlled by specific locational and building characteristics such as building age and amenities, proximity to employment, access to transit corridors and attractive environmental features such as access to green space, and frontage on rivers.

Other Indicators

Many of the other standard market indicators that are collected for most aspects of the housing market are not available for condominiums as far back as the 1970s when condominiums became a housing option in Winnipeg. Furthermore, some of the data that are available are not separated by purpose-built and converted condominium units. However, there are a reasonable number of indicators on the condominium sector as a whole dating from the early 90s. The following discussion will focus on those particular indicators illustrating: the significance of condominiums in the market as a whole; the types of units being built; the location of these units; the importance of condominiums in the rental market; the general distribution of rented condominiums in the city; and rental rates and sales costs compared to other components of the housing market.

One of the better indicators available is *starts by dwelling type*. Since 1991, condominium starts have fluctuated significantly. There were 144 starts in 1991, but this increased to approximately 250 per year in 1995 and 1999, followed by a significant decline to 43 in 2000. Although significant fluctuations have continued, starts have gradually increased since then reaching 1,370 in 2013 and just over 1,500 in 2014, then 1,708 in 2017 before falling significantly in the last three years (Table 12 on following page).

Year	Winnipeg		Brandon		Thompson	
	Condo Conversions	Rental Starts	Condo Conversions	Rental Starts	Condo Conversions	Rental Starts
2001	401	76	0	44	0	0
2002	72	179	0	79	0	0
2003	52	411	36	52	0	0
2004	180	397	0	180	0	0
2005	30	474	36	54	0	0
2006	314	619	0	24	0	20
2007	114	803	7	6	0	0
2008	83	322	0	111	0	0
2009	306	383	12	121	33	0
2010	356	807	0	90	273	0
2011	292	812	20	82	0	0
2012	323	844	0	130	0	4
2013	148	808	0	50	0	0
2014	66	655	0	120	0	8

Table 11: Number of Condo Conversions and Rental Starts, Derived from CMHC Rental Market Survey (2001-2014)

Year	Dwelling Type				Total Condo Starts	Total Housing Starts	Condo as % of Total Starts
	Single	Semi	Row	Apt			
1991	-	-	-	144	144	1,232	11.6
1992	-	-	-	132	132	1,552	8.5
1993	-	-	19	169	188	1,412	13.3
1994	-	-	30	193	223	1,251	17.8
1995	4	4	33	207	248	928	26.7
1996	4	52	61	84	201	978	20.6
1997	11	82	22	41	156	1,077	14.5
1998	22	60	6	95	183	1,147	16
1999	7	42	9	198	256	1,386	18.5
2000	12	12	19	-	43	970	4.4
2001	12	20	32	15	79	1,135	7
2002	4	20	9	81	114	1,410	8.1
2003	9	46	32	298	385	2,044	18.8
2004	2	44	32	96	174	2,013	8.6
2005	3	22	100	192	317	2,194	14.4
2006	4	72	39	282	397	2,383	16.7
2007	15	-	81	540	636	2,762	23
2008	1	6	113	586	706	2,480	28.5
2009	3	12	80	27	122	1,688	7.2
2010	8	12	119	337	476	2,787	17.1
2011	2	6	172	261	441	2,789	15.8
2012	-	44	179	722	945	3,482	27.1
2013	4	4	358	1,004	1,370	3,949	34.7
2014	3	10	365	1,124	1,502	3,603	41.7
2015	1	46	226	554	827	3,999	20.7
2016	1	22	240	520	783	3,605	21.7
2017	2	6	478	1,222	1,708	5,023	34
2018	-	-	403	1,083	1,486	4,677	31.8
2019	2	14	215	528	759	4,494	16.9
2020	-	-	288	283	571	4,350	13.1
1991-	136	658	3,760	11,018	15,572	74,704	

Table 12: Condominium Starts by Dwelling Type: Winnipeg CMA, 1991-2019, Derived from CMHC Housing Statistics (1991-2020)

During the period 1991-2020 total starts intended for the condominium market stood at 15,572, which is 21% of total housing starts over the same period (Table 12). Over that time period the annual percentage of condominium starts as a percentage of total starts ranged from 4.4% in 2000, to 42% in 2014. However, since 2014 the importance of condominium starts in the market place has declined significantly to just 13% in 2020. Perhaps the most notable feature of the trends in condominium housing starts, is the very significant variation that occurs over very short time periods.

Condominium starts by dwelling type reinforce the conclusion from Statistics Canada census data highlighted in previous sections, which found condominiums are generally a high-density housing option. Approximately 71% of all condominium starts over the 1991-2020 period were apartment units – low or high rise, 24% were row units, 4% semi-detached and less than 1% were single detached dwellings. There has been a much higher proportion of row housing condominiums started since about 2006 with the proportion rising to nearly 30% of total condominium starts since 2014 (see Table 12).

Year	Ownership			Condominium			Total
	Absorbed (#)	Absorbed (%)	% of Total	Absorbed (#)	Absorbed (%)	% of Total	Absorbed (#)
2006	1,725	67	82.6	364	88	17.4	2,089
2007	1,687	63	87	252	75	13	1,939
2008	1,829	61	78.5	501	67	21.5	2,330
2009	1,726	68	71.9	676	65	28.1	2,402
2010	1,755	69	81.2	404	70	18.8	2,159
2011	1,862	76	79.2	488	88	20.8	2,350
2012	1,877	76	77.7	538	72	22.3	2,415
2013	2,246	60	78.8	603	56	21.2	2,849
2014	1,880	66	70.2	799	51	29.8	2,679
2015	2,014	67	67.7	960	52	32.3	2,974
2016	2,049	70	65.2	1,089	50	34.8	3,138
2017	2,140	71	71.8	842	61	28.2	2,982
2018	2,240	63	74.5	767	58	25.5	3,007
2019	2,019	65	72.2	778	66	27.8	2,797
2020	2,022	67	84.8	362	55	15.2	2,384
2006-20	29,071		75.5	9,423		24.5	38,494

Table 13: Condominium Units Absorbed by Intended Market: Winnipeg city, 2006-2019, Derived from CMHC Housing Statistics (1991-2020)

Another way of assessing the importance of condominiums in the Winnipeg market is to look at the number of units absorbed (purchased) in any one year. An absorbed housing unit is a unit that has been completed and sold. The absorption rate (the units sold as a percentage of units completed in that year) is used to evaluate the rate at which homes are sold in a specific market during a specific time period.

Table 13 provides this data for the period 2006-2020 for the Winnipeg CMA. For example, in 2006, 67% of ownership units and 88% of condo units completed in that year were absorbed (purchased). During the period 2006 to 2020 absorption rates for condominiums fluctuated significantly from a low of 50% in 2016 to 88% in 2006. Absorption rates for freehold ownership units fluctuate much less and ranged from a low of 60% in 2013 to 76% in 2011 and 2012. Over the same time frame condominiums accounted for just under 25% of all ownership units absorbed with freehold accounting for 75%. Again, fluctuations in total ownership units absorbed was much greater for condominiums ranging from 13% to 35% while freehold ownership ranged from 65% to 87%. Overall, these rates suggest the Winnipeg condominium market has generally accounted for about one quarter of all ownership units absorbed in the Winnipeg market, but demand and possibly supply in the condominium market fluctuates much more significantly than the freehold ownership market (Table 13).

Condominium development (new purpose-built starts) is not evenly distributed throughout the city. There have been relatively few condominium starts in the Northeast, the Northwest, or until recently in the Downtown area. Much of the new purpose-built development (just under 50%) has been in the Southwest – Fort Garry, Fort Rouge, Waverly West and Tuxedo Point. More recently there have been a number of condo projects started in the Downtown zone (CMHC Starts and Completions Survey, 2006 to 2020).

The above indicators deal only with purpose-built condominium units. CMHC collects very little data on conversions. However, figures on conversions are available for the period 2001-2014 from their rental market surveys. Over this period 2,754 rental units were converted to condominiums (see Figure 11). Although this conversion activity has fluctuated there was a significant increase in conversions during the 2009-2012 period, but conversion activity has dropped off since then (CMHC Rental Market Surveys 2006-2014). During that same time period there were 10,432 rental starts. Conversions from rental to condominium, however, significantly reduced the rental housing stock available in the marketplace as the 2,754 conversions represent 26% of the new starts reducing the number of units added to the rental sector to 7,678. Figure 11 also indicates that conversions are largely centred in Winnipeg as very few conversions occurred in Brandon or Thompson -- areas outside the Winnipeg CMA.

However, the condominium sector does contribute units to the rental market as a significant number of condo units are rented. This reduces the loss of units to the rental sector that was noted above. In the October 2020 Rental Vacancy Survey, the CMHC identified 4,508 rented condo units which represents 23.2% of the condominium units in the city. There has been quite a significant growth in the number of condominium units that are rented. In 2011 there were 1,828 rented condo units. By 2016 this had increased to 3,084, a 69% increase and the number in 2020 increased to 4,549, a 149% increase since 2011. In 2019 the number of rented condo units stood at 3,880 so the annual increase in rented condos from 2019 to 2020 stands at 17%. Investor owners who rent their units have very significantly increased their participation in the rental market. Overall, the proportion of condos rented has increased from 13.8% in 2011 to 23.2% in 2020 (CMHC Rental Vacancy Surveys, 2011-2020).

The percentage of condominiums that are rented also varies geographically. Approximately three of every ten condo units (29%) in the core of the city are rented. The number of rented condo units increased substantially between 2019 and 2020 in the core, rising by 484 units and up from 21% as a proportion of all condo units in the core. The proportion rented falls to 17.1% in the suburban north and rises to 22.1% in the suburban south. The proportion of the units rented also varies by project size, from

31.0% for projects of 3-19 units, to a low of 16% for projects of 50-99 units, then rising again to 26.5% for projects with 100 units or more (CMHC Rental Vacancy Survey, October 2020).

Condo units tend to be more expensive to rent than apartment units. In October 2020 the average rent for condo units was \$1,263 versus \$1,107 for apartments. Two-bedroom condos rented for an average of \$1,363 versus \$1,262 for two-bedroom apartments. The difference for one-bedroom units was \$1,067 versus \$991 (CMHC Rental Vacancy Survey, October 2020). Market commentary suggests rents are higher in condominiums because in general they are newer than the rental stock as a whole (because of recent purpose-built projects), they generally contain more amenities, and many units are in more “desirable” suburban locations. There was a modest decline in the rates for rented condominiums between 2019 and 2020. For example, the average rent of two-bedroom condos fell from \$1,412 to \$1,363 and rents in the total rented stock fell from \$1,308 to \$1,263. One-bedroom rents, however, rose slightly from \$1,034 to \$1,067. The slight decline in rents may be due to declining demand for ownership of condos as indicated by absorption numbers and rates. There has also been a significant increase in the number and proportion of rented condos, particularly in the downtown area. Investors may have lowered rents slightly to fill the available condos in the rental market. However, the market data available does not allow a comparison of rents between purpose-built and conversions. Rental units in conversions, which may be older apartments, might well have lower rental rates.

Although rents may be more expensive in rented condo units, purchase prices are lower compared to detached homes. In the city of Winnipeg row-house condominium units had an average purchase price of \$328,588, with a median price of \$310,000. For apartment-units the average was \$362,000, the median \$260,000. Realtors explained the significant difference between the mean and the median by suggesting the average is dragged up by the sale of some very expensive units in new projects, but overall smaller condo units sell for considerably less. The average and median figures for row and apartments combined are \$351,018 and \$300,000. New single detached homes, however, are much more expensive, with a median price range of \$440,000 and an average of \$487,269 (Housing Now Tables, CMHC, 2019).

The sale of existing units also confirms the considerable price difference between existing condominiums and existing homeowner single detached housing. Figures provided by the Winnipeg Real Estate Board illustrate that the average sale price of existing condominiums ranged from approximately \$236,000 to \$245,000 over the 2016 to 2019 period. Single detached housing units, however, ranged from an average of \$303,000 to close to \$325,000 over the same time period. Not only are existing single detached homes \$70,000 to \$75,000 more expensive on average, but the prices of single detached homes are also increasing much more rapidly (Winnipeg Real Estate Board, October 2019). Average prices in 2020 illustrate an even bigger spread between single detached dwellings and condominiums with average price for condos at \$242,571 and \$360,194 for single detached -- a difference of close to \$118,000 (Winnipeg Real Estate Board, 2021). Though condominiums are smaller than single family homes on average and typically have no green space, they do provide a much more affordable ownership option for smaller, younger, and older households, which tend to be the most prominent household types in condominiums. With rising and higher prices for new and existing single-family units, condominiums have become the first choice for many young, first-time buyers.

Key findings of this section follow on the following page.

Key Findings: Condominiums in the Marketplace

Although condominiums are not a significant part of the housing market in Winnipeg there are a number of characteristics that are important in determining the role they play in the marketplace, including:

- They have accounted for approximately 21% of total housing starts since 1990;
- Over 70% of condominium starts are multi-unit housing – low or high rise;
- They have accounted for 25% of total new ownership units absorbed (purchased) in the Winnipeg market between 2006 and 2020;
- Since the early 2000s the condominium market has been a buyers' market, suggesting that generally condo purchases are an attractive option for those wanting to own a home or those wanting to invest in condominiums for rental purposes (Winnipeg Real Estate Board 2019 and CMHC, 2017);
- Condominium development, at least new starts, is concentrated in the southwest corridor of the city – Fort Garry, Waverly West and Tuxedo.
- CMHC provides only limited information on converted units, but the data available indicates there were over 2,700 rental units converted to condos between 2000 and 2016; which represents 26% of all rental starts during that period. Conversions have contributed to a reduction in the number of rental units available in the market;
- CMHC surveyed over 19,610 condo units in their Rental Vacancy Survey and as of October 2020 they identified 4,549 rental units in condos, 23.2% of all condo units;
- The proportion of condo units that are rented has been increasing:
 - About three-in-ten (29%) condos are rented in the Downtown and 22% in the Southwest of the city with lower percentages of rental units in other parts of the city;
 - The proportion of rented units tends to be higher in smaller and larger projects and is just over 30% in projects of 3-19 units;
 - There has been a significant increase in the number and proportion of condo units rented between October 2019 and October 2020. The number of condo units rented increased by 669 and 484 of these units were in the downtown area. The percentage of condos rented in Winnipeg increased from 20.3% to 23.2%.
 - Rental rates are much higher in condo units than in rental apartments.
- Sales prices of both new and existing condo units are much lower than sale prices of new and existing single detached units: and,

Condos are a more affordable ownership housing option for some buyers, particularly young first-time homeowners and seniors who may be downsizing from single family homes; but they are a more expensive option for renters, although condo units generally come with more amenities than apartments.

5 The IUS Condominium Database

Prior to this project, the number, distribution, locations, and details of individual condominiums in Winnipeg was not available as one dataset. The Institute of Urban Studies (IUS) at the University of Winnipeg created this new dataset over a period of approximately 18 months resulting in a unique resource for the city. Initial challenges included the lack of even a comprehensive listing of condominiums for Winnipeg, as well as poor availability of basic information -- as most data on individual condos was privately held or more often, simply unknown. To create the Condominium Database the IUS obtained two initial datasets, from the city of Winnipeg and the Land Titles Office.

The first dataset from the *Assessment and Taxation Department of the city of Winnipeg*, contained a snapshot of all condominiums in Winnipeg that had been assessed as of April 2015. This snapshot of condominiums contained key variables including the condominium unit roll number, the building roll number, and the street address, which would prove valuable in classifying condominiums later. The snapshot also contained the year of construction for the building and unit, total number of floors in the building, the classification code, property use code, parcel use code, and zoning information.

The second dataset was obtained from the *Winnipeg Land Titles and Personal Property Office's Condominium Index*³, that provided a list of registered condominium corporations in Winnipeg. The Condominium Index dataset also contained a number of key variables including the roll numbers for each condominium unit, the condominium number, the date of declaration for the condominium corporation, and information on the condominium's servicing address (such as a property management company). These two datasets were combined using the condominium unit roll number, and building roll number.

A supplementary dataset was created from the Winnipeg Free Press Archives, with additions from other online sources. This dataset consists of rental classifieds and advertisements for apartment buildings *prior* to conversion to condos. This supplementary dataset was not merged into the final dataset. It was used as a verification step after the classification of condominiums as having been converted from a previously existing structure.

This dataset is intended to act as a springboard for analysis of Winnipeg's condominium stock and its effects on the rental universe in Winnipeg. The Condominium Database contains data for every single condominium unit in Winnipeg as of 2015, including the unit's address, building name, unit roll number, the building roll number, the date of construction, declaration date (date when the condominium registered with the Land Titles Office), and each unit's parcel use code; as well as historical data (such as previous rental rates) for approximately half of all condos. This data was then used to identify condominiums that were created by converting rental units, and to provide a more nuanced understanding of the development of condominiums in the city of Winnipeg.

³ The Winnipeg Land Titles and Personal Property Office has changed its name to Teranet Manitoba.

Methodology for *Classifying Condominiums as Conversions vs. Purpose-Built*

The identification of condominiums as either a purpose-built condominium or a converted condominium is key to understanding how the distribution of these two types differ across the city, as well as how, where, and when condominium development has occurred. The process to *classify* each condominium in Winnipeg is not simple. Generally, information on the history of each condominium is not available, and interviews revealed that condominium management companies may not be aware of the history of the building they manage, or willing to share information. Due to these difficulties in obtaining information, this study developed a new method of identifying, classifying, and verifying purpose-built and converted condominiums.

Prior to identifying condominiums as either purpose-built or converted, a clear definition was developed. For this study, purpose-built condominiums are defined as condominiums that were constructed with the specific intent that units would be sold to an individual owner. Converted condominiums follow a definition from the Manitoba Condominiums Act that states that a converted condominium is “the creation of one or more units that include or form part of a building that, at any time before the registration of the declaration or amendment that created the units, was occupied in whole or in part by any person, including a tenant, other than a person.” The definition from the Manitoba Condominium Act is descriptive for one type of conversion, but this study includes one additional type of condominium conversion. These additional condominium conversions are structures that were intended to be used as *rental stock* during construction, but were converted into condominium units prior to being occupied by any person. ***In summation, a converted condominium unit is defined as any condominium unit which was previously used, or intended to be used, in a different capacity than as a condominium.*** To identify which condominiums are converted or purpose-built, this study developed a method that used various datums to analyse every condominium in the city.

The first step to identify condominiums as either purpose built or a conversion was to review the year of construction, and the declaration date. The year of construction is the year the construction was completed, and units within the structure were ready to be sold to the intended market. *Declaration date* is the point in time that a structure (or group of structures) were ***registered as a condominium with the Winnipeg Land Title Office.*** The dates for the year of construction and declaration are then compared to determine which condominiums were declared at the time of construction, and which condominiums were declared after being constructed. The year of construction and declaration year for all condominium units can be seen in Figure 7 below. Note that a large number of units were constructed prior to 1968, prior to the Condominium Act. This provided a clear identification of condominiums that were converted from a previously existing structure. The next step was to examine the difference between the year of construction, and the year of declaration.

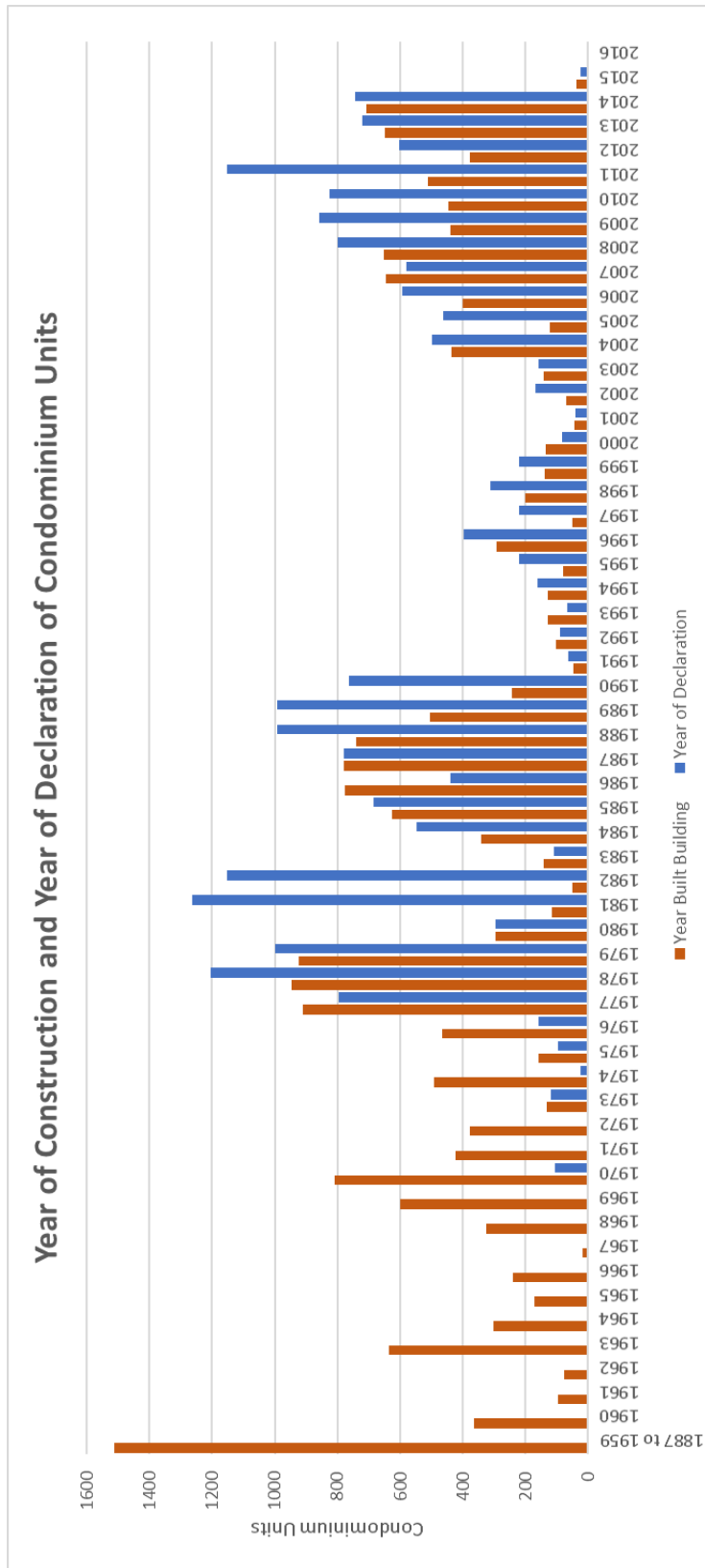


Figure 7: Year of Construction and Year of Declaration for Condominium Units, Derived from City of Winnipeg data (2015)

The difference between the year of construction and the year of declaration can be used to identify and classify condominiums as either purpose built, or converted. Figure 8 displays the difference in years between the two dates for each condominium in Winnipeg.

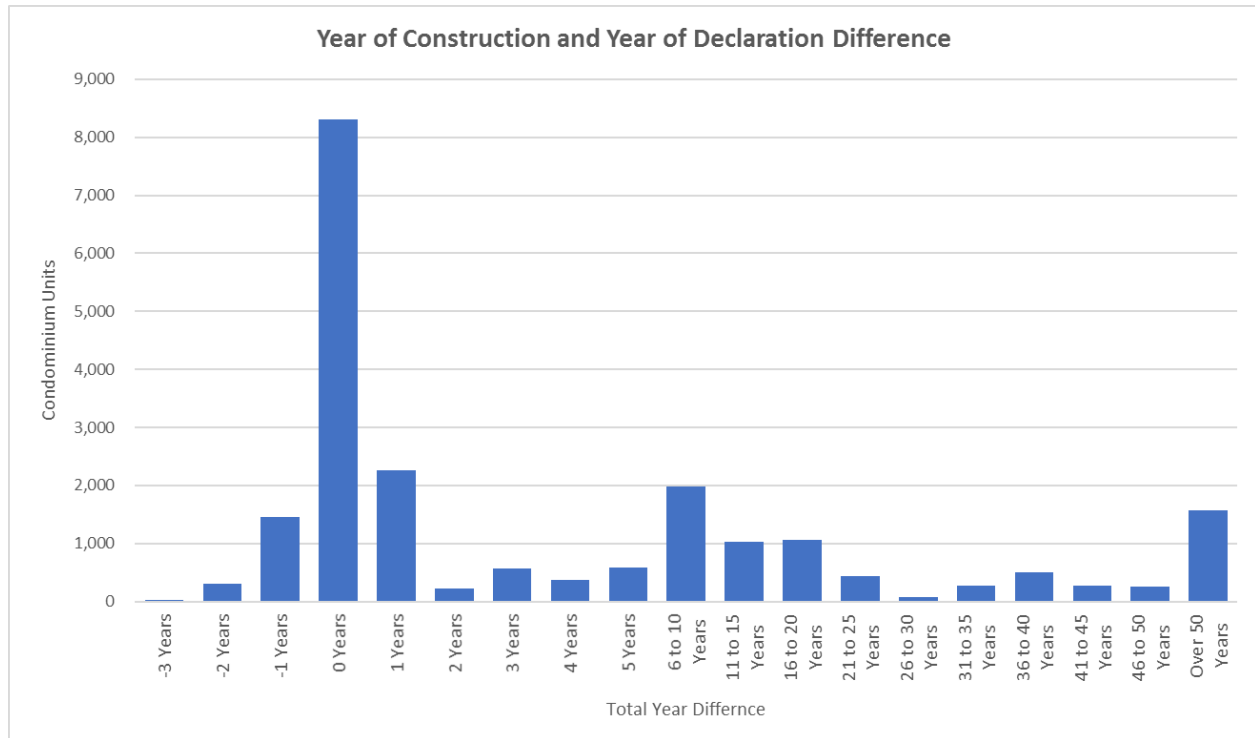


Figure 8: Difference in Years Between Built Date and Declaration Date, Derived from City of Winnipeg data (2015)

Condominiums with a five-or-more year difference between the year of declaration, and the year of construction were classified as condominiums converted from a previously existing structure. However, for condominiums which had a five-year-or-less difference between the year of construction and the year of declaration a more in-depth method had to be used. For these, the declaration dates proved to be misleading because it indicated when an owner had the *initial intent* to use a structure as a condominium, but does not indicate the *actual sale or use* as condominium units. Strangely, an apartment that is *declared* (legally registered) to be a condominium can continue to function as an apartment or even remain vacant without being used as a condominium.

The declaration date problem was not an issue for condominiums that had a difference of five or more years between their declaration and construction dates -- these are all conversions. But for condominiums with a five-year-or-less difference between the year of construction and the year of declaration a more in-depth method was required. For each condominium with a five-year-or-less difference between the year of construction and the year of declaration, the Winnipeg Free Press newspaper archives were searched for rental advertisements, prior to the condominium's declaration date. This archive was searched for apartment rentals listings, and other advertisements that could be used to identify the prior use of a condominium. The goal of the search was to find any prior uses of the condominium that would identify it as a converted building. This search also identified how buildings

were initially advertised, as well as previous rental rates for buildings that had been converted from apartments.

When a condominium was found to have been advertising as a rental structure prior to its declaration date, a second search of the Winnipeg Free Press archives was performed to identify the year when units started selling as condominiums. When the first date of sale as a condominium was found, the condominium would be classified as converted, and that date would be identified as the year of activation.⁴

As an additional verification step, this archive method was utilized on all the other condominiums as well: including those that had a declaration-construction difference of over five years, or were constructed in the 2000's.

⁴ A building can be declared a condo before it is actually built. This results in a 'negative' recording of the number of years between construction and declaration.

6 Timeline of Condominium Conversions (Activation of Condominiums)

Using the methodology developed above, 21,470 residential condominiums in the city of Winnipeg were classified as either a purpose-built unit, or a conversion from previous use. Of the total condominium units in Winnipeg, 47.8% or 10,268 condominiums were identified as being purposely constructed as condominiums, and 52.2% or 11,202 units were identified as converted. The vast majority of converted condominiums were done so from existing rental units, **with 95.4% or 10,684 previous rental units, that were removed from the rental market.** The remaining 4.6% or 518 converted condominium units were converted from existing office/industrial spaces, vacant buildings, churches, and single-detached houses.

The development of the condominium market in Winnipeg occurred over a considerable length of time, and this section will focus on creating a timeline of condominium development in Winnipeg. This timeline will first examine all condominiums, and review how the market grew over time, then examine when conversions of condominiums occurred within the city, and lastly, attribute reasons for that development.

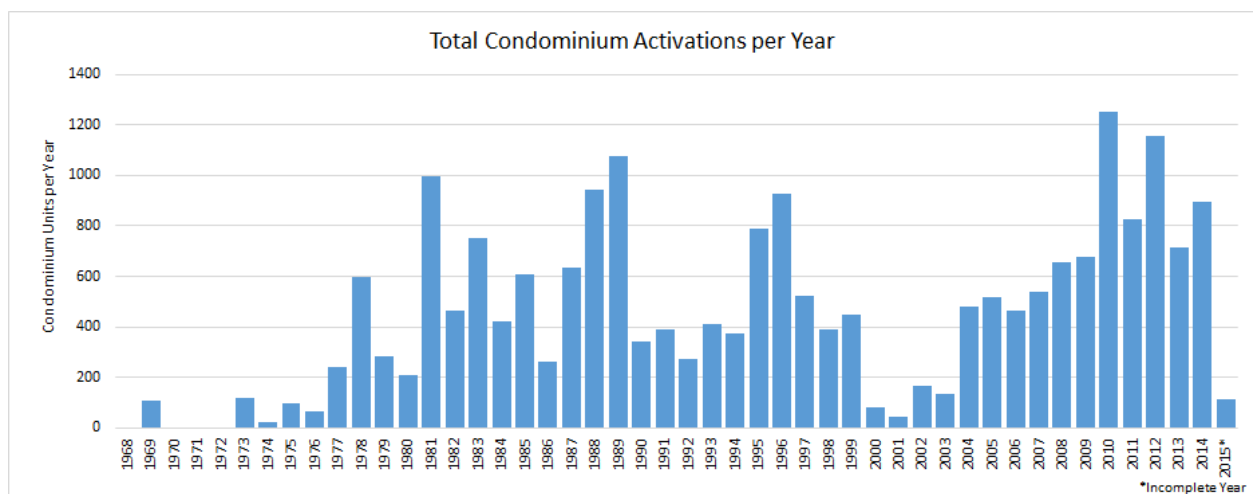
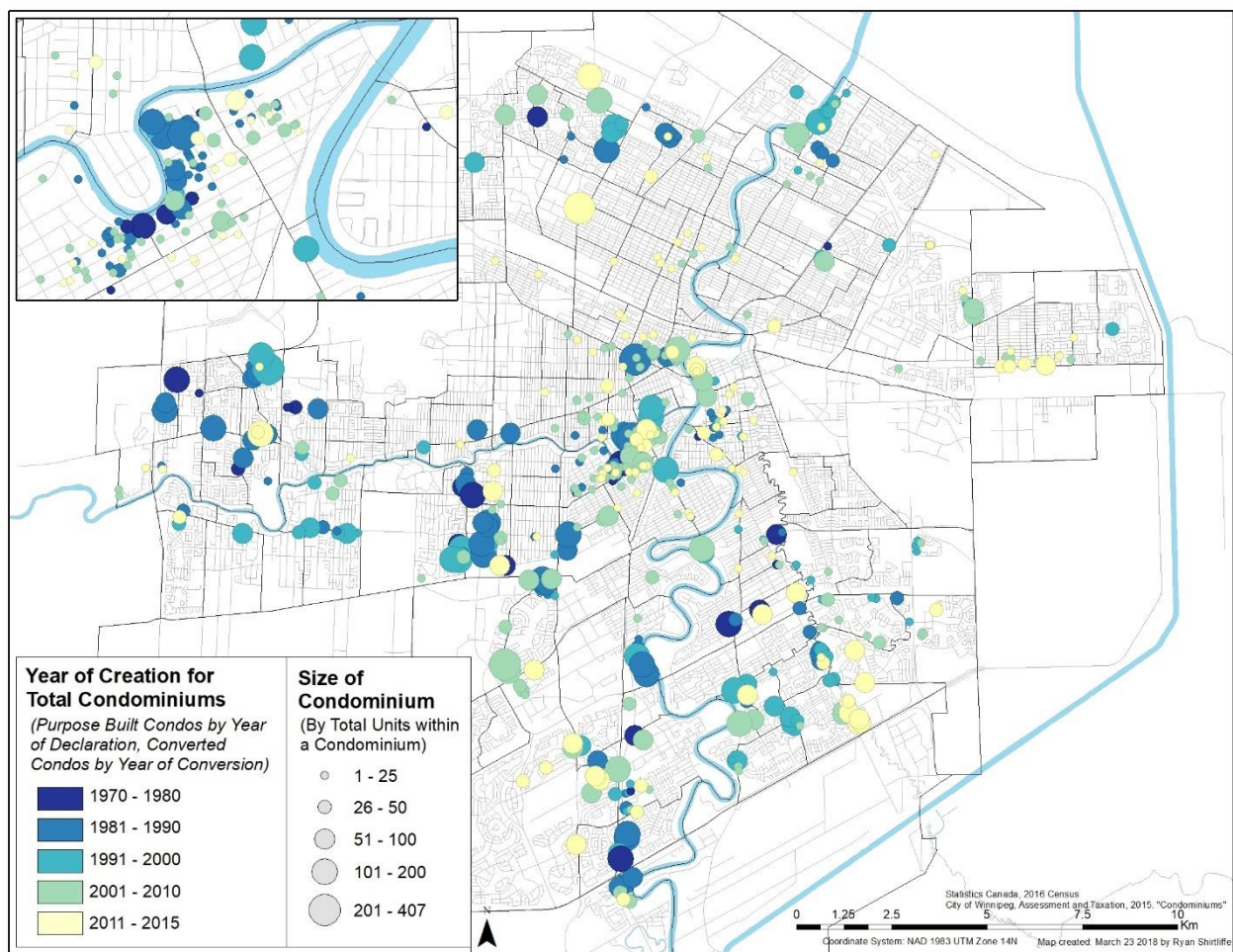


Figure 9: Total Condominium Activations per Year, for Winnipeg, Derived from City of Winnipeg data (2015)

To develop the timeline of condominium development in Winnipeg, the analysis begins by graphing the year of construction of all condominium units. But as discussed in the methodology section above, the year of construction does not always correlate with the point in time that a converted building began to function as a condominium. Instead, the activation year is used to create the timeline of development of condominiums. The activation year is the first year that a converted condominium started to sell condominiums, or the year construction was completed for purpose-built condominiums. Figure 9 above, displays a timeline of total condominium units created by their activation date. Map 3 below shows the locations, year of activation, and size of condominium developments.

The Manitoba Condominium Act was passed in 1968, but it was not until 1969 that the first condominium went up for sale in Winnipeg -- the Lakewood Village Condominiums, a 107 units development in the Crestview neighbourhood. This would be the first and only condominium development in Winnipeg for three years, until 1973 when the second condominium development was completed and started selling. Then called the Thawani Towers, now the Tuxedo Towers in the Edgeland neighbourhood beside Tuxedo, it provided 120 purpose-built condominium units. From 1973 forward, there was a new condominium project entering Winnipeg's housing market every year. Condominiums that have been converted from existing rental units or structures have also played a significant role in the development of Winnipeg's condo market. The first converted condominium was Dorset House, in 1974, located in the Roslyn neighbourhood. This 23-unit apartment building was originally constructed in 1965, and entered the market as a condominium in 1974. For nearly every year after the first converted condominium entered the market, a portion of condominiums entering the market have been conversions.



Map 3: Year of Condo Creation by Size (Number of Units within Condominium)

As the condominium market in Winnipeg developed, the total number of condominiums activated each year from 1973 forward varied considerably with the market conditions. The year 1978 had the first peak in development of condominiums, with 597 units entering the market, but was soon followed by

another peak of condominiums entering the market in 1981. These peaks and valleys in the number of activations continued until the early 2000's, where the number of condominiums entering the market declined to less than 200 per year. After four years, this decline in condominium activation recovers to levels similar to the 1990s, and continues to grow stronger each year until 2014. Due to the nature of the database, the year 2015 only includes January to mid-April, and no conclusions should be drawn from that year.

The peak and valley nature of the condominium development timeline can be partially correlated to the vacancy rate for the rental universe in Winnipeg. Figure 10 below shows vacancy rate alongside the activation year of condos for both converted and purpose-built.

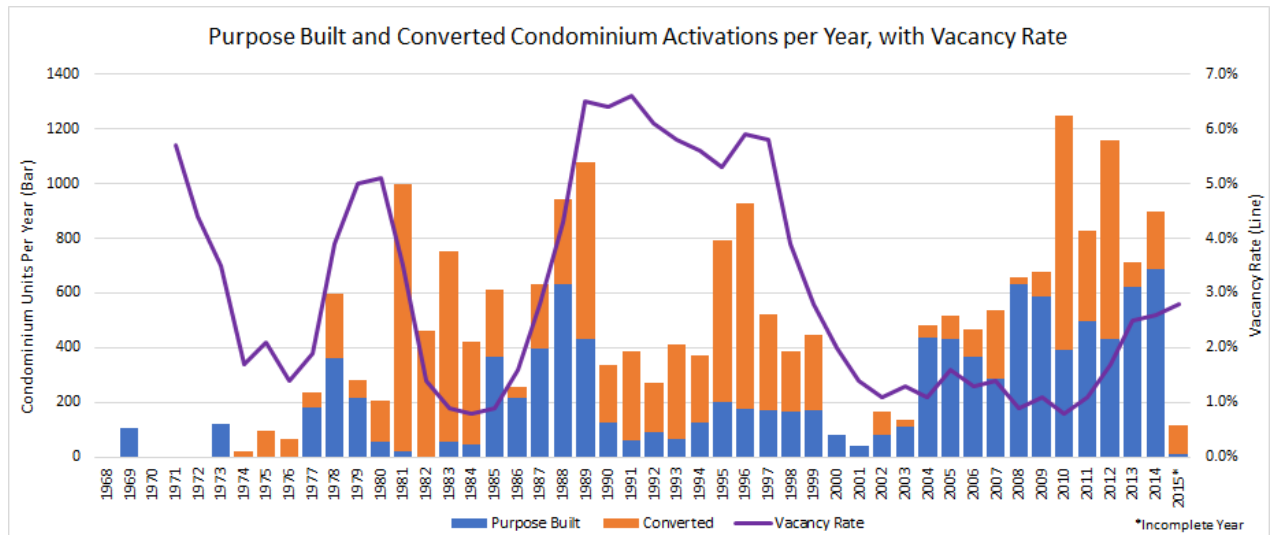


Figure 10: Purpose Built and Converted Condominium Activations by Year vs. the Rental Vacancy Rate

The vacancy rate for rental units appears to be weakly correlated to the number of condominiums entering the market, though other factors may also be playing a role including demographic shifts, house prices, and rental rates. This relationship can be explained by rental apartment building owners feeling the burden of a high vacancy rate and opting to convert units to condominiums. Converting allows the owners to sell off their units and recoup money lost or turn a profit on the investment. As the vacancy rate increases above 3%, with a high number of rental units vacant, the total number of condominiums entering the market increases as well. This can be seen in the late 1970s and late 1980s, where as the vacancy rate increased, more condominiums started entering the market. Similarly, when the vacancy rate declined below 3%, the number of condominiums entering the market declined. This can clearly be seen in the early 2000's, where as the vacancy rate declined below 3%, the number of condominiums entering the market declined to less than 200 per year.

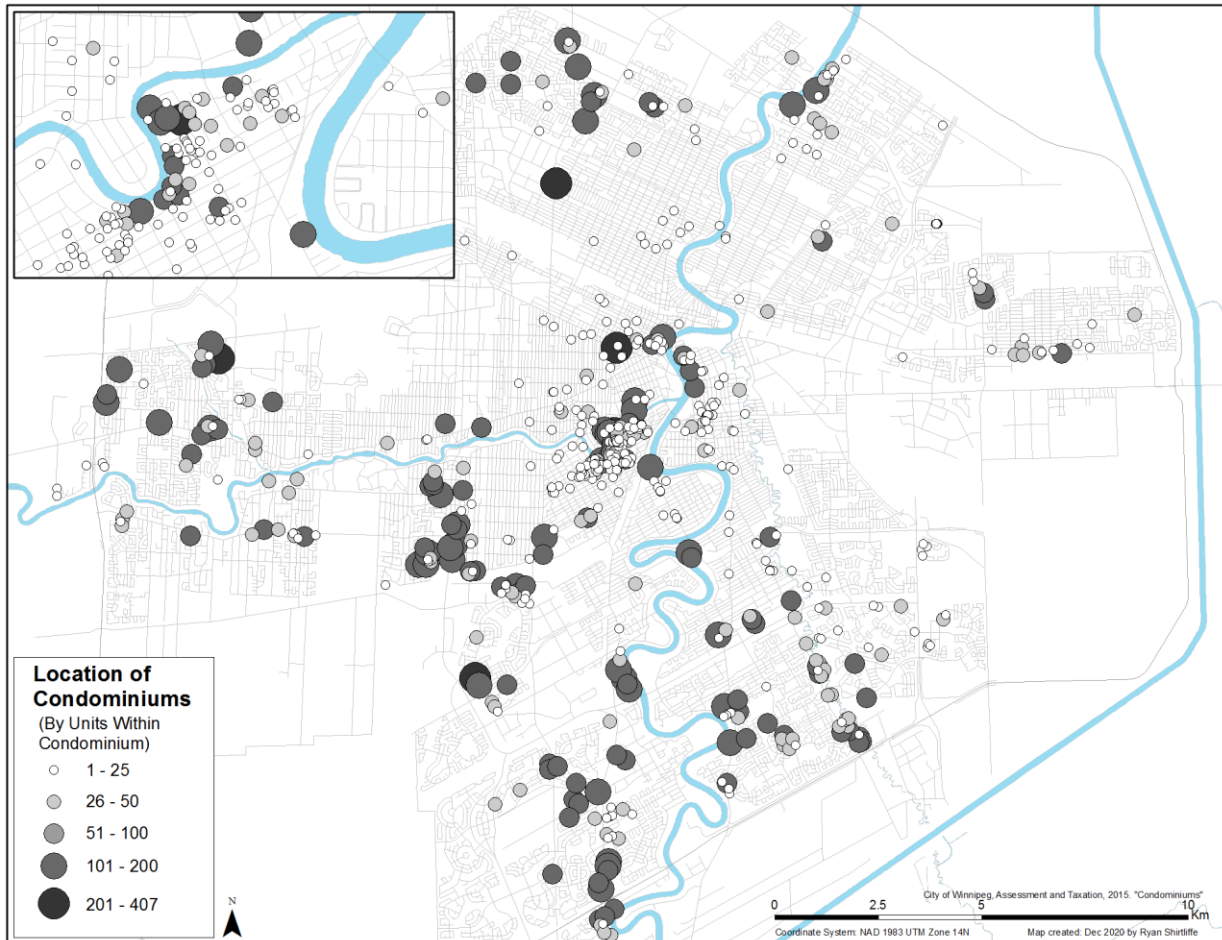
Most of the condos entering the market during these periods were conversions. Figure 10 also displays the classification of condominiums, showing purpose-built condominiums in blue, and converted condominiums in orange. Two periods of time stand out as having a high ratio of conversions. In the 1980 to 1984 period, and the 1989 to 1999 period, over 60% of the condominiums that entered the market were conversions. For these sixteen years, conversions were the primary driver of the condominium market, adding about 6,800 units to the inventory. These conversions occurred just after the two periods of high vacancy rates in the late 70s and late 80s. In 2000 and 2001 the number of

converted condominiums entering the market declined to zero, as the total number of condominiums entering the market also declined. After that period in time, converted condominiums continued to contribute to the market, but converted condominiums were not as significant a part of each year as they previously were. In both 2010 and 2012, there was a significant surge in condominium conversions, for reasons not apparent.

In addition to the Vacancy Rate, there may be another explanation for the high number of condominium conversions in the early 1980s -- the Multiple Unit Residential Program (MURB) program. This program provided favourable tax provisions to incentivize the creation of rental housing. The program ran from 1974 to 1978 and had another iteration from 1980-1981. The MURB program's termination -- compounded with high vacancy rates at the beginning of the 1980s, could explain the increased conversions at that time. The MURB program is discussed above in **Section 2: Why Convert Buildings into Condos?**

7 The Distribution of Condominiums in Winnipeg by Various Characteristics

Having classified condos as 'converted' or 'purpose-built', and discussed some of the factors stimulating the development conversions and purpose-built units the analysis now turns to describing the distribution of condominiums across the city and how the characteristics of condominiums vary depending on their location in the city.



Map 4: Location of Condominiums by Total Units, Derived from City of Winnipeg data (2015)

Location of Condominiums

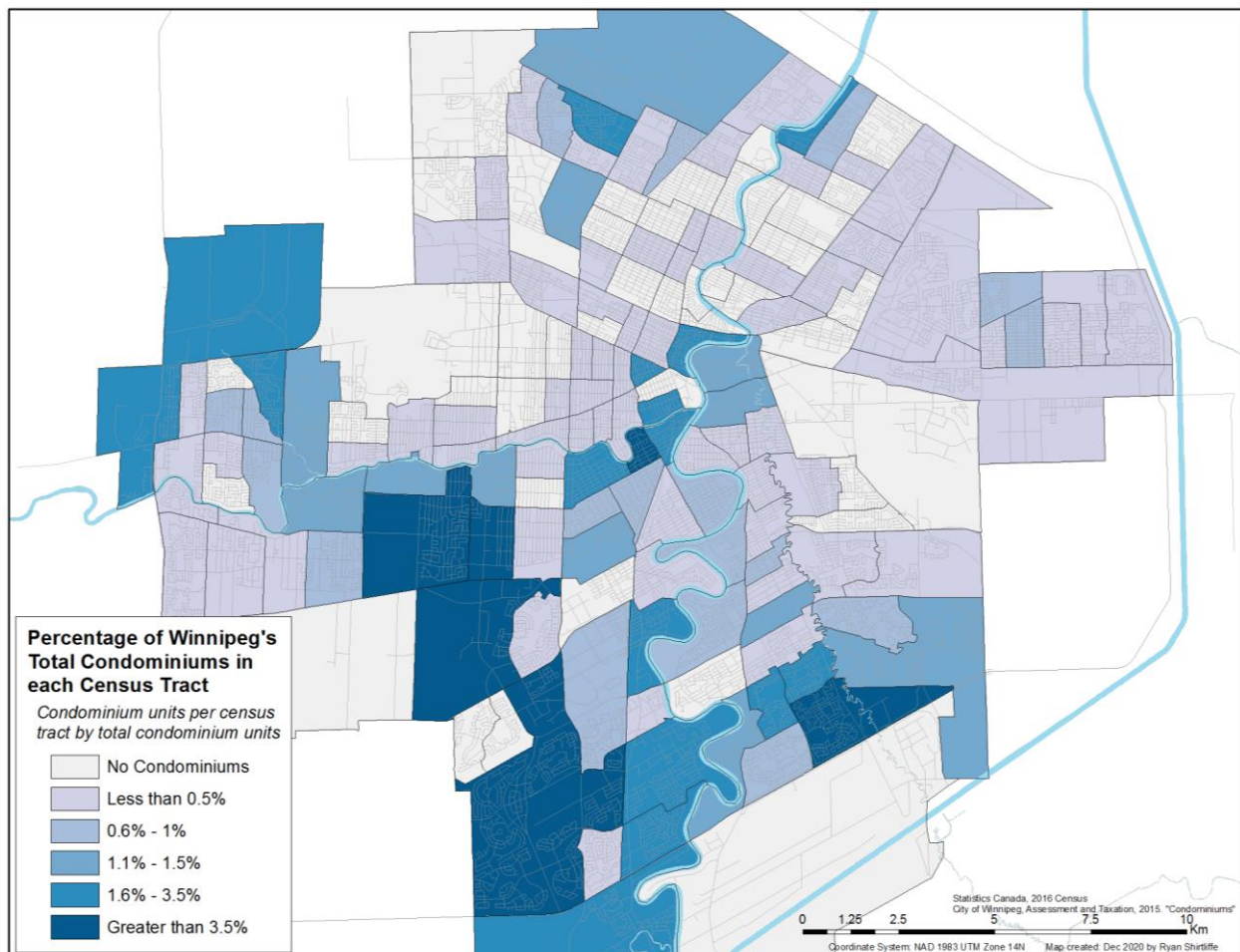
Condominiums are located throughout the city of Winnipeg. As of April 2015, there were 21,470 residential condominium units throughout the city. Each condominium belonged to one of 568 condominium corporations. The size of the condominium corporations ranged from a single condominium unit, to up to 400 units. Using the methodology developed in the previous section, this

study identified each condominium unit as either a purpose built or converted. The Condominium Database identified 10,268 condominiums as purpose-built -- constructed with the intent to be sold as condominiums. A total of 11,202 condominiums were identified as converted -- units created from buildings that had a previous use other than a condominium. The following section will focus on examining the distribution of condominiums in the city.

The location of condominiums in Winnipeg, as of 2015, can be seen in Map 4. There are 568 points on the map. Each point represents a condominium corporation in Winnipeg. The size and shade of each point reflects the size of the condominium corporation.

Distribution of Condos by Percentage of all Condos in the city by Census Tracts

The distribution of the total number of condominiums by 2016 census tracts can be seen in Map 5. The colour of each census tract represents what percentage of Winnipeg's total condominiums are in that census tract. The darker the shade of the colour represents a higher percentage of Winnipeg's total condominiums in that area.

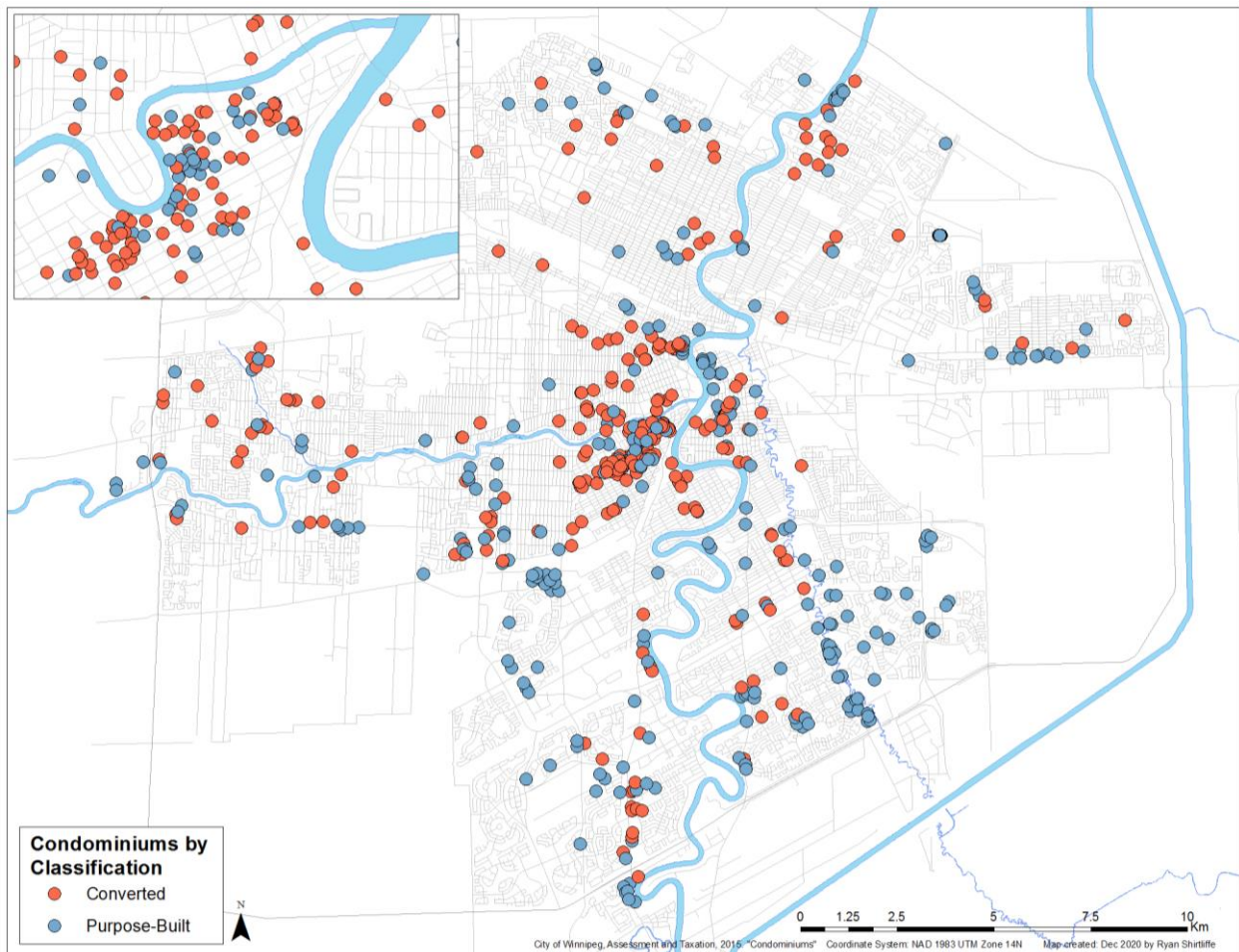


Map 5: Total Number of Condominium Units by Census Tract, Derived from City of Winnipeg data (2015) and Statistics Canada data (2016)

Map 5 reveals a few interesting findings. Most census tracts in Winnipeg have none or very few condominiums. Condos are concentrated into a few key areas -- generally, areas of higher income, or areas that have particular opportunities or market advantages for the development of condos. Condos have mostly developed in locations where market conditions favour them. It is these areas that will be looked at in greater detail in Part 8 of this report: Key Areas.

Distribution by Classification: as Purpose-Built or Converted In the city

Map 6 displays the distribution of purpose-built and converted condos. Condominiums that were identified as purpose built are displayed in blue, and converted condominiums are displayed in orange. A number of patterns emerge in this map. The first is the concentration of converted condominiums in the center of the city. This is an older part of the city, fully developed before condos became an option, and therefore less land was available for new purpose-built condominiums. Many of the condos in this core area are buildings that have been converted from other uses. Conversions of buildings like the Ashdown Warehouse (an early example of a warehouse conversion) and other warehouses and apartment buildings in the core, as well as conversions of apartments along the Assiniboine River no doubt contribute to the concentration of converted condos in this area.

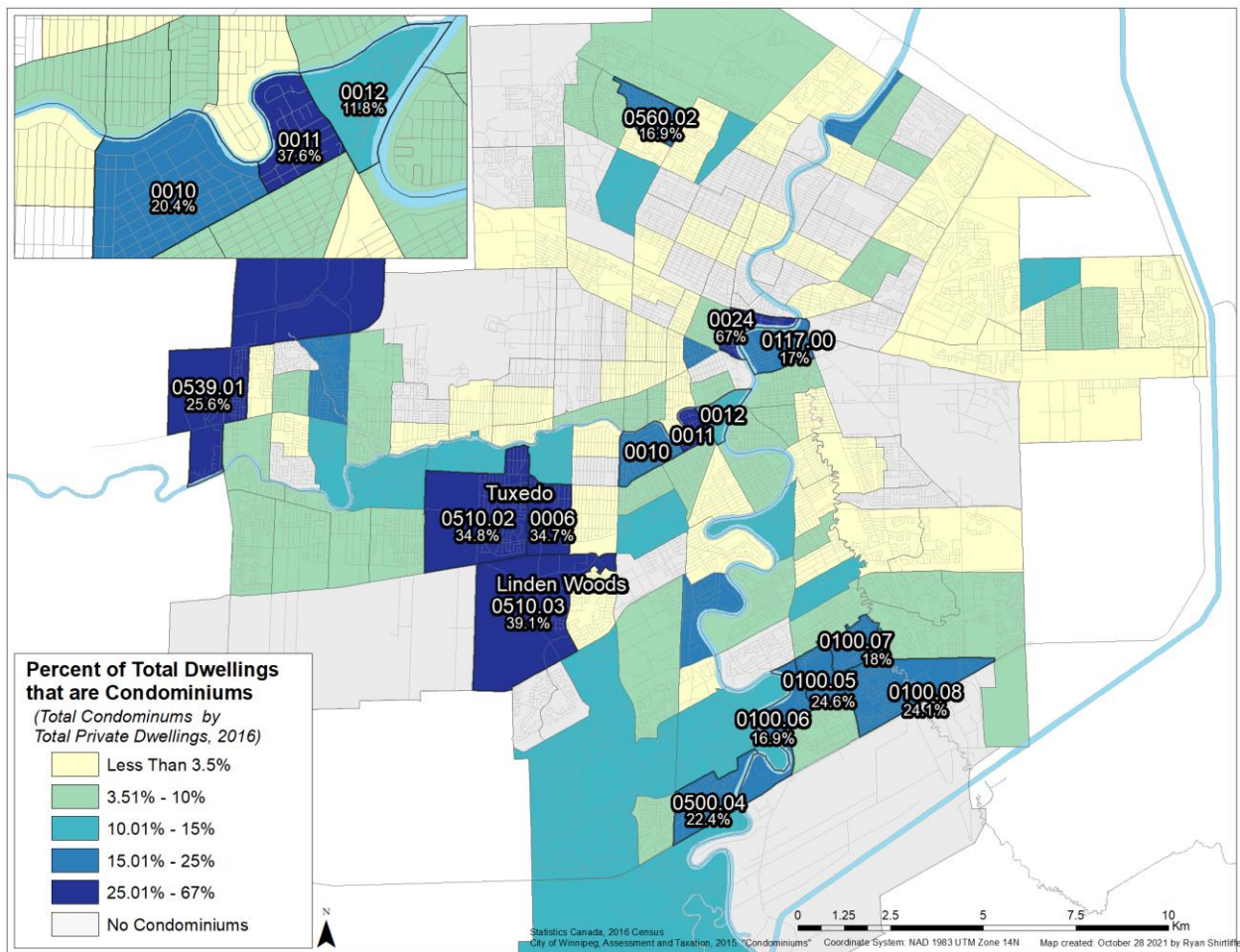


Map 6: Locations of Condominiums by Classification, Derived from City of Winnipeg data (2015)

Most areas of the city do not contain exclusively purpose-built or converted condominiums. Nearly every area in Winnipeg contains a mix of both types. The exception is the clustering of new purpose-built units along the Seine River, as well as clusters of new developments around the Linden Woods neighbourhood. These are relatively new development areas where condos have been built on land that was vacant prior to development.

There is relatively little uniformity in the ratio between purpose built and converted condos in areas of the city. Condos in the northern portion of the city are mainly conversions while in the south of the city they are mainly purpose built. This pattern is tied to how built-out an area was and whether there was space for new developments. The purpose-built condos in the southern half of the city, reflect new development communities. There may also be a relationship to average income, as income levels are higher in the southern part of the city so more expensive newly-built condos are easier to market.

Distribution of Condominiums as Percentage of All Dwellings



Map 7: Percentage of Total Dwellings that are Condominiums, with Census Tract numbers, Derived from City of Winnipeg data (2015) and Statistics Canada data (2016)

Condominiums make up a significant proportion of dwellings in certain areas of Winnipeg. Map 7 displays the percentage of the total number of dwellings for each census tract that are condominium

units. It provides a visualized illustration of where condominium units make up a significant proportion of dwellings in that area. Within the Tuxedo and Linden Woods area, 35% to 39% of all dwellings are condominiums. This area (also see Map 3) has a concentration of condominiums that are over 100 units in size, as well as large areas of single-family housing -- a lower density form of housing. Because of the lower density single family housing, the number of condos are a relatively large percentage of all dwellings.

Census Tract 0024 which contains South Point Douglas and the east Exchange District, stands out in the center of Winnipeg along the Red River in Map 7. Of the total dwellings in this area, 67% are condominiums -- the highest of any area in the city. Why? In this area there are only 565 dwellings in total, with few single-detached dwellings, and many apartment style buildings. The large number of new purpose-built condominiums along Waterfront Drive, as well as numerous conversions of heritage buildings like the Ashdown Warehouse in the Exchange District, drive this high percentage.

A similar situation exists in the most western edge of the city, the large census tract 0539.01 which contains the Buchanan neighbourhood is 25.6% condominiums. Again, a smallish number of single-family homes with enough condos to drive the percentage higher.

More telling is the high concentration of condos in census tracts 0010, 0011 and 0012 -- the neighbourhoods of River-Osborne, Roslyn, McMillan, and Crescentwood neighbourhoods. These three census tracts have 20.4%, 37.6%, and 11.8% of total dwellings as condominiums. There is a high percentage of condos, and a very high population density. Like the South Point Douglas area, this area has fewer single-detached dwellings. But this area has substantially more dwellings, with 4,470 in total. The high percentage of condos in these census tracts represent a much larger number of condo units than low-density areas such as the Buchanan neighbourhood (census tract 0539.01).

Also interesting is the relatively high percentages of condos (25.6%) in the new developments on the south edge of the city stretching from Fort Richmond through South St. Vital (census tracts 0500.04, 0100.06, 0100.05, 0100.07, and 0100.08); as well as in North St. Boniface where new development has occurred along Tache -- 17% condos (census tract 0117.00), and in parts of the Maples -- 16.9% condos (census tract 0560.02). As well as being new developments, accessibility provided by major transportation routes, and the presence of major employment hubs such as the University of Manitoba may play a role in creating concentrations in these areas.

These highlights, and other areas of interest will be looked at in greater detail in Part 8 of the current report: Key Areas of Condo Development.

The Distribution of Condominiums by Structure Types Across the city

The following section focuses on examining the distribution of condominiums by the type of dwellings that make up the condominium market.

Structure Type Information

Condominiums are often perceived as high-rise towers, but in actuality they can be created in the form of any dwelling type. The reason is that condominiums are simply a form of ownership -- not a type of structure. Through a combination of archival work, field-work, and information received from the city of Winnipeg Assessment and Taxation Department; the IUS Condominium Database is able to identify the structure type of each condominium.

Current Dwelling Types

The majority of the condominium stock consists of two different apartment style dwelling types. As seen in Figure 11 and Table 14 below, apartment buildings with fewer than five storeys are the leading dwelling type with 46% of the condominium stock. The second most frequently dwelling type is apartment buildings with more than five storeys, making up 29% of the condominium stock, and third -- row houses account for 20%. The remaining 5% are split between Semi-Detached Houses, Single Detached Houses, Triplexes and Duplexes.

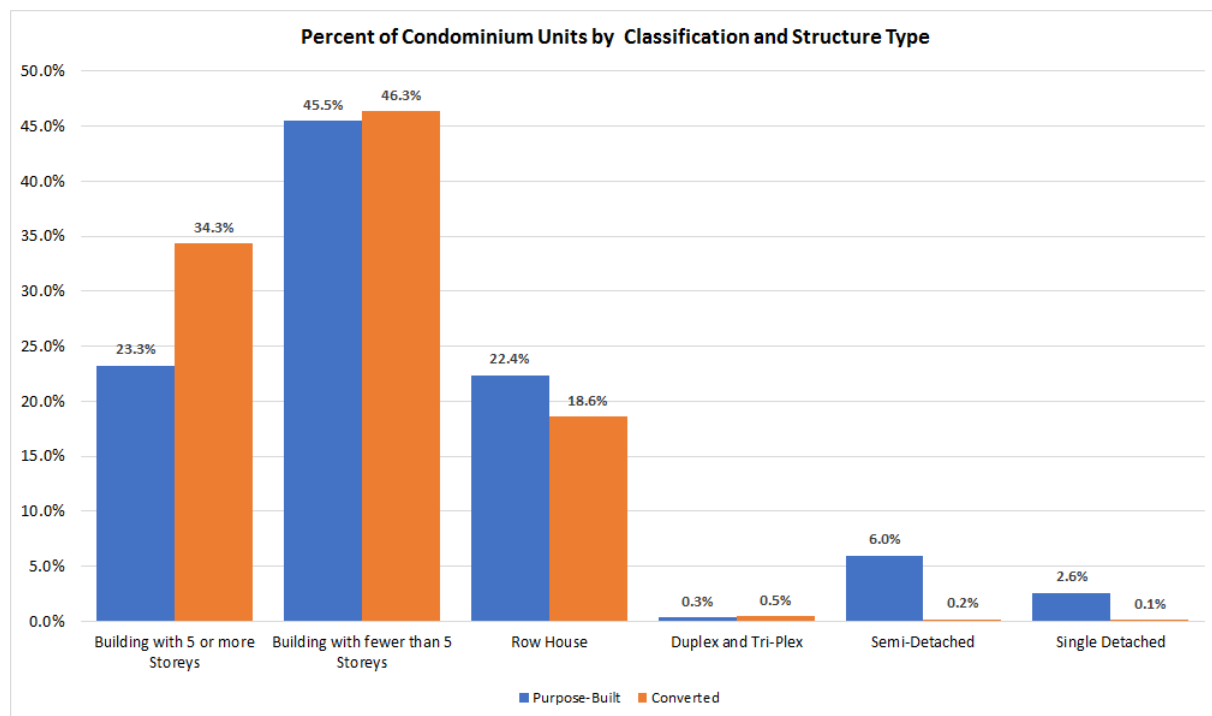


Figure 11: Total Condominium Units by Identification and structure type, Derived from City of Winnipeg data (2015)

Structure Type	Condominium Classification					
	Total Condominiums		Purpose-Built		Converted	
Building with 5 or more Storeys	6,230	29.00%	2,388	23.30%	3,842	34.30%
Building with fewer than 5 Storeys	9,860	45.90%	4,670	45.50%	5,190	46.30%
Row House	4,375	20.40%	2,296	22.40%	2,079	18.60%
Duplex and Tri-Plex	90	0.40%	35	0.30%	55	0.50%
Semi-Detached	634	3.00%	614	6.00%	20	0.20%
Single Detached	281	1.30%	265	2.60%	16	0.10%
Total	21,470	100%	10,268	100%	11,202	100%

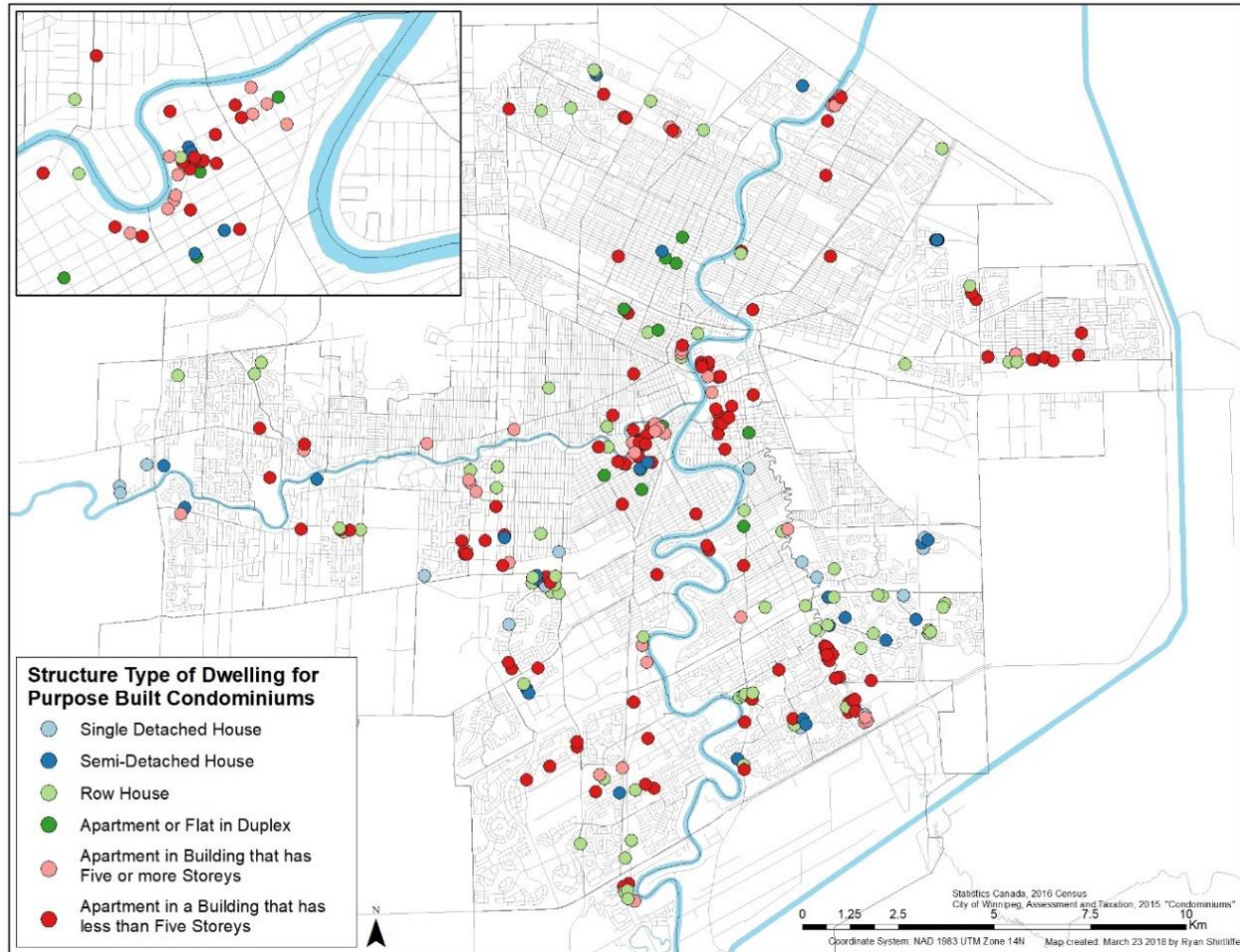
Table 14: Total Condominium Units by Classification and Structure Type, Derived from City of Winnipeg data (2015)

The Distribution of Purpose Built and Converted Condos by Structure Types in the city

The distribution of the dwelling types for both Purpose Built and Convert condominiums are in Map 8 and Map 9 below. The location of purpose built, although widely scattered throughout the city illustrate concentrations in locations that are adjacent to transportation routes such as along Pembina Highway or Grant Avenue, close to attractive physical features such as the Seine, Red, and Assiniboine Rivers, and accessible to amenities available in the downtown, Osborne Village, and other areas.

Low-density purpose-built options such as single, semi and row housing are more prevalent in suburban locations where land for such development is more readily available. The greatest concentrations of these options are in the city's southern residential neighbourhoods, also corresponding with higher income neighbourhoods.

Although apartment options (low-rise and high-rise) illustrate their greatest concentrations in central areas like Osborne Village and St. Boniface, there are also concentrations along Pembina Highway, the Seine River, St. Mary's Avenue and in Transcona, with scattered locations principally in southern residential neighbourhoods. Overall, Map 8 illustrates a significant absence of purpose-built condos in the area of the city north of Portage Avenue, particularly the far north-east and north-west quadrants, though a few exist in Transcona.



Map 8: Distribution of Purpose-Built Structure Types, Derived from City of Winnipeg data (2015), Statistics Canada data (2016)

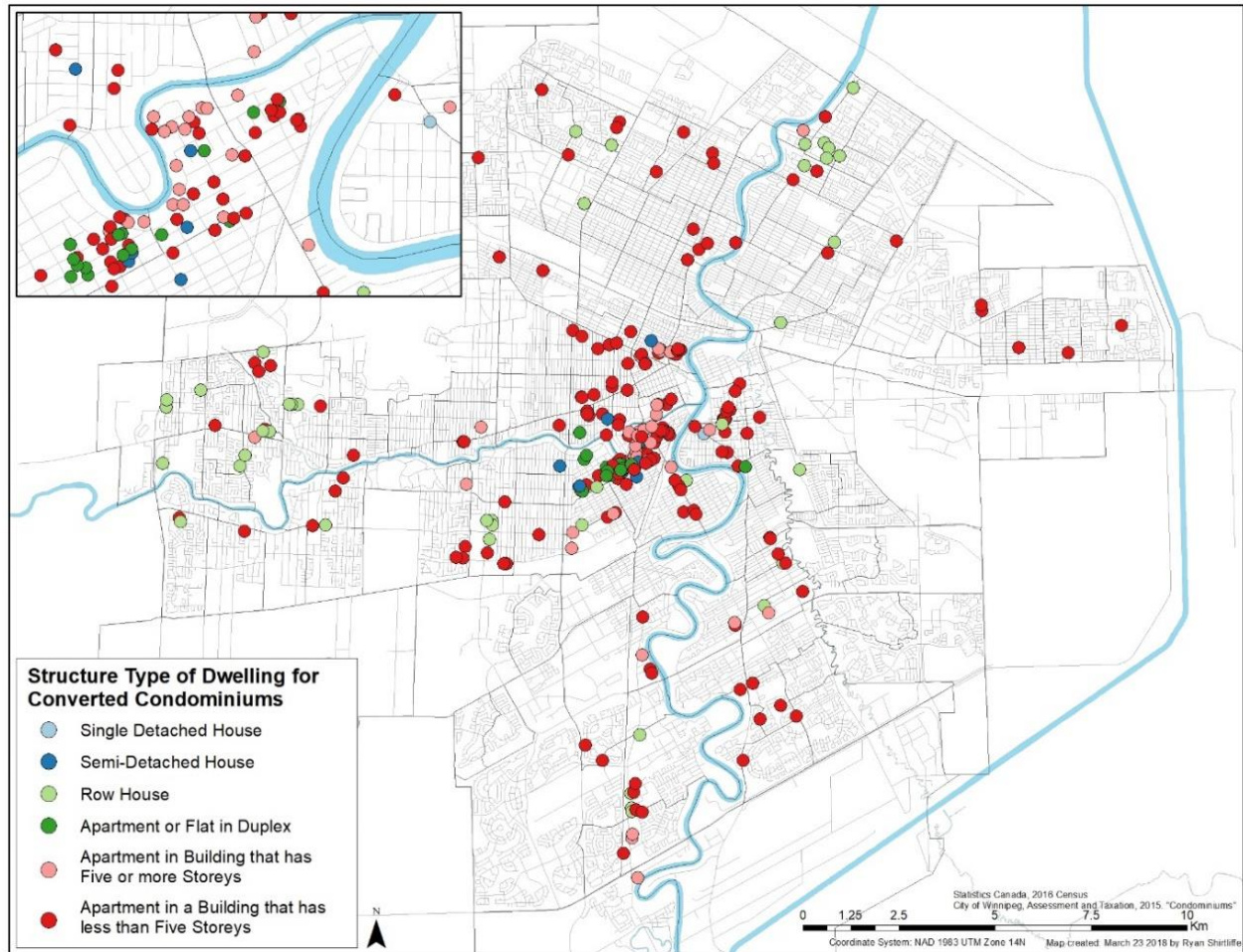
Converted condo structures illustrate a much greater concentration pattern than purpose built (Map 9). Converted structures are much more concentrated in inner city areas, both north and south of the Red River and Portage Avenue in neighbourhoods like Osborne Village, McMillian, neighbourhoods just north of the downtown, in St. Boniface but also along Grant and Corydon Avenues.

Like purpose-built units, there are significant concentrations of converted condo structures along major transportation corridors, including Pembina Highway, and St. Mary's Road. Converted structures are also more common in the northeast and north west quadrants of the city than purpose-built dwellings.

There may be a less significant correlation between income and concentrations of converted structures than there is between income and purpose-built structures with converted structures being more common in lower income neighbourhoods.

Because converted structures are more likely to be associated with loss of rental stock; ***the distribution of converted structures strongly suggests the loss of affordable rental units, because condominium conversions are far greater in inner city neighbourhoods.*** This is a critical key finding: because

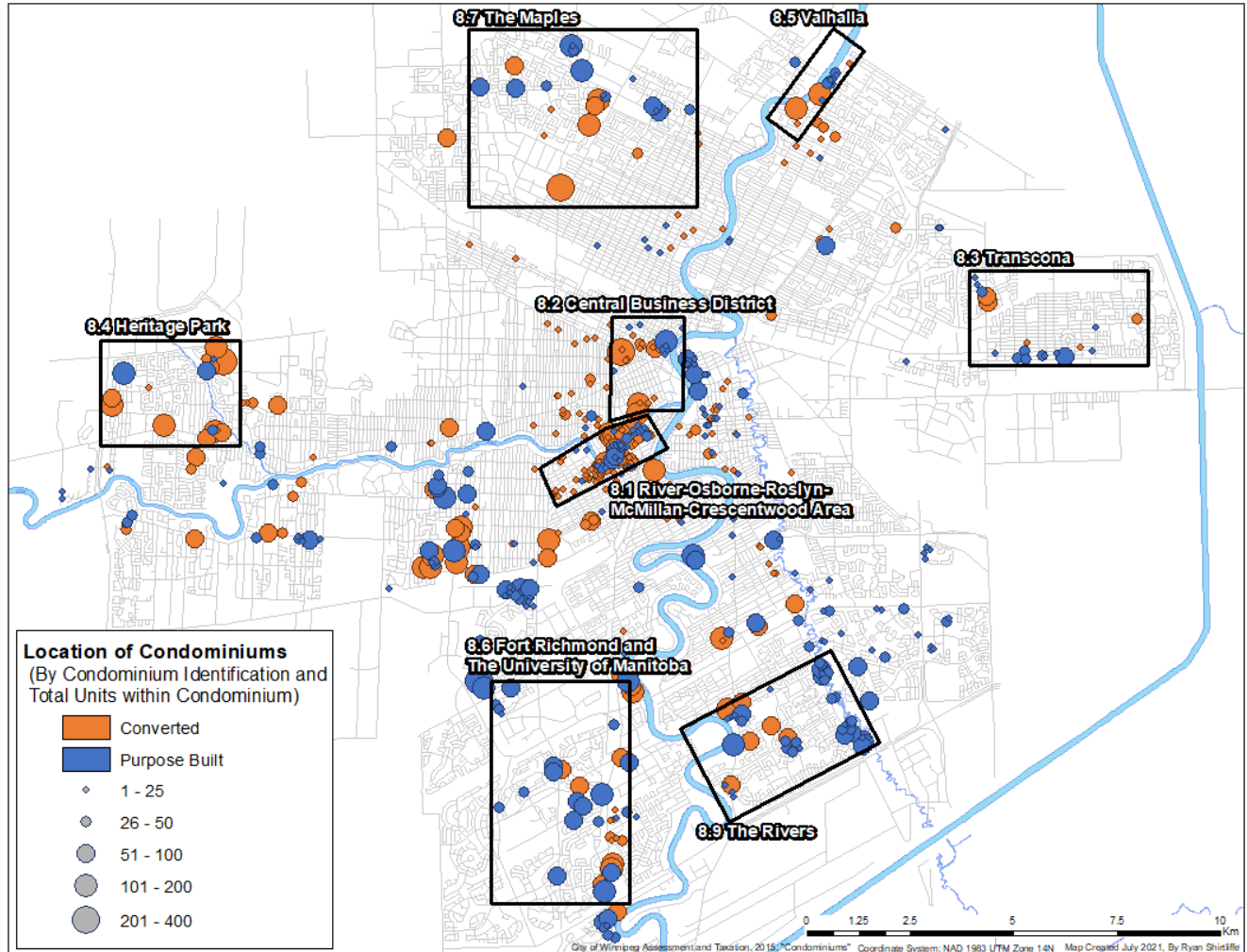
converted structures are more prevalent in neighbourhoods that have lower average income - there has been a greater loss of affordable apartment buildings in the very neighbourhoods that need them. Although, as noted above, condos do provide significant entry-level ownership options.



Map 9: Distribution of Converted Structure Types, Derived from City of Winnipeg data (2015) and Statistics Canada data (2016)

On the other hand, because purpose-built condos do contain rental units the concentrations of purpose-built units in some inner-city neighbourhoods will reduce the overall loss of rental stock. However, the loss of *affordable* rental units still occurs, because they are more prevalent in older rental apartments that have been converted.

8 Key Areas of Condo Development for Review



Map 10: Key Areas for Review: Condominiums with Size, and by Classification, derived from City of Winnipeg data (2015)

The above Map 10 shows the location of condominiums across the city by project size (number of units), and by classification (purpose-built or converted). This map identifies eight key areas of condominium development selected for more detailed review and analysis in this chapter. The eight key areas selected for review are labeled on the map above by their chapter-heading:

- 8.1 The River-Osborne-Roslyn-McMillan-Crescentwood Area
- 8.2 The Central Business District (Downtown Winnipeg)
- 8.3 Transcona
- 8.4 Heritage Park
- 8.5 Valhalla
- 8.6 Fort Richmond and the University of Manitoba
- 8.7 The Maples
- 8.8 The Rivers

Although condominiums, both purpose-built and converted, are scattered widely throughout the city Map 10 illustrates there are significant concentrations in some areas. It is worth noting that the pattern of condominium development in Winnipeg is strongly related to the factors that were identified in the review of the literature that influence the location of condominiums in the overall pattern of urban land use including: availability of land to build new condos, access to transportation, amenities, cultural activities, retail activities, and workplace destinations. For example, condominiums line major streets in the southern portion of the city, prominently along Pembina Hwy., St. Mary's, St. Anne's, Waterfront Drive, the east end of Wellington Crescent, and along parts of Kenaston Blvd. (also see Map 1). Condominiums that develop on transportation routes provide accessibility, not only to the route itself, but also access to transit service, access to other services that are also typically located on transportation routes -- such as shopping, and also quick access to other employment destinations and major attractions across the city. Although land along these routes may be more expensive the areas are also typically zoned for multi-family housing and offer more opportunities for developers of higher density housing.

Evidence of the influence of cultural and retail activities on condominium location in the city is also present. The River-Osborne-Roslyn-McMillan-Crescentwood area provides an example of this. Osborne Village in the heart of this area and Corydon -- the southern boundary -- are home to a thriving cultural and arts community, as well as restaurants and other retail activities. This area is also central to the city, close to downtown amenities and employment, and parts of this area are seen as an upscale urban residential area. Condominiums are densely clustered in this area, as shown on the map above.

The downtown is another area where location, access to amenities, entertainment and employment locations drives clustering of condominiums. Winnipeg's downtown has a significant workforce and reducing the daily commute to and from the workplace can be attractive for some condo dwellers -- especially those who do not want larger single-family homes, such as young professionals, people who lead a mobile lifestyle because of the nature of their work, and retired seniors who desire easy access to entertainment and cultural activities.

Access to higher education facilities is also identified as a driver that shapes the location of condominiums in Winnipeg, though perhaps less influential than some other drivers. Higher education facilities such as the University of Manitoba create a demand for all types of housing. This demand is generated by students seeking to live near their place of study, and educators and other employees of the university seeking to live in proximity to their place of work. Students often require affordable rental units and many condos in this area are rentals, which are accessible by some students as many share accommodation. As the literature suggests it is increasingly common for parents to buy condos for their (adult) children to live in while attending University and to reduce costs by renting to other students who share the accommodation.

Some condominiums are also scattered throughout suburban areas. Location in these areas is often based on local advantages -- such as proximity to small parks or shopping, or along the edges of attractive water features or simply in more remote, but quiet, residential locations that attract some occupants, particularly seniors.

One other characteristic of neighbourhoods that influence the nature of condo development is the type of dwellings that have been built in the area. This becomes apparent in the converted condominiums in

an area. The presence of low rise or high-rise apartments can dictate the type and number of converted condo dwellings that are present.

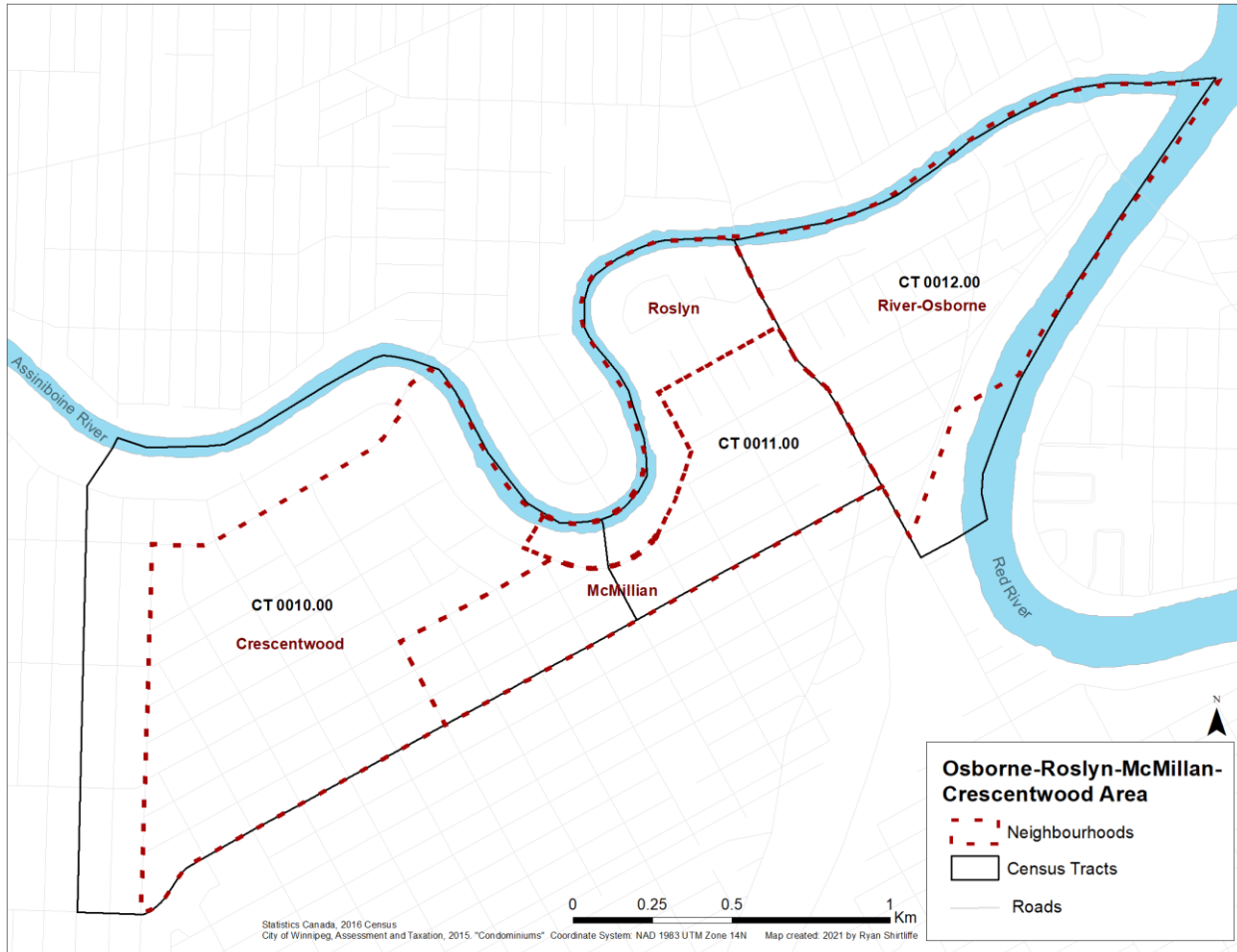
Map 10 above identifies eight key areas of condominium development selected for more detailed review and analysis. For each of these areas, more detailed information is provided including the ratio of condominiums to other housing, the ratio of purpose-built to converted condos, the tenure mix of condos, condominiums by structural type, the development pattern and how and why condominiums have developed in the area. Information on the socio-economic and demographic characteristics of the areas is also provided, compared and discussed, as is the effect of condo development on the housing market, particularly the affordable rental sector. These eight areas were selected because they have a higher concentration of condominiums, and they also help illustrate how condominium development can change the nature of each neighbourhood and the housing market in these areas.

The discussion that follows uses Census Tracts as the geography of analysis, but traditional Winnipeg neighbourhood boundaries are also displayed to help orient the reader. The boundaries of the census tracts and neighbourhoods do not align.

Note That many of the tables of data for this section appear in Appendix 1.

8.1 The River-Osborne-Roslyn-McMillan-Crescentwood Area

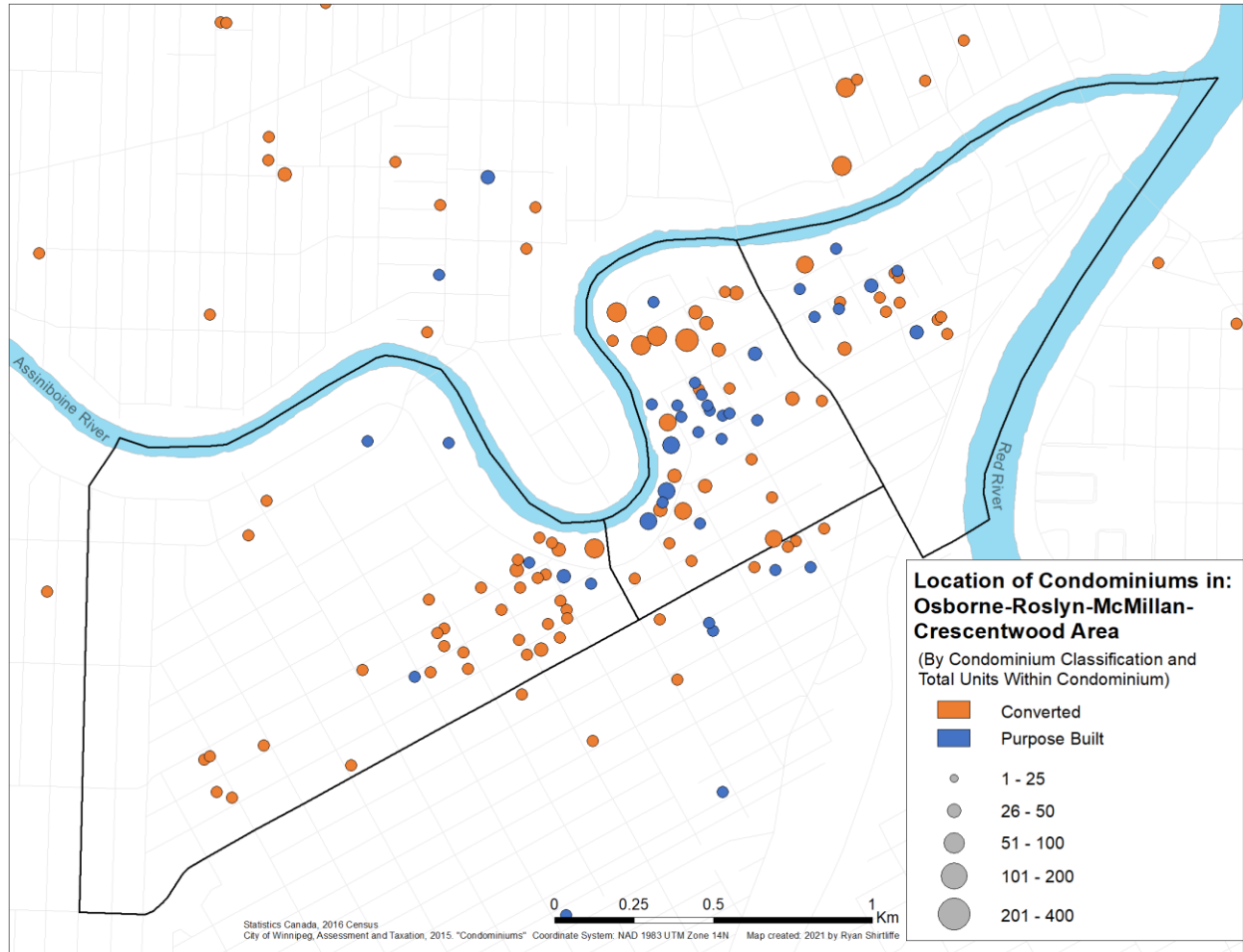
8.1.1 Locational Influences



Map 11: River-Osborne-Roslyn-McMillan-Crescentwood Area: Census Tracts & Neighbourhoods, City of Winnipeg data (2015)

The River-Osborne through Crescentwood neighbourhoods, is the first area of focus. The area stretches from the junction of the Red and Assiniboine Rivers through Crescentwood. The area consists of three census tracts (0010.00, 0011.00, 0012.00), or the four neighbourhoods of River-Osborne, Roslyn, McMillan, and Crescentwood (Map 11).

This area was selected because it has the highest number of condominiums concentrated in one area in the city, and because a large portion of the condominiums in this area were converted from previously existing dwellings -- generally rental apartments. It is one of the most densely populated areas in Winnipeg and is an active and thriving cultural part of the city. The area is characterized by most of the locational factors that attract condominium development. Its convenient location, particularly proximity to the downtown, and access to employment, retail, restaurants, and entertainment activities in the area and in the CBD of Downtown are the major attractive locational features.



Map 12: Locations of Condominiums in River-Osborne-Roslyn-McMillan-Crescentwood area

Osborne Village, in the heart of the area has frequently been described as a trendy neighbourhood known for its bustling high street. Entertainment, restaurants, boutique shops and general services and retail outlets are major attractions for local residents and city residents as a whole. The Assiniboine and Red Rivers with the walking paths along the banks and views onto and across the rivers are an added physical attraction.

The following analysis describes many of the dwelling, socio-economic and demographic characteristics of the area outlining how they differ from the other key areas identified on Map 12 and where possible how they differ from the city as a whole. How the development of condominiums, both purpose-built and converted, have changed the neighbourhood and the housing market in the neighbourhood will also be discussed.

8.1.2 The Changing Housing Stock in the Area

8.1.2.1 Condo Development and Conversions

The area contains 10,221 dwellings and 2,583 of these dwellings are condos – 25% of the total dwellings (Table 17 and Table 2, Appendix 1). This area contains more condos and a higher percentage of condos than any of the other key areas. The percentage of condos in this area is more than three times that of the city (7.3%). Just under a quarter – 24% (631 units) of the condos in the area are purpose built, and 76% (1,952 units) are conversions (Table 2, Appendix 1). Only the Downtown and Heritage Park have higher proportions of conversions, but the River-Osborne through Crescentwood neighbourhoods do contain a higher number of conversions than any of the other seven areas. The majority of conversions in this area occurred in the early 1980s, with an additional small increase occurring since 2007. Over the time frame, more than 1900 apartment units were converted to condominium status (Figure 12).

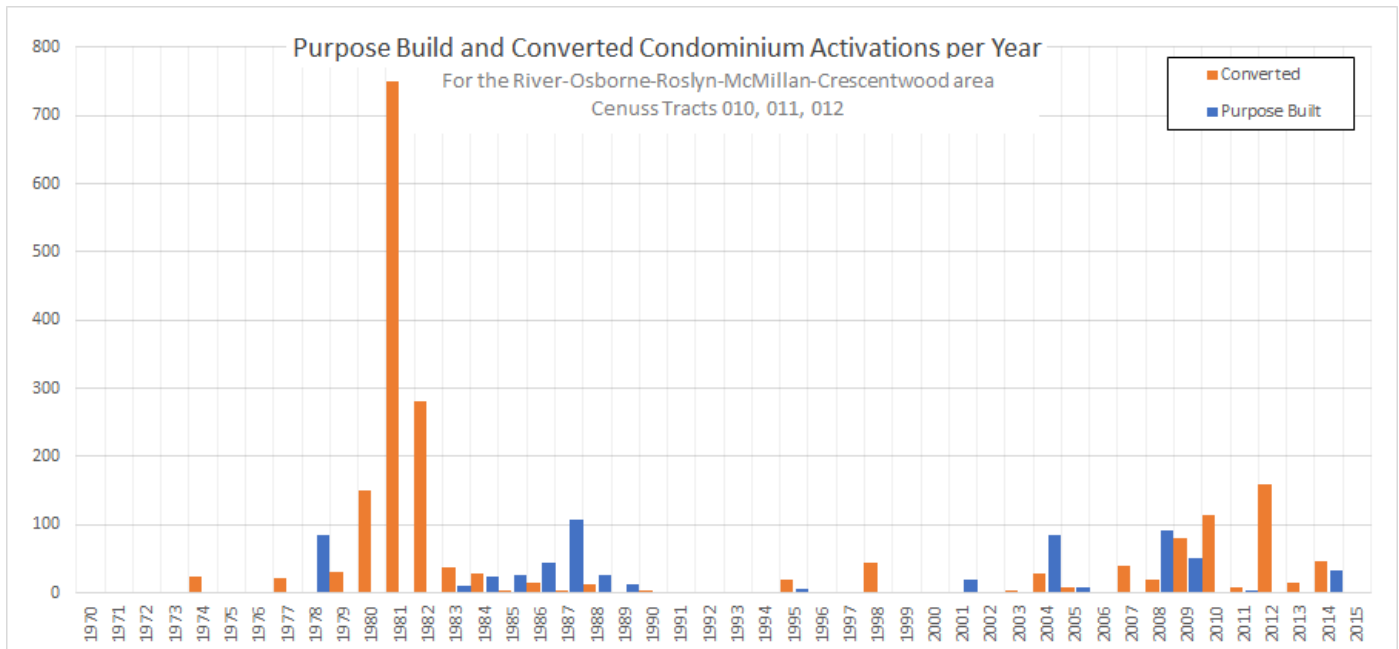


Figure 12: Condominium Activations per year, by Classification, for River-Osborne-Roslyn-McMillan-Crescentwood, Derived from City of Winnipeg data (2015)

The majority of the condominiums in the area are high-rise apartment style dwellings. Towards the west edge of the area into McMillan and Crescentwood there are semi-detached and row house condominiums that match the surrounding housing stock. The distribution of condos by structural type indicates that 70.2% of all the condos in the area are in high rise apartments with another 25% in low rise apartments. This distribution does not vary significantly when comparing purpose-built versus converted condos. 72% of converted condos are in high rises versus 62% of purpose built, with slightly higher proportions of purpose built in low rise and row housing (Table 15).

Structure Type	Osborne-Roslyn-McMillan-Crescentwood Area Condominium Classification					
	Total Condominiums		Purpose-Built		Converted	
Building with 5 or more Storeys	1,814	70.23%	402	63.71%	1,412	72%
Building with fewer than 5 Storeys	646	25.01%	190	30.11%	456	23.40%
Row House	41	1.59%	15	2.38%	26	1%
Duplex and Tri-Plex	58	2%	12	2%	46	2%
Semi-Detached	24	0.93%	12	1.90%	12	1%
Single Detached	0	0%	0	0%	0	0%
Total	2,583	100%	631	100%	1,952	100%

Table 15: Osborne-Roslyn-McMillan-Crescentwood Area Condominium Classification, Derived from City of Winnipeg data (2015)

The nature of the housing stock in the area has a significant influence on these figures as most of the total units in the area are contained in high- and low-rise apartments. Only the Downtown has a higher proportion of condos in high rise units and the key areas in more suburban locations have higher percentages of their condo units in low-rise and row-housing complexes.

	Census Tract			
	0010	0011	0012	Total
Total Condos*	515	1595	450	2560
Rented Condos	120	340	140	600
Percent of Condos Rented	23.3%	21.3%	31.1%	23.4%

Table 16: Rental rate of condominiums in the Osborne-Roslyn-McMillan-Crescentwood Area, *Note: Condos based on Custom Statistics Canada 2016 Census Data Order from NCRP, Derived from Custom Statistics Canada data (2016)

Approximately 77% of the total condos or 1,983 units are owned, with 23% or 600 units still rented (Table 2, Appendix 1). Only the Downtown, Valhalla, and Ft. Richmond have higher proportions of condos that are rented. It is also worth noting that household tenure in this area deviates substantially from the city tenure distribution, and from most of the other key areas. Thirty-six percent of households own, while 64% rent (Table 2, Appendix 1). The distribution for the city is the exact reverse. Of the eight

study areas, only the downtown has a lower proportion of owners. Ownership levels in the other key areas are generally 40% or higher. The level of ownership in the area would probably have been lower had it not been for the conversion of some 2000 rental units to condominiums. Even though 23% of these converted units are still rented, the shift of a substantial number of units to ownership upon conversion definitely increased ownership in the area.

8.1.2.2 Condo Conversions and the Loss of Rental Stock

The evidence clearly indicates that there was a loss of rental stock in the area because of the conversion of rental apartments to condominiums. The 1,892 converted dwelling units represent 30% of the total rental stock in the area. But this does not mean that 1,892 units were lost from the rental market (Table 2, Appendix 1). The loss is tempered by the fact that 23% of the condo units in the area are rented, although as discussed below, evidence indicates rents in condominiums are higher, leading to a higher proportion of renters in core housing need.

Condominium Statistics	Census Tract			
	0010	0011	0012	Total
Total Condominiums	522	1,684	377	2,583
Total Dwellings	2,555	4,476	3,190	10,221
Total Dwellings that are Condominiums (%)	20.4%	37.6%	11.8%	25.3%
Total Purpose-Built	98	381	152	631
Total Converted	424	1,303	225	1,952

Table 17: River-Osborne-Roslyn-McMillan-Crescentwood Area Condominium Statistics, from City of Winnipeg data (2015)

Examining census tract 0011.00 specifically, helps to explain the importance of condominiums in the area and the effect of conversions on the rental stock. This census tract contains most of the neighbourhoods of Roslyn and McMillan and has a higher percentage of condominiums compared to the total number of dwellings than the area as a whole -- 37.62% of the dwellings are condominiums, while the area proportion is 25% and the city-wide proportion is only 7.3% (Table 17 and Table 2 Appendix 1). As of 2015, there were 1,684 condominiums located within this census tract. Of those condos, 381 units were identified as purpose-built condo units, while 1303 units were identified as converted condominiums (Table 17).

The converted condos are of particular interest as they have been primarily converted from rental units to condominium homeownership. Of the 1303 converted units, 1253 are identified as prior apartment units, and 50 from a converted church. As of 2016, 21.3% or approximately 430 (340) of the condominiums are rented in this census tract (Table 16). This means that over 900 units (1253-340=913) have been taken out of the rental stock in the census tract, or 20% of all dwellings.

8.1.3 Condos, Conversions and Renter Affordability

As noted above, about 23% of condos in the area are rented. Condos are typically a more expensive rental option compared to apartments. Table 18 (below) provides an overview of these costs. In census tract 11, the median shelter cost for condo renters is only slightly higher than apartment renters (\$1122 vs. \$1075 or a 4.4% premium). But in census tracts 0010 and 0012 the difference is far greater. In census tract 0010, condo renters pay a median \$294 more per month than apartment renters -- that is 30% more. In census tract 0012 the median difference is \$275 more, or 33% more between condo renters and non-condo (apartment) renters.

Census tracts 10 and 12 also show much higher rates of core housing need (paying 30% or more on housing) amongst condo renters – 45.8% vs 34.8% for non-condo renters in census tract 10 and 41.4% versus 34.8% in census tract 12. The difference in census tract 11 is very marginal. It is worth noting that these rates of core housing need are very much higher than the rate for renters across the city as a whole, which is 27.7%.

Renter Tenant Statistics		Census Tract		
		0010	0011	0012
Monthly Shelter Costs for Renters	Median (\$)	\$1,015	\$1,080	\$844
	Average (\$)	\$1,076	\$1,136	\$850
Monthly Shelter Costs for Condo Renters	Median (\$)	\$1,283	\$1,122	\$1,101
	Average (\$)	\$1,316	\$1,129	\$1,201
Monthly Shelter Costs for Non-Condo Renters	Median (\$)	\$989	\$1,075	\$826
	Average (\$)	\$1,036	\$1,137	\$830
Tenant households spending 30% or more of its income on shelter costs	Renters (%)	36.6%	35.2%	35.4%
	Condo Renters (%)	45.8%	35.3%	41.4%
	Non-Condo Renters (%)	34.8%	35.2%	34.8%

Table 18: Osborne-Roslyn-McMillan-Crescentwood Area Renter Tenant Statistics, Derived from City of Winnipeg data (2015)

8.1.4 Condos and Changing Incomes

An examination of average and median incomes of this area illustrates considerable variation within the area. Incomes in census tract 10 stands out with average and median incomes much higher than the city figures – about \$23,000 higher for median income (\$90,368 vs \$68,402) and \$47,247 higher for the average income (\$134,168 vs \$86,921) (Table 19). Census tract 10 also has a much higher proportion of homeowners than the other two census tracts (Table 20), a lower percentage of dwellings that are

condominiums than census tract 11, and a higher percentage of converted condominiums (Table 17). Both the houses and condominiums in census tract 10 are more expensive, requiring higher incomes to purchase or rent.

Household Income (All Households)	Census Tracts		
	0010	0011	0012
Median Income	\$90,368	\$59,874	\$42,027
Average Income	\$134,168	\$83,188	\$51,402

Table 19: Household Income for the Osborne-Roslyn-McMillan-Crescentwood Area, Derived from Statistics Canada data (2016)

Household Tenure (All Households)	Census Tracts			
	0010	0011	0012	Total
Owner	1,650	1,410	370	3,430
	67.0%	33.6%	12.4%	35.5%
Renters	820	2,785	2,625	6,230
	33.0%	66.4%	87.6%	64.5%

Table 20: Household Tenure for the Osborne-Roslyn-McMillan-Crescentwood Area, Derived from Statistics Canada (2016)

Census Tract 11 has the highest proportion of condominiums, and higher numbers of both purpose-built and converted and has average and median incomes that are somewhat lower but approximate city figures (Table 17 and Table 19). Census tract 12 has average and median incomes well below the city figures. It also has fewer condominiums both purpose-built and converted and the converted condos are in very old apartment buildings, many of the units were previously more affordable rental apartments. The nature of the dwelling stock has had an influence on incomes and rents and converted and purpose-built condos have raised both rents and the level of ownership, particularly in Census Tracts 10 and 11. The rented condos, because they rent for a higher value per month have also raised the level of core need amongst condo renters in these two areas but also in Census Tract 12.

An examination of incomes by housing tenure clearly illustrates that the conversion and building of condos in the area has led to higher housing costs requiring increased incomes in the neighbourhood.

- The average household income in rented condos is \$12,000.00 higher than in rental units that are not condos (Table 8, Appendix 1);
- The average household income of condo owners, although lower than the average incomes of non-condo owners is still higher than the average income of all households, renter households in high rise units that are not condo units and renter households in non-condo units in general (Table 8, Appendix 1). It also seems certain that condo owners have average household incomes that are much higher than the rental households that occupied these units prior to conversion;

- The average household incomes of condo renters and owners are higher in this area than any of the other key areas and the city as a whole;
- Condo development, both conversions and purpose built have made this already high-income area an even higher income area; and,
- Despite the increases in incomes, conversion of apartments to condominiums has resulted in significant affordability problems for condo renters.

8.1.5 Demographic Characteristics of the Area

Demographically, the age distribution of the population reflects the age distribution of condo dwellers as illustrated in Chapter 3. There is a relatively small percentage of children and teens – 11.6% versus 22.9% in the city as a whole. However, there is a very high percentage of young individuals 20-24 and particularly 25-34. In fact, the percentage of the population 25-34 is almost double the proportion in the city as a whole – 27% versus 14%. There is also a higher percentage of the population aged 65 and older. This area also has a higher proportion of the population 25-34 than any of the other key areas. The influence of the condominium stock is particularly evident in this age distribution. (Appendix 1, Table 1).

When the household age structure is examined by housing tenure (Table 9 & 10, Appendix 1) the influence of the purpose built and converted condominiums is even more evident:

- Compared to the distribution for all households in rented condos in the city, rented condos in the area have a much higher percentage of the households in the 25-44, with lower percentages in the age categories under 45-64 and 65+;
- Rented condos have a higher proportion of households in the under 25 and 25-44 population and lower proportions in the 45-64 and 65 and older categories than condos that are not rented in the area;
- When the age distribution of owned condos is examined, there are lower proportions of the households in age groups under 25 and 25-44 than in the total households of the area and in the city as a whole. However, there is a much higher proportion of households 65 and older, approximately 40% of all households; and,
- When owned condos are compared to owned dwellings that are not condos there are much higher percentages of the households in the 25-44 and 65 plus age groups in owned condos in the area.

Overall, what this analysis suggests is that the development of purpose-built condos and conversion of rental units to condos has increased the proportion of renters aged 25-44, owners aged 45-64 and particularly owners 65 and over in the tenure distribution and the distribution of households by age in the area.

Marital status is also quite different in this area as 42% of households are married or living common law, 58% have never married, compared to 54% and 46% in the city. Again, only the downtown has a lower percentage of married/common law households at 36%. Other areas have a much higher percentage of married/common law households and much lower levels of never married households (Table 3, Appx 1).

As one would expect given the type of households the area has a very high percentage of couples without children – 70%, compared to 46% for the city (Table 11, Appendix 1). This is higher than all other key areas except Valhalla at 83%. The downtown is also high at 62%. It also has a higher proportion of couples with only one child (46%) compared to the city at 39%. It has a lower percentage of single parent households – 15% compared to 18% for the city, with higher levels in most other key areas (Table 12, Appendix 1).

The area is characterized by small households with the average size of 1.7 compared to 2.5 for the city. The average is also lower than any other area except Valhalla at 1.4 (Table 13, Appendix 1). Just over 85% of the households consist of two or fewer persons, compared to 62% across the city and much lower percentages in the other key areas, except the Downtown (Table 13, Appendix 1). Just over 52% of households contain only one person, compared to 30% for the city. Only the Downtown and Valhalla are higher at 57% and 64%. Percentage of one person households in the other key areas are much lower.

Although this area does illustrate significant differences in number of children and household size and other demographic variables it is difficult to tie the significance of these changes to condo development and conversion with the data currently available. The development and conversion of condominiums has had an effect, but it is hard to tie a statistical value to the change.

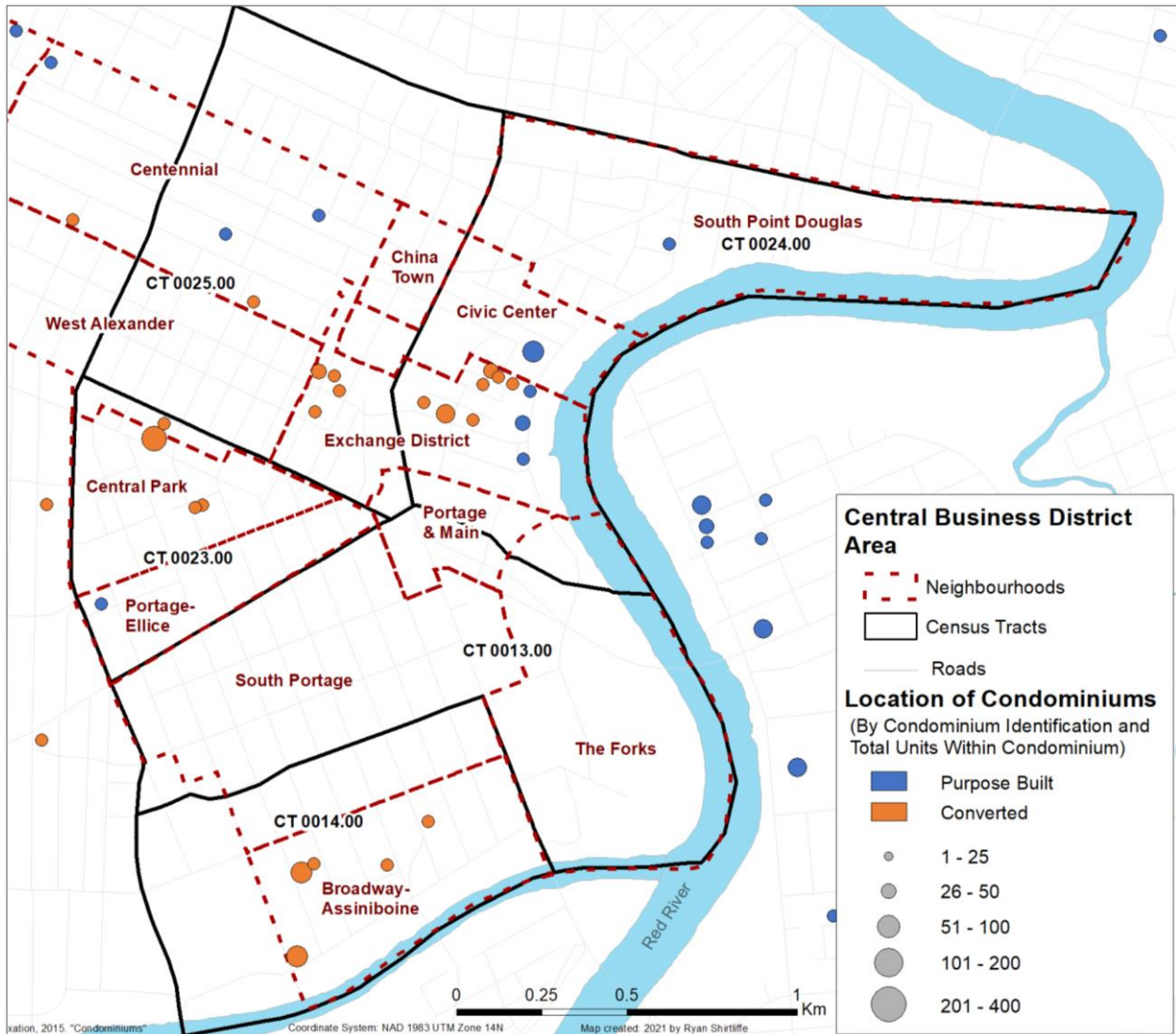
8.1.6 Neighbourhood Changes

In summary, the development and particularly the conversion of rental stock to condominiums in this area have had several effects on the neighbourhood:

- It has reduced the availability and number of rental apartments;
- It has increased rent levels in the area as rents in rented condominiums are higher than in rental apartments;
- Rental affordability has been reduced;
- The level of core need amongst renters has increased and is above the city average;
- The level of homeownership in the area has increased;
- Although renter affordability has been eroded there is strong evidence to suggest that homeownership in the area has become more affordable for younger people and first-time buyers and for older individuals who are downsizing or looking for retirement options.
- Condominium development, both converted and purpose built has led to an increase in younger (25-44) and older (65+) people and households within the population.
- There is also a higher proportion of people never married; and,
- There are also higher proportions of one person households and households are smaller on average and fewer households contain children.

8.2 Central Business District (Downtown Winnipeg)

8.2.1 Locational Influences



Map 13: Locations of Condominiums in the Central Business District Area, from City of Winnipeg data (2015)

The downtown was selected as a key area because it is highly developed with a significant number of condominiums and presents an opportunity to examine how condominiums impact this critical area. Winnipeg's downtown has been defined in multiple ways. The legally defined *Winnipeg Downtown Zoning By-law* boundary is a civic administrative boundary for which housing data is not readily available. Hence, for the purposes of this report, the area used which is most equivalent to the Winnipeg Downtown Zoning boundary is an area called the Central Business District (CBD) as defined by Census Canada. This area is an amalgamation of five census tracts: 13,14,23,24, and 25 (Map 13) that are larger

than the Downtown Zoning Bylaw boundary, and includes small areas of the neighbourhoods of Centennial, Logan/CPR, and South Point Douglas. This means that the housing data (based on the Census) includes a greater land area and larger population than the Winnipeg Downtown Zoning area.⁵

The area is bounded by the Assiniboine River to the south, Red River to the east, Balmoral Street to the west, and Higgins Street to the north. Similar to Osborne Village, the downtown is one of the most densely developed areas in Winnipeg and is home to many business (retail, commercial and offices), entertainment and restaurant establishments. Condominiums have developed in this area due to the presence of amenities including recreational, entertainment, retail and office space activities. The purpose-built condominiums in Census Tract 24, which are along Waterfront Drive also have the added amenity of fronting on riverbank parks and overlooking the Red River (Map 13).

Condominiums are scattered throughout the area but there are concentrations in the Civic Centre and Exchange neighbourhoods with smaller concentrations around Central Park and in the Broadway Assiniboine Neighbourhood, some of them close to the Assiniboine River. Purpose Built units are concentrated along Waterfront Drive and although conversions are scattered throughout the area they are concentrated in the Civic Centre and Exchange neighbourhoods where a number of older warehouses and commercial buildings have been converted to condominiums – close to the business, entertainment and restaurants of the Downtown. Accessibility to these functions must be considered the most important driving factor in condominium development in this whole area.

8.2.1 The Changing Housing Stock in the Area

8.2.1.1 Condo Development and Conversion

The area contains 11,041 dwellings and 1,362 of these dwellings are condos – 12% of the total dwellings (Table 24 and Table 2, Appendix 1). This area contains about half as many condos as the River-Osborne-Crescentwood area and the percentage of condos is again half that of River-Osborne-Crescentwood but higher than all other areas of the city except Heritage Park and the Rivers areas. The percentage of condos in this area is almost twice the city proportion which is 7.3%. Just under a fifth – 18% of the condos are purpose built, 82% are conversions (Table 2, Appendix 1). None of the other areas have a higher proportion of conversions, and only the Osborne Village Area has a higher number of converted units.

Condominium development here dates back to the early 80s and had its origin in the conversion of old warehouses, some of them previously vacant. One of the first to be converted was the Ashdown Warehouse. Sporadic conversions have continued since the early 80s and the first purpose-built units were developed in the early 2000s. Development of purpose built and converted units continues today. Note that our data ends in 2014, but significant new developments have occurred since then (Figure 13).

⁵ For a full discussion of the different boundaries and the effect on analysis, see the *Winnipeg Downtown Profile*, available from the University of Winnipeg online repository: <http://hdl.handle.net/10680/1563>

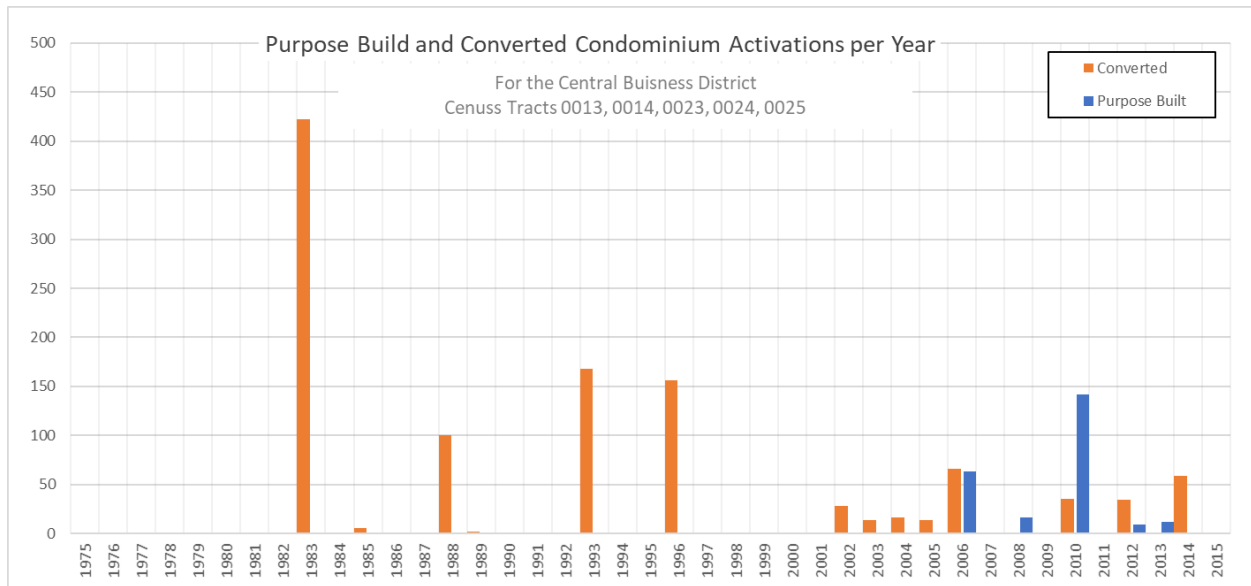


Figure 13: Condominium Activations per year by Classification for the CBD, Derived from City of Winnipeg data (2015)

In keeping with the high-density development of the Downtown condominiums located in this area are mainly high-rise structures with some low-rise apartment style dwellings. Just over 80% of all condos are in high rise buildings, 17% in low rise structures. Converted condos are 83% in high rise, and 17% in low rise structures. For purpose-built condos, the equivalent figures are 71% and 17%. The nature of previous development in the area has a significant influence on these figures as many of the converted condos reflect existing structures like old warehouses and office buildings that have been repurposed, and the area has a higher proportion of condos in high-rise structures than any other area (Table 21).

Structure Type	Condominium Classification					
	Total Condominiums		Purpose-Built		Converted	
Building with 5 or more Storeys	1,098	80.62%	173	71.49%	925	83%
Building with fewer than 5 Storeys	233	17.11%	40	16.53%	193	17.20%
Row House	27	1.98%	27	11.16%	0	0%
Duplex and Tri-Plex	2	0%	2	1%	0	0%
Semi-Detached	2	0.15%	0	0%	2	0%
Single Detached	0	0%	0	0%	0	0%
Total	1,362	100%	242	100%	1,120	100%

Table 21: Central Business District Condominium Structure Classification, Derived from City of Winnipeg data (2015)

8.1.2.2 Condo Conversions and the Loss of Rental Stock

Approximately 70% of the total condos or 947 units are owned with 30% or 415 units rented in the Downtown area. Only Ft. Richmond has a higher proportion of condos that are rented. The proportion of rented condos in the city is 25% (Table 2, Appendix 1). The evidence clearly indicates that there was a loss of rental stock in the area because of the conversion of rental apartments to condominiums. Just under 800 of the units converted in the Downtown were rental dwellings (see Appendix 1 Table 2). This does not mean that these 794 units were lost from the rental market. The reduction is considerably tempered by the fact that 30% of the condo units in the area are rented. These 794 units represent 9.6% of all the rental stock in the area which is lower than the 13.8% ratio of converted dwellings to total rental stock in the city (Table 2, Appendix 1).

	Census Tract					
	0013	0014	0023	0024	0025	Total
Total Condos*	0	360	475	380	115	1,330
Rented Condos	0	125	220	45	25	415
Percent Rented Condos	0%	34.7%	46.3%	11.8%	21.7%	31.2%

Table 22: Rented condominiums in the Central Business District, *Note: Condos based on Custom Statistics Canada 2016 Census Data Order from NCRP, Derived from Custom Statistics Canada data (2016)

The ratio of converted rental dwellings to total rental stock is also lower in the Downtown than any of the other key areas. It is also worth noting that household tenure in this area deviates substantially from the city tenure distribution and from the other key areas. Eighty-eight percent of households rent, and 12% own. The distribution for the city is 64% ownership 36% rental. Ownership levels in the other key areas range from 33% to 82% (Table 2, Appendix 1).

Household Tenure (All Households)	Census Tracts					
	0013	0014	0023	0024	0025	Total
Owner	0	255	270	355	260	1,140
	0%	6.40%	10.30%	62.80%	19.10%	12.10%
Renters	880	3,725	2,355	205	1,100	8,265
	100%	93.70%	89.70%	36.30%	80.90%	87.80%

Table 23: Condominium Tenure for the Central Business District, Derived from Statistics Canada data (2016)

		Census Tract					
		0013	0014	0023	0024	0025	Total
Total Dwellings	#	1,385	4,327	2,953	656	1720	11,041
	%	100%	100%	100%	100%	100%	100%
Total Condominiums	#	0	367	455	439	101	1362
	%	0%	8.5%	15.4%	66.9%	5.9%	12.3%
Purpose Build Condominiums	#	0	0	7	223	12	242
	%	0%	0%	1.5%	50.8%	11.9%	17.8%
Converted Condominiums	#	0	367	448	216	89	1120
	%	0%	100.0%	98.5%	49.2%	88.1%	82.2%
Rented Condominiums*	#	0	125	220	45	25	415
	%	0%	34.1%	48.4%	10.3%	24.8%	30.5%

Table 24: Condominium and Tenure Statistics in the Central Business District *Note: Data obtained from a custom Statistics Canada data order, Derived from Statistics Canada data (2016), Custom Statistics Canada data (2016), and City of Winnipeg data (2015)

The level of ownership in the area would probably have been even lower had it not been for the development of some 1,120 conversions, and 242 purpose-built condominiums (Table 2, Appendix 1). Even though 30% of these converted units are rented, the shift of some units to ownership upon conversion has definitely increased ownership in the area. Ownership in the Downtown has also been increased by the construction of purpose-built units.

	Census Tract					
	13	14	23	24	25	Total
Total Dwellings	1,385	4,327	2,953	656	1,720	11,041
Total Condominiums	0	367	455	439	101	1,362
Total Dwellings that are Condominiums (%)	0%	8.5%	15.4%	66.9%	5.9%	12.3%
Total Purpose-Built	0	0	7	223	12	242
Total Converted	0	367	448	216	89	1,120

Table 25: Condominium Statistics for the Central Business District, Derived from Custom Statistics Canada data (2016), and City of Winnipeg data (2015)

Conversions have reduced the rental stock in the Downtown because 794 of the converted units were rental apartments (Table 2, Appendix 1). However, the loss of rental stock in the Downtown has also been reduced because many of the converted condos have been from buildings that were offices or warehouses as opposed to rental apartments. Conversions added 35 units to the housing stock from commercial space, 25 from office space, 123 from warehouse space, seven units from a foundry, 50 from industrial space and 86 from vacant buildings a total of 326 units (Table 2, Appendix 1). Data limitations do not allow a breakout by ownership and rental units in these conversions of buildings that were not

apartments. However, it does indicate that a total of 326 units were added to the housing stock in the downtown that were not there prior to condo conversions of buildings that were not apartments. Some of them may be rented.

Conversions are concentrated in Census Tracts 0014 and 0023 – the Broadway-Assiniboine and Central Park neighbourhoods. Many of these conversions have been rental apartments given the nature of the dwellings in this area. This hypothesis is strengthened by the fact that these neighbourhoods contain the highest proportions of rented condos – 35% in Broadway-Assiniboine and 46% in Central Park (Table 24). Purpose built units and owned condos are highest in Civic centre and Exchange neighbourhoods with the condos along the Red River accounting for nearly all purpose-built units. Converted warehouses in this area have also been attractive to people wanting to own a condo because of the many locational attributes of this area (Table 24 and Table 25).

In summary, condo conversion and development have added to the housing stock Downtown. There has been some loss of rental stock, but this has been tempered by the fact that the proportion of rental units in Downtown condos is high, and many of the buildings that were converted were not apartments. These buildings that have been converted from uses other than housing will contain some rental units. Conversions and purpose built have also increased home ownership in the downtown. The big plus in all this activity is that housing units (both rental and ownership) have been added to the Downtown.

8.2.3 Condos, Conversions and Renter Affordability

As noted above, about 30% of condos in the area are rented. Condos as stated previously are typically a more expensive rental option compared to apartments. Table 26 provides an overview of these costs in this area. In all neighbourhoods where sufficient data is available both the median and average shelter cost for condo renters is consistently higher than for all renters and non-condo renters. Generally, approximately \$200.00 a month higher.

Renter Tenant Statistics		Census Tract				
		0013	0014	0023	0024	0025
Monthly Shelter Costs for Renters	Median (\$)	\$881	\$840	\$692	\$1,000	\$564
	Average (\$)	\$971	\$867	\$680	\$986	\$645
Monthly Shelter Costs for Condo Renters	Median (\$)	\$0	\$1,015	\$751	\$1,296	\$0
	Average (\$)	\$0	\$1,035	\$771	\$1,137	\$0
Monthly Shelter Costs for Non-Condo Renters	Median (\$)	\$881	\$835	\$683	\$893	\$564
	Average (\$)	\$971	\$861	\$671	\$946	\$639
Tenant households spending 30% or more of its income on shelter costs	Renters (%)	37.5%	39.9%	39.4%	35.7%	35.0%
	Condo Renters (%)	37.1%	39.2%	38.7%	25.7%	31.0%
	Non-Condo Renters (%)	36.7%	39.7%	40.8%	37.5%	35.8%

Table 26: Central Business District Tenant Statistics, Derived from Custom Statistics Canada data (2016), and City of Winnipeg data (2015)

However, when the proportion of condo renters spending 30% or more of their income on shelter (households in core need) is examined (Table 26) the figures illustrate that lower percentages of condo renters are in core need than all renters in Census Tracts 0024 and 0025 and less than non-condo renters in Census Tracts 0014, 0023, and 0024. Census tract 0024 stands out because the level of core need is very much lower for condo renters in this neighbourhood. However, the levels of core need are still higher than across the city (27.7%) except for census tract 0024.

These figures suggest that condo renters are likely to have higher incomes as they are paying higher rents and illustrate lower levels of core housing need.

8.2.4 Condos and Changing Incomes

An examination of average and median incomes of this area illustrates considerable variation. Incomes are much higher in census tract 0024 (Table 27), an area containing a significant number of purpose-built condos that were marketed for \$400,000 plus at the time of completion. Incomes in this area are well above city average and median figures. This tract also has the highest percentage of homeowners – 63% (Table 23). Incomes are very low in census tract 0023, Central Park, which is the location of some social housing projects but also lower priced condominium conversions. Census tract 0023 also has relatively low incomes compared to the city and other parts of the Downtown. Again, low-cost rental and cheaper converted condos in the area likely play a role.

Household Income (All Households)	Census Tracts				
	0013	0014	0023	0024	0025
Median Income	\$40,960	\$39,660	\$29,581	\$77,696	\$29,696
Average Income	\$52,810	\$45,796	\$35,617	\$95,833	\$46,570

Table 27: Household Income for the Central Business District, Derived from Statistics Canada data (2016)

An examination of incomes by housing tenure illustrates that the conversion and building of condos in the area has considerable effect on incomes in the neighbourhood.

- The average household income in owned condos is almost double the average income of all households, households renting condos and households in non-condo rentals (Table 8, Appendix 1) – hence the very high incomes in census tract 0024 an area of purpose-built condos (Table 27);
- The average household income of condo owners is also substantially higher than non-condo owners, although there are likely only a modest number of non-condo owners in the Downtown (Table 8, Appendix 1);
- The average household incomes of condo renters and non-condo renters is almost identical in this area;
- The average income of condo owners is higher in the Downtown than any other key area except River-Osborne-Crescentwood area. However, the average income of households in rented condos is the lowest of any of the key areas (Table 8, Appendix 1);

- Condo development, particularly purpose builds, have made parts of the Downtown a very high-income area, but both rented condos and rented apartments provide relatively affordable accommodation.

8.2.5 Demographic Characteristics of the Area

Demographically, the age distribution of the population in the area reflects, to a limited extent, the age distribution of condo dwellers as illustrated in Chapter 3 above. There is a higher percentage of young individuals 25-34 than the city as a whole – 22.4% versus 14.6%, higher than any of the other key area except River Osborne. However, there is a relatively low percentage of the population 65 or older compared to the city and most of the other key areas (Table 1, Appendix 1). The age distribution in this area more accurately reflects that of a renter population as there is a high proportion of rental households – 88% of all households (Table 2, Appendix 1).

When the age structure of households is examined by housing tenure (Table 9 & 10, Appendix 1) other trends worth noting include:

- Rented condos in the area have a similar age distribution to all households in the area but a higher percentage of households in the 45-64 than rental condos in the city with a lower percentage of households under 25 and 65 and older than in the city;
- There is relatively little difference between the age distributions of households in rented condos and other rentals in the area;
- When the age distribution of owned condos is examined, there are lower proportions of the households in age groups under 25 and 25-44 than in the total households of the area but a higher proportion of households 45-64 and 65 and older. This is expected as younger persons are less likely to have the means to purchase;
- When owned condos in the area are compared to owned condos in the city there are much higher percentages of the households in the 25-44 and 45-64 plus age groups in owned condos in the area.

Overall, what this analysis suggests is that the development of purpose-built condos and conversion of rental units to condos has increased the proportion of renters 25-44, and owners 45-64. There has also been a slight increase in the proportion of owners 65 and over in the tenure distribution in the area. What does stand out, however, is that condominium development – both purpose-built and conversions have increased the proportion of households in the working age groups which is not surprising given the easy access to employment provided by living in the Downtown area. However, at this point in time, the housing activity in the Downtown does not seem to have attracted significantly more seniors, except in some of the owned condo stock.

Marital status is also quite different in this area as only 36% of households are married or living common law, 64% have never married, compared to 54% and 46% in the city. The downtown has the lowest percentage of married/common law households than any of the key areas. Other areas have a much higher percentage of married/common law households and much lower proportions of not married or common law households. This area is not a family household type of community (Table 3, Appendix 1).

As one would expect given the lack of family households the area has a very high percentage of couple without children – 62%, compared to 46% for the city. Only the River Osborne and Valhalla areas have a

higher proportion of households without children (Table 11, Appendix 1). The proportion of households without children would probably be higher were it not for the presence of some family social housing in the area. The area also has a high proportion of couples with only one child (44%), higher than the city at 39% and only River Osborne and Valhalla are higher at 46% and 48%. The area does have a high proportion of lone parent households – 27% compared to 18% for the city, with much lower levels in other key areas (Table 12, Appendix 1). Again, this reflects the presence of social housing.

The area is characterized by small households with the average size of 1.8 compared to 2.5 for the city (Table 13, Appendix 1). The average is also lower than any other areas except River Osborne and Valhalla. Just over 85% of the households consist of two or fewer person, compared to 60% for city and much lower percentages in the other key areas except River Osborne and Valhalla. Just over 57% of households contain only one person, compared to 30% for the city. The percentage of one person households in most other key areas are much lower.

Although this area does illustrate significant differences in marital status, number of children and household size it is difficult to tie these changes to condo development and conversion with the data currently available. These are characteristics that are common in areas with high proportions of renters. The presence of social housing in the area also skews the data in some categories.

8.2.6 Neighbourhood Changes

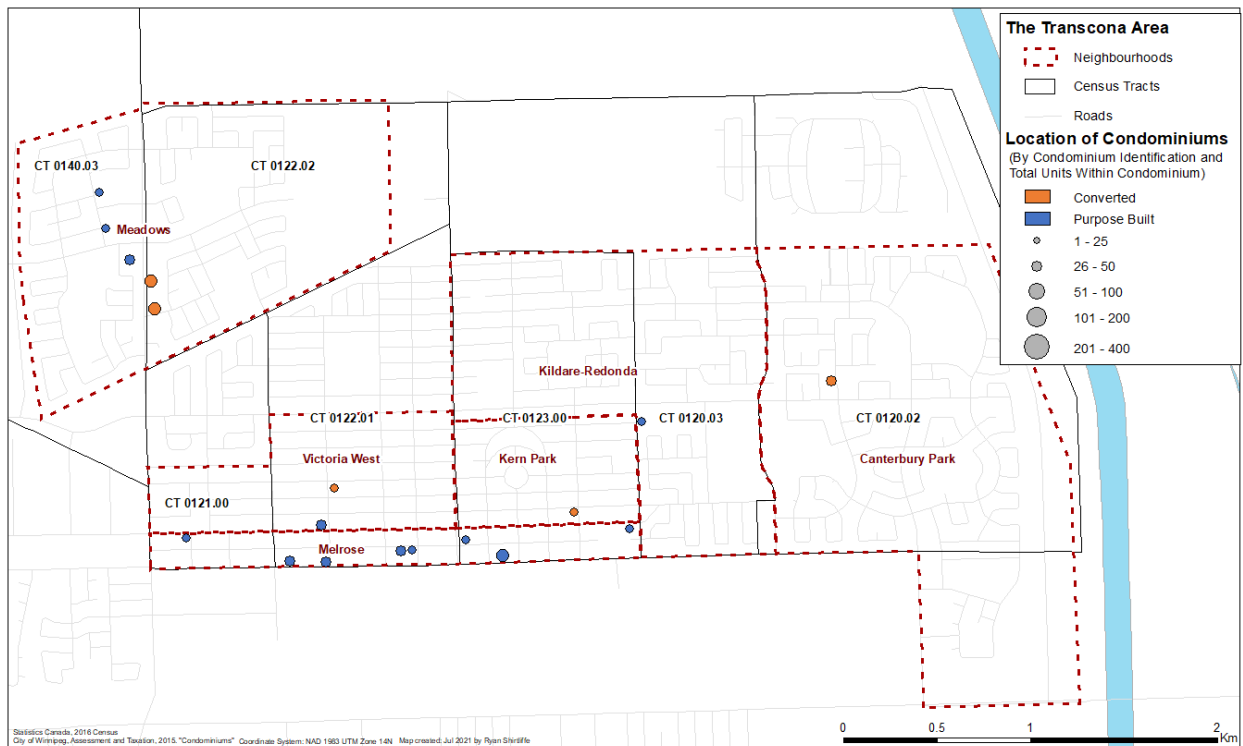
In summary, the development and particularly the conversion of rental stock to condominiums in this area have had a number of effects on the neighbourhood:

- It has reduced the availability and number of rental apartments, but this is tempered to a considerable extent by the conversion of buildings that were not residential to condos, some of them rented;
- It has increased rent levels in the area as rents in rented condominiums are higher than in rental apartments;
- Rental affordability, however, has not been reduced significantly by condominium development compared to other rental options in the area. Incomes of condo renters appear to have increased to handle higher rents. Nevertheless, the level of core need is still higher in rented condominiums in the area than for renters in the city as a whole – 27.7%;
- The level of homeownership in the area has increased and working aged people and to a modest extent older individuals who are downsizing or looking for better access to employment and entertainment functions or retirement housing options have taken advantage of condominium development in the area;
- Condominium development, both converted and purpose built has led to an increase in younger (25-44) and 45-64 people and households within the population.
- There is also a higher proportion of people never married, a higher proportion of one person households and households are smaller on average with fewer households containing children; and;
- Overall, the development of purpose-built condos and conversion of other buildings to condos has increased the amount of housing in the Downtown and has also increased the level of homeownership. It has expanded the range of housing options, particularly for working aged people keen to have easy access to downtown employment and amenities in the Downtown area.

8.3 Transcona

8.3.1 Locational Influences

Transcona, the third key area, is in a suburb located in the eastern part of Winnipeg. Because it is a suburban area, it has a population density far less than the Osborne Village and Downtown areas. The housing stock in Transcona consists primarily of single-detached, semi-detached, and row housing. Larger dwelling types such as low rise and high-rise apartments are a small component of the housing stock. Condominiums in Transcona are a mix of row houses, low-rise apartments, and a singular high-rise apartment building. The Transcona area provides an example of condominiums developed in a suburban location with a focus largely on purpose-built dwellings.



Map 14: Locations of Condominiums in the Transcona area, Derived from City of Winnipeg data (2015)

Although the area is characterized as suburban there are a number of locational influences. Nearly all the condos are located along major feeder routes into the suburban development (Map 14: Locations of Condominiums in the Transcona area, Derived from City of Winnipeg data (2015)Map 14). Although not major arterials they do provide easy access to more major routes and are within a few minutes drive of a major shopping complex with a range of retail outlets and restaurants. Frequent bus service is also an attraction of this area. In addition, there are a number of parks and passive green spaces and convenience stores within easy walking distance. A number of medical services, including a major hospital are also close by. For golf enthusiasts there are also a range of golfing services within a short drive. Residents of the condos, when asked about the location, were quick to mention the quiet residential setting where one could go out for a walk without dealing with the high traffic (motorized

and ambulatory) of places like Osborne Village or Downtown yet still be within easy reach of a wide range of services.

8.3.2 The Changing Housing Stock in the Area

8.3.2.1 Condo Development and Conversion

The area contains 14,400 dwellings and 618 of these dwellings are condos– 4% of the total dwellings. This is the lowest number and proportion of condos of any of the key areas. It is also lower than the city proportion of 7.3%. 61.7% of the condos are purpose built while 38.3% or 237 are condos (Table 2, Appendix 1). Only Valhalla has a lower number and proportion of conversions.

Condominium Statistics	Census Tract							
	120.02	120.03	121.00	122.01	122.02	123.00	140.03	Total
Total Condominiums	48	24	8	188	165	104	81	618
Total Dwellings	2,730	1,418	916	2,192	1,290	2,163	3,691	14,400
Total Dwellings that are Condominiums (%)	2.0%	1.7%	0.9%	8.6%	12.8%	4.8%	2.2%	4.3%
Total Purpose-Built	0	24	8	176	0	92	81	381
Total Converted	48	0	0	12	165	12	0	237

Table 28: Condominium Statistics for the Transcona area, from Statistics Canada data (2016), City of Winnipeg data (2015)

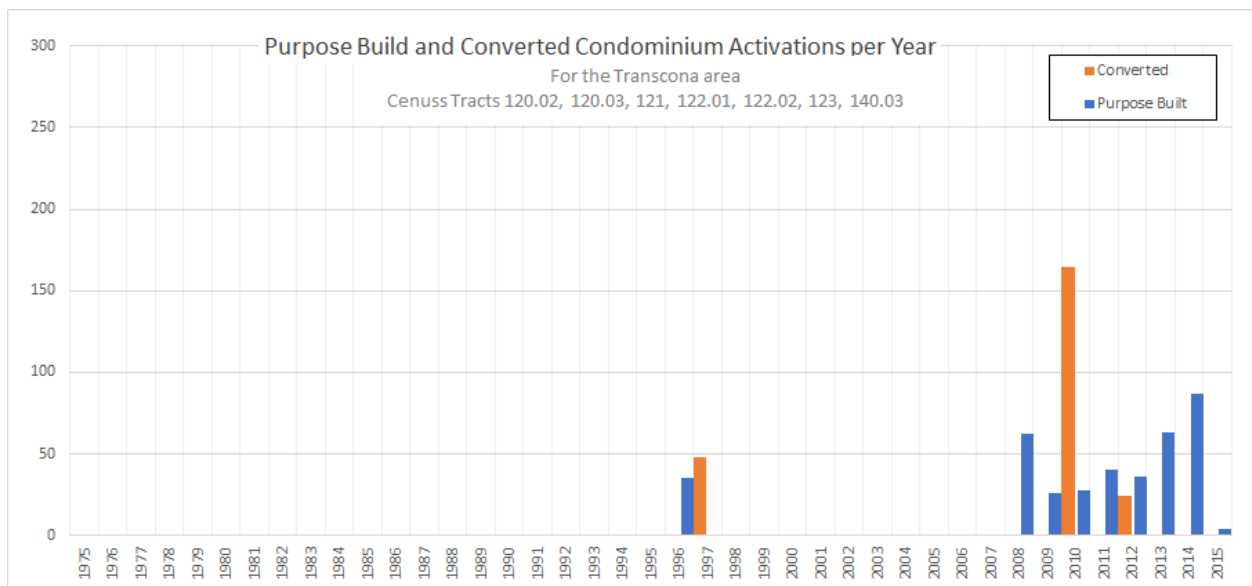


Figure 14: Condominium Activations per year by Classification for the Transcona Area, Derived from City of Winnipeg data (2015)

Condominium development in this area is relatively recent (Figure 14), with most conversions and purpose-built condos occurring since 2008 after limited activity in 1996/97. Purpose-built and conversions continue today with most activity being purpose-built units. Reflecting the nature of suburban housing activity and zoning regulations in the area, most condominiums are low-rise or row house dwellings. The distribution for all condos is 6% high rise, 77.5% low rise and 14% row housing (Table 29). Converted condos are 100% low rise apartments; while purpose-built are 10% high rise, 63.5% low rise, and 23% row housing. All of the conversions were previous rental apartments.

Structure Type	Condominium Classification					
	Total Condominiums		Purpose-Built		Converted	
Building with 5 or more Storeys	41	6.6%	41	10.8%	0	0%
Building with fewer than 5 Storeys	479	77.5%	242	63.5%	237	100%
Row House	88	14.2%	88	23.1%	0	0%
Duplex and Tri-Plex	0	0%	0	0%	0	0%
Semi-Detached	10	1.6%	10	2.6%	0	0%
Single Detached	0	0%	0	0%	0	0%
Total	618	100%	381	100%	237	100%

Table 29: Transcona Condominium Structure Classification, Derived from City of Winnipeg data (2015)

8.3.2.2 Condo Conversions and the Loss of Rental Stock

Of the total 618 condos in the area 86% or 570 are owned and 90 or 14% are rented. Only Heritage Park has a lower percentage of condos rented at 12%. In the city 25% of condos are rented. The 618 condos in the area consist of 381(62%) purpose built and 237(38%) converted (Table 2, Appendix 1). The evidence indicates there has been a loss of rental stock because of conversions, but the loss is modest compared to most other key areas – just under 240 units. The converted condo dwelling units represent less than 2% of the total stock in the area, however, they do represent 12% of the rental stock (1,950 units) in the area compared to 13.8% city wide. The area is largely one of homeowners with 87% owners and 13% renters (Table 33).

Because of the relatively small number of condos in the area and the limited number of conversions the effect on tenure – rental or ownership is modest. If the analysis is taken down to the census tract level, purpose-built condos are concentrated in tracts 123.00 and 122.01 while conversions are concentrated in tracts 120.02 and 122.02. However, even these concentrations represent a relatively low percentage of the total stock in these census tracts (Table 28). Based on the data available condo conversions or purpose builds have had little effect on overall tenure and represent very little loss of rental stock.

8.3.3 Condo Conversions and Renter Affordability

With so few condos in the area there was not enough data to provide rental rate comparisons for households living in rental condos versus households in all rental units or in non-condo rental units. This also prevented the calculation of core need levels for this area and census tracts in this area (

Renter Tenant Statistics		Census Tract						
		120.02	120.03	121	122.01	122.02	123	140.03
Monthly Shelter Costs for Renters	Median (\$)	\$978	\$853	\$1,202	\$784	\$1,102	\$853	\$1,302
	Average (\$)	\$963	\$828	\$1,175	\$945	\$1,166	\$928	\$1,335
Monthly Shelter Costs for Condo Renters	Median (\$)	\$0	\$0**	\$0	\$0**	\$0**	\$0**	\$0**
	Average (\$)	\$0	\$0**	\$0	\$0**	\$876	\$0**	\$0**
Monthly Shelter Costs for Non-Condo Renters	Median (\$)	\$978	\$851	\$1,202	\$750	\$1,135	\$849	\$1,301
	Average (\$)	\$963	\$821	\$1,175	\$914	\$1,219	\$917	\$1,333
Tenant households spending 30% or more of its income on shelter costs	Renters (%)	27.30%	38.90%	29.20%	23.80%	30.30%	29.10%	48.10%
	Condo Renters (%)	0%	0.0%*	0%	0%*	40.00%	50.00%	75.00%
	Non-Condo Renters (%)	27.30%	42.00%	29.20%	25.00%	29.60%	27.60%	46.70%

Table 30).

Renter Tenant Statistics		Census Tract						
		120.02	120.03	121	122.01	122.02	123	140.03
Monthly Shelter Costs for Renters	Median (\$)	\$978	\$853	\$1,202	\$784	\$1,102	\$853	\$1,302
	Average (\$)	\$963	\$828	\$1,175	\$945	\$1,166	\$928	\$1,335
Monthly Shelter Costs for Condo Renters	Median (\$)	\$0	\$0**	\$0	\$0**	\$0**	\$0**	\$0**
	Average (\$)	\$0	\$0**	\$0	\$0**	\$876	\$0**	\$0**
Monthly Shelter Costs for Non-Condo Renters	Median (\$)	\$978	\$851	\$1,202	\$750	\$1,135	\$849	\$1,301
	Average (\$)	\$963	\$821	\$1,175	\$914	\$1,219	\$917	\$1,333
Tenant households spending 30% or more of its income on shelter costs	Renters (%)	27.30%	38.90%	29.20%	23.80%	30.30%	29.10%	48.10%
	Condo Renters (%)	0%	0.0%*	0%	0%*	40.00%	50.00%	75.00%
	Non-Condo Renters (%)	27.30%	42.00%	29.20%	25.00%	29.60%	27.60%	46.70%

Table 30: Transcona Tenant Statistics, ** represents suppressed data, Derived from Custom Statistics Canada data (2016), and City of Winnipeg data (2015)

8.3.4 Condos and Changing Incomes

An examination of average and median incomes of this area illustrates considerable variation. Median incomes range from a low of \$69,547 in census tract 120.03 to \$100,687 in tract 140.03. Median income for the entire city is \$68,402. Average incomes range from \$73,130 to \$107,931 in the same two tracts compared to \$86,921 in the city (Table 31). This is a suburban area with a high level of homeownership with households of better than moderate incomes.

An examination of incomes by housing tenure illustrates that:

- Condo owners in the area have substantially lower average incomes than owners of non-condos -- \$59,000 versus \$98,000 (Appendix 1, Table 8);
- Too little data was available to compare the incomes of condo renters versus non-condo renters;
- Condo owners actually have considerably lower average incomes than all households in the area \$59,000 versus \$91,000; and,
- The only real conclusion one can draw from these limited figures is that the area has provided affordable home ownership for households purchasing condominiums – conversions or purpose-builds.

Household Income (All Households)	Census Tracts						
	120.02	120.03	121.00	122.01	122.02	123.00	140.03
Median Income	\$98,069	\$69,547	\$73,088	\$71,232	\$81,715	\$69,888	\$100,687
Average Income	\$101,919	\$73,130	\$79,368	\$77,668	\$92,336	\$77,386	\$107,931

Table 31: Household Income for the Transcona Area, Derived from Statistics Canada data (2016)

8.3.5 Demographic Characteristics of the Area

Demographically a couple of points stand out about the age distribution in this area. The area has a higher proportion of the population 0-19 than the city (25.4% vs 22.9%) and only Maples has a slightly higher proportion in this age group – 26% (Table 1, Appendix 1). The area also has a slightly lower proportion 65 and older than the city (13.6% vs 15.6%). Only the Ft. Richmond has a lower proportion of its population 65 or older. The age distribution in this area represents families with young children.

When the age structure of households is examined by housing tenure the following points are worth noting: (Table 9 & 10, Appendix 1)

- When all households are considered, the area has a higher concentration of households in the 25-44 and 45-54 age groups than the city and lower proportions of very young households under 25 and old households 65 and older. This is an area of young and middle-aged families;
- Only the Maples and the Seine River areas have a higher proportion of middle-aged households;
- Rented condominiums in the area contain a large proportion of households aged 25-44 – 56% versus 45% for the city. Only River-Osborne-Crescentwood has a higher proportion of households in this age range; and,

- Owned condominiums have a higher proportion of households in the 25-44 age group than the city (38% vs 30%) but a much lower proportion of households 65 and older (25% vs 38%).

Overall, this analysis suggest that rental and owned condos have provided housing options for the 25-44 age group in this area, but the limited number of condos reduces these options relative to the housing stock as a whole in this area.

Marital status in the area reflects the fact that this is a family oriented suburban area. 60% of households are married or living common law, 40% have never married compared to 54% and 46% in the city (Table 3, Appendix 1). Only The Rivers has a higher proportion of households that are married or common law at 62%. The limited number of condos in this area has little, if any, effect on marital status in the population. As it is a family focus neighbourhood a high proportion of couples have children – 58%, higher than the city proportion at 54% and higher than most of the other key areas except the Maples at 65% (Table 11, Appendix 1). Just over 16% of the families are lone parent, lower than the city proportion of 18.5% (Table 12, Appendix 1).

Household size at 2.7 is above the city average of 2.5 and higher than all other key areas except Ft. Richmond at 2.8 persons per household. Just over 17% of the households contain 4 persons, well above the city proportion of 13.6%, and higher than many of the other key areas (Table 13, Appendix 1). Only 20% of the households contain a single person, compared to 30% in the city but similar to other suburban areas like Ft. Richmond, Maples and Seine River.

The area illustrates all the characteristics of a family oriented suburban neighbourhood, but it is difficult to attribute any of these characteristics to condominium development and conversion simply because there are so few condominiums in the area.

8.3.6 Neighbourhood Changes

In summary, the development and particularly the conversion of rental apartments to condominiums have had little effect on the neighbourhood and there are few, if any, neighbourhood changes that can be attributed to the presence of purpose-built or converted condos. There has been a very modest loss of rental stock, but the actual number of units lost through conversions may well be made up by rental units in purpose-built condos. Condos have provided an affordable option for homebuyers as condominium units are much cheaper than non-condo houses in the area. Condos, both rentals and owned, also provide housing options for the 25-44 age group. However, it is difficult to attribute any significant neighbourhood changes to condominium conversion or development in the area. There are too few condominium units compared to total housing stock in the area to have any significant effect.

	Census Tract						
	120.02	120.03	121	122.01	122.02	123	140.03
Total Condos*	55	25	10	230	165	35	125
Rented Condos	0	10	0	15	25	20	15
Percent Rented Condos	0%	40%	0.0%	6.5%	15.2%	57.1%	12%

Table 32: Rental rate of condominiums in the Transcona area, *Note: Condos based on Custom Statistics Canada 2016 Census Data Order from NCRP, Derived from Custom Statistics Canada data (2016)

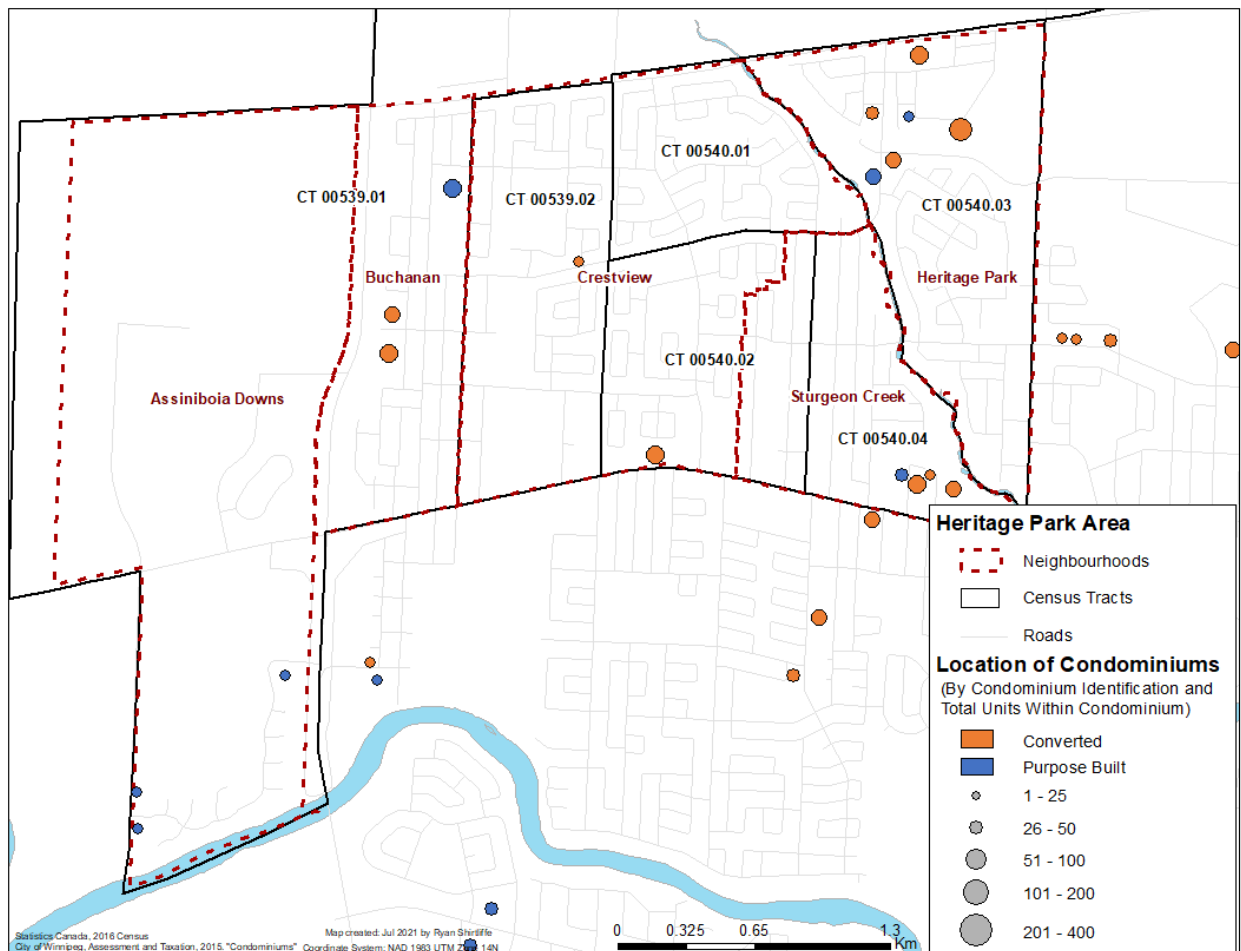
Household Tenure (All Households)	Census Tracts							
	120.02	120.03	121.00	122.01	122.02	123.00	140.03	Total
Owner	2,550	1,025	775	1,880	1,165	1,740	3,090	12,225
	93.9%	74.0%	86.1%	90.0%	87.6%	81.7%	85.1%	86.2%
Renters	160	360	120	215	160	395	540	1,950
	5.9%	26.0%	13.3%	10.3%	12.0%	18.5%	14.9%	13.8%
Total	2,715	1,385	900	2,090	1,330	2,130	3,630	14,180
	100%	100%	99%	100%	100%	100%	100%	100%

Table 33: Household Tenure for the Transcona Area, Derived from Statistics Canada data (2016)

8.4 Heritage Park

8.4.1 Locational Influences

Heritage Park, a suburb located in the western side of Winnipeg north of the Red River and east of the perimeter highway, was the fourth area selected to be discussed in detail. Housing stock in Heritage Park consists primarily of single detached dwellings, while low rise and high-rise apartments make up the rest of the housing stock. Condominiums are located in clusters throughout the suburban area (Map 15). The area provides an example of condominiums conversions occurring in an area that was already developed.



Map 15: Locations of Condominiums in the Heritage Park area, Derived from City of Winnipeg data (2015)

Like Transcona, the locational attractions include major feeder routes into the suburban area but with easy access to major arterials that lead to major shopping facilities and other services within a few minutes drive. Access to green space, both active and passive, and walking paths along Sturgeon Creek are also attractive to residents. Frequent and accessible bus service is also an attractive feature of the area as are convenience stores and a number of restaurants within easy walking distance or a very short drive. Quiet living in a suburban location but with easy access, particularly by car, to a range of services and community facilities characterize the area

8.4.2 The Changing Housing Stock

8.4.2.1 Condo Development and Conversion

The area contains 9,166 dwellings and 1,312 are condos – 14% of the total dwellings. This is well above the city proportion of 7.3% and third highest of the eight key areas. The majority of the condos are conversions – 81%. Only the CBD has a slightly higher proportion of conversions at 82% (Table 34 and Table 2, Appendix 1).

Condominium Statistics	Census Tract						
	539.01	539.02	540.01	540.02	540.03	540.04	Total
Total Condominiums	338	9	0	126	625	214	1312
Total Dwellings	1,321	1,742	773	1,501	2,735	1,094	9,166
Total Dwellings that are Condominiums (%)	25.6%	0.5%	0%	8.4%	22.9%	19.6%	14.3%
Total Purpose-Built	154	0	0	0	57	32	243
Total Converted	184	9	0	126	568	182	1,069

Table 34: Condominium Statistics for the Heritage Park area, Derived from Custom Statistics Canada data (2016), and City of Winnipeg data (2015)

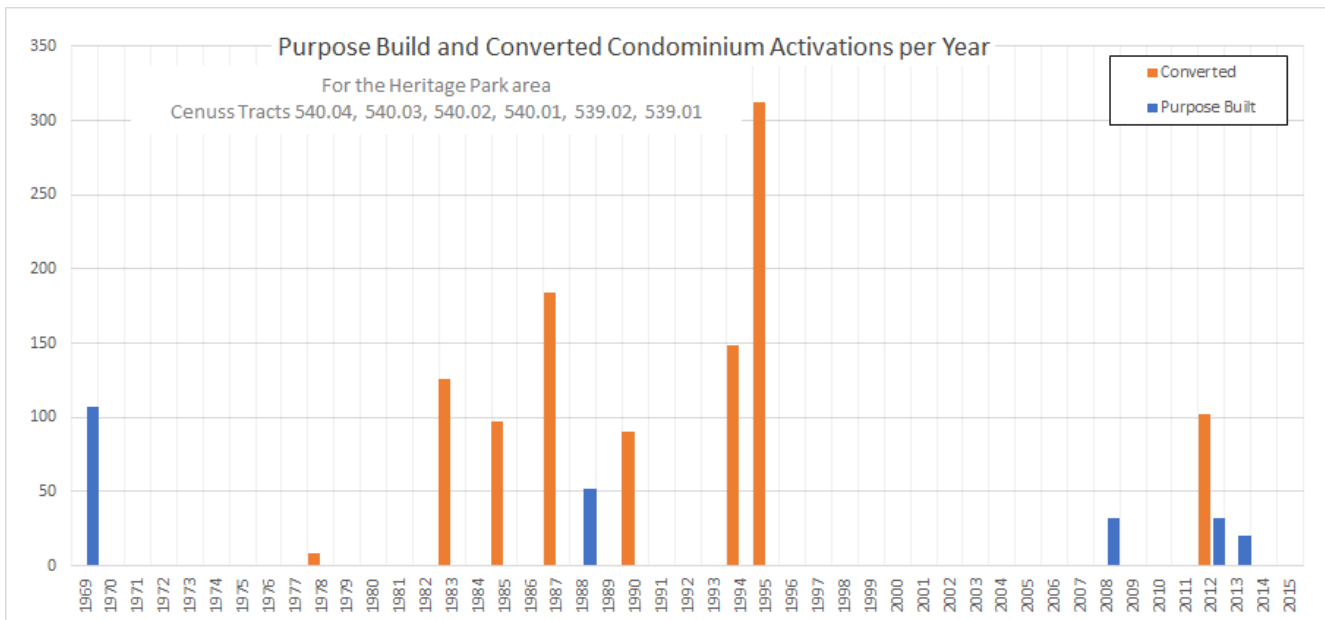


Figure 15: Condominium Activations per year by Classification for the Heritage Park area, from City of Winnipeg data (2015)

Condominium development in this area dates back to 1969 with a purpose-built project of just over 100 units (Figure 15). Nearly all conversions occurred between 1983 and 1995. In 1994-5 there was a

significant surge in conversions of more than 500 units. More recent activity occurred between 2008 and 2014, again with a focus on conversions. Reflecting the nature of suburban housing development 44% of condos are low rise units, 52% row housing. Just over two-thirds of purpose-built condos are row houses, 13% low rise and 19% single detached units. Just over half (51.9%) of converted units are low rise and 48% row housing (Table 35). All the conversions were previously rental apartments. Condominiums, both purpose-built and conversions are scattered throughout the area but there are concentrations of both in the area of Sturgeon Creek (Map 15).

Structure Type	Condominium Classification					
	Total Condominiums		Purpose-Built		Converted	
Building with 5 or more Storeys	0	0%	0	0%	0	0%
Building with fewer than 5 Storeys	587	44.7%	32	13.2%	555	51.9%
Row House	678	51.7%	164	67.5%	514	48.0%
Duplex and Tri-Plex	0	0%	0	0%	0	0%
Semi-Detached	0	0%	0	0%	0	0%
Single Detached	47	4.0%	47	19.0%	0	0%
Total	1,312	100%	243	100%	1,069	100%

Table 35: Heritage Park area Condominium Structure Classification, Derived from City of Winnipeg data (2015)

8.4.2.2 Condo Conversions and the Loss of Rental Stock

Of the total 1,312 condos in the area, 12% are rented and 88% owned. No other area has a lower percentage of rented condos. The 1,312 condos in the area consist of 243 (19%) purpose-built and 1,069 (81%) converted. There has been a loss of rental stock. All the conversions have been apartments and these conversions represent 35.6% of the total rental stock in the area. This is the highest proportion of conversions to rental units in any of the key areas. This proportion is also much higher than the ratio of conversions to rental units for the city which stands at 13.8% (Table 2, Appendix 1). As noted, very few condos in the area are rental units so the loss of rental apartments is not modified to any extent.

Because of the significant number of condos in the area the 1,069 conversions represent 12% of the total stock and 36% of rental stock the effect on tenure in the area has been considerable. Conversion activity has significantly reduced rentals and only 12% of the condominiums (155 units) are rented (Table 2, Appendix 1). However, condo activity, both conversions and purpose-built have also increased ownership in the area as the majority of condos, both purpose-built and conversions are owned (Table 36). As noted in the market section above, condos are a cheaper form of home ownership so the stock of affordable ownership housing in the area has increased significantly.

8.4.3 Condo Conversions and Renter Affordability

Not only has there been a loss of rental stock in the area, but higher rents in condos have also reduced affordability and increased the level of core need amongst renters. Although the data is limited for some census tracts, where it is available it indicates that average and median rents for condo renters are \$100 to \$250 higher than for all renters and non-condo renters. The level of core need is also substantially higher for condo renters than non-condo renters. In census tract 540.04 the comparison is 40% versus 28% and in census tract 540.02 the comparison is 75% versus 34%. Core need amongst renters in the city stands at 27.7% (Table 37).

	Census Tract					
	539.01	539.02	540.01	540.02	540.03	540.04
Total Condos*	330	35	0	130	605	205
Rented Condos	40	15	0	20	55	25
Percent Rented Condos	12.1%	42.9%	0%	15.4%	9.1%	12.2%

Table 36: Rental rate of condominiums in the Heritage Park area, *Note: Condos based on Custom Statistics Canada 2016 Census Data Order from NCRP, Derived from Custom Statistics Canada data (2016)

Renter Tenant Statistics		Census Tract					
		539.01	539.02	540.01	540.02	540.03	540.04
Monthly Shelter Costs for Renters	Median (\$)	\$1,277	\$934	\$1,468	\$903	\$1,000	\$927
	Average (\$)	\$1,126	\$919	\$1,486	\$952	\$1,071	\$929
Monthly Shelter Costs for Condo Renters	Median (\$)	\$1,362	\$0	\$0	\$0	\$1,184	\$0
	Average (\$)	\$1,163	\$0	\$0	\$0	\$1,313	\$1,170
Monthly Shelter Costs for Non-Condo Renters	Median (\$)	\$1,204	\$939	\$1,468	\$903	\$991	\$912
	Average (\$)	\$1,109	\$927	\$1,486	\$949	\$1,061	\$914
Tenant households spending 30% or more of its income on shelter costs	Renters (%)	15.4%	36.2%	62.5%	33.8%	40.6%	27.6%
	Condo Renters (%)	25.0%	0%	0%	75.0%	18.2%	40.0%
	Non-Condo Renters (%)	23.5%	36.9%	55.6%	33.8%	41.9%	28.2%

Table 37: Heritage Park area Tenant Statistics, Derived from Custom Statistics Canada data (2016), City of Winnipeg data (2015)

8.4.4 Condos and Changing Incomes

An examination of average and median incomes in this area illustrates considerable variation. Median incomes range from \$61,269 in census tract 540.03 to \$92,416 in census tract 540.01 compared to the city figure of \$68,402. Averages range from \$70,123 in census tract 539.02 to \$201,485 in census tract 539.01 compared to \$86,921 in the city (Table 38). These significant variations with some areas

illustrating incomes well below of city averages and medians are not surprising because this area contains a mix of both high-income homeowners and much lower income renters.

Household Income (All Households)	Census Tracts					
	539.01	539.02	540.01	540.02	540.03	540.04
Median Income	\$82,871	\$64,384	\$92,416	\$69,945	\$61,269	\$65,894
Average Income	\$201,485	\$70,123	\$100,289	\$80,296	\$75,835	\$73,680

Table 38: Household Income for the Heritage Park Area, Derived from Statistics Canada data (2016)

An examination of incomes by housing tenure lends further credibility to the statements above:

- Condo renters have lower incomes than non-condo renters (\$43,743 vs \$49,993) and the average income of condo renters is less than half that of all households in the area -- \$95,471;
- Condo owners have an average household income of \$78,145 compared to \$126,713 for non-condo owners. The average income of condo owners is also well below the average for all households in the area (Table 8, Appendix 1);
- The conclusions one can draw from this analysis of incomes is that condo rental units do accommodate lower income households but at the expense of affordability and leaving more people in core need. However, owned condos have provided more affordable home ownership options for modest income households, many of them likely first-time buyers.

8.4.5 Demographic Characteristics of the Area

Demographically the one observation that stands out is the high percentage of people 65 and older – 21% compared to the city’s 16%. Only Valhalla has a higher proportion of the population over 65 at 51% (Table 1, Appendix 1).

When the age structure of households is examined by tenure the following points are worth noting (Table 9 & 10, Appendix 1):

- When all households are considered 28% of households are 65 or older. Only Valhalla has a higher proportion of households 65 and older and the city proportion is 24%;
- When rented condominiums are considered there is a high proportion of households 25-44 – 48% compared to the city at 45%. There is also an extremely low proportion of households 65 or older in rented condos in Heritage – 7% compared to 18% for the city and much higher proportions in other key areas
- In other rental units that are not condos there is a slightly lower proportion of households 25-44 in rental units than the city – 38% vs 41% and a slightly higher proportion of households 65 or older 24% vs 22%;
- When owned condos are considered there are very significant differences that stand out in Heritage Park. Just under 37% of the households in owned condos are 25-44 compared to 30% for the city, 40% are 45-64 with the city at 30%. None of the other key areas have a higher

proportion of households 45-64. There is also a significant difference for households 65 and older – 24% in Heritage Park and 38% in the city; and,

- For owned units that are not condos the only significant difference is the higher proportion of households 65 and older in Heritage Park – 32% vs 23% for the city. None of the other key areas Only Valhalla has a proportion 65 and older that is higher.

Household Tenure (All Households)	Census Tracts						
	540.04	540.03	540.02	540.01	539.02	539.01	TOTAL
Owner	695	1,395	1,060	725	945	1,170	5,990
	64.4%	52.1%	72.4%	94.8%	55.3%	90.0%	66.6%
Renters	380	1280	400	45	765	130	3000
	35.2%	47.8%	27.3%	5.9%	44.7%	10.0%	33.3%

Table 39: Household Tenure for the Heritage Park area, Derived from Statistics Canada data (2016)

Overall, the analysis suggests that Heritage Park is home to an older population. Overall condos have increased the proportion of the population in Heritage Park in the 45-64 age groups contributing to an older population in the area than the city as a whole. Both rented and owned condos have a very high proportion of residents in this age group; higher than any of the other areas and much higher than city-wide proportions for rented and owned condos in the same age group.

Marital status is very similar to the city as a whole; 55% of households are married or living common-law, 45% never married and in the city the equivalent figures are 54% and 46% (Table 3, Appendix 1). As the population of the area is older only 46% of couples have children compared to 54% in the city (Table 10, Appendix 1), although the proportion of single parent households at 21% is slightly higher than the city at 18.5% (Table 12, Appendix 1). Household size is slightly smaller in Heritage Park at 2.3 persons compared to 2.5 for the city (Table 13, Appendix 1). There are more one and two person households and much fewer four and five person households than in the city. The older population and the significant number of condos that cater to smaller households in the 25-44 and 45-64 age groups are certainly an influencing factor.

The area illustrates many of the characteristics of an aging population with many households in the 25-64 age groups – middle aged and aging families many with fewer children at home. Although it is difficult to determine exactly the influence of the condominium stock the fact that the stock caters to households 25-44 and particularly 45-64 certainly reinforces the demographic trends and characteristics noted.

8.4.6 Neighbourhood Changes

The development and particularly the conversion of rental apartments to condominiums have had a number of effects on the neighbourhood:

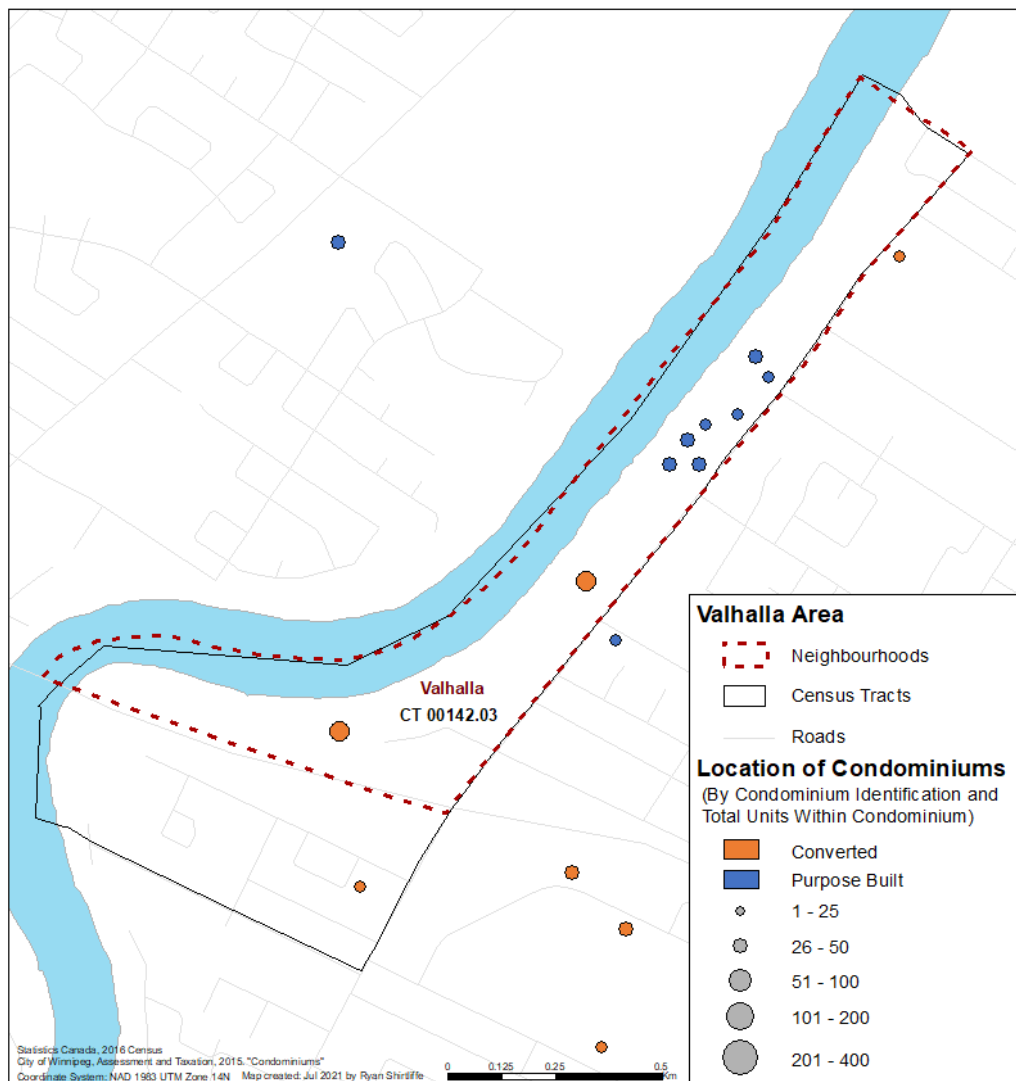
- It has reduced the number and availability of rental apartments;
- It has increased rent levels for people renting condominium units compared to non-condo rental rates;
- Higher rents have increased affordability problems and the level of core need amongst condo renters relative to non-condo renters;
- The data suggests that condo rentals do accommodate lower income households but at the expense of increased affordability problems and higher levels of core need;
- The conversion and development of purpose-built condos has also increased the presence of affordable homeownership options in the Heritage Park Area;
- Owned condominiums in the area do accommodate households with much lower incomes than other ownership options in the area;
- Both rented and owned condos have increased the proportion of people 45-64 contributing to a middle aged to older demographic in the area compared to the city; and
- The significant number of condominiums that cater to smaller households in the 25-44 and 45-64 contribute to the smaller household size and fewer children per household in the area.

Heritage Park is a suburban area that has been influenced to a significant extent by condominium conversions and development of purpose-built condos.

8.5 Valhalla

8.5.1 Locational Influences

Valhalla is the fifth area to be examined. For this key area, we examine a single census tract that displays a more extreme example of market, demographic, and locational conditions that drive condo development (Map 16). Valhalla is located in the northern suburban area of Winnipeg, along the northern section of Henderson Highway on the east side of the Red River as it departs the city of Winnipeg. Henderson Highway is a major arterial leading into the Downtown but also out into exurban development and recreational activities, parks and golf courses north of the city. The entire census tract is located between the River and Henderson Highway. The housing stock in this region of the city is a mixture of high-rise and low-rise apartments with relatively few single-detached dwellings.



Map 16: Location of Condominiums in the Valhalla area, Derived from City of Winnipeg data (2015)

The area itself is characterized by a number of significant locational features that have spurred the development and conversion of condominiums. A significant number of retail, personal service and office functions front onto Henderson Highway, providing easy and close access for residents. The Highway also provides easy access to larger shopping centres as well as entertainment and employment functions downtown and the recreational activities north of the city. Frequent and rapid bus service is available to Downtown and other parts of the city. In addition, as most of the condos either front on or are close to the Red River access to green space, parkland and walking paths along the river and views along the river provide a desirable location.

8.5.2 The Changing Housing Stock in the Area

8.5.2.1 Condo Development and Conversion

The area contains 2,769 dwellings and 530 condominiums – 19% of the dwelling stock. Only the River-Osborne key area has a higher proportion of condominiums in the housing stock and the proportion is almost three times the city proportion of 7.3%. Conversions account for 323 condominiums or 61% of total condominiums while there are only 207 purpose-built condos – 39% of the total (Table 40 and Table 2, Appendix 1).

Condominium Statistics	Census Tract	
	142.03	Total
Total Condominiums	530	530
Total Dwellings	2,769	2,769
Total Dwellings that are Condominiums (%)	19.10%	19.14%
Total Purpose-Built	207	207
Total Converted	323	323

Table 40: Condominium Statistics for the Valhalla area, Derived from Custom Statistics Canada data (2016), and City of Winnipeg data (2015)

Condominium development in this area began with a small purpose-built project in 1979 with most of the condos dating between 1987 and 1999, and 2007 to 2012 (see Figure 16). Significant conversions (in excess of 150 units) occurred in 1982 and again in 2007. Condominiums in this area are particularly high density for a suburban area of the city. When all condominiums are considered 55% are high rise, 37% low rise. For purpose-built units the distribution is 65% high rise, 23% low rise. Conversions are even more evenly distributed with 48% high rise and 46% low rise (Table 41). The high-density nature of condo development reflects to a large extent zoning patterns along Henderson Highway and the Red River.

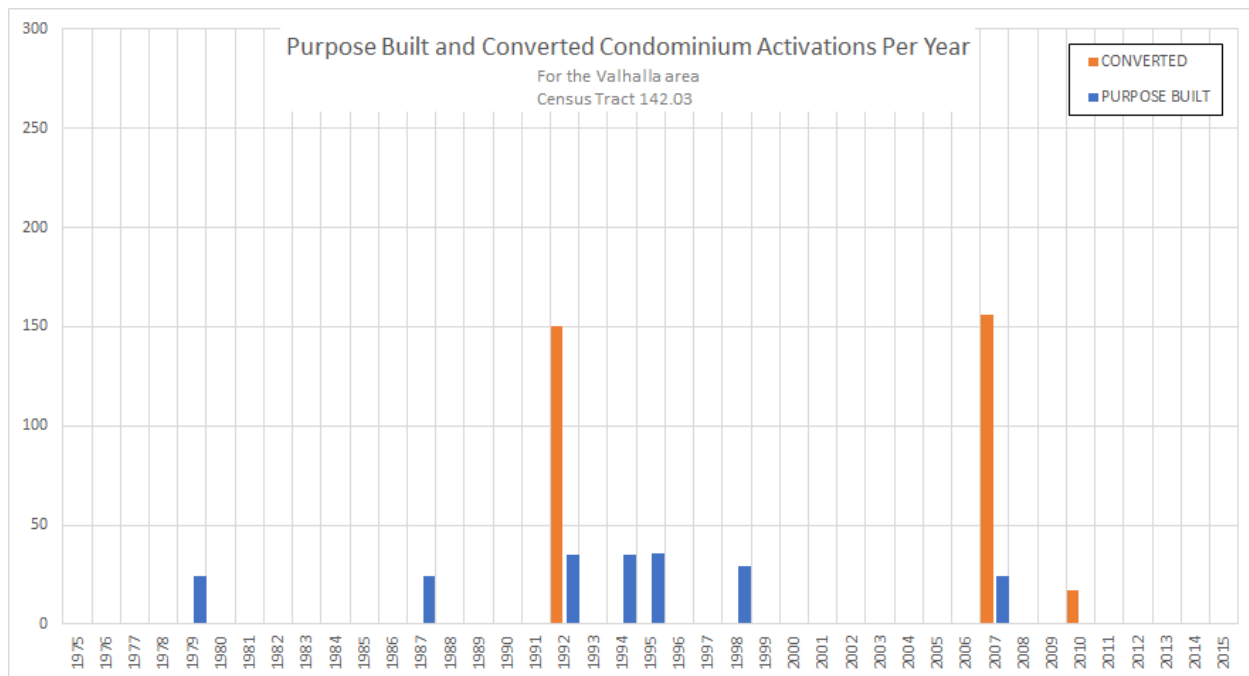


Figure 16: Condominium Activations per year by Classification for the Valhalla Area, Derived from City of Winnipeg data (2015)

Structure Type	Valhalla Area Condominium Classification					
	Total Condominiums		Purpose-Built		Converted	
Building with 5 or more Storeys	291	54.9%	135	65.2%	156	48.3%
Building with fewer than 5 Storeys	198	37.4%	48	23.2%	150	46.4%
Row House	41	7.7%	24	11.6%	17	5.3%
Duplex and Tri-Plex	0	0%	0	0%	0	0%
Semi-Detached	0	0%	0	0%	0	0%
Single Detached	0	0%	0	0%	0	0%
Total	530	100%	207	100%	323	100%

Table 41: Valhalla Condominium Structure Classification, Derived from City of Winnipeg data (2015)

8.5.2.2 Condo Conversions and the Loss of Rental Stock

Of the total 530 condo units in the area 410 or 77% are owned and 120 or 23% rented. The 530 condos include 207 (39%) purpose-built and 323 (61%) conversions (Table 2, Appendix 1). The evidence suggests

there has been some loss of rental stock. The 323 conversions, all from rental apartments, represent 15.6% of all rental units in the area. The ratio of conversions to rental units in the city is 13.8%. However, the loss of rental apartments is somewhat tempered by the fact that 23% of condos in the area or 120 units are rented (Table 42). The numbers, however, do suggest that as well as some loss of rental stock there has also been an increase in homeownership units as 410 or 77% of all condominium units are owned (Table 2, Appendix 1). A loss of what was most likely affordable rental housing has to some extent worked to the advantage of those seeking affordable homeownership options.

	Census Tract	
	142.03	Total
Total Condos*	530	530
Rented Condos	120	120
Percent Rented Condos	22.6%	22.6%

Table 42: Rental rate of condominiums in the Valhalla area, *Note: Condos based on Custom Statistics Canada 2016 Census Data Order from NCRP, Derived from Custom Statistics Canada data (2016)

8.5.3 Condo Conversions and Renter Affordability

In the Valhalla area average and median rents are approximately \$200.00 higher for condo renters than they are for all renters and non-condo renters in the census tract. However, the incidence of core need is lower amongst condo renters at 25.0% than for all renters at 45.8% and non-condo renters at 46.9% (Table 43). The city incidence of core need amongst all renters for comparison is 27.7%.

Renter Tenant Statistics		Census Tract
		142.03
Monthly Shelter Costs for Renters	Median(\$)	\$884
	Average(\$)	\$939
Monthly Shelter Costs for Condo Renters	Median(\$)	\$1,090
	Average(\$)	\$1,065
Monthly Shelter Costs for Non-Condo Renters	Median(\$)	\$883
	Average(\$)	\$932
Tenant households spending 30% or more of its income on shelter costs	All Renters (%)	45.8%
	Condo Renters (%)	25.0%
	Non-Condo Renters (%)	46.9%

Table 43: Valhalla area Tenant Statistics, Derived from Custom Statistics Canada data (2016), and City of Winnipeg data (2015)

The lower incidence of core need amongst condo renters despite the higher rents suggest condo renters in this area have higher incomes than other renters, though as we will see below, incomes are generally low in this census tract.

8.5.4 Condos and Changing Incomes

An examination of average and median household incomes of this area illustrates much lower average and median incomes than across the city. The median income is \$55,260, the average \$43,890 compared to \$86,921 and \$68,402 for the city (Table 44). The only other key area that has a lower average household income is the Downtown at \$46,709 (Table 8, Appendix 1).

Household Income (All Households)	Census Tracts
	142.03
Median Income	\$43,890
Average Income	\$55,260

Table 44: Household Income for the Valhalla area, Derived from Statistics Canada data (2016)

An examination of incomes by tenure illustrates that:

- Condo renters in Valhalla have a higher average incomes than non-condo renters -- \$56,746 vs \$47,095 and condo renters have a slightly higher incomes than all households in the area with an average of \$55,260;
- Condo owners in the area have an average income of \$61,101 vs \$55,260 for all households and \$140,447 for non-condo owners (Table 8, Appendix 1);
- The average income of condo owners is only about \$3,000 higher than condo renters;
- The evidence suggests that condos in the area provide a more affordable homeownership option; and,

The higher income of condo renters versus non-condo renters does help explain the lower incidence of core need despite the higher rents in condo units. Rented condominiums, despite the higher rents are providing affordable accommodation for most of the occupants.

Household Tenure (All Households)	Census Tracts
	142.03
Owner	625
	23.10%
Renters	2075
	76.90%

Table 45: Household Tenure for the Valhalla area, Derived from Statistics Canada data (2016)

8.5.5 Demographic Characteristics of the Area

Demographically one key point stands out about the age distribution in Valhalla -- the concentration of people 65 and older. The area has the lowest proportion of people in the age groups 0-19 to 45-54 than any of the key areas and much lower than city proportions (Table 1, Appendix 1). However, 18% of the population is 55-64, higher than any of the key areas and much higher than the 13% city wide. Of even greater demographic significance is the very high proportion of people 65 and older -- 51%, more than three times the city proportion of 15.6% and very much higher than any of the other key areas. This is an area very much characterized by an aging population with very few people under the age of 54 (Table 1, Appendix 1).

When the age structure is examined by housing tenure the following points are worth noting:

- For all households 59% are 65 or older, compared to just 24% in the city. Again, none of the other areas come even close to this proportion, Heritage Park at 28% is a distant second in this category;
- Most rented condominiums are occupied by households aged 25-44 (39%), 45-64 (30%), and 65 and older (30%). The proportion 45-64 is higher than the city (25%) with only the Downtown and Heritage Park at 34% higher amongst the other key areas. This proportion is also higher than for renters in non-condo rental units at 24%;
- Again, it is the 65 and older age group that stands out with 30% of households in rented condos compared to 18% in the city. None of the other key areas are as high. Rivers is next at 27%. However, other rental units (non-condos) in the area have an even higher proportion of 65 and older at 63%, about three times the city proportion of 22% with the Rivers key area second at 39%;
- Households in owned condos again emphasize the elderly nature of Valhalla as 55% of households in owned condos are 65 or older, compared to just 41% in non-condo ownership; and,
- In the city just 38% of households in owned condos are 65 and older with 23% in other owned dwellings. Again, none of the other key areas have as high a proportion of 65 and older in owned condos with Rivers again second at 48%.

Overall, condominiums -- rental and owned -- have attracted a significantly older demographic to Valhalla. With condominium development contributing to the older population in the area a lower proportion of households are married or living common law -- 40% compared to the city proportion of 54% and accordingly 60% are not married or living common-law compared to the city proportion of 46% (Table 3, Appendix 1). Only the Downtown has a lower proportion of households married or living common-law at 36%. Just over 83% of households have no children, much higher than the city figure of 46%, and considerably higher than any of the other key areas (Table 11, Appendix 1). River-Osborne is a distant second at 70%. Valhalla also has a higher proportion of households with only one child -- 48% compared to the city figure of 39%. However, 17% of families are lone parent compared to 18.5% in the city (Table 12, Appendix 1).

The average household size in Valhalla is 1.5, compared to 2.5 in the city. None of the other key areas has an average household size as small with River-Osborne next at 1.7 (Table 13, Appendix 1). In Valhalla 65% of households consist of only one person compared to 30% in the city. Downtown is next amongst

the key areas at 57%. Again, condominiums have an influence as owned condos contain 1.4 people on average compared to 2.7 in freehold ownership (Table 5, Appendix 1).

This area illustrates many characteristics of an older population and one where older non-family households have a dominant presence in the area. Condominium development, both purpose-built and conversions have been a significant contributing factor in these characteristics.

8.5.6 Neighbourhood Changes

Condominium conversions and purpose-built development in Valhalla have contributed to a number of neighbourhood changes:

- Condominiums, particularly purpose-built projects have increased the density of residential development;
- There has been a modest loss of affordable rental stock but a significant contribution to affordable ownership stock;
- A loss of what was most likely affordable rental housing has to some extent worked to the advantage of those seeking affordable homeownership options;
- Although rents are higher in rented condos there has not been any significant increase in core need amongst condo renters because households in rented condos have higher average incomes than renters of non-condo units;
- Condominium development and conversions have accommodated a population that is very much older and non-family focused with smaller households. This has contributed to Valhalla being one of the oldest neighbourhoods in the city and also a neighbourhood with relatively small households and fewer children.

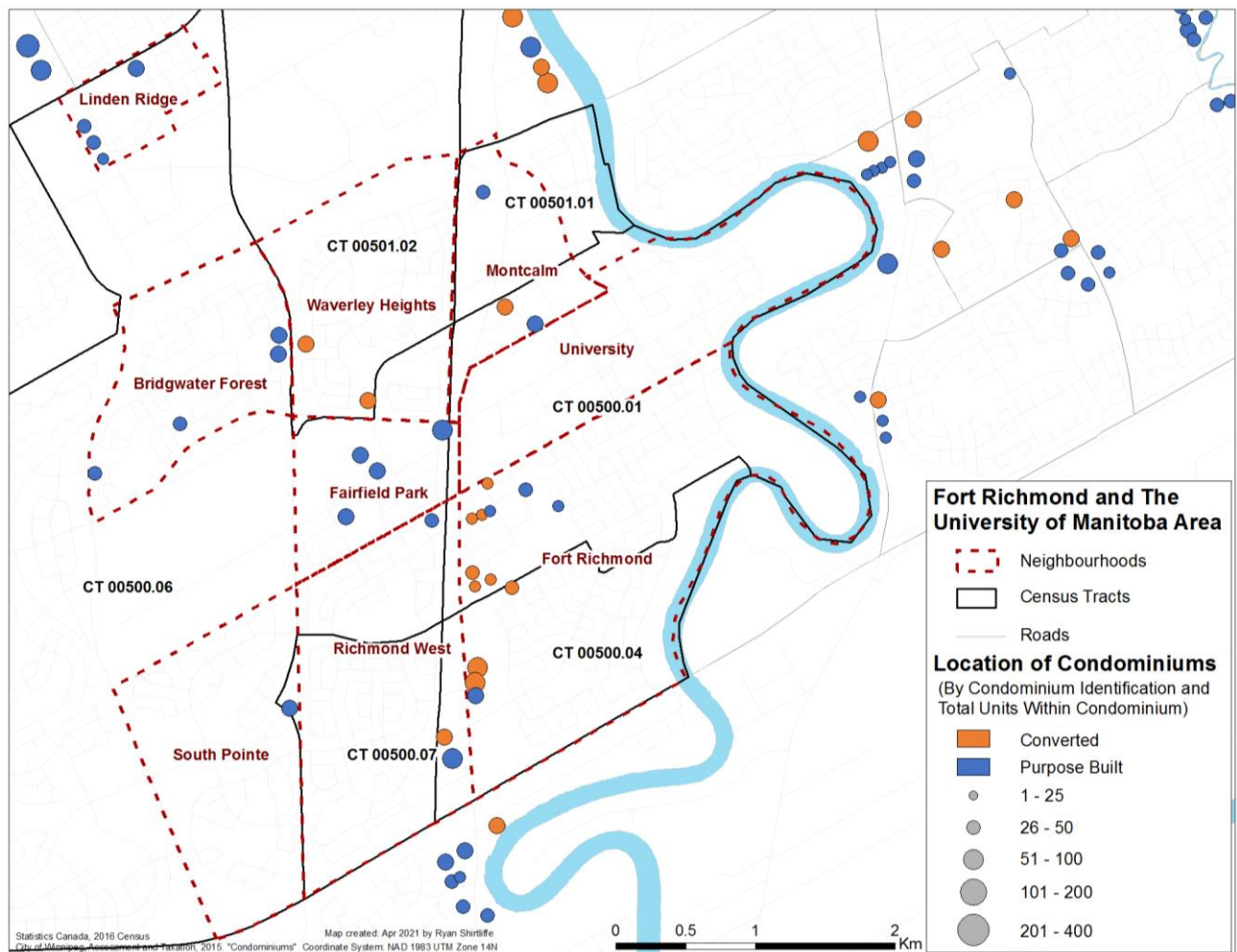
In summary, the loss of rental stock has not been significant and to some extent has worked to the advantage of those seeking affordable homeownership options. Condominium activity has also helped create an older, and non-family demographic in the area.

8.6 Fort Richmond and The University of Manitoba

8.6.1 Locational Influences

The Fort Richmond area is located in the southern portion of Winnipeg, on the western side of the Red River (Map 17). Pembina Highway, a major north-south arterial runs through the area, and Waverley, another major north-south arterial runs along the west side. The area's close proximity to the University of Manitoba, a major employment and student complex is also a major locational attraction.

Employment in this area is also increased by the significant number of retail, personal services, offices, and restaurants along Pembina Highway. Pembina and Waverley also provide quick and easy access to other significant employment and entertainment functions in the city. Frequent bus service, including the north south rapid transit line which connects the University to the Downtown is also an attractive locational feature.



Map 17: Location of Condominiums in the Fort Richmond and The University of Manitoba area, Derived from City of Winnipeg data (2015)

Fort Richmond’s proximity to the University of Manitoba creates a demand for student housing and housing for academic and administrative and support staff in the area. The Victoria Hospital, which is also in the area provides an additional major employment hub. A number of active and passive green spaces and the nearby Red River also add attractive environmental and recreational features and the football stadium is a major sporting attraction nine months of the year. The many locational influences are certainly important stimulating factors driving condominium development and conversion.

8.6.2 The Changing Housing Stock in the Area

8.6.2.1 Condo Development and Conversions

The housing stock in this area is primarily single-detached dwellings, with low-rise and high-rise apartments scattered throughout the area. The area contains 18,732 dwelling units. There are 2,119 condominium units – 11% of total dwelling units in the area. This is higher than the city proportion of 7.3%. 64% or 1,346 condo units are purpose-built and 36% or 773 are conversions (Table 46 and Table 2, Appendix 1).

	Census Tract						
	501.02	501.01	500.07	500.06	500.04	500.01	Total
Total Condominiums	123	48	85	814	658	391	2,119
Total Dwellings	2,191	2,141	1,460	6,872	2,932	3,136	18,732
Total Dwellings that are Condominiums (%)	5.6%	2.2%	5.8%	11.9%	22.4%	12.5%	11.3%
Total Purpose-Built	0	48	85	814	227	172	1,346
Total Converted	123	0	0	0	431	219	773

Table 46: Fort Richmond and The University of Manitoba Condominium Statistics, Derived from Custom Statistics Canada data (2016), and City of Winnipeg data (2015)

Condominium development in the area has been almost continuous since 1975. Conversions dominated the early activity to about 1999 with the number of conversions exceeding 150 units per year in 1982 and 1984. Since 2004 purpose-built units have dominated activity with the number of new builds exceeding 150 units per year in 2009 and 2013 and reaching 250 units in 2014 (Figure 17). Purpose-built development continues today, and the area represents one of the most active condo development areas of the city – probably because of its significant locational and market advantages for such development.

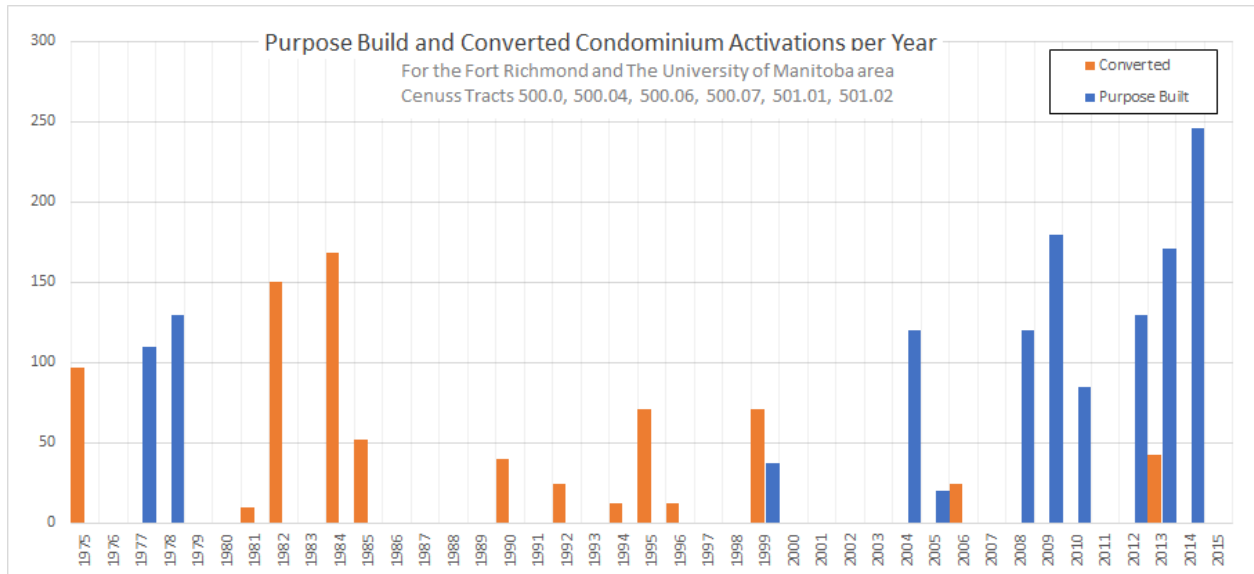


Figure 17: Condominium Activations per year by Classification for the Fort Richmond and The University of Manitoba Area, Derived from City of Winnipeg data (2015)

Condominiums in contrast to the other housing stock of the Fort Richmond area, are distributed amongst low-rise, high-rise buildings, and row housing projects. The distribution of all condominiums by structural type has 27% in high rise buildings, 40% in low rise and 29% in row housing. Purpose-built units are 19% high rise, 41% low rise, and 35% row housing. Conversions are 41% high rise, 38% low rise and 21% row housing (Table 47). All the conversions in the area were previously rental apartments (Table 2, Appendix 1).

Structure Type	Fort Richmond and The University of Manitoba Area Condominium Classification					
	Total Condominiums		Purpose-Built		Converted	
Building with 5 or more Storeys	573	27.0%	255	19.0%	318	41.1%
Building with fewer than 5 Storeys	848	40.0%	552	41.0%	296	38.3%
Row House	623	29.4%	464	34.5%	159	20.6%
Duplex and Tri-Plex	0	0%	0	0%	0	0%
Semi-Detached	75	3.5%	75	6.0%	0	0%
Single Detached	0	0%	0	0%	0	0%
Total	2,119	100%	1346	100%	773	100%

Table 47: Fort Richmond and The University of Manitoba Area Condominium Structure Classification, Derived from City of Winnipeg data (2015)

8.6.2.2 Condo Conversions and the Loss of Rental Stock

Of the total 2,119 condominium units in the area 985 or 46% are rented and 1,134 or 54% are owned (Table 48). Ft. Richmond has the highest number and proportion of rental condos of any of the key areas. The CBD has 30% of its condos rented, River Osborne 23%. The 2,119 condominiums in the area consist of 1,346 (64%) purpose-built units and 773 (36%) conversions (Table 2, Appendix 1). There has obviously been some loss of rental stock to conversions, but the loss is moderated by the high number and proportion of rented condos in the area. The 773 conversions of rental apartments to condos represents about 13% of total rental units (compared to 13.8% in the city) in the area but there are more rented condos 985 than conversions of rental apartments (773) in the area. The loss of rental stock has been modest but there has been an increase in homeownership stock as 1,134 of the condos in the area are owned. However, as pointed out in the literature review it is quite common for parents of students to purchase condos for their children to live in when they attend university. They often rent to other students sharing the accommodation with their child. This form of ownership also helps increase rental options in these areas. Although it is not possible to get figures on the magnitude of such activity, information from interviews suggests this type of housing accommodation is quite common.

	Census Tract						
	501.02	501.01	500.07	500.06	500.04	500.01	Total
Total Condos*	123	48	85	814	658	391	2,119
Rented Condos	70	70	0	490	210	145	985
Percent Rented Condos	57.0%	100%**	0%	60.2%	31.9%	37.1%	46.5%

Table 48: Rental rate of condominiums in the Fort Richmond and The University of Manitoba area, *Note: Condos based on Custom Statistics Canada 2016 Census Data Order from NCRP, Derived from Custom Statistics Canada data (2016)

(** Actual figure is 145.8%. Total condos was based on 2016 Census data, while the Rented Condos on 2015 data. A condominium completed construction after the April 2015 period of our dataset, but was occupied by the May 2016 Census).

Household Tenure (All Households)	Census Tracts						
	501.02	501.01	500.07	500.06	500.04	500.01	TOTAL
Owner	1,755	200	1,395	5240	1,615	1,365	11,570
	80.30%	10.00%	96.90%	81.90%	58.70%	47.30%	65.50%
Renters	430	1805	40	1155	1135	1520	6085
	19.70%	90.30%	2.80%	18.00%	41.30%	52.70%	34.50%

Table 49: Household Tenure for the Fort Richmond and The University of Manitoba, Derived from Statistics Canada data (2016)

8.6.3 Condo Conversion and Renter Affordability

Median and average rents for condo and non-condo renters vary significantly by census tract in the Ft. Richmond area. Monthly median and average condo rents are lower than non-condo rents by as much as \$400.00 in census tract 501.02 where all condos are converted units. In tract 501.01 where condos are all purpose-built, the condo rents are higher by approximately \$250.00 per month. However, in tract 500.06 which is again all purpose-built condos, rents are lower by about \$200.00 a month. In tract 500.04 where condos are mainly converted, condo and non-condo rents are similar and in 500.01 where converted and purpose-built unit numbers are somewhat evenly split condo rents are about \$150.00 a month higher (Table 50).

Renter Tenant Statistics		Census Tract					
		501.02	501.01	500.07	500.06	500.04	500.01
Monthly Shelter Costs for Renters	Median (\$)	\$1,296	\$984	\$1,854	\$1,536	\$974	\$1,034
	Average (\$)	\$1,281	\$948	\$1,746	\$1,574	\$953	\$1,090
Monthly Shelter Costs for Condo Renters	Median (\$)	\$1,085	\$1,326	\$0	\$1,456	\$995	\$1,199
	Average (\$)	\$1,020	\$1,170	\$0	\$1,433	\$923	\$1,150
Monthly Shelter Costs for Non-Condo Renters	Median (\$)	\$1,425	\$976	\$1,854	\$1,600	\$972	\$1,028
	Average (\$)	\$1,329	\$939	\$1,746	\$1,677	\$960	\$1,084
Tenant households spending 30% or more of its income on shelter costs	Renters (%)	44.7%	49.6%	50.0%	55.7%	44.2%	54.0%
	Condo Renters (%)	42.9%	64.0%	0.0%	56.1%	54.8%	62.1%
	Non-Condo Renters (%)	45.2%	49.0%	42.9%	56.0%	41.4%	52.7%

Table 50: Fort Richmond and The University of Manitoba area Tenant Statistics, Derived from Custom Statistics Canada data (2016), and City of Winnipeg data (2015)

There seems to be no strong relationship between rents and converted or purpose-built units. Age, size, and location may be the factors most influential in rent levels. However, condo renters, with the exception of one census tract, consistently have higher levels of core need than all renters, or non-condo renters (Table 50). The proportion of households in core need ranges from 43% in tract 501.02 to 64% in tract 501.01, compared to 27.7% for renters in the city as a whole. This very high level of core need may be related to the significant number of student renters in the area (see Table 49) with limited incomes and perhaps depending substantially on the “bank of mum and dad”.

8.6.4 Condos and Changing Incomes

Incomes vary significantly in the Fort Richmond Area. Median incomes range from \$39,623 in census tract 501.01 to \$109,696 in tract 500.07 compared to the city median of \$68,402. Averages range from \$47,035 to \$121,055 in the same two tracts compared to the city average of \$86,921 (Table 51). Both these census tracts contain only a small number of purpose-built condominiums which have little influence on incomes. Census tract 501.01 contains smaller older housing stock, some of it rented, while tract 500.07 is dominated by large high value single detached homes.

Household Income (All Households)	Census Tracts					
	501.02	501.01	500.07	500.06	500.04	500.01
Median Income	\$77,568	\$39,623	\$109,696	\$98,532	\$59,989	\$54,894
Average Income	\$86,954	\$47,035	\$122,177	\$121,055	\$78,368	\$76,219

Table 51: Household Income for the Fort Richmond and The University of Manitoba, Derived from Statistics Canada data (2016)

An examination of incomes by housing tenure illustrates that:

- Incomes of households in rented condominiums at \$47,975 are almost identical to incomes in other rental stock at \$47,773 but much lower than average incomes of all households at \$94,562 (Table 8, Appendix 1);
- Average incomes in owned condos at \$75,147 are much lower than incomes in other owned dwellings at \$126,806 and lower than the overall household average at \$94,562; and,
- Condominiums in the area are occupied by households with more modest incomes, particularly those that are rented, but owned condos also contain households with much more modest incomes than the overall average.

8.6.5 Demographic Characteristics of the Area

Fort Richmond is an area dominated by a young demographic, and stands in contrast to the Valhalla neighbourhood. Just over a quarter of the population is 19 years of age or younger, compared to 22% for the city. Only Maples has a slightly higher proportion in this age group at 26%. 12% of the population is 20-24 higher than any other key area and much higher than the city proportion of 7%. At the other end of the demographic scale the proportion 65 and older is just over 11%, the lowest of any key area and much lower than the city proportion of 15.6% (Table 1, Appendix 1). The proximity of the University of Manitoba likely has a major influence on this demographic distribution.

When the age structure of households is examined by housing tenure (Table 9 & 10, Appendix 1) the following points are worth noting:

- There is a very high percentage of households under age 25 (9.5%) and 25-44 (37.1%). The proportion under 25 is three times the city proportion of 3.2% and higher than any other key areas. In the 25-44 aged group only River Osborne and the CBD have higher proportions and the city proportion is 33.5%. Proportions in the older age groups in Fort Richmond are lower than the city proportions;

- Rented condominiums really contribute to the young demographic as 29% of households are under 25, almost three times the city proportion at 11.8% and very much higher than any of the other key areas. There are much lower proportions in the 45-64 and 65 and older age groups than in the city;
- General rental units illustrate the same demographic pattern as rented condominiums;
- Owned condominiums reinforce the demographic pattern of rented condominiums, with much higher percentages of households under 25 than the city (5.8% vs 2.0%) and higher than any of the other key areas. A much higher proportion of households are in the 25-44 age group than the city (38% vs 30%) and higher than all other key areas except Transcona and the CBD. Again, the proportion 65 and older in owned condos is much lower than the city (27% vs 38%); and,
- Owned houses that are not condominiums generally reflect the city distribution.

Overall, this analysis suggests that rental and owned condominiums have provided housing options for a young population seeking accommodation close to the University of Manitoba and other key employment destinations in the area.

Although no particular characteristics stand out, marital status reflects what one would expect with a young population. The area has a slightly higher proportion of families with children than the city (60% vs 54%) and a slightly higher proportion with two or more children (Table 11, Appendix 1). There are also a lower percentage of single parent families (Table 12, Appendix 1) than in the city as a whole (13.6% vs 18.5%). However, these particular characteristics cannot be tied specifically to condominium activity in the area. With respect to average persons per household, household size in Fort Richmond is slightly larger than the city – 2.8 vs 2.5 (Table 13, Appendix 1) but rented and owned condominiums do not play a role in contributing to the slightly larger household size. The average household size in rented condominiums is 2.3 and 1.9 in owned condominiums. If they have any effect at all it is to reduce overall household size (Table 13, Appendix 1).

The area certainly illustrates the demographic characteristics of a young population and condominiums, both conversions and purpose-built contribute to this young demographic.

8.6.6 Neighbourhood Changes

In summary the development and particularly the conversion of condominiums in the Fort Richmond area have had several effects on this neighbourhood including:

- There has been some loss of rental stock in the area, however, this loss has largely been offset by the high number and proportion of rented condos in the area;
- There are more rented condos in the area than the number of rental apartments that were converted to condominiums;
- Condominium conversions and development have certainly added to affordable home ownership stock in the area;
- There is no strong evidence to suggest condo rents are higher or lower than other rental units in the area, however, the level of core need is much higher for renter households in condo units. This very high level of core need may be related to the significant number of student renters in

the area with limited incomes and perhaps depending substantially on the “bank of mum and dad”;

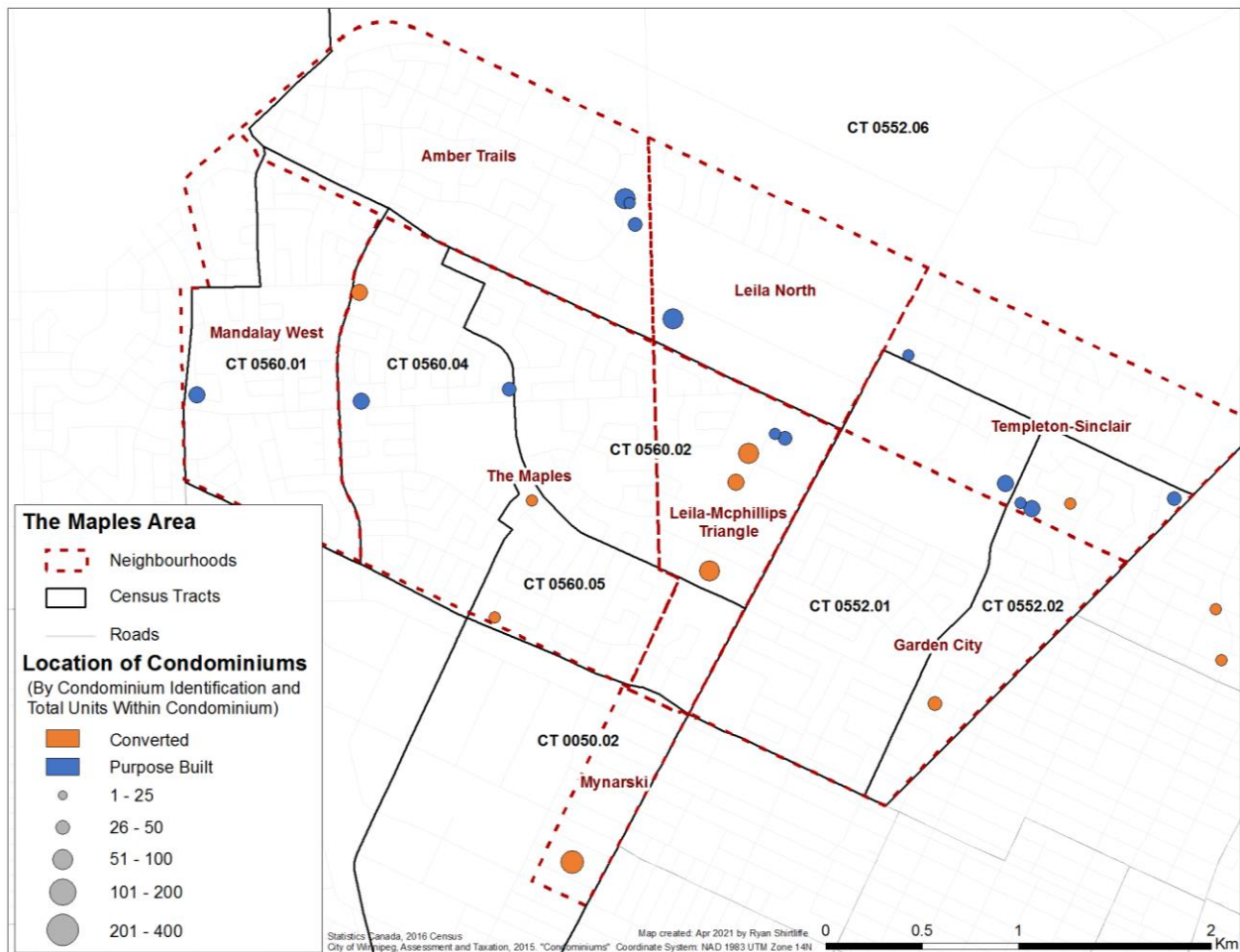
- Condominiums in the area are occupied by households with more modest incomes. Both rented and owned condos contain households with much more modest incomes than the overall average.
- Rented and owned condominiums provide accommodation for a very high proportion of young households, under 25 and 25-44 and certainly contribute significantly to the young demographic in the area; and,
- Condominiums have added to the number of smaller households in the area.

Overall, condominium development, conversions and purpose-built have contributed to a significant number of changes in this Fort Richmond neighbourhood resulting in a distinct young, renter population.

8.7 The Maples Area

8.7.1 Locational Influences

The Maples is the seventh key area of study (Map 18). The Maples is located at the north-western corner of the city, north of Inkster Boulevard, and west of McPhillips Street. Major east west arterials in the area include Inkster Boulevard, Jefferson Avenue and Leila Avenue while McPhillips Street is the major north south arterial. Retail, office, personal service and eating establishments line these major routes in many places, providing easy access to both services and employment. Red River College with several thousand students and staff is also a major employment attraction as is the nearby airport and a major industrial park. Garden city Mall, also in the area, provides a full range of shopping as well as entertainment and office space functions. Seven Oakes Hospital is also a major professional and support services employment centre in the area. The arterials provide frequent bus service and access to other parts of the city. Jobs, services, and accessibility to other parts of the city certainly play a role in stimulating condo development and conversion.



Map 18: Location of Condominiums in the Maples area, Derived from City of Winnipeg data (2015)

8.7.2 The Changing Housing Stock in the Area

8.7.2.1 Condo Development and Conversion

The area contains 16,736 dwellings and 1,479 or 9% of these dwellings are condos, just slightly higher than the proportion in the city which stands at 7.3%. Only Transcona has a lower proportion of condos in the housing stock. There is a very even split between purpose-built and conversions with 712 purpose-built or 48% of total condos and 767 conversions or 52% of total condos (Table 52 and Table 2, Appx 1).

	Census Tract								
	50.02	552.02	560.06	560.05	560.04	560.02	560.01	552.01	Total
Total Condominiums	228	199	264	32	158	459	71	68	1479
Total Dwellings	1,684	1,807	3,780	1,156	2,006	2,717	1,542	2044	16736
Total Dwellings that are Condominiums (%)	13.5%	11.0%	7.0%	2.8%	7.9%	16.9%	4.6%	3.3%	8.8%
Total Purpose-Built	0	133	264	0	104	72	71	68	712
Total Converted	228	66	0	32	54	387	0	0	767

Table 52: The Maples area Condominium Statistics, from Custom Statistics Canada data (2016), City of Winnipeg data (2015)

The housing stock of the Maples is largely characterized by single-detached dwellings, typical of suburban areas. Reflecting the nature of low-density housing and zoning regulations in the area, condominiums in the Maples area are primarily low-rise and row-house dwellings. Only 9% of all condos are in high rise dwellings, 45% are low rise and 43% are row houses. Converted units are evenly split with 50% low rise and 37% row housing. One fifth (20%) of purpose-built units are in a high-rise project with 40% low rise and 45% row housing (Table 53). All conversions were previous rental apartments (Table 2, Appendix 1).

Structure Type	The Maples Area Condominium Classification					
	Total Condominiums		Purpose-Built		Converted	
Building with 5 or more Storeys	139	9.4%	139	20.0%	0	0%
Building with fewer than 5 Storeys	672	45.4%	285	40.0%	387	50.5%
Row House	640	43.3%	260	36.5%	380	49.5%
Duplex and Tri-Plex	0	0%	0	0%	0	0%
Semi-Detached	28	1.9%	28	4.0%	0	0%
Single Detached	0	0%	0	0%	0	0%
Total	1,479	100%	712	100%	767	100%

Table 53: Maples area Condominium Structure Classification, Derived from City of Winnipeg data (2015)

8.7.2.2 Condo Conversions and the Loss of Rental Stock

Condominium development in the area started in 1978 with a small purpose-built project. Further development and conversions occurred between 1985 and 1989, 1996 to 1998 and 2006 to 2014. Significant conversions occurred in 1989 and 1998 with 150 conversions per year and nearly 250 conversions in 2011 (Figure 18).

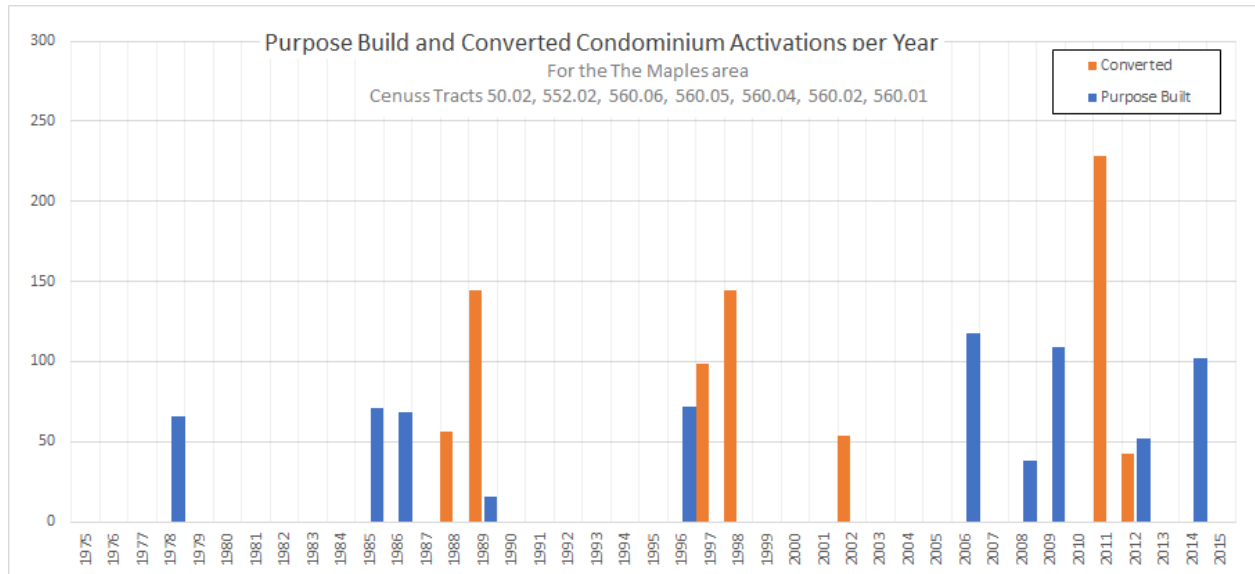


Figure 18: Condominium Activations per year by Classification for the Maples area, Derived from City of Winnipeg data (2015)

Of the total 1,479 condos in the area 285 or 19% are rented and 1,194 or 81% are owned (Table 54). The 1,479 condos in the area consist of 712 (48%) purpose-built units and 767 (52%) converted units. There has been a loss of rental stock because of conversions – 767 units. The 767 units represents 16.7% of total rental stock in the area, whereas conversions city wide represent 13.8% of rental units in the city (Table 2, Appendix 1). This loss is moderated somewhat by the 285 rented condos in the area. Condominium development, both purpose-built and conversions has added a considerable number of homeownership units to the area. In the area 72% of households are homeowners compared to 64% in the city (Table 2, Appendix 1). In summary, although there has been a loss of rental stock the area has also benefited from the addition of more affordable ownership units because of the condominium development in the area.

	Census Tract								Total
	50.02	552.02	560.06	560.05	560.04	560.02	560.01	552.01	
Total Condos	228	199	264	32	158	459	71	68	1479
Rented Condos	80	55	25	10	0	90	15	10	285
Percent Rented Condos	35.10%	27.60%	9.50%	31.30%	0.00%	19.60%	21.10%	14.70%	19.30%

Table 54: Rental rate of condominiums in the Maples area, *Note: Condos based on Custom Statistics Canada 2016 Census Data Order from NCRP, Derived from Custom Statistics Canada data (2016)

8.7.3 Condo Conversions and Renter Affordability

In the Maples area, rents for condos are consistently higher than for non-condo renters or all renters in the area. Median and average rents are \$100.00 to \$200.00 higher per month depending on the census tract. However, core need levels are only higher than non-condo and all renters in census tract 560.02 where they reach 39% compared to 27.7% in the city (Table 55). This is also the tract with the most converted condos in the area, 387 versus 72 purpose-built units (Table 52). The proportion of households in core need is actually lower for condo renters in census tract 50.02 where it is 25% compared to 36% for non-condo and all renters. This is a census tract with a considerable number of conversions. Like many of the other key areas there is no strong relationship between rents, levels of core need, and the nature of condo development – purpose-built or conversions. Age, size, location of the units, and incomes of the tenants may well be the influential factors.

Renter Tenant Statistics		Census Tract							
		50.02	552.02	560.06	560.05	560.04	560.02	560.01	552.01
Monthly Shelter Costs for Renters	Median (\$)	\$965	\$813	\$1,239	\$843	\$1,052	\$978	\$1,000	\$893
	Average (\$)	\$948	\$810	\$1,245	\$865	\$1,134	\$972	\$919	\$841
Monthly Shelter Costs for Condo Renters	Median (\$)	\$1,047	\$956	\$0	\$0	\$0	\$1,103	\$0	\$0
	Average (\$)	\$1,120	\$897	\$0	\$0	\$0	\$1,053	\$0	\$0
Monthly Shelter Costs for Non-Condo Renters	Median (\$)	\$902	\$806	\$1,236	\$843	\$1,052	\$972	\$997	\$889
	Average (\$)	\$902	\$803	\$1,243	\$855	\$1,140	\$964	\$899	\$840
Tenant households spending 30% or more of its income on shelter costs	Renters (%)	36.10%	39.50%	41.60%	23.40%	35.10%	33.00%	18.50%	34.10%
	Condo Renters (%)	25.00%	18.00%	0%	0%	0%	38.90%	0%	100.00%
	Non-Condo Renters (%)	36.20%	40.90%	40.90%	22.90%	35.50%	32.30%	17.40%	33.70%

Table 55: The Maples area Tenant Statistics, from Custom Statistics Canada data (2016), and City of Winnipeg data (2015)

8.7.4 Condos and Changing Incomes

An examination of average and median incomes of this area illustrates considerable variation throughout the area. Median incomes range from \$59,072 in census tract 552.02 to \$93,241 in tract 560.01 compared to the city median of \$68,402. Averages range from \$69,648 in 560.05 to \$103,841 in 560.01 compared to \$86,921 in the city (Table 56). However, these variations are much more strongly

related to the level of homeownership in these tracts than to condo characteristics. Tracts with higher levels of home ownership like tract 560.01 (91%), have higher incomes compared to tract 560.05 at 53.5% ownership (Table 57). There are very few condos in either of these census tracts.

Household Income (All Households)	Census Tracts							
	50.02	552.02	560.06	560.05	560.04	560.02	560.01	552.01
Median Income	\$68,301	\$59,072	\$90,684	\$61,141	\$73,472	\$62,320	\$93,241	\$70,861
Average Income	\$72,003	\$77,532	\$101,157	\$69,648	\$82,131	\$73,973	\$103,844	\$81,990

Table 56: Household Income for the Maples area, Derived from Statistics Canada data (2016)

Household Tenure (All Households)	Census Tracts								
	50.02	552.02	560.06	560.05	560.04	560.02	560.01	552.01	TOTAL
Owner	1,140	1,005	2,880	610	1,490	1,625	1,390	1,560	11,700
	75.7%	56.8%	77.4%	53.5%	75.8%	61.0%	90.8%	77.4%	71.7%
Renters	365	760	840	530	475	1035	135	455	4,595
	24.3%	42.9%	22.6%	46.5%	24.2%	38.8%	8.8%	22.6%	28.2%

Table 57: Household Tenure for the Maples area, Derived from Statistics Canada data (2016)

An examination of incomes by housing tenure illustrates that:

- The average household income of condo renters is approximately \$5000.00 lower than other renters (\$46,377 vs \$51,944) and \$35,000 below the average income of all households in the area; and,
- The average income of condo owners is over \$25,000 lower than owners of non-condo dwellings (\$73,584 vs \$100,805) and still below the average of all households at \$84,851 (Table 8, Appendix 1).

There is one obvious conclusion that can be drawn from this data. Although the presence of condos, whether conversions or purpose-builds, has had little if any effect on overall incomes in the area, condos do provide housing for a lower income group of households, particularly the rented condos.

8.7.5 Demographic Characteristics of the Area

The one demographic characteristic that stands out in this area is the significant proportion of the population 0-19 – 26%. This is higher than in any of the other key areas and higher than the city proportion of 22.9%. This is a young, family focused area (Table 1, Appendix 1).

When the age structure of households is examined by housing tenure (Table 9 & 10, Appendix 1) the following points are worth noting:

- The distribution of all households is similar to the city pattern with a slightly higher proportion of households 45-64 and a slightly lower proportion 65 or older;
- Rented condos contain substantially higher proportions of households 25-44 and 45-64 than the city;
- The same comparison is true of owned condos – higher proportions of households 25-44 and 45-64 than the city, but a lower proportion of households 65 and older (33.8% vs 38.4%); and,
- Condos contribute to the concentration of households in the young and middle-aged categories in the Maples Area.

Overall, this analysis suggests that rental and owned condos have provided housing options for young (25-44) and middle-aged (45-64) households. This reinforces the concentration of households in these age groups in the area as a whole – young and middle-aged families with children.

Maples has a higher proportion of the population married than the city (58% vs 54%) and most other key areas (Table 3, Appendix 1). It also has a lower percentage of couples without children (Table 11, Appendix 1) than the city (35% vs 46%). No other key area has a lower proportion of couples without children. Being more family focused it also has a lower proportion of families with one child and a higher proportion with three or more children than the city and most of the other key areas (Table 11, Appendix 1). Given the above comments it is not surprising that household size in the area is larger than the city (3 vs 2.5) and larger than any of the other key areas (Table 13, Appendix 1). There is a higher percentage of three, four and particularly five person households than the city. The proportion of five person households in the Maples is 19% vs 9% for the city (Table 13, Appendix 1).

The Maples definitely illustrates the characteristics of a family focused neighbourhood; however, it is difficult to attribute any of these characteristics to condominium development or conversion beyond simply saying that both converted and purpose-built condos accommodate households in the young and middle-aged family age groups.

8.7.6 Neighbourhood Changes

In summary, the development of purpose-built condos and conversion of rental apartments to condos have had some modest effects on the Maples Area. For example:

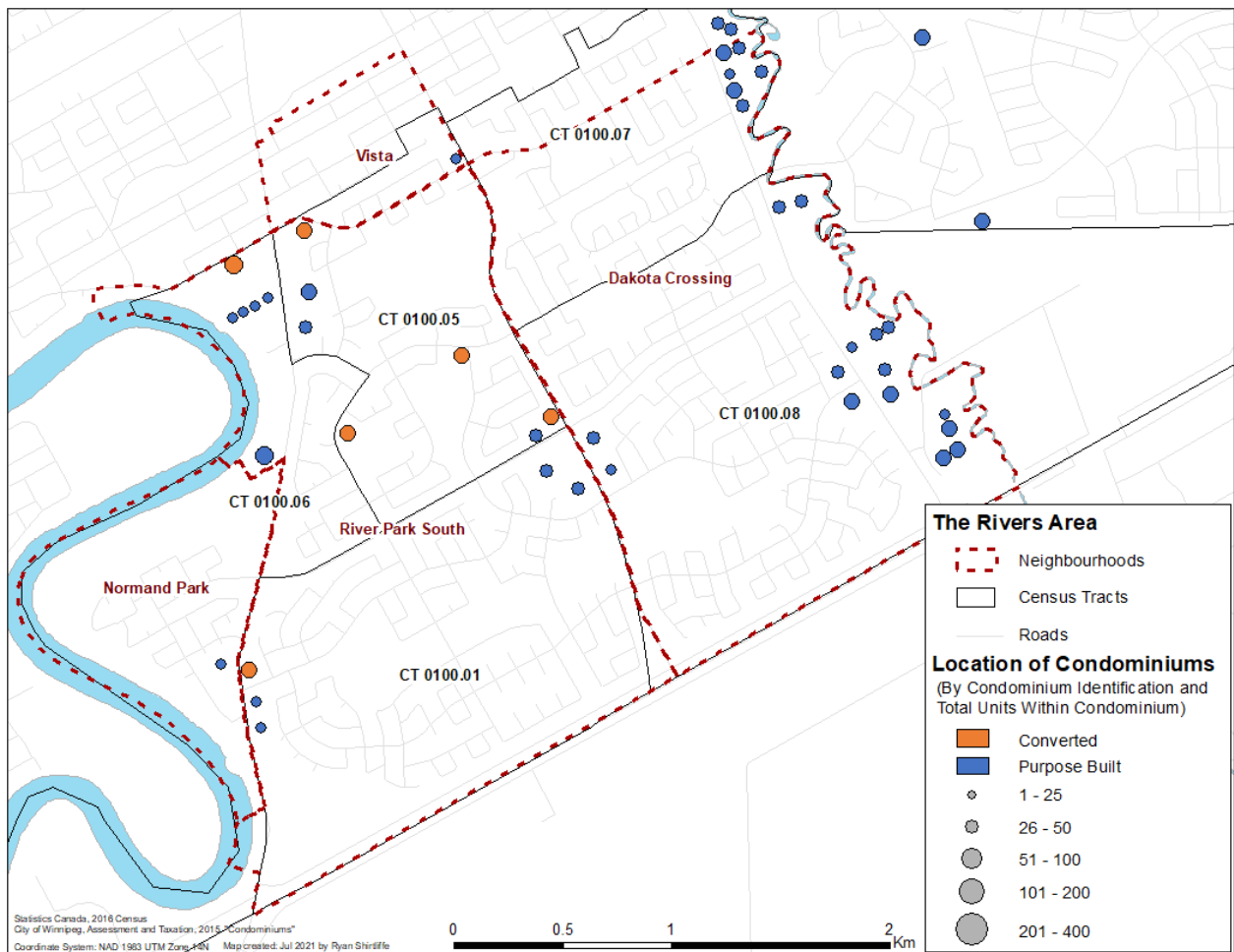
- There has been considerable loss of rental stock via conversions, however, the area has benefited by the addition of a considerable number of affordable home ownership units amongst the converted and purpose-built condo projects;
- Rents are higher in rented condo units but there is no strong evidence to suggest this has significantly raised the level of core need even though the incomes of condo renters are lower than renters in non-condo units;
- Owned condos accommodate a much lower income group of households than owners in non-condo units; and,
- Condos have contributed to the concentration of households in the young and middle-aged groups consistent with the family focus of the area;

Overall, condos be they rented, owned, converted or purpose-built appear to have provided affordable housing options for households in the area. The relatively low proportion of condos to total dwellings make it difficult to attribute specific effects of conversions or purpose-built condominiums in this area.

8.8 The Rivers

8.8.1 Locational Influences

Between the Red River and the Seine River is an area with significant condo development that this study calls The Rivers. Located in the south-eastern portion of the city, stretching from the western side of the Red River to the Seine River to the east, the area is best described as a single-family suburban development (Map 19). The housing stock of the area consists mainly of single-detached dwellings. Low-rise apartments, semi-detached, row houses, and high-rise dwellings contribute a small portion to the overall housing stock. A significant concentration of condominiums front onto the Seine River, an attractive suburban setting with considerable green space and walkways along the Seine (Map 19). The area provides both summer and winter outdoor amenities with opportunities to walk and bike the trails in summer and ski in winter. The Seine is also an attractive destination for those wishing to canoe.



Map 19: Location of Condominiums in The Rivers area, Derived from City of Winnipeg data (2015)

Although these environmental features are a development attraction the area has other locational advantages. It is within easy driving distance to the St. Vital shopping complex, the largest shopping concentration in the city with a complete range of retail outlets, personal services, entertainment,

restaurants, and other commercial functions. This complex is also a major employment focus with jobs ranging from services to professional positions. Although the University of Manitoba is across the Red River the major arterials of Bishop Grandin and the Ring Road provide quick access by car and frequent bus service to and from the area also provides a public transportation option for those without a vehicle.

The locational influences or attractions for condominium development of the area can be characterized as a quiet suburban living environment close to attractive environmental attractions but easily accessible to jobs and services.

8.8.2 The Changing Housing Stock of the Area

8.8.2.1 Condo Development and Conversions

The area contains 13,562 dwellings and 2,211 or 16% are condominiums, more than twice the proportion for the city of 7.3% (Table 58 and Table 59). Only the River Osborne area has a higher proportion of condominiums in the dwelling stock. The majority of the condos are purpose built – 77% or 1,711 units and 22% or 500 units are conversions. The Rivers area has a much lower proportion of conversions than any of the other key areas (Table 59 and Table 2, Appendix 1).

Household Tenure (All Households)	Census Tracts						
	100.01	100.05	100.06	100.07	100.08	102.01	TOTAL
Owner	2,190	1,565	1,065	1805	2,860	1,470	10,955
	94.40%	87.90%	57.10%	87.60%	90.20%	69.50%	82.30%
Renters	130	215	795	250	310	645	2345
	5.60%	12.10%	42.60%	12.10%	9.80%	30.50%	17.60%

Table 58: Household Tenure for The Rivers area, Derived from Statistics Canada data (2016)

Condominium Statistics	Census Tract						
	100.01	100.05	100.06	100.07	100.08	102.01	Total
Total Condominiums	193	462	313	376	783	84	2,211
Total Dwellings	2,334	1,876	1,852	2,086	3,256	2,158	13,562
Total Dwellings that are Condominiums (%)	8.3%	24.6%	16.9%	18.0%	24.0%	3.9%	16.3%
Total Purpose-Built	121	182	165	376	783	84	1,711
Total Converted	72	280	148	0	0	0	500

Table 59: The Rivers Condominium Statistics, Derived from Custom Statistics Canada data (2016), City of Winnipeg data (2015)

Condominium development in this area began in 1983 with a small purpose-built project and activity has been almost constant since then. The development of purpose-built units has been very significant since 2006. Although there have been relatively few conversions, most occurred between 1991 and 1999 with over 200 units converted in 1996 (Figure 19).

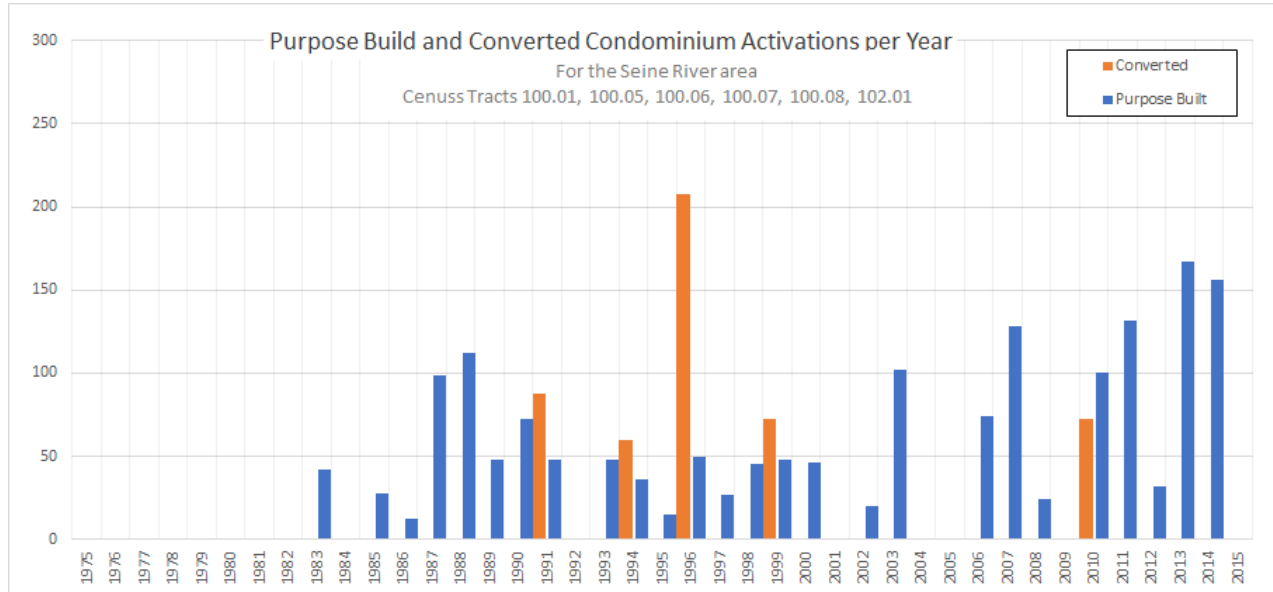


Figure 19: Condominium Activations per year by Classification for The Rivers Area, Derived from City of Winnipeg data (2015)

Structure Type	The Rivers Area Condominium Classification					
	Total Condominiums		Purpose-Built		Converted	
Building with 5 or more Storeys	227	10.3%	227	13.0%	0	0%
Building with fewer than 5 Storeys	1519	68.7%	1019	59.6%	500	100%
Row House	307	13.9%	307	17.9%	0	0%
Duplex and Triplex	0	0%	0	0%	0	0%
Semi-Detached	128	5.8%	128	8.0%	0	0%
Single Detached	30	1.4%	30	2.0%	0	0%
Total	2,211	100%	1711	100%	500	100%

Table 60: The Rivers area Condominium Structure Classification, Derived from City of Winnipeg data (2015)

The area, like Fort Richmond, has been a popular focus for condominium developers. Although the area is dominated by low density single detached housing, condominium development has increased the housing density of the area overall. When the total condominium stock is considered, 10% of units are in

high rise structures, 69% in low rise apartments and 14% in row housing units. All (100%) of converted units are in low rise apartments. 13% of purpose-built units are high rise, 60% low rise, 18% row houses and 8% semi-detached units (Table 60). All the conversions were previously rental apartments (Table 2, Appendix 1).

8.8.2.2 Condo Conversions and the Loss of Rental Stock

Of the total 2,211 condominium units in the area 425 or 19% are rented and 1,786 or 81% are owned, but significant variation exists amongst census tracts with 10.6% of condos rented in 100.07, and 38% in 100.06 (Table 61).

	Census Tract						
	100.01	100.05	100.06	100.07	100.08	102.01	Total
Total Condos*	193	462	313	376	783	84	2,211
Rented Condos	25	70	120	40	145	25	425
Percent Rented Condos	13.0%	15.2%	38.3%	10.6%	18.5%	29.8%	19.2%

Table 61: Rental rate of condominiums in The Rivers area, *Note: Condos based on Custom Statistics Canada 2016 Census Data Order from NCRP, Derived from Custom Statistics Canada data (2016)

Although there has been some loss of rental stock the loss has been modest. The 500 rental apartment units that were converted represent 21% of total rental stock in the area. This is much higher than the ratio of condo conversions to rental stock in the city which stands at 13.8%. However, this loss is offset considerably by the fact that 425 of the condos in the area are rented (Table 61 and Table 2, Appendix 1). Although the loss of rental stock has been modest there has been an increase of ownership units as condominium development occurred in the area. Condominiums are generally a more affordable ownership option for households. Those of modest incomes and first-time buyers have benefited.

8.8.3 Condo Conversions and Renter Affordability

In the Rivers Area average and median rents for condo renters are actually lower in census tract 100.06 by \$200-\$300 per month but generally a little higher (usually less than \$100) in the other census tracts. Census tract 100.06 has a significant number of converted condo units. Core need levels are consistently lower than for non-condo renters and all renters in nearly all census tracts. The proportion of condo renters with an affordability problem ranges from 29% to 41% depending on the tract. These levels of core need are still higher than the 27.7% for all renters in the city (Table 62). It is worth noting that the levels of core need amongst condo renters are lower in the census tracts with the most converted units – 100.05 and 100.06. The evidence suggests that rented condo units have provided affordable rental accommodation, particularly in census tracts with the most converted units. The data is not available to confirm the number of converted units that remain rented.

Renter Tenant Statistics		Census Tract					
		100.01	100.05	100.06	100.07	100.08	102.01
Monthly Shelter Costs for Renters	Median (\$)	\$1,354	\$1,073	\$1,252	\$1,008	\$1,290	\$1,005
	Average (\$)	\$1,404	\$1,100	\$1,264	\$1,119	\$1,292	\$990
Monthly Shelter Costs for Condo Renters	Median (\$)	\$0	\$1,121	\$991	\$1,069	\$1,397	\$0
	Average (\$)	\$0	\$1,042	\$1,012	\$1,025	\$1,296	\$0
Monthly Shelter Costs for Non-Condo Renters	Median (\$)	\$1,515	\$1,055	\$1,331	\$1,003	\$1,264	\$1,006
	Average (\$)	\$1,520	\$1,128	\$1,309	\$1,137	\$1,288	\$1,001
Tenant households spending 30% or more of its income on shelter costs	Renters (%)	42.3%	27.9%	42.8%	38.0%	45.0%	41.9%
	Condo Renters (%)	40.0%	29.0%	33.0%	0%	41.0%	0%
	Non-Condo Renters (%)	47.6%	31.0%	44.4%	40.5%	44.1%	42.7%

Table 62: The Rivers Area Tenant Statistics, Derived from Custom Statistics Canada data (2016), and City of Wpg data (2015)

8.8.4 Condos and Changing Incomes

An examination of average and median incomes in the Rivers area illustrates considerable variation. Median incomes range from \$66,381 in census tract 102.01 to \$111,974 in tract 100.01 compared to \$68,402 in the city. Averages range from \$75,547 to \$121,814 in the same tracts compared to \$86,921 in the city (Table 63). The level of home ownership is extremely high in tract 100.01 at 94.4%. Both tracts have some purpose-built condos and 100.01 has 72 converted units. Conversions are concentrated in tracts 100.05 and 100.06 (Table 59). Overall, there is no strong relationship between condo conversions or purpose-built units and average and median incomes in the area.

An examination of income by housing tenure (Table 8, Appendix 1) however, illustrates that:

- Average incomes of renters in condo units are approximately \$3000.00 lower than renters in non-condo units (\$55,425 to \$58,330) and almost \$45,000 lower than the average household income in the Seine Key area;
- Average incomes of condo owners at \$74,301 are almost \$45,000 lower than non-condo owners at \$118,183 and still below the overall average for the area of \$100,951; and,
- Although this is a relatively high-income area overall and incomes of condo owners and renters are higher than they are in many of the other key areas both rented and owned condos provide some of the most affordable housing options in the area.

Household Income (All Households)	Census Tracts					
	100.01	100.05	100.06	100.07	100.08	102.01
Median Income	\$111,974	\$80,128	\$78,685	\$75,658	\$105,421	\$66,381
Average Income	\$121,814	\$90,923	\$103,692	\$84,732	\$117,142	\$75,547

Table 63: Household Income for The Rivers area, Derived from Statistics Canada data (2016)

8.8.5 Demographic Characteristics of the Area

When the age distribution of the Rivers Area is compared to the city the one characteristic that stands out is the higher proportion in the age groups 45-54, 55-64 and 65 plus. This area represents an aging demographic, with fewer people in the young family age groups, 20-44, although the 23% of the population in the 0-19 age group does approximate the city proportion (Table 1, Appendix 1).

When the age structure of households by tenure is examined, (Table 9 & 10, Appendix 1) the following points are worth noting:

- The higher proportion of households in the age groups 45-64 and 65 and over support the characterization of the area as an aging demographic;
- Rented condominiums accommodate a much higher proportion of 65 and older households than the city as a whole – 27% versus 18%. No other key area has a proportion of households 65 and older than the Rivers area. Transcona and Valhalla each have about 18% of households 65 and older in rented condos;
- The same is true of owned condos. 48% of households in owned condos are 65 or older compared to just 38% for the city. There is no other key area with a higher proportion of households 65 and over in owned condos; and,
- Both rented and owned condos have contributed to the proportion of aged households and population in the Rivers Area.

When marital status is considered, 62% of the population is married or living common-law, higher than in any other key area and the city which stands at 54% (Table 3, Appendix 1). There is no significant difference between Rivers area and the city when it comes to couples with or without children, or the number of children per family. There is a slightly higher proportion of couple families and a lower proportion of single parent families than the city – 13.5% vs 18.5% (Table 12, Appendix 1). The average household size approximates the city average 2.6 vs 2.5, although there are fewer one person households, 23% vs 30% and higher proportions of two and three person households (Table 13, Appendix 1).

In conclusion the Rivers is an aging family area with a significant proportion of elderly couples. Both rented and owned condos contribute to the proportion of the aged population.

8.8.6 Neighbourhood Changes

In summary, converted and purpose-built condominiums have contributed to some changes in the Rivers area. Specifically:

- The Rivers area has a much lower proportion of converted condominiums than the other key areas and the loss of rental stock has been modest, as the number of rented condominiums in the area is almost equivalent to the number of rental apartments that have been converted;
- The evidence suggests that rented condos have provided affordable rental accommodation with no significant increase in levels of core need in rented condos;
- There has been a contribution to affordable home-ownership stock in the area;
- Although this is a relatively high-income area overall and incomes of condo owners and renters are higher than they are in many of the other key areas both rented and owned condos provide some of the most affordable housing options in the area; and,
- Both rented and owned condos have contributed to the proportion of aged households and population in the Rivers Area.

Condominium conversions and development have enhanced an aging demographic in the area and provided affordable rental and ownership options for older households.

9 Discussion and Conclusions

This research set out to examine condominiums in Winnipeg and their influence on neighbourhood characteristics. Most importantly, this research has attempted to pin down the impact of condominiums -- especially converted condos -- on the availability of affordable rental stock. Additionally, we examine the market conditions and drivers for the development of condos across Winnipeg. We set out to answer the following research questions:

- What is the spatial and temporal distribution of condominiums in Winnipeg?
- How does the distribution of new purpose-built condominiums differ from condominiums converted from other uses?
- Which neighbourhoods have been most affected and how has the housing stock in that neighbourhood changed?
- What effect have conversions had on the availability and affordability of the affordable rental stock in these neighbourhoods?

Spatial Distribution:

The majority of condominiums in Winnipeg, conversions and purpose-built, are not scattered randomly throughout the city. They are concentrated in areas with specific locational features. Proximity or easy access to employment, services, or entertainment and restaurants; along major arterials that provide easy and quicker access to other parts of the city and in some cases attractive environmental features like riverbanks, parks or outdoor recreational attractions. Purpose-built condominiums, which are often higher density developments, are more sensitive to these locational features than conversions so they tend to be even more concentrated in specific areas. Zoning for higher density, particularly along major arterials and near concentrations of commercial and retail functions accommodates these higher density developments. Because of specific locational attributes some neighbourhoods of the city have greater concentrations of condos than others, hence they are more subject to neighbourhood change as condo conversions and purpose-built developments occur. River Osborne, characterized by most of the locational features noted above is a case in point. Twenty-five percent of the areas dwellings are condos, 76% of them converted units.

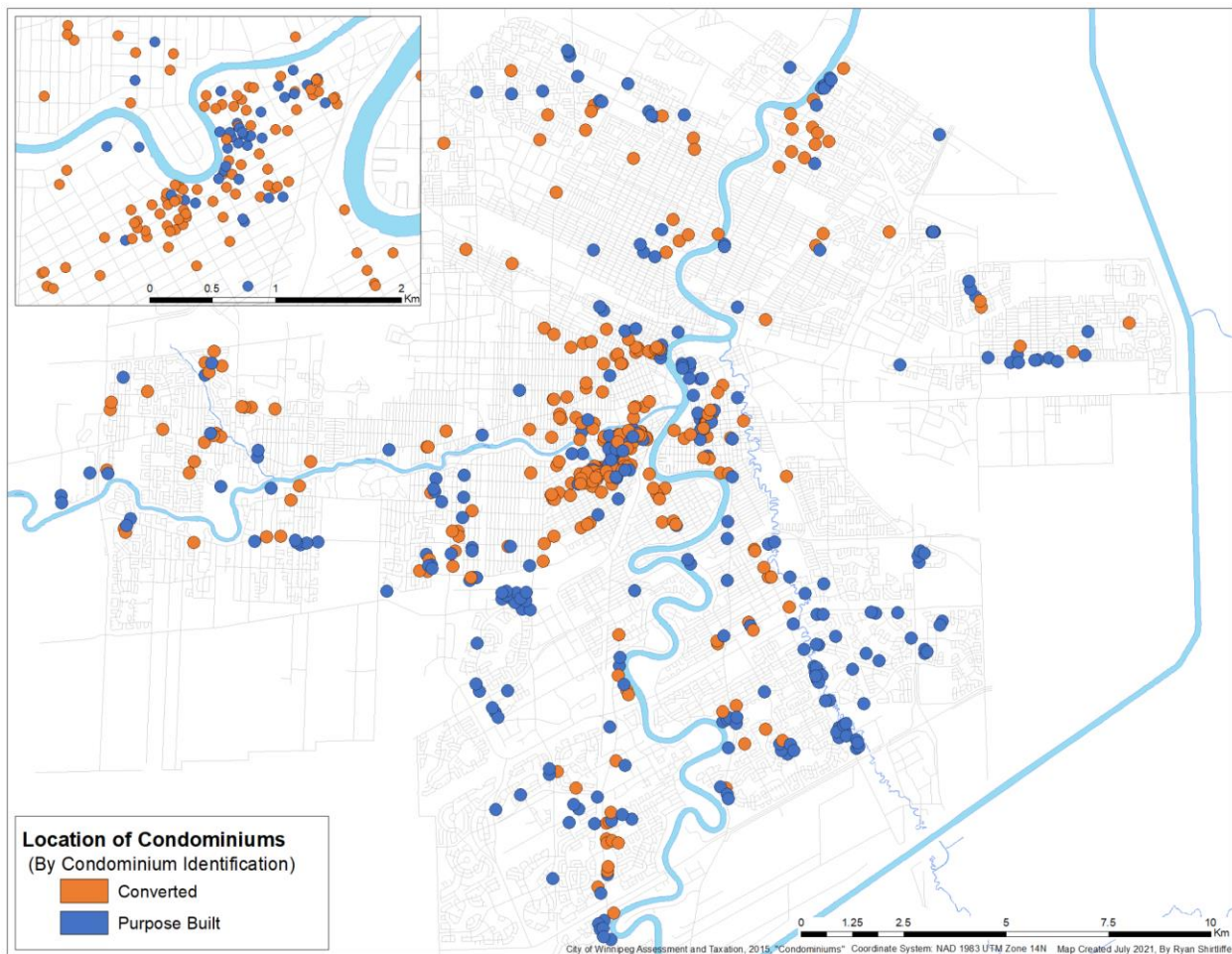
Condominiums are also a relatively recent feature of the housing market in Winnipeg. The first condominium development was a purpose-built project in 1970. This was followed by significant numbers of conversions throughout the seventies and into the 80s. Conversions have continued but have slowed significantly in recent years and most of the recent development has been purpose-built projects.

Distribution of purpose-built vs converted condominiums:

Most areas of the city have a mix of purpose built and converted condos. However, there are clusters of purpose-built units in new developments of the city including the Linden Woods - Linden Ridge

neighbourhoods in the south-west, and the new developments along the Seine River and southeast corner of the city – including Southglen, Dakota Crossing, Royalwood, Island Lakes and Sage Creek.

Conversions occur where there are opportunities -- that is, where there are buildings suitable for conversion. Conversions are usually former apartment buildings -- 95% of conversions were previously apartments. These apartments tend to be concentrated in older parts of the city -- the core of the city -- Downtown, the West End, and the Osborne to Crescentwood corridor, as well as along major transportation corridors. And this is where we find the concentrations of converted condos. But some conversions also occur across all older areas of the city (Map 20: Condominium Location and Classification for Winnipeg, Derived from City of Winnipeg data (2015)Map 20).



Map 20: Condominium Location and Classification for Winnipeg, Derived from City of Winnipeg data (2015)

Characteristics of the condominium market:

A review of demographic characteristics of condo residents and the nature of the condo market in Winnipeg provided some excellent background material for the more detailed analysis of the key areas of condo conversion and development in Winnipeg.

In general, condominiums are not a significant part of the housing market in Winnipeg. They represent approximately 8% of the total housing stock. 27% are high rise units, 47% low-rise, 16% row or semi and 5% single -detached. They account for a much lower percentage of the entire housing stock than other cities in Canada, and rented condos are a very low percentage of the entire rental stock in Winnipeg compared to most major centres and the national average. About one-quarter of condos in Winnipeg are rented, again much lower than the national average.

Although nearly a quarter of condominiums are rented, conversions of apartment buildings to condominiums have contributed to a reduction in the number of rental units available in the market. Rental rates are also generally higher in rented condo units than in rental apartments, leading to a higher proportion of households with affordability problems in rented condos. Despite the loss of rental stock, and the increased affordability problems in condos that are still rented, conversions are still a more affordable *ownership* housing option for home buyers, particularly young first-time homeowners and seniors who may be downsizing from single family homes. Sale prices of both new and existing condo units are much lower than sale prices of new and existing single detached housing units, although condo dwellings in Winnipeg are smaller than single detached homes. Despite the difference in size, the affordability of condos is clearly evident when the average income of condo owners is compared to the average income of owners of single detached homes across the key areas. Non-condo owners' average incomes range from \$27,000 (the Maple) to \$51,000 (Fort Richmond) *higher* than that of condo owners. The Central Business District (CBD) however, is the reverse with condo owners average incomes \$25,000 higher than non-condo owners. This is the result of expensive purpose-built condos in the CBD, and the inclusion of parts of low-income neighbourhoods in the CBD (compared to the official downtown boundary). Generally, condos are providing entry level homeownership for first-time buyers as well as affordable housing options for seniors downsizing across the city, at the cost of reduced affordable rental housing.

Condominiums also portray certain demographic and household characteristics. Condominium residents tend to have higher proportions of both younger and older people than residents in non-condo dwellings. Condos in River Osborne have attracted a very young demographic raising the proportion of people aged 25-34 to 27%, almost double the City proportion in that age group. Valhalla, on the other hand, has 51% of its population aged 65 or older compared to just 16% for the City. Condos also contain more non-family households, fewer families, fewer households with children and a higher proportion of one and two person households. The average size of households is also smaller than the average size of households in non-condo dwellings. Many of these differences can be attributed to the fact that a much higher proportion of households in condominium dwellings are 65 or older, many over the age of 75.

The more detailed analysis of the key areas confirmed many of these general characteristics and added additional information on how conversions and development of condominiums have changed neighbourhoods across the city.

Effects on the Rental Market:

The current research shows that more than 10,000 units⁶ of rental-housing have been converted to condos across Winnipeg. Other research has also drawn attention to the impact of condo conversions (see for instance CCPA, 2012) on the rental market. But in many ways, this figure for the entire city obscures the details of what is happening at the neighbourhood level. To understand the impact of condominium conversions on the affordable rental stock, it is necessary to understand how the condominiums functioned prior to the conversion. This is necessary because, for example, a warehouse or church were converted into a condominium it would not diminish the rental stock. Similarly, a group of separately owned houses converted collectively to a condominium corporation would not remove units from the rental stock, but merely change from one type of home ownership to another. The breakdown of the prior uses can be found in Table 64 below.

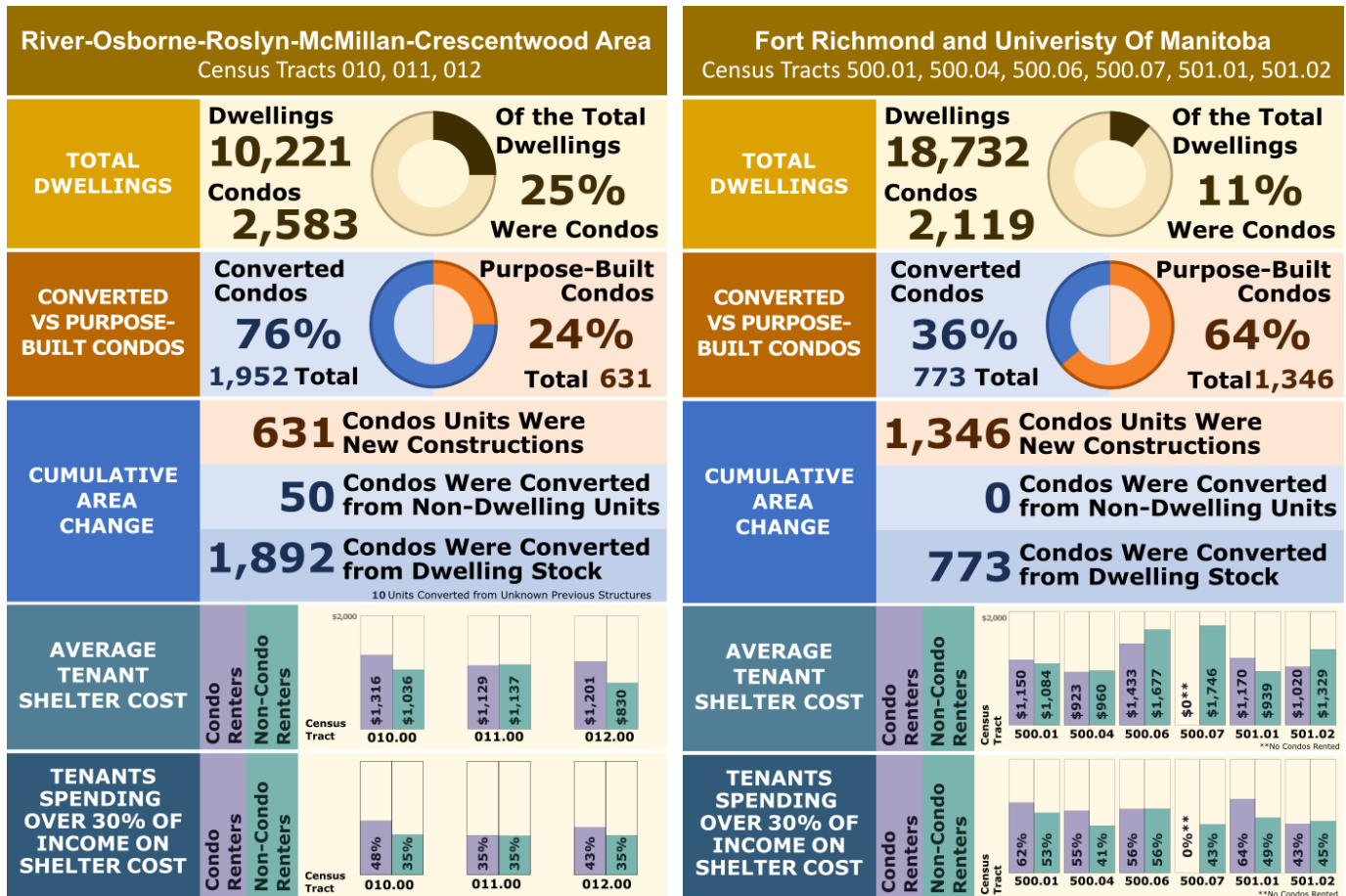
Prior Dwelling Use	Condominium Units	
Homeownership	33	0.3%
Church	53	0.5%
Vacant	147	1.3%
Office, Industrial, or Commercial	252	2.2%
Rental	10,684	95.4%
N/A	33	0.3%

Table 64: Converted Condominium Prior Dwelling Use

As noted, the vast majority of converted condominiums were converted from rental apartment units into condominium units. Over 95% of converted units were being rented prior to conversion. The disappearance of these 10,684 rental units makes up 3.5% of Winnipeg's Private Occupied Dwelling as per the 2016 Census.

These conversions of apartments to condominiums has had one major impact. Conversions are usually done to older apartment buildings. Newer apartment buildings are profitable -- they have higher amenities, are in better condition, require less updating or repair, and so demand higher rents. But older apartment buildings can be more costly to maintain, and challenging to profitably update under rent control regulations. Because of these limits, older apartment buildings historically provided some of the most affordable rental options; and these affordable rental apartment buildings are the ones that have been most targeted for redevelopment through conversions into condominiums -- resulting in the **loss of affordable rental housing**.

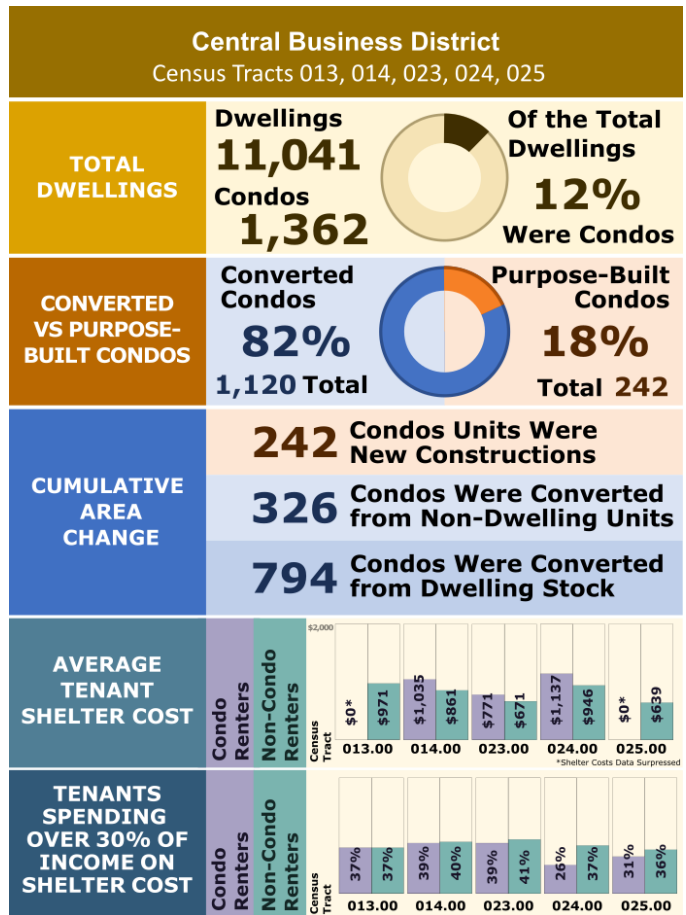
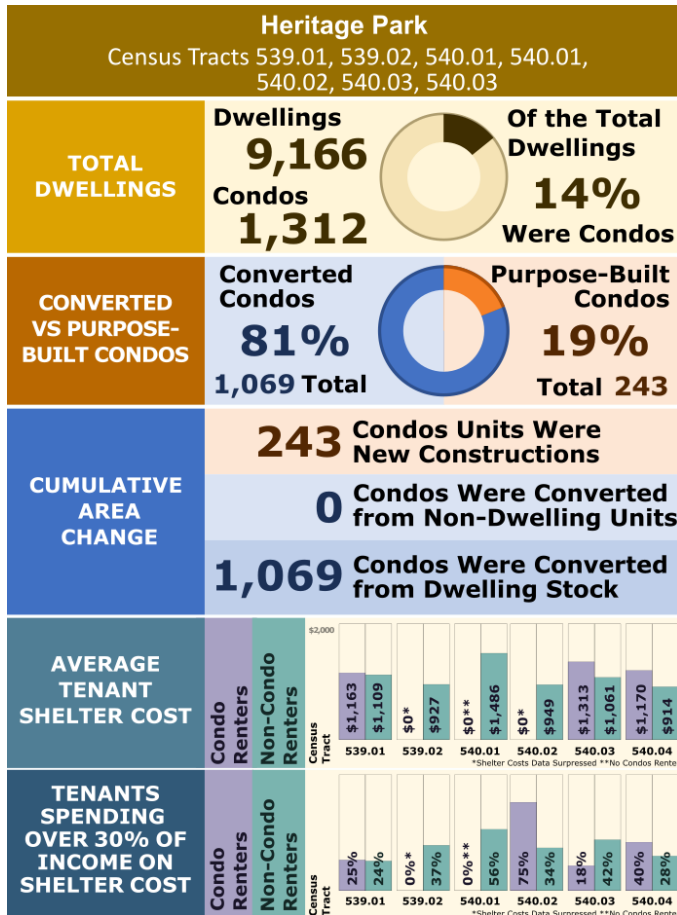
⁶ Two datasets have total conversions of 10,684 and 10,717.



All of the key areas examined have experienced a loss of rental stock because of conversions, but some more than others. However, the outcomes of this loss for renter affordability and levels of core housing need can vary substantially from area to area depending on other factors like rent levels, renter incomes as well as the proportion of condos that are rented in the area.

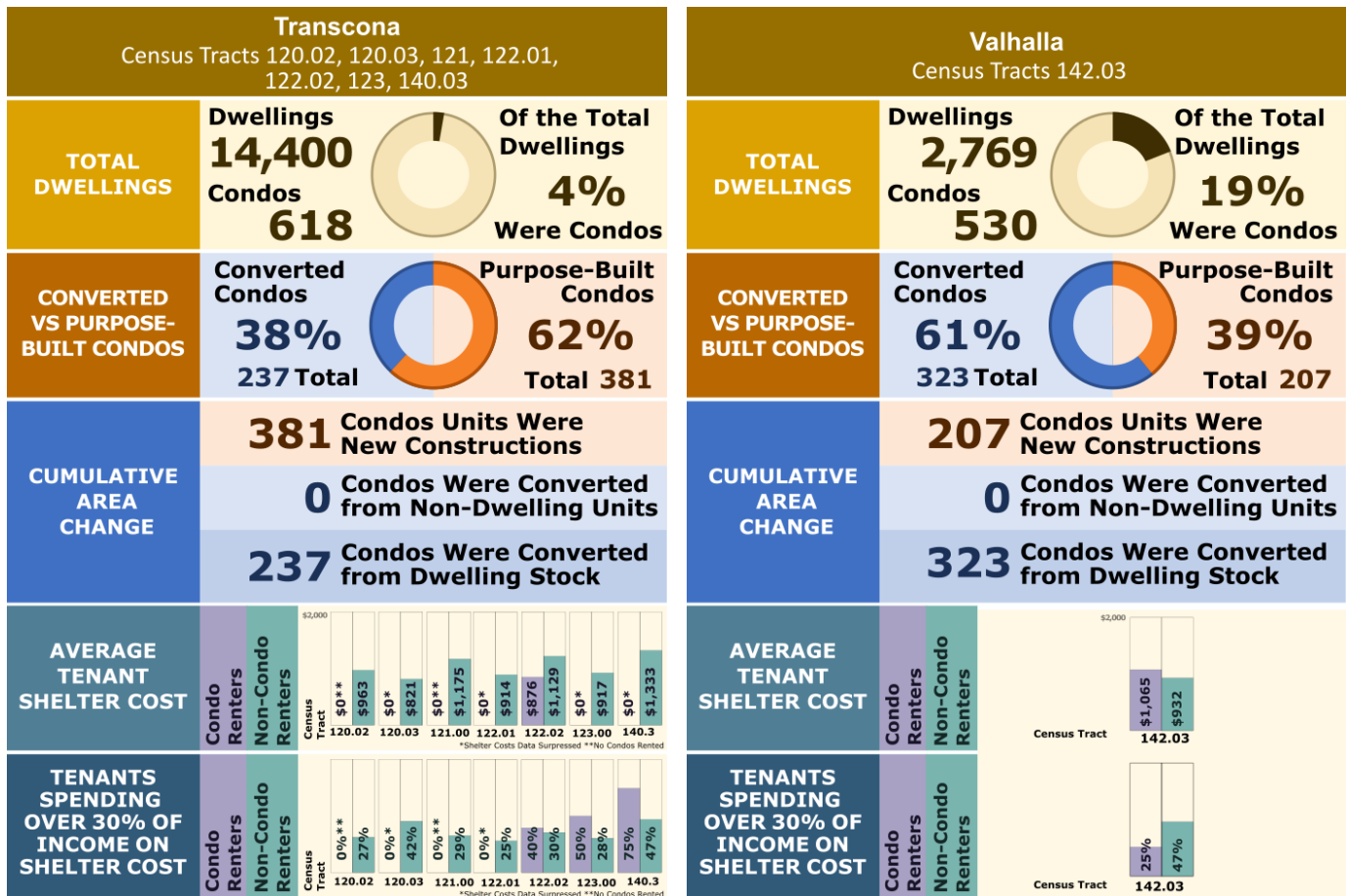
In the River Osborne Area, conversions significantly reduced the availability and number of rental apartments, increased rent levels, reduced renter affordability, and raised the level of core need amongst renters. There has also been a considerable loss of rental stock in Heritage Park, Fort Richmond and the Maples. This loss, however, has been reduced to a certain extent in River-Osborne and Ft. Richmond as a significant number of condos are rented. In the Maples rents are higher in rented condo units, but there is no strong evidence to suggest this has significantly raised the level of core need even though the incomes of condo renters are lower than renters in non-condo units.

Fort Richmond presents a different scenario. There is no strong evidence to suggest condo rents are higher or lower than other rental units in the area, however, the level of core need is much higher for renter households in condo units. This very high level of core need may be related to the significant number of student renters in the area with limited incomes and perhaps depending substantially on the “bank of mum and dad”. Heritage Park also presents a somewhat different scenario. Although rents are higher in rented condos there has not been any significant increase in core need amongst condo renters because households in rented condos have higher average incomes than renters of non-condo units.



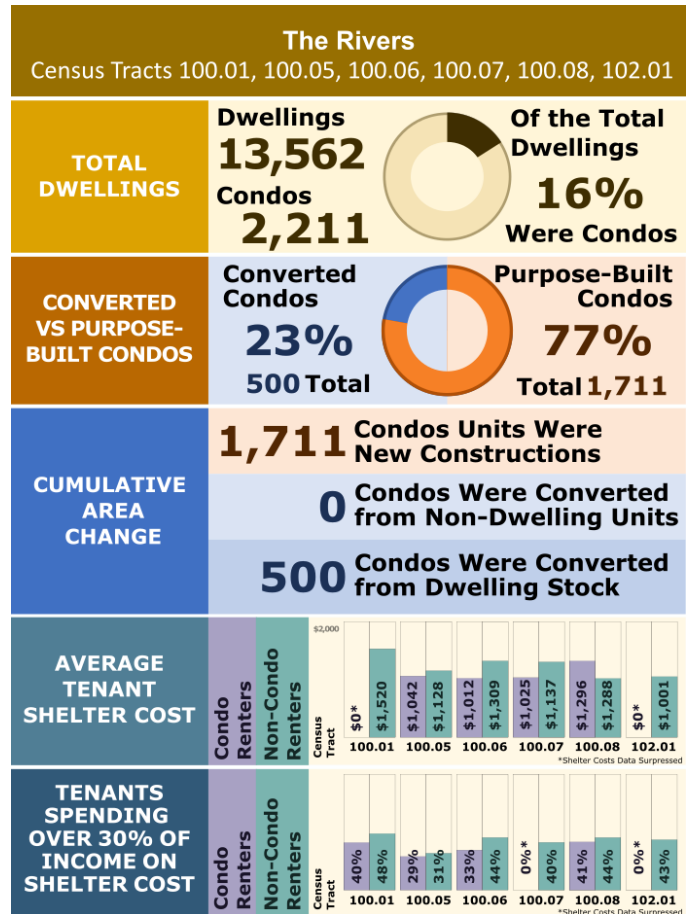
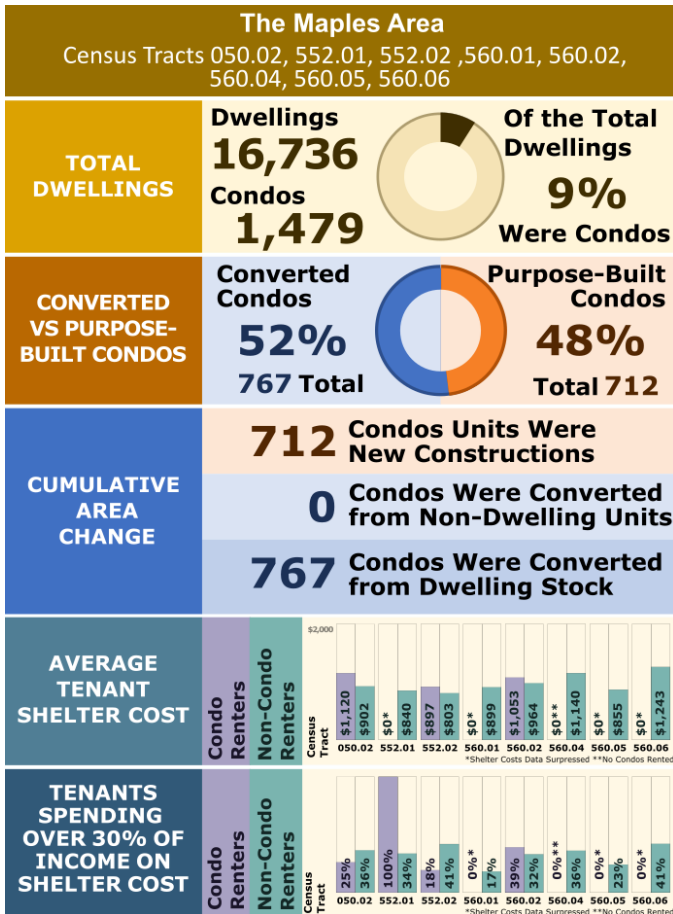
Downtown presents a very different scenario. Conversions have reduced the availability and number of rental apartments, but this is tempered to a considerable extent by the conversion of buildings that were not residential to condos, with some of them rented. Conversion of non-residential structures has added 326 housing units in the Downtown. It has increased average rent levels in the area as rents in condominiums are higher than in rental apartments, however, rental affordability has not been reduced significantly by condominium development compared to other rental options in the area. Incomes of condo renters are higher and able to manage these higher rents. Overall, the development of purpose-built condos and conversion of other buildings to condos has **increased the amount of housing** in the Downtown and has **also increased the level of homeownership**. It has expanded the range of housing options, particularly for working aged people keen to have easy access to downtown employment and amenities.

Without exception across the key areas, the conversion and development of purpose-built condos have provided *more affordable homeownership* options for households, particularly younger first-time buyers and older households -- many of them downsizing from larger single-detached homes. Although *renter affordability* has been eroded (sometimes substantially) there is strong evidence to suggest that homeownership in most areas has become more affordable for first-time buyers, and for older individuals who are downsizing or looking for retirement options. In areas like Heritage Park, owned condominiums in the area do accommodate households with much lower incomes than other ownership



options in the area. In Fort Richmond owned condos contain households with much more modest incomes than the overall average. This is also true in the Maples. Overall, the loss of rental stock and increased affordability problems of renters in some areas has been somewhat offset by the addition of more affordable homeownership for many households.

Following from the discussion of affordability it is worth noting that the conversion of apartments to condos and the development of purpose-built condos in an area can have an effect on incomes in a neighbourhood. In the CMA as a whole, the average income of households in rented condos is approximately \$7,600 higher than the average income of households in non-condo rental units (apartments). However, this is not the case in specific key areas analyzed. Average incomes of condo renters are higher in three of the key areas -- River-Osborne, Valhalla, and Fort Richmond; and lower in the other areas. However, the differences in all areas are marginal except in River-Osborne where condo renters average income is \$12,000 higher than non-condo renters. Despite the higher rents in rented condos in most areas, rented condos have not attracted renters with increased incomes to any extent in most areas -- hence the affordability problems and higher levels of core need. However, the average incomes of condo owners, although much lower than non-condo homeowners as noted above, are very much higher than condo renters -- ranging from \$25,000 to close to \$50,000 more, depending on the area. The result is that the ownership options provided by condos has increased the overall income in many of the areas.



Condominium conversions and development of purpose-built condominiums have also had an influence on the demographic profile of neighbourhoods because condos attract people with a particular demographic profile. It has led to an increase in younger (25-44) and/or older (65+) households in those neighbourhoods where condos are located. There is also a higher proportion of people never married, and higher proportions of one person households, and households are smaller on average with fewer households having children. This increase in an older population is no more evident than in Valhalla where over 50% of the population is 65 or older, more than three times the city proportion in this age category. The area is very much one of non-families with smaller households and fewer children. This has contributed to Valhalla being one of the oldest neighbourhoods in the city. In River-Osborne and the Downtown the proportion of young households 25-34 is nearly double the city proportion. In Fort Richmond, rented and owned condominiums provide accommodation for a very high proportion of young households -- under 25 and 25-44 age cohorts -- and certainly contribute significantly to the young demographic in the area. In the Rivers area, condominium conversions and development have enhanced an aging demographic in the area and provided affordable rental and ownership options for older households with few children.

For rented condos, when all the key areas are examined, it is very clear that rented condos attract a much younger demographic than non-condo rentals (apartments). A much higher proportion of households in rented condos are under 25 or 25-44 whereas the rented apartments have a much higher proportion of households 45-64 and particularly 65 and older. Condo rentals are more likely to attract a

higher proportion of younger people, while non-condo rentals (apartments) are more likely to attract an older population (45+).

When the age structure of owned condos is compared to the age structure of non-condo ownership some patterns are quite clear. There are higher proportions of households under 25 in owned condos. This trend continues in the 25-44 age group in all areas except Valhalla and Rivers where there are a lower proportion of households in owned condos than owned non-condos. In the 45-64 age group, owned condos have much lower proportions of households than owned non-condos. For households 65 and older, owned condos have much higher proportions of households except in the CBD and Heritage Park. Overall, however, the pattern is clear -- owned condos attract the young and the very old, compared to non-condo homeownership. This has a substantial effect on the age profile of neighbourhoods.

When the housing market as a whole is considered, the arrival of condominiums has broadened the options available to households. Conversions have provided a more affordable route into homeownership, particularly for first-time buyers. They have also provided options for seniors who want to downsize but protect some of the equity from their previous home sale. The same is true for purpose-built condos, particularly for the senior population. It is also worth emphasizing that *condos have provided additional home ownership options in many areas of the city that were not available prior to the introduction of condominiums* – be they conversions or purpose built. Condominium conversions and development have especially increased housing options in the Downtown and strengthened revitalization efforts in the CBD and surrounding neighbourhoods.

But there are also some areas of the city where condo conversion and development of purpose-built condos have had little, if any effect on the availability or affordability of rental units, or the number of more affordable homeownership options, or the demographics of the area. Transcona is an example of such an area.

In the final analysis condominiums have had considerable and lasting effects on neighbourhoods, but the effects and their significance vary from area to area. Although we note that condo conversions have removed more than 10,000 units of rental housing across the city, this shift is more nuanced than simply noting the loss, with some areas seeing benefits, and some condos being rented – continuing to provide rental housing. One finding most concerning is that condo conversions have targeted some of the older apartment buildings in the city; buildings that had provided affordable rental. These conversions have resulted in *a loss of this older affordable rental housing – permanently.*

However, condos have also provided new homeownership opportunities not available previously – at prices far less than single family home ownership. For many first-time buyers, a condo has become the new ‘starter home’ as they work their way up the housing ladder; or for older people their ‘retirement home’ as they downsize from a detached single-family home. In the post-war era, there were a huge number of starter homes built in Winnipeg and across Canada. Many people will be familiar with these smaller, plain 600-1000 sq ft homes with unfinished basements. These entry-level homes are no longer being built. In fact, today many of these existing post-war homes are far more expensive than condos. In more recent decades the new single-family homes being built are more expensive, and more challenging to achieve for people entering the homeownership market. The result is that for more and more people the condominium has become the new starter and retirement home.

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Appendix 1: Additional Tables

Age Groups	River Osborne	Central Business District	Transcona	Heritage Park	Valhalla	Ft. Rich	Maples	The Rivers	Winnipeg CSD
	%	%	%	%	%	%	%	%	%
0-19 Years	11.6	17.2	25.4	21.1	7.1	25.1	26	23	22.9
20-24 Years	9.6	7.6	6.3	6	2.7	12	6.6	6.2	7.2
25-34 Years	26.8	22.4	14	13.2	8.6	16.2	13.9	11.8	14.6
35-44 Years	12.6	14.8	14.6	12.1	6.9	13.3	13.9	13.1	13.3
45-54 Years	10.3	12.5	14	13.6	8.6	12.5	12.7	14.1	13.5
55-64 Years	12	11.5	12.2	14.5	17.7	13.8	11.8	13.9	12.8
65+ Years	17.1	13.9	13.6	20.6	51.3	11.3	15.1	17.3	15.6

Appendix 1, Table 1: Combined Age Table (Refer to Chapter 8: Key Areas of Study), Derived from Statistics Canada (2016)

		River Osborne		Central Business District		Transcona		Heritage Park		Valhalla		Fort Richmond		The Maples		The Rivers		Winnipeg CSD	
		Total (#)	Percent (%)	Total (#)	Percent (%)	Total (#)	Percent (%)	Total (#)	Percent (%)	Total (#)	Percent (%)	Total (#)	Percent (%)	Total (#)	Percent (%)	Total (#)	Percent (%)	Total (#)	Percent (%)
Total Dwellings		10,221	100	11,041	100	14,400	100	9,166	100	2,769	100	18,732	100	16,736	100	13,562	100	294,245	100
Total Condominiums		2,583	25	1,362	12	618	4	1,312	14	530	19.1	2,119	11	1,479	9	2,211	16	21,470	7.3
Condo Tenure	Rented Condos	600	23	415	30	100	16	155	12	120	22.6	985	46	285	19	425	19	5,205	25.2
	Owned Condos	1,983	77	947	70	539	84	1,157	88	410	77.4	1,134	54	1,194	81	1,786	81	15,420	74.8
Condo Identification	Purpose Built Condos	631	24	242	18	381	62	243	19	207	39.1	1,346	64	712	48	1,711	77	10,268	47.8
	Converted Condos	1,952	76	1,120	82	237	38	1,069	81	323	60.9	773	36	767	52	500	22	11,202	52.2
Converted Condo Structure Type Prior to Conversion	Dwelling Structure	1,892	96.9	794	70.9	237	100	1,069	100	323	100	773	100	767	100	500	100	10,717	95.7
	Non-Dwelling Structure	50	2.6	326	29.1	0	0	0	0	0	0	0	0	0	0	0	0	495	4.4
Tenure	Renters	6,230	64	8,265	88	1,950	14	3,000	33	2,075	77	6,085	34	4,595	28	2,345	18	77,390	64
	Owners	3,430	36	1,140	12	12,225	86	5,990	67	625	23	11,570	66	11,700	72	10,955	82	136,075	36
Converted Condominium Dwelling Structures by Total Renter Tenure		-	30.3	-	9.6	-	12.2	-	35.6	-	15.6	-	12.7	-	16.7	-	21.3	-	13.8

Appendix 1, Table 2: Summary Statistics for Condominiums, Derived from Custom Statistics Canada data (2016), and City of Winnipeg data (2015)

		River- Osborne	Central Buisness District	Transcona	Heritage Park	Valhalla	Fort Richmond	The Maples Area	The Rivers	Winnipeg CSD
Total	#	15,335	15,435	31,960	17,830	3,820	40,915	40,825	29,205	586,455
	%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Married or Common law	#	6,505	5,525	19,260	9,740	1,545	23,125	23,700	17,995	317,815
	%	42.0%	36.0%	60.0%	55.0%	40.0%	57.0%	58.0%	62.0%	54.0%
Married	#	4,335	4,075	16,425	8,065	1,325	20,770	21,910	16,110	268,770
	%	67.0%	74.0%	85.0%	83.0%	35.0%	90.0%	92.0%	90.0%	85.0%
Common law	#	2,170	1,445	2,830	1,675	220	2,355	1,805	1,885	49,045
	%	33.0%	26.0%	15.0%	17.0%	6.0%	10.0%	8.0%	10.0%	15.0%
Not married and not Common law	#	8,830	9,915	12,700	8,080	2,280	17,795	17,125	11,210	268,640
	%	58.0%	64.0%	40.0%	45.0%	60.0%	43.0%	42.0%	38.0%	46.0%
Never married	#	6,415	6,925	8,320	4,915	780	14,165	12,110	7,300	183,195
	%	73.0%	70.0%	66.0%	61.0%	20.0%	80.0%	71.0%	65.0%	68.0%
Separated	#	440	610	770	480	160	660	845	660	15,075
	%	5.0%	6.0%	6.0%	6.0%	4.0%	4.0%	5.0%	6.0%	6.0%
Divorced	#	1,255	1,480	1,635	1,275	495	1,495	1,665	1,455	35,835
	%	14.0%	15.0%	13.0%	16.0%	13.0%	8.0%	10.0%	13.0%	13.0%
Widowed	#	715	900	1,975	1,405	840	1,470	2,500	1,780	34,530
	%	8.0%	9.0%	16.0%	17.0%	22.0%	8.0%	15.0%	16.0%	13.0%

Appendix 1, Table 3: Marital Status, Derived from Statistics Canada data (2016)

Weighted Average Number of Bedrooms	River Osborne	Central Business District	Transcona	Heritage Park	Valhalla	Fort Richmond	Maples Area	The Rivers
Total housing tenure	1.9	1.3	3.0	2.7	1.6	2.9	2.9	3.0
Rented condominium	1.5	1.2	1.1	2.3	1.8	1.9	2.0	1.9
Rented not condominium	1.5	1.3	2.1	1.8	1.4	2.1	2.0	2.1
Rented high rise apartments (not condo)	1.5	1.3	1.1	1.4	1.3	1.5	1.5	1.5
Owned condominium	1.7	1.4	1.9	2.2	1.8	2.2	2.3	2.0
Owned not condominium	3.7	2.6	3.2	3.4	3.6	3.7	3.5	3.4

Appendix 1, Table 4: Weighted Average Number of Bedrooms, Derived from Custom Statistics Canada data (2016)

Weighted Average Number of Persons in Household	River Osborne	Central Business District	Transcona	Heritage Park	Valhalla	Fort Richmond	Maples Area	The Rivers
Total housing tenure	1.7	1.7	2.7	2.3	1.4	2.8	3.1	2.1
Rented condominium	1.5	1.9	1.6	2.3	1.7	2.3	2.5	2.8
Rented not condominium	1.6	1.7	2.3	2.1	1.3	2.5	2.7	2.2
Rented high rise apartments (not condo)	1.5	1.7	1.2	1.4	1.3	1.8	2.5	**
Owned condominium	1.4	1.6	1.8	1.6	1.4	1.9	2.3	2.4
Owned not condominium	2.6	2.5	2.8	2.6	2.7	3.1	3.3	2.5

Appendix 1, Table 5: Weighted Average Number of Number of Persons in Household, Derived from Custom Statistics Canada data (2016)

Weighted Average Monthly Shelter Costs for Owned Dwellings	River Osborne	Central Business District	Transcona	Heritage Park	Valhalla	Fort Richmond	Maples Area	The Rivers
Total housing tenure	\$1,292	\$895	\$1,184	\$1,055	\$978	\$1,356	\$1,212	\$1,239
Rented condominium	-	-	-	-	-	-	-	-
Rented not condominium	-	-	-	-	-	-	-	-
Rented high rise apartments (not condo)	-	-	-	-	-	-	-	-
Owned condominium	\$1,241	\$1,205	\$997	\$1,096	\$952	\$1,226	\$1,135	\$1,014
Owned not condominium	\$1,428	\$633	\$1,193	\$1,047	\$1,054	\$1,463	\$1,238	\$1,298

Appendix 1, Table 6: Weighted Average Monthly Shelter Costs for Owned Dwellings, from Custom Statistics Canada data (2016)

Weighted Average Monthly Shelter Costs for Rented Dwellings	River Osborne	Central Business District	Transcona	Heritage Park	Valhalla	Fort Richmond	Maples Area	The Rivers
Total housing tenure	\$1,086	\$800	\$1,070	\$1,049	\$939	\$1,305	\$1,006	\$1,207
Rented condominium	\$1,245	\$844	**	\$912	\$1,065	\$1,235	\$820	\$996
Rented not condominium	\$1,054	\$793	\$1,059	\$1,000	\$932	\$1,112	\$978	\$1,187
Rented high rise apartments (not condo)	\$1,226	\$813	\$650	\$937	\$930	\$995	\$871	\$1,276
Owned condominium	-	-	-	-	-	-	-	-
Owned not condominium	-	-	-	-	-	-	-	-

Appendix 1, Table 7: Weighted Average Monthly Shelter Costs for Rented Dwellings, from Custom Statistics Canada data (2016)

Weighted Average Household Income	River Osborne	Central Business District	Transcona	Heritage Park	Valhalla	Fort Richmond	Maples Area	The Rivers
Total housing tenure	\$110,622	\$46,709	\$91,027	\$95,472	\$55,260	\$94,562	\$84,851	\$100,951
Rented condominium	\$66,522	\$40,509	**	\$43,743	\$56,746	\$47,975	\$46,377	\$55,425
Rented not condominium	\$54,067	\$40,830	\$54,785	\$49,993	\$47,095	\$47,773	\$51,944	\$58,330
Rented high rise apartments (not condo)	\$55,926	\$41,942	\$37,469	\$43,504	\$45,932	\$41,725	\$44,440	**
Owned condominium	\$111,925	\$86,279	\$59,009	\$78,146	\$60,101	\$75,147	\$73,585	\$74,302
Owned not condominium	\$152,439	\$62,190	\$98,254	\$126,713	\$140,447	\$126,807	\$100,805	\$118,183

Appendix 1, Table 8: Weighted Average Household Income, Derived from Custom Statistics Canada data (2016)

Tenure	Age	River-Osborn	Central Business District	Transcona	Heritage Park	Valhalla	Fort Richmond	The Maples Area	Seine River	Winnipeg CSD
Total Households	Total	9,660	9,415	14,180	8,985	2,700	17,660	16,315	13,310	305,665
		100%	100%	100%	100%	100%	100%	100%	100%	100%
	15 to 24	710	700	245	255	35	1,670	165	140	9,875
		7.3%	7.4%	1.7%	2.8%	1.3%	9.5%	1.0%	1.1%	3.2%
	25 to 44	4,185	4,195	5,320	2,760	395	6,550	5,260	3,965	102,505
		43.3%	44.6%	37.5%	30.7%	14.6%	37.1%	32.2%	29.8%	33.5%
	45 to 64	2,530	2,965	5,780	3,470	680	6,270	6,725	5,730	121,025
		26.2%	31.5%	40.8%	38.6%	25.2%	35.5%	41.2%	43.1%	39.6%
Over 65	2,245	1,535	2,815	2,495	1,585	3,170	4,145	3,460	72,260	
	23.2%	16.3%	19.9%	27.8%	58.7%	18.0%	25.4%	26.0%	23.6%	
Rented Condos	Total	600	415	80	145	115	980	295	425	6,255
		100%	100%	100%	100%	100%	100%	100%	100%	100%
	15 to 24	75	25	0	30	0	285	10	25	740
		12.5%	6.0%	0.0%	20.7%	0.0%	29.1%	3.4%	5.9%	11.8%
	25 to 44	355	185	45	70	45	445	145	185	2,820
		59.2%	44.6%	56.3%	48.3%	39.1%	45.4%	49.2%	43.5%	45.1%
	45 to 64	95	140	20	50	35	160	85	80	1,545
		15.8%	33.7%	25.0%	34.5%	30.4%	16.3%	28.8%	18.8%	24.7%
Over 65	70	60	15	10	35	85	30	115	1,145	
	11.7%	14.5%	18.8%	6.9%	30.4%	8.7%	10.2%	27.1%	18.3%	
Rented Non-Condo	Total	5,635	7,860	1,870	2,845	1,960	5,120	4,320	1,920	93,855
		100%	100%	100%	100%	100%	100%	100%	100%	100%
	15 to 24	595	650	135	195	25	1,110	110	70	7,430
		10.6%	8.3%	7.2%	6.9%	1.3%	21.7%	2.5%	3.6%	7.9%
	25 to 44	2,835	3,610	670	1,070	225	2,265	1,955	535	38,260
		50.3%	45.9%	35.8%	37.6%	11.5%	44.2%	45.3%	27.9%	40.8%
	45 to 64	1,185	2,375	590	875	475	1,115	1,330	570	27,920
		21.0%	30.2%	31.6%	30.8%	24.2%	21.8%	30.8%	29.7%	29.7%
Over 65	1,010	1,235	470	685	1,235	635	920	745	20,235	
	17.9%	15.7%	25.1%	24.1%	63.0%	12.4%	21.3%	38.8%	21.6%	

Appendix 1, Table 9: Households by Renter Tenure Status: Condo and Non-Condo, by Age of the Primary Household Maintainer

Tenure	Age	River-Osborn	Central Business District	Transcona	Heritage Park	Valhalla	Fort Richmond	The Maples Area	Seine River	Winnipeg CSD	
Total Households		9,660	9,415	14,180	8,985	2,700	17,660	16,315	13,310	305,665	
	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	15 to 24		710	700	245	255	35	1,670	165	140	9,875
			7.3%	7.4%	1.7%	2.8%	1.3%	9.5%	1.0%	1.1%	3.2%
	25 to 44		4,185	4,195	5,320	2,760	395	6,550	5,260	3,965	102,505
			43.3%	44.6%	37.5%	30.7%	14.6%	37.1%	32.2%	29.8%	33.5%
	45 to 64		2,530	2,965	5,780	3,470	680	6,270	6,725	5,730	121,025
			26.2%	31.5%	40.8%	38.6%	25.2%	35.5%	41.2%	43.1%	39.6%
Over 65		2,245	1,535	2,815	2,495	1,585	3,170	4,145	3,460	72,260	
		23.2%	16.3%	19.9%	27.8%	58.7%	18.0%	25.4%	26.0%	23.6%	
Owned Condos		1,955	930	565	1,145	465	1,730	1,360	2,060	19,100	
	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	15 to 24		25	20	20	20	10	100	10	30	375
			1.3%	2.2%	3.5%	1.7%	2.2%	5.8%	0.7%	1.5%	2.0%
	25 to 44		625	360	215	420	90	655	445	385	5,710
			32.0%	38.7%	38.1%	36.7%	19.4%	37.9%	32.7%	18.7%	29.9%
	45 to 64		530	355	150	445	115	510	445	665	5,690
			27.1%	38.2%	26.5%	38.9%	24.7%	29.5%	32.7%	32.3%	29.8%
Over 65		775	180	140	270	255	465	460	995	7,325	
		39.6%	19.4%	24.8%	23.6%	54.8%	26.9%	33.8%	48.3%	38.4%	
Owned Non-Condo		1,475	210	11,665	4,855	160	9,835	10,350	8,900	186,465	
	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	15 to 24		0	0	90	20	0	190	0	30	1,330
			0.0%	0.0%	0.8%	0.4%	0.0%	1.9%	0.0%	0.3%	0.7%
	25 to 44		370	65	4,370	1,205	40	3,195	2,730	2,860	55,715
			25.1%	31.0%	37.5%	24.8%	25.0%	32.5%	26.4%	32.1%	29.9%
	45 to 64		715	95	5,015	2,105	60	4,465	4,845	4,415	85,870
			48.5%	45.2%	43.0%	43.4%	37.5%	45.4%	46.8%	49.6%	46.1%
Over 65		385	65	2,175	1,530	65	2,000	2,740	1,605	43,545	
		26.1%	31.0%	18.6%	31.5%	40.6%	20.3%	26.5%	18.0%	23.4%	

Appendix 1, Table 10: Households by Owner Tenure Status: Condo and Non-Condo, by Age of the Primary Household Maintainer

Census Family Size	River-Osborn	Central Business District	Transcona	Heritage Park	Valhalla	Fort Richmond	The Maples Area	Seine River	Winnipeg CSD
Total Couple census Families	3,160	2,485	9,365	4,730	735	11,215	11,430	8,765	154,280
	100%	100%	100%	100%	100%	100%	100%	100%	100%
Couples without Children	2,200	1,530	3,915	2,535	610	4,600	3,990	3,980	70,770
	69.6%	61.6%	41.8%	53.6%	83.0%	41.0%	34.9%	45.4%	45.9%
Couples with Children	965	950	5,460	2,190	125	6,610	7,425	4,775	83,510
	30.5%	38.2%	58.3%	46.3%	17.0%	58.9%	65.0%	54.5%	54.1%
1 Child	440	415	2,095	945	60	2,485	2,745	1,835	32,730
	45.6%	43.7%	38.4%	43.2%	48.0%	37.6%	37.0%	38.4%	39.2%
2 Children	370	290	2,335	895	45	2,840	3,100	2,150	34,830
	38.3%	30.5%	42.8%	40.9%	36.0%	43.0%	41.8%	45.0%	41.7%
3 or more Children	160	250	1,005	360	20	1,280	1,590	785	15,950
	16.6%	26.3%	18.4%	16.4%	16.0%	19.4%	21.4%	16.4%	19.1%

Appendix 1, Table 11: Census Families by Number of Children for Key Areas and the Winnipeg CSD

Census Family Size	River-Osborn	Central Business District	Transcona	Heritage Park	Valhalla	Fort Richmond	The Maples Area	Seine River	Winnipeg CSD
Total Census Families	3,730	3,380	11,170	5,980	890	12,980	13,675	10,120	189,400
	100%	100%	100%	100%	100%	100%	100%	100%	100%
Total Couple Families	3,165	2,470	9,360	4,745	740	11,210	11,420	8,775	154,280
	84.9%	73.1%	83.8%	79.3%	83.1%	86.4%	83.5%	86.7%	81.5%
Married Couples	2,085	1,765	7,945	3,900	625	10,030	10,530	7,820	129,765
	65.9%	71.5%	84.9%	82.2%	84.5%	89.5%	92.2%	89.1%	84.1%
Common-Law Couples	1,085	725	1,420	830	110	1,175	910	935	24,520
	34.3%	29.4%	15.2%	17.5%	14.9%	10.5%	8.0%	10.7%	15.9%
Total Lone-Parent Families	565	905	1,800	1,235	150	1,770	2,270	1,370	35,115
	15.1%	26.8%	16.1%	20.7%	16.9%	13.6%	16.6%	13.5%	18.5%
Female Lone-Parent	460	775	1,385	1,000	125	1,440	1,840	1,075	27,985
	81.4%	85.6%	76.9%	81.0%	83.3%	81.4%	81.1%	78.5%	79.7%
Male Lone-Parent	100	130	425	220	30	325	425	275	7,130
	17.7%	14.4%	23.6%	17.8%	20.0%	18.4%	18.7%	20.1%	20.3%

Appendix 1, Table 12: Census Families Status and Lone Parents for Key Areas and the Winnipeg CSD

Household Size	River-Osborn	Central Business District	Transcona	Heritage Park	Valhalla	Fort Richmond	The Maples Area	Seine River	Winnipeg CSD
Total Households	9,615	9,390	14,195	8,985	2,670	17,685	16,330	13,285	281,045
	100%	100%	100%	100%	100%	100%	100%	100%	100%
1 person	5,025	5,385	2,950	2,825	1,725	3,490	3,285	3,080	84,595
	52.3%	57.3%	20.8%	31.4%	64.6%	19.7%	20.1%	23.2%	30.1%
2 persons	3,195	2,505	4,695	3,240	775	5,755	4,240	4,550	90,015
	33.2%	26.7%	33.1%	36.1%	29.0%	32.5%	26.0%	34.2%	32.0%
3 persons	725	715	2,580	1,325	90	3,160	2,860	2,260	42,585
	7.5%	7.6%	18.2%	14.7%	3.4%	17.9%	17.5%	17.0%	15.2%
4 persons	455	385	2,475	1,055	50	3,110	2,905	2,275	38,335
	4.7%	4.1%	17.4%	11.7%	1.9%	17.6%	17.8%	17.1%	13.6%
5 or more persons	210	385	1,480	545	25	2,135	3,040	1,120	25,510
	2.2%	4.1%	10.4%	6.1%	0.9%	12.1%	18.6%	8.4%	9.1%
Weighted Average Household Size	1.7	1.8	2.7	2.3	1.5	2.8	3	2.6	2.5

Appendix 1, Table 13: Total Household by Household Size and Average Household Size for the Key Areas and the Winnipeg CSD



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