

TOWNSHIP OF SIOUX NARROWS - NESTOR FALLS

Housing Demand and Strategy Overview



Key Challenges and Opportunities

Increasing Affordability

- Explore financial incentives to support affordable and appropriate housing development.
- Partner with Kenora District Municipalities and the KDSB to supply and protect affordable housing stock.

Streamlining Construction & Development

- Establish system to fast-track affordable, multi-family, and diverse housing development.

Expanding Land Use Compatibility

- Update the Zoning By-law to allow for increased density and multifamily development.
- Support pre-zoning, up-zoning, and land consolidation.
- Pre-service and sub-divide available land for development.
- Create a Brownfield Redevelopment and Reclamation Strategy.

Increasing Housing Availability & Quality

- Support new housing model development including modular and prefabricated options.
- Supply housing maintenance and education programs.
- Support aging-in-place through development of multi-family senior housing in amenity-accessible locations.
- Encourage increased development of various multi-family housing size options within core areas.

Supporting Partnerships & Collaboration

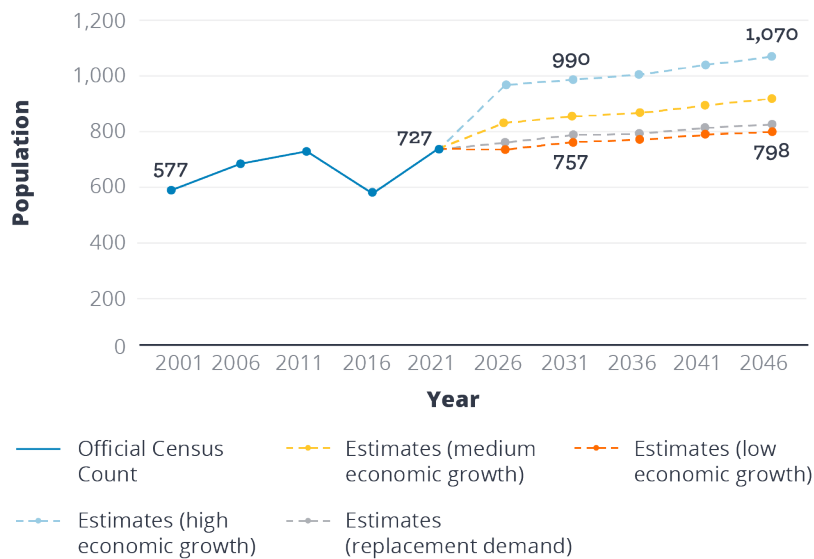
- Establish a Regional Housing Committee for the District.
- Partner with economic and industry leaders to ensure housing is available for local employment.
- Create demographic-specific housing including for Indigenous, senior, disabled, and unhoused communities.
- Collaborate on a regional data collection/management system.

Housing Highlights

- It is projected that there will be demand for between 24 and 133 additional housing units in the Township of Sioux Narrows-Nestor Falls from 2021 to 2041.
- 8% of tenant households in the Township reported spending over 30% of their income on shelter costs for rental units.
- Only 30 dwelling units in the Township were built after 2001.
- 92.7% of residents in the Township own their homes, versus renting.
- Over 70% of dwellings are not occupied by usual residents (dwellings were vacant on the day of the census or have a usual place of residence elsewhere).

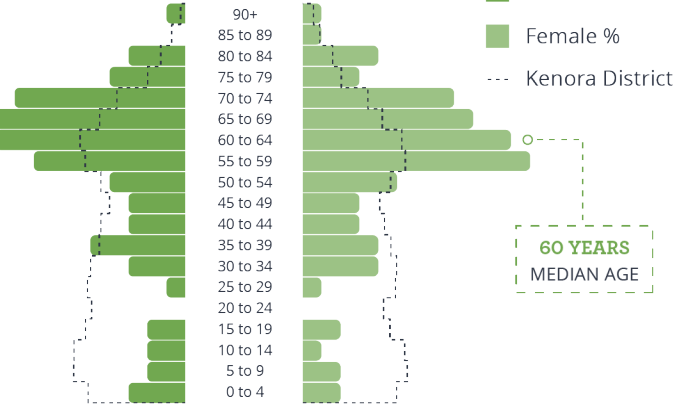
Historic Growth and Population Projections

2001 - 2046



Population by Age and Gender

2021



Location factors in Comparison to Winnipeg

Transportation Factor	3.5%
Accommodation Factor	12.8%
Skilled Labour Availability Factor	1.0%
Material Availability Factor	1.0%
Equipment Availability Factor	1.0%
Building Permits Factor	0.0%

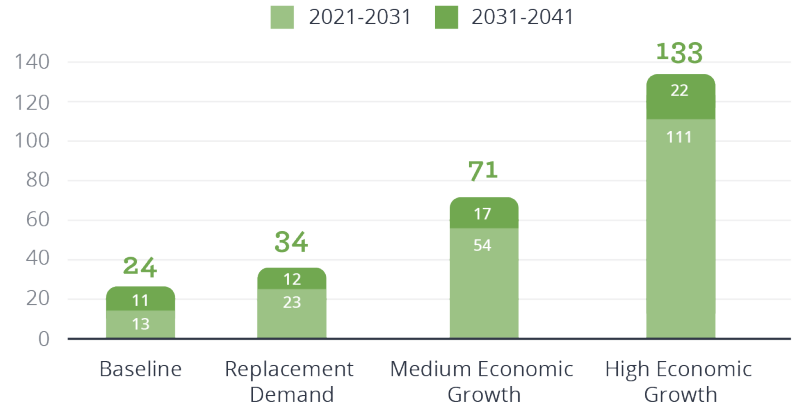
Availability of materials and labour force factors are low due to local access to supplies, however the 292km distance from Winnipeg causes for accommodation and travel costs to be higher due to travel and stays for workers.

From Hanscomb's KDSB Cost of Building Study & Location Factors Report.

Total 19.3%

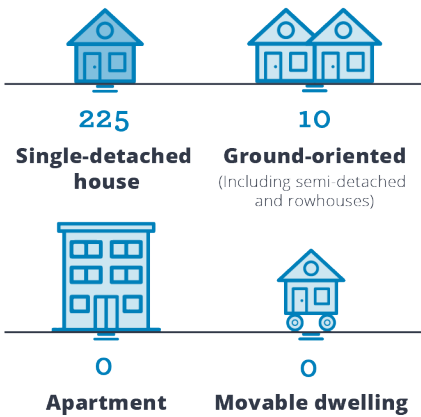
Demand for Additional Housing Units

2021-2041



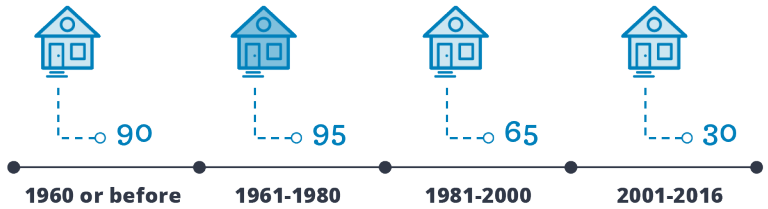
Dwellings by Structure Type

2016



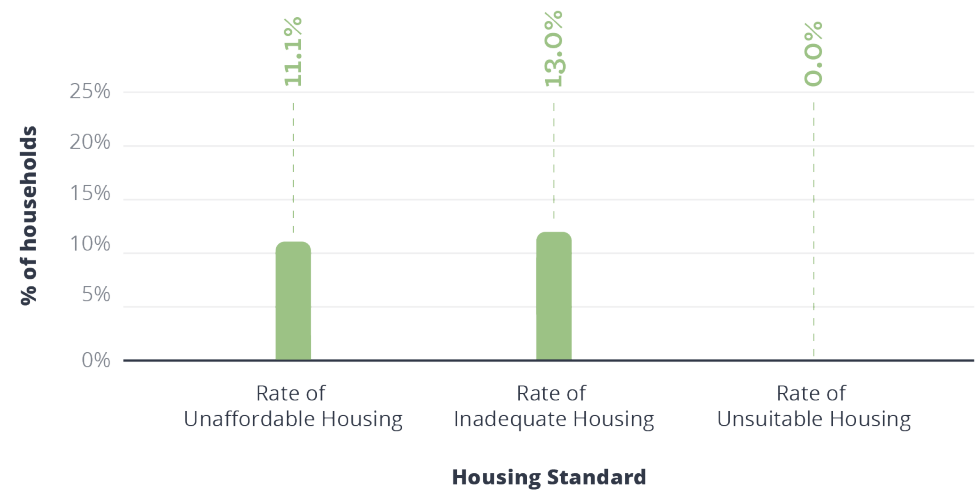
Dwellings by Period of Construction

2016



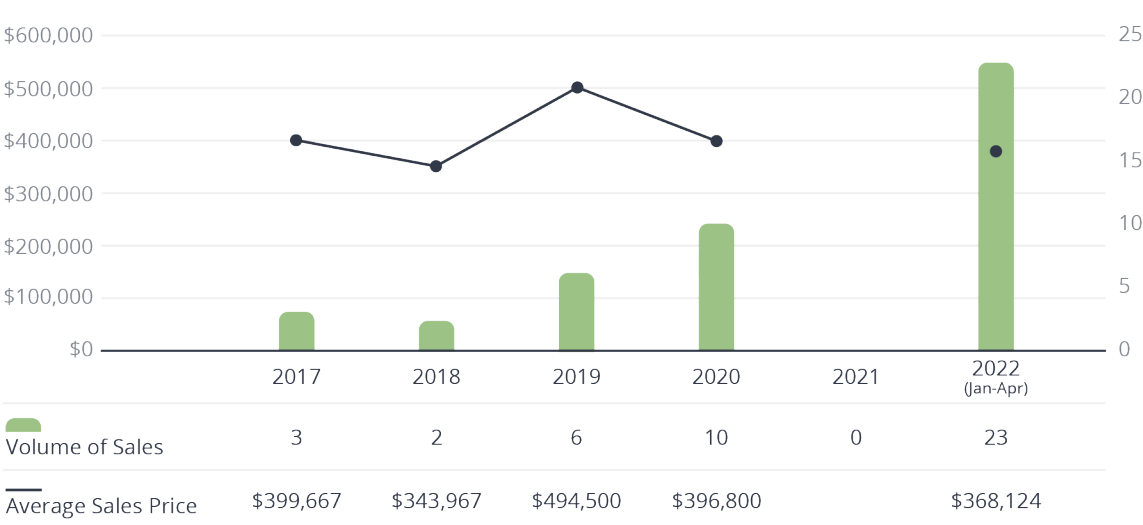
Households Living Below Housing Standards

2016

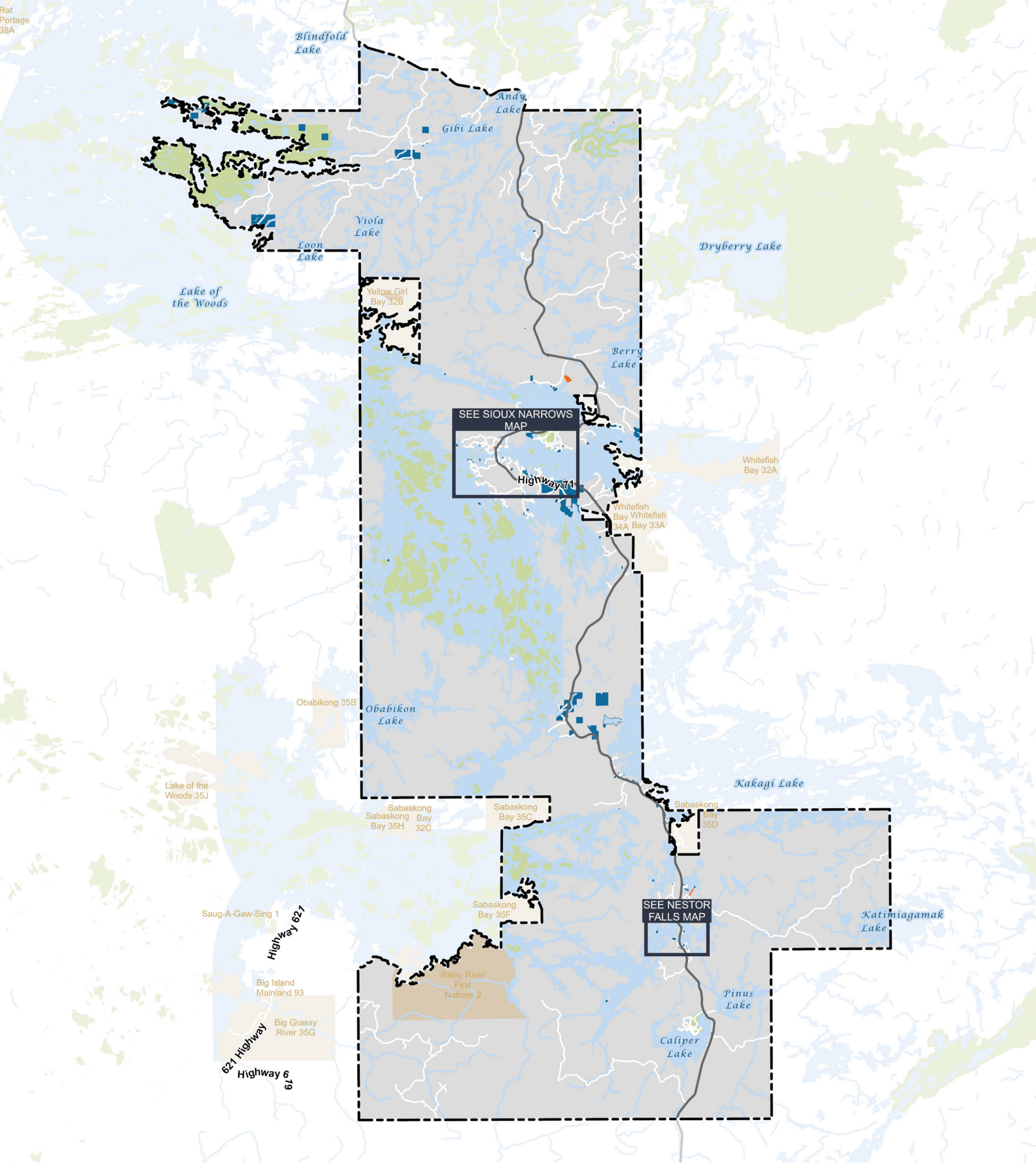


Residential Sales Transactions and Average Sales Prices

2017-2022 (January-April)



Township of Sioux Narrows-Nestor Falls Vacant Public Land



Legend

- Vacant Public Land
- Other Vacant Land
- Municipal Boundary
- Parcel
- First Nation Reserve
- Water Servicing
- Storm Servicing
- Sanitary Servicing

