Winnipeg | Chief Administrative Office
Direction municipale

Monthly Report to EPC on Housing Stats as per Council Motion

Meeting Date: July 7, 2026

The Public Service has been directed to provide monthly updates to the Executive Policy Committee on housing statistics. This report outlines housing units approved through development applications, development and building permits, and housing grant programs, including affordable housing, for the period of December 5, 2023, to present. This report aligns with the HAF Agreement and the Mayor's 2024 challenge to all City departments to approve 8,000 new housing units by November 30, 2024. This report's content and format may evolve as HAF programs are launched and unit numbers may fluctuate as reporting methods are finalized.

Note: Data tables each month normally report information up to and including the 4th of the meeting month, however due to the early July 2026 EPC meeting, this month timeframes have been truncated for information up to and including June 24, 2026.

Table I: Housing Units Approved (December 5, 2023, to June 24, 2026)

	Total (To-Date)
Development Applications – Approved	17,882[1]
Development Permits – Approved	11,318
Building Permits – Approved	13,446

Development Applications

Since December 5, 2023, the City has approved 17,882 dwelling units through development applications. This includes re-zonings, subdivisions, variances, and conditional uses. The numbers represent dwelling unit counts described in the applications. Next steps for these applications would be to obtain development and building permits. Unit numbers may fluctuate as developers' plans finalize. An additional number of applications are awaiting approval, e.g. Pending public hearing, posted posters, pending final sign-off from administrative approval.

Development Permits

Since December 5, 2023, the City has approved 11,318 dwelling units through development permits. A development permits grants permission for residents and businesses to undertake new development. A development permit must be obtained before submitted a building permit application, and *after* development application approval (if a development application is required).

[1] In addition to the 17,882 units approved under Development Applications, there were also 59 shelter beds, these are not reflected in Table I.

Building Permits – By Type (Housing Accelerator Fund)

Since December 5, 2023, the City has approved 13,446 dwelling units through building permits. Building permits are required prior to starting construction.

The City of Winnipeg has entered into agreement with CMHC as of December 5, 2023, with a goal to deliver 14,251 new housing units by December 5, 2026.[2] For the purposes of the Housing Accelerator Fund (HAF), release of building permits is the unit to measure net new housing units created. The City's HAF funding and agreement is premised on net new dwelling units (DU) by various types, as outlined below (see definitions in Appendix A).

Table II: Building Permits by Type (December 5, 2023, to June 24, 2026)

	DU Created	DU Lost	Net New	Required Under Agreement	Achievement towards target	Remaining Units Required
Single-Detached	2,409	659	1,750	No target under Agreement	No target under Agreement	n/a
Multi-Family within proximity of frequent/rapid transit	6,733	375	6,358	7,529	84%	1,171
Missing Middle	2,738	12	2,726	1,026	266%	0
Multi-Family (other)	2,612	0	2,612	1,703	153%	0
Totals	14,492	1,046	13,446	14,251	94%	805

Transit Proximity figures reflect those net units within each category that fall within 1,500 metres of rapid, frequent express, and frequent transit lines. For annual reporting purposes, CMHC allows flexibility of the units under Missing Middle and Multi-Family (other) that can be categorized under transit proximity. Different funding levels are committed to cities under HAF for each category. For these reasons, units may fluctuate between categories throughout the year to maximize funding under the program. A map that outlines the location of housing units, including those within the frequent/rapid transit definition is included in Appendix C.

A limitation in the Transit Proximity has been noted this month and is being corrected. 536 units are now reported in Proximity to Transit where they previously reported as Multi-Family (Other) or Missing Middle. This is described further in Appendix D.

The City has historically categorized single-family detached with secondary suites under Single-Detached. CMHC reporting requires that single-family detached homes with secondary suites be categorized under Missing Middle. As a result, the methodology has been revised to move those units from Single-Detached to the Missing Middle Category in Table II.

Affordable housing units can be funded through multiple sources, including other levels of government. As such, the City does not have real-time information available beyond those that are municipally funded. The Public Service works with these funding sources to monitor these numbers and report on an annual basis.

[2] The City and CMHC Amended the HAF Agreement in March 2026 to reflect a new HAF Initiative, additional funds and increase of the Housing Supply Target.

Housing Programs Report

The City runs several affordable housing programs including the Rapid Housing Initiative (RHI), Affordable Housing Now (AHN) Capital Grants and Tax Increment Financing (TIF) program, Housing Rehabilitation and Investment Reserve (HRIR) and the HAF Grant Program. March 2025 report amends the affordable housing program report to more clearly outline funding approvals for projects for the period.[3]

Table III: Total Units Approved with City of Winnipeg Support Since November 1, 2022, to Present				
Total Units Approved (incl. market)[4]	Unit Affordability			
	Affordable Ownership	Market	Affordable	Rent-Geared-to-Income
4,051	0	1,449	1,640	962

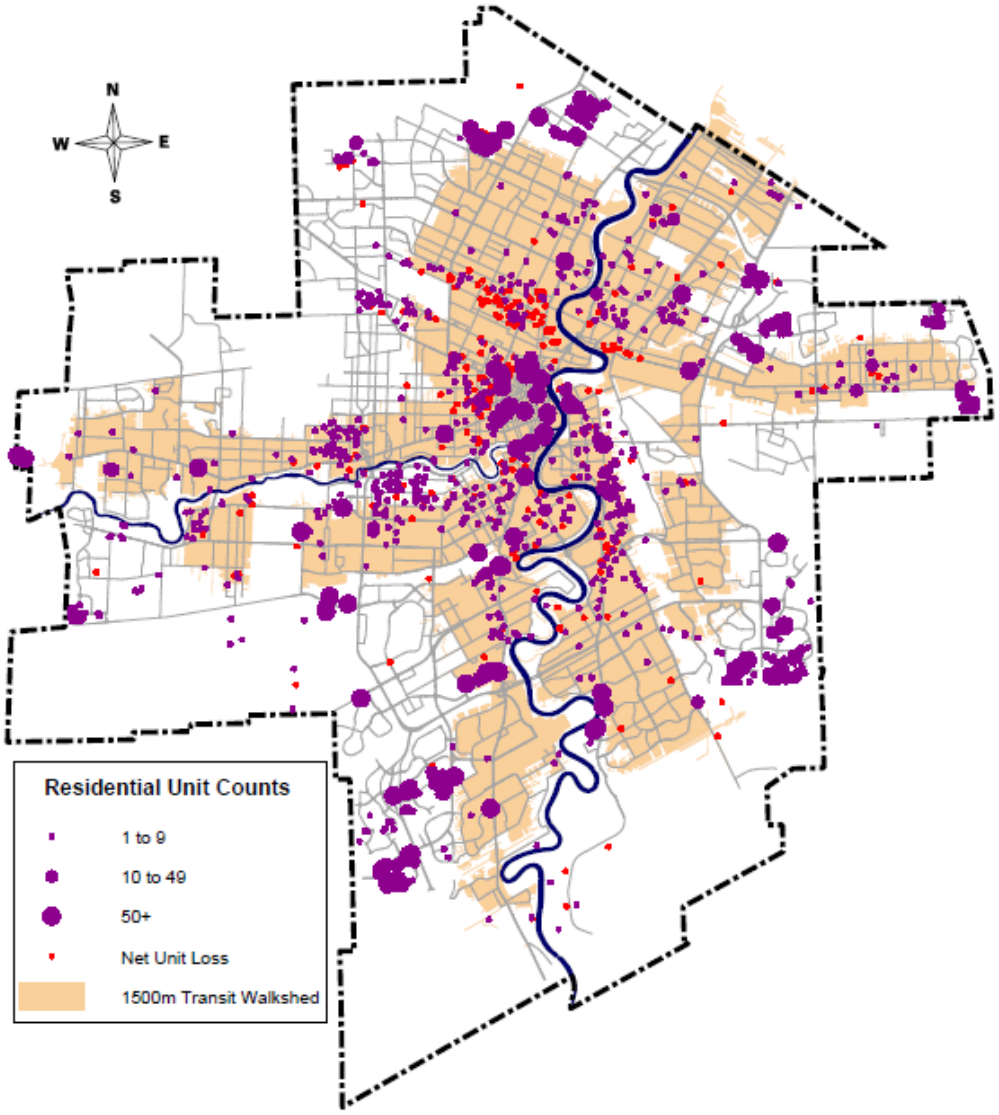
Note: No change since the last report to EPC on June 16, 2026, as no new projects have been approved.

[3] Table III outlines projects approved under City of Winnipeg housing programs. These units represent "the pipeline" of affordable projects as funding approvals generally happen at an earlier stage of a project, prior to a development or building permit

[4] City of Winnipeg supports some mixed-income projects; hence several market units are included/supported within projects

Appendix A: Definitions per Housing Accelerator Fund (HAF) Agreement	
Single-Detached Home	A building containing one (1) dwelling unit, which is separate on all sides from any other dwelling or structure. This includes link homes, where two (2) units may share a common basement wall but are separate above grade. It also includes cluster-single developments.
Multi-Unit Housing in Close Proximity to Rapid/Frequent Transit	Any form of multi-unit housing in proximity (1,500m) to rapid transit, which operates frequent service with high capacity and priority over other modes of transportation typically achieved through an exclusive right-of-way.
Multi-Unit Housing Characterized as Missing Middle	Ground-oriented housing types. This includes garden suites, secondary suites, duplexes, triplexes, fourplexes, row houses, courtyard housing, low-rise apartments (four (4) storeys or less).
Other Multi-Unit Housing	All multi-unit housing excluding missing middle and multi-unit housing near rapid transit.
Affordable Housing	Housing units that are intended for households whose needs are not met by the marketplace. The local definition will be used for the purposes of HAF or in the absence thereof the provincial/territorial definition. The City of Winnipeg follows other government guidelines for affordable housing. These fits categories outlined below.
Appendix B: Affordable Housing Definitions	
Affordable Housing	Housing is generally considered affordable when households spend no more than 30 percent of their before-tax income on housing -related costs. Housing will be most affordable to a family when tied to income, however this analysis is not always available. The City follows other government guidelines for affordable housing including CMHC, where rents must be less than 80 percent of the median market rent for the area or the Province of Manitoba's Affordable Housing Rental Program. Affordable housing can be owned by government, non -profit, or private sector. Affordable housing can also include affordable homeownership or rent –geared-to-income or social housing.
Social Housing	Also referred to as Community Housing. Housing owned by the government, non-profits, or cooperatives rented at affordable rates or rent-geared-to-income.
Rent-Geared-to-Income (RGI)	RGI is housing where the rent is set at a proportion of that household's income (ie: 27-30%)
Transitional Housing	Transitional housing is often RGI and includes additional supports. It is intended to offer a supportive living environment for its residents, including offering them the experience, tools, knowledge, and opportunities for social and skill development to become more independent. It is considered an intermediate step between emergency shelter and supportive housing and has limits on how long an individual or family can stay. Stays are typically between three (3) months and three (3) years.
Permanent Supportive Housing	Permanent supportive housing is often RGI and includes additional supports. It provides a physical environment that is specifically designed to be safe, secure, enabling, and home-like, with support services, such as social services, provision of meals, housekeeping, and social and recreational activities, to maximize residents' independence, privacy, and dignity.
Affordable Homeownership	Housing that is developed with the intention to sell to individuals or families with low to moderate income, at a maximum sale price and maximum income limit directed by government funding source (ie: Province of Manitoba).
Market Rental	Includes rental units that do not meet an affordability definition. May also refer to Purpose-built rental, where units are built specifically to provide long-term accommodation.

Appendix C – Net New Residential Units within 1,500 Metres of Rapid, Frequent Express, and Frequent Transit Lines (Dec. 5, 2023-June 24, 2026)



Appendix D – Data for Units within 1,500 Metres of Rapid, Frequent Express, and Frequent Transit Lines as corrected

Transit Proximity figures reflect those net units within each category that fall within 1,500 metres of rapid, frequent express, and frequent transit lines. This month a limitation in the Transit Proximity walk shed boundary has been noted and is being corrected, so units have adjusted categories, appropriately. This is similar to a previous limitation noted in June 2025, where housing units along Rivers were not previously captured as near Frequent Transit.

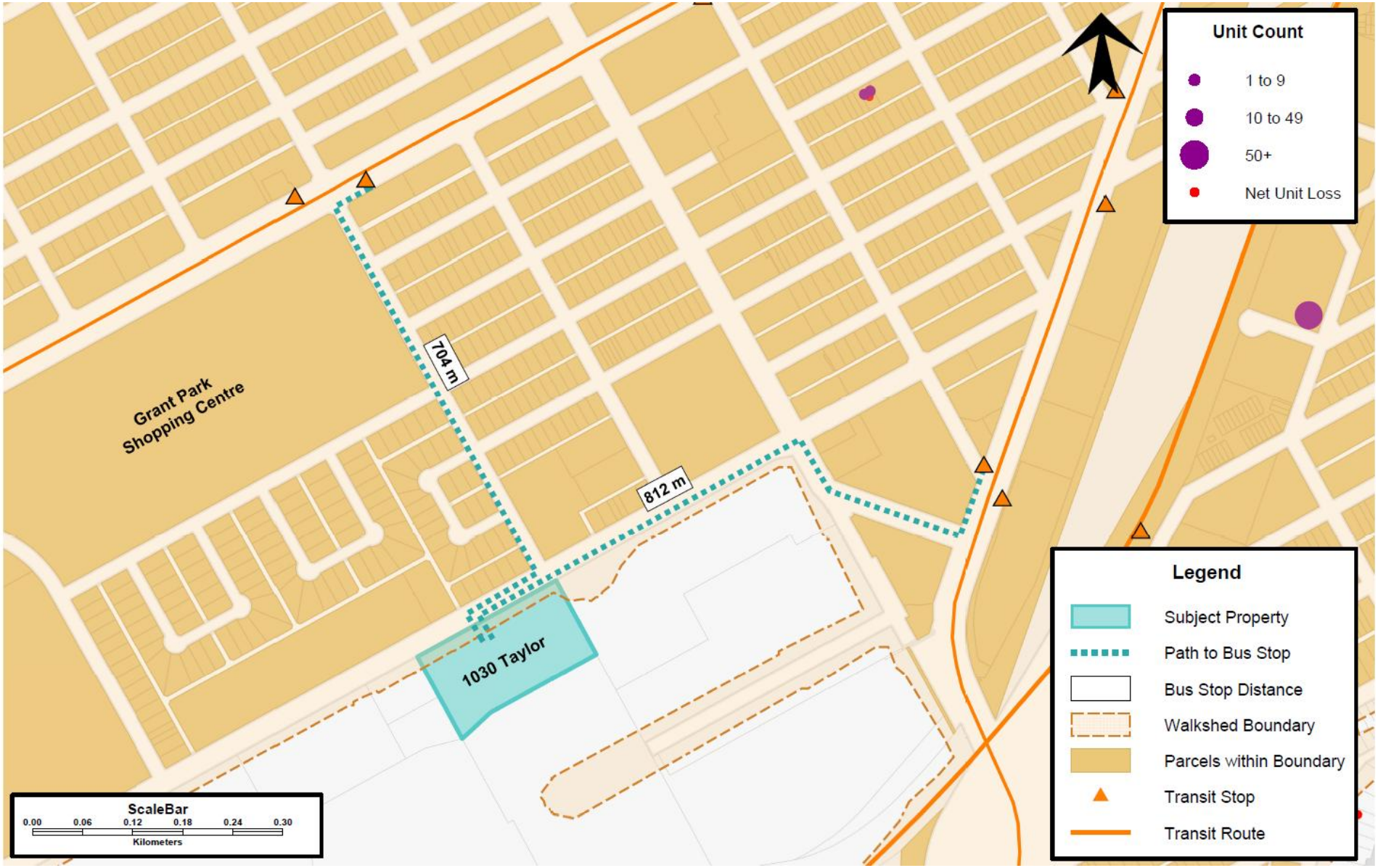
The Transit Walkshed measures the distance of 1500 metres from all Rapid, Frequent Express, and Frequent transit bus stops. The measurement follows interconnected street segments from the bus stop location in all directions connected by road, until a distance of 1500 metres is reached. The walkshed follows street lines but does not follow property lines. Land parcels are included within the walkshed when all street segments fully surrounding the property are within the walkshed. This month a few projects have been corrected in Table II as within Frequent Transit, whereas previously reported in multi-unit Other or Missing Middle. This correction is a work-in-progress and it is expected that additional projects may fluctuate between categories in upcoming reports.

Table IV below outlines the addresses that have had units adjusted into the Frequent Transit category, with some visuals shown in the maps that follow.

Table IV: Units Adjusted Into Frequent Transit Category

	Address	Distance to Frequent Transit	# of Units
i	1030 Taylor Ave	704 m to FX3; 812 m to F8 transit route stops	54
ii	230 Degrave St	1,224 m to F5 & FX2 transit route stops	119
iii	160 Degrave St	1,275 m to F5 & FX2 transit route stops	119
iv	75 Degrave St	1,388 m to F5 & FX2 transit route stops	77
v	105 Degrave St	1,388 m to F5 & FX2 transit route stops	77
vi	1145 Court Ave	1,290 m to F5 & FX2 transit route stops	90

1030 Taylor Avenue



75, 105, 160, and 230 Degrave Street, 1145 Court Avenue

