

The background is a solid purple color. It features a decorative pattern of circles and lines. There are 12 circles in total, arranged in a 4x3 grid. The circles are of two sizes: the top-left, top-right, and bottom-right circles are larger, while the others are smaller. Horizontal lines connect the centers of the circles in each row. The text 'ALBERTA SOUTHWEST' is located in the top-left corner, with 'ALBERTA' in small white capital letters above 'SOUTHWEST' in larger white capital letters.

ALBERTA
SOUTHWEST

IMPROVEMENT DISTRICT NO. 4 WATERTON

Housing Report

Table of Contents

Households Spending 30%+ on Shelter	4
Housing Suitability	5
Occupied Private Dwellings	6
Median Shelter Costs	7
Tenant Households in Subsidized Housing	8
Core Housing Need by Tenure	9
Condominium Status	10
Number of Bedrooms	11
Average Rooms per Dwelling	12
Household Crowding	13
Dwelling Condition	14
Shelter Cost Ratio	15
Median Dwelling Value	16
Number of Rooms	17
Dwelling Construction Period	18
Owner Households with a Mortgage	19
Housing Quality Indicators	20
Dwelling Structure Type	21
Housing Tenure	22
Average Shelter Costs	23
Core Housing Need	24

Executive Summary

Improvement District No. 4 Waterton's 2021 housing profile is small but changed noticeably in scale over the past decade, with occupied private dwellings rising from 31 in 2011 to 67 in 2021 and the strongest growth occurring in the most recent five-year period. The housing stock remained concentrated in low-rise forms, led by single-detached homes, with a smaller presence of apartments in buildings under five storeys and very little in other structure types. The tenure mix was relatively balanced for a community of this size, with 35 owner households and 30 renter households, although ownership grew while the number of renter households did not.

Across most of the housing quality and space measures, the profile is unusually uniform. Reported households were entirely in suitable housing, with no households recorded as unsuitable or crowded, and no occupied dwellings were listed as needing major repairs. The district's housing quality indicators were similarly concentrated in the acceptable category, with none of the listed housing stress categories registering any households. The dwelling mix points to modestly sized homes rather than very small or very large units: two-bedroom dwellings formed the largest bedroom category, six-room homes were the most common by room count, and the average number of rooms per dwelling returned to 5.7 after a temporary rise in 2016. The construction profile was split between older homes and a smaller recent addition, with occupied dwellings concentrated in units built before 1980 and another cluster built from 2016 to 2021, while no occupied dwellings were recorded from 1981 to 2015.

Affordability measures are more difficult to read because several indicators show no recorded housing cost burden at all, including 0% of households spending 30% or more of income on shelter, no reported core housing need by tenure, and median shelter costs and median dwelling value recorded at \$0. At the same time, average monthly shelter costs were reported at \$850 for owners and \$480 for renters, and 80% of tenant households were in subsidized housing in 2021 after 0% in earlier census years. Taken at face value, the profile describes a small housing system that expanded quickly, remained low-density and in generally favorable physical condition, and showed very limited recorded housing stress within the census measures provided.

Households Spending 30%+ on Shelter

In Improvement District No. 4 Waterton, 0.0% of owner households spent 30% or more of income on shelter in 2021, unchanged from 2016. Renter and government-provided dwellings were also at 0.0% in 2021.

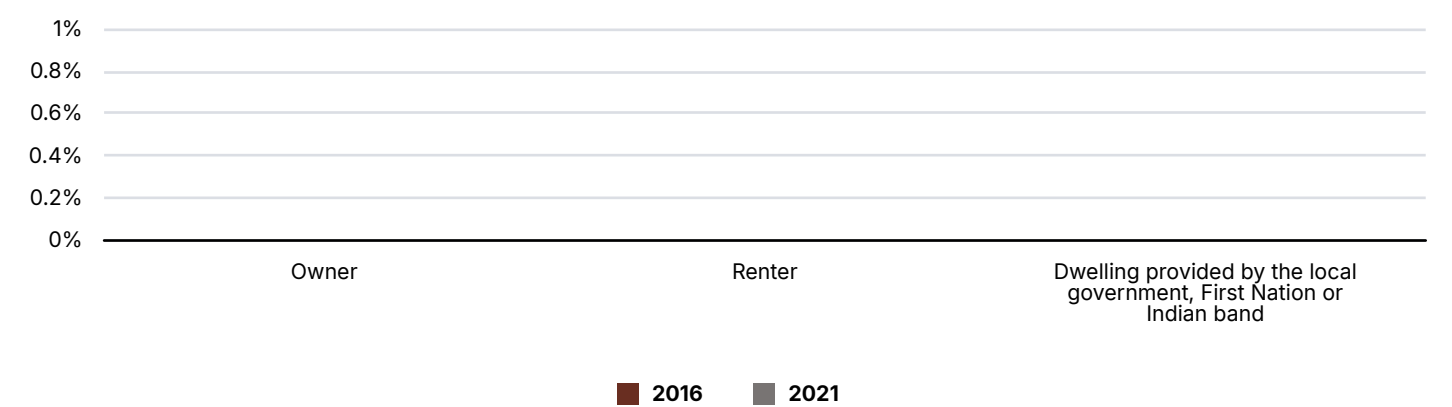


Figure 1.1: Shows the share of households spending 30% or more of income on shelter. It helps indicate the extent of housing affordability pressure. (Improvement District No. 4 Waterton, 2016-2021)¹

In 2021, Improvement District No. 4 Waterton reported no households spending 30% or more of income on shelter in any of the listed tenure categories. Owner households were at 0%, renter households were at 0%, and households in dwellings provided by the local government, First Nation or Indian band were also at 0%. Within the population of owner and tenant households in non-farm, non-reserve private dwellings, the measure shows no recorded housing-cost burden across the available tenure types.

In Improvement District No. 4 Waterton, the share of households spending 30% or more of income on shelter was 0% in 2021 across the housing tenures reported. Owners, renters, and households in dwellings provided by the local government, First Nation or Indian band were all at 0%. The same pattern appears in the descendant dissemination area, where each tenure also recorded 0%. Within the census profile's scope, housing cost pressure was not captured in these records.

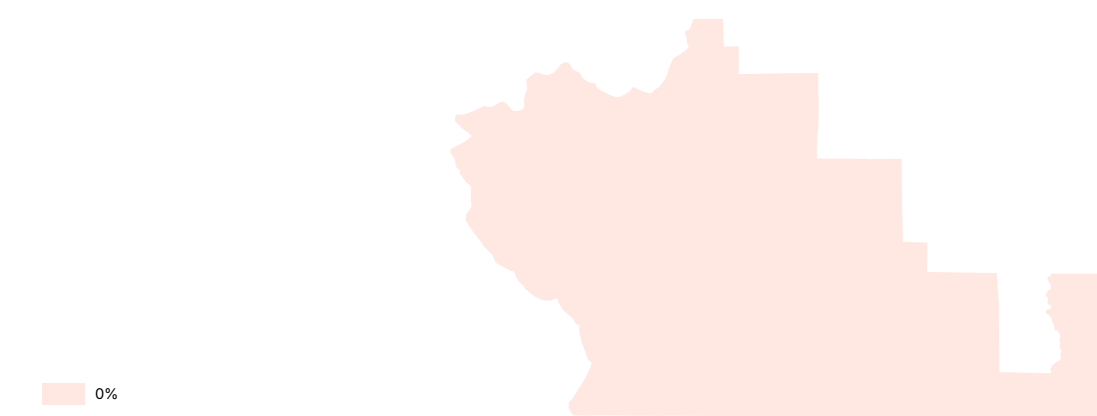


Figure 1.2: Distribution of Largest Group: Housing Tenure - Owner (Improvement District No. 4 Waterton)¹

Housing Suitability

In Improvement District No. 4 Waterton, suitable households increased to 60 in 2021 from 50 in 2016, a 20.0% rise. Not suitable households remained at 0 in both years.

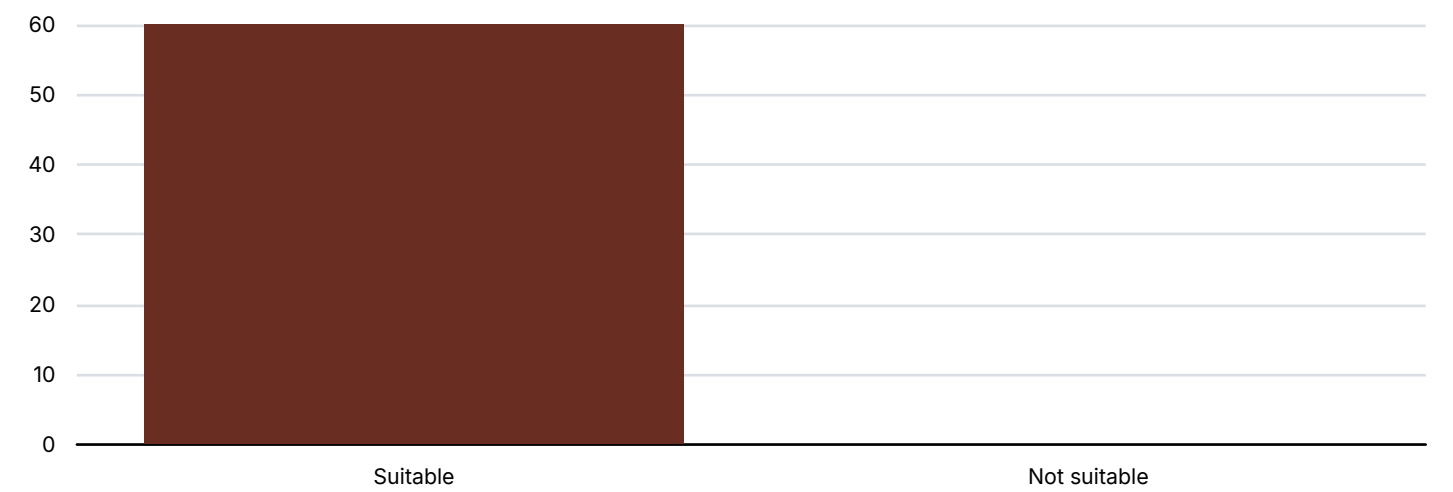


Figure 2.1: Shows whether homes have enough bedrooms for the households living in them. It helps indicate whether housing size matches household composition. (Improvement District No. 4 Waterton, 2021)¹

In 2021, housing suitability in Improvement District No. 4 Waterton was concentrated entirely in the suitable category. The census counted 60 private households as suitable and none as not suitable, showing a complete match between household size and dwelling size in the recorded data. The five-year change for suitable households was 20%, pointing to growth over the previous census period. With only one observed outcome and no unsuitable households reported, the pattern is straightforward: the housing stock, as captured here, aligned closely with household needs. Source: Statistics Canada, Census Profile.



In Improvement District No. 4 Waterton, housing suitability was fully favorable in 2021: 60 private households were in suitable housing, while 0 were in not suitable housing. The share of suitable households rose by 20 percentage points over five years, pointing to a stronger match between dwelling size and household needs within the available data. With no reported unsuitable households, the pattern is straightforward and concentrated at the suitable end of the measure.

Figure 2.2: Distribution of Largest Group: Housing Suitability - Suitable (Improvement District No. 4 Waterton)¹

Occupied Private Dwellings

Improvement District No. 4 Waterton had 67 occupied private dwellings in 2021, up 71.8% from 2016 and more than double the 31 recorded in 2011, showing growth across the decade.

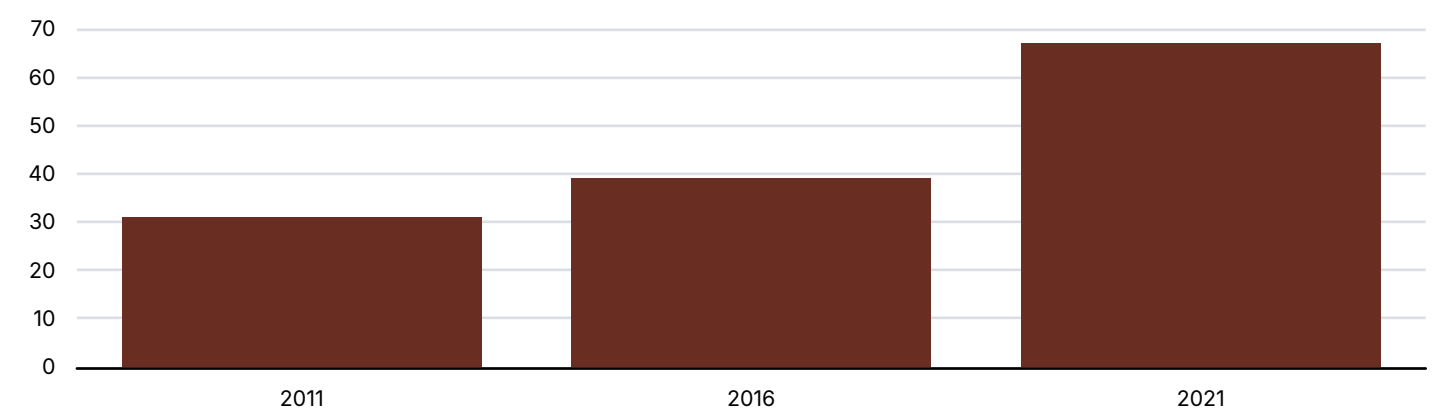


Figure 3.1: Shows the number of private dwellings occupied by usual residents. It helps indicate how much of the housing stock is in active residential use. (Improvement District No. 4 Waterton, 2011-2021)¹

Occupied private dwellings in Improvement District No. 4 Waterton increased steadily across the census periods shown, pointing to more of the local housing stock being used by usual residents. The count rose from 31 in 2011 to 39 in 2016 and then to 67 in 2021. That 5-year change was 25.8% in 2016 and 71.8% in 2021. The larger gain in the most recent period suggests the growth in occupied dwellings accelerated over time rather than leveling off.

Improvement District No. 4 Waterton had 67 occupied private dwellings in 2021, up from 39 in 2016 and 31 in 2011. That 71.8% five-year increase was a notable rise in active residential use of the housing stock. Even so, the total remained far below nearby communities such as Pincher Creek (1,288), Claresholm (1,709) and Fort Macleod (1,342). Among the small local comparators, it was closer to Glenwood (104) and Stavely (269) than to the larger towns.

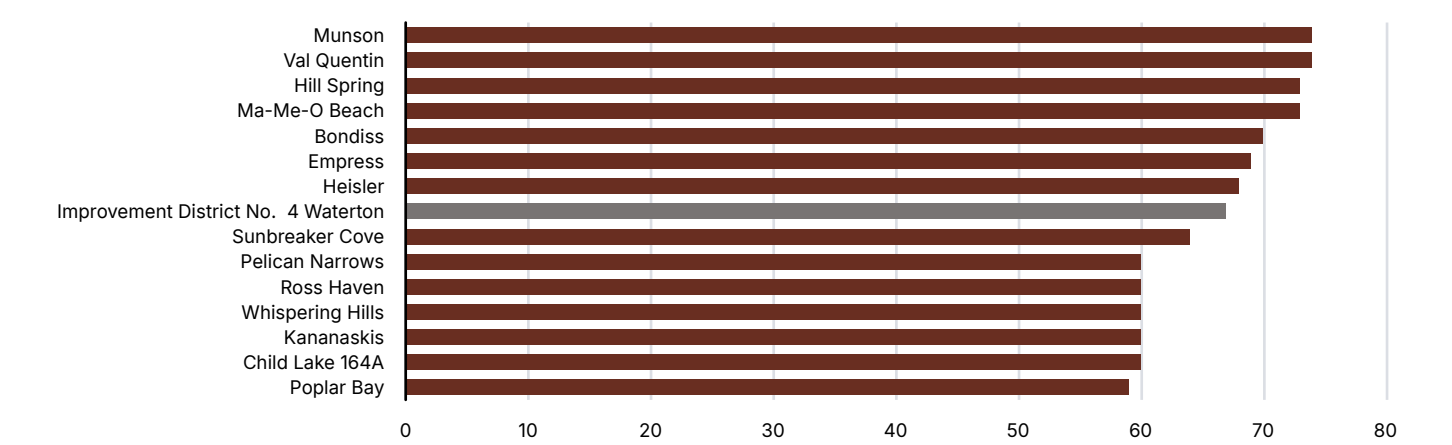


Figure 3.2: Comparison of Occupied Private Dwellings with other locations (Improvement District No. 4 Waterton, 2021)¹

Median Shelter Costs

In Improvement District No. 4 Waterton, median monthly shelter costs were 0 dollars for owners and renters in 2021, unchanged from 2016. The largest group was owner households, also at 0 dollars.

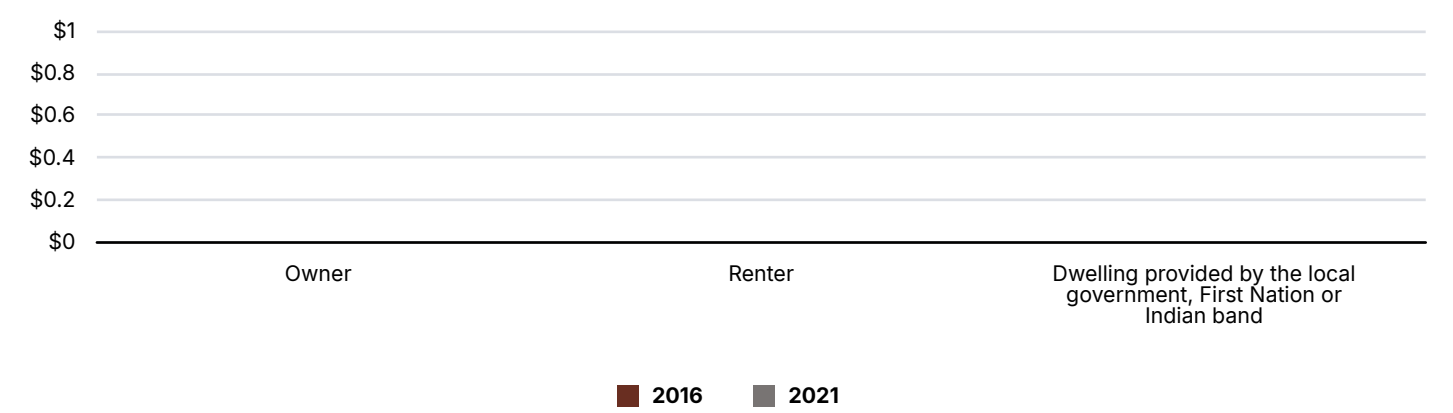


Figure 4.1: Shows median monthly shelter costs. It helps indicate the typical housing expense faced by households. (Improvement District No. 4 Waterton, 2016-2021)¹

In Improvement District No. 4 Waterton, median shelter costs were reported at \$0 in 2021 for owner households, renter households, and households in dwellings provided by the local government, First Nation or Indian band. The pattern is notable for its complete lack of variation across tenure types. With all three categories at zero, the data do not show any difference in typical monthly shelter expense within the reported scope. That leaves a very limited basis for comparison, but the 2021 profile is clear and uniform.

In 2021, median shelter costs in Improvement District No. 4 Waterton were recorded at \$0 across all three housing tenures shown: owner households, renter households, and dwellings provided by the local government, First Nation or Indian band. Within the scope of owner and tenant households in non-farm, non-reserve private dwellings, the pattern is flat rather than differentiated. With every reported tenure at zero, the data offers no sign of variation in typical monthly shelter expense.

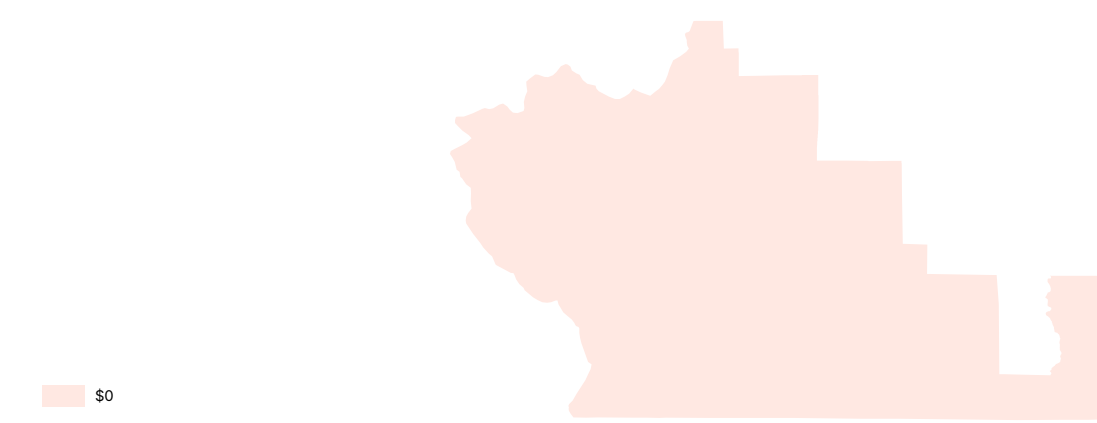


Figure 4.2: Distribution of Largest Group: Housing Tenure - Owner (Improvement District No. 4 Waterton)¹

Tenant Households in Subsidized Housing

Improvement District No. 4 Waterton had 80.0% of tenant households in subsidized housing in 2021, up from 0.0% in both 2011 and 2016, showing a complete shift over the decade.

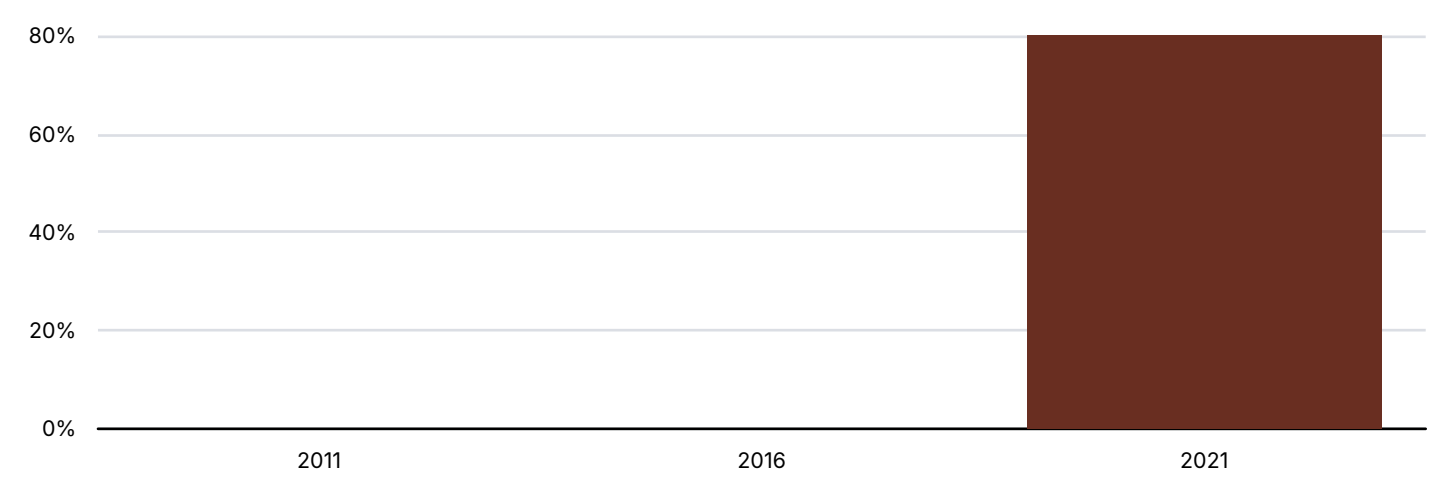
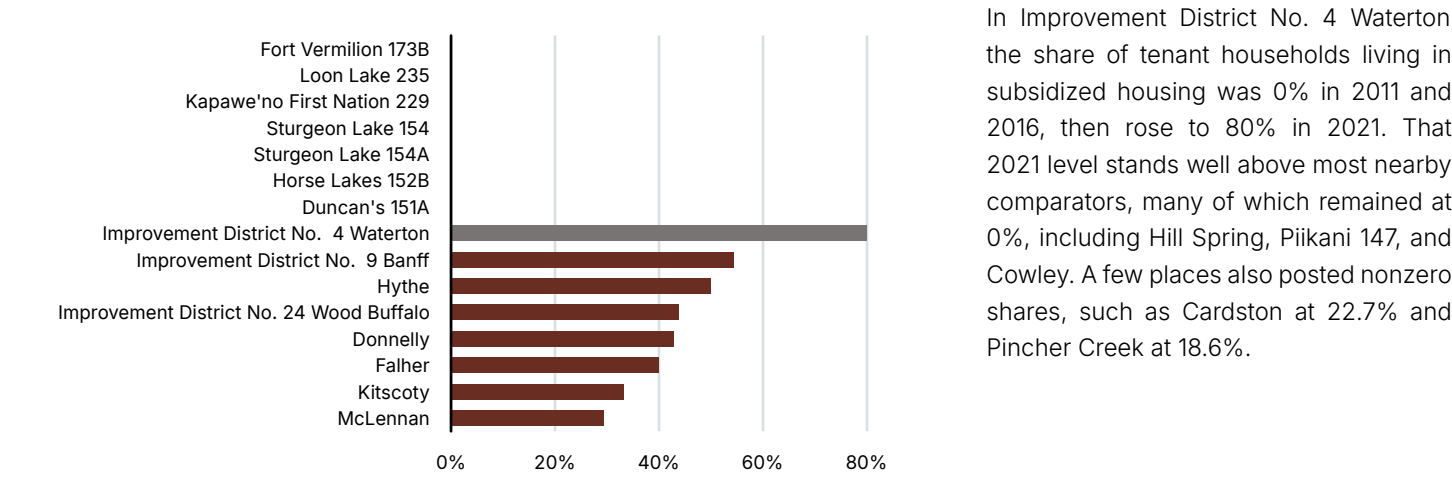


Figure 5.1: Shows the share of tenant households living in subsidized housing. It helps indicate the role of assisted housing in meeting local need. (Improvement District No. 4 Waterton, 2011-2021)¹

Tenant households in subsidized housing were absent in Improvement District No. 4 Waterton in both 2011 and 2016, then rose to 80% by 2021. The change is striking because it contrasts a zero share in the earlier census years with a very high share in the latest count. Within the period shown, the pattern moves from no tenant households in subsidized housing to a dominant majority of tenant households. With only three census points, the data do not show a gradual trend, but they do show a clear shift by 2021. For this aspect, subsidized housing appears to account for most tenant households in the district.



In Improvement District No. 4 Waterton, the share of tenant households living in subsidized housing was 0% in 2011 and 2016, then rose to 80% in 2021. That 2021 level stands well above most nearby comparators, many of which remained at 0%, including Hill Spring, Piikani 147, and Cowley. A few places also posted nonzero shares, such as Cardston at 22.7% and Pincher Creek at 18.6%.

Figure 5.2: Comparison of Tenant Households in Subsidized Housing with other locations (Improvement District No. 4 Waterton, 2021)¹

Core Housing Need by Tenure

In Improvement District No. 4 Waterton, neither tenure group was in core housing need in 2021. Owners and renters both recorded 0.0%, leaving no difference between the two groups.



Figure 6.1: Shows core housing need separately for owners and renters. It helps indicate which tenure group faces greater housing stress. (Improvement District No. 4 Waterton, 2021)¹

In 2021, Improvement District No. 4 Waterton recorded no core housing need among either tenure group in the census profile data. The rate was 0% for owner households and 0% for renter households, within the population of owner and tenant households in non-farm, non-reserve private dwellings. With only one year shown, there is no time trend to assess. The pattern is simple rather than mixed: both tenure groups were at the same level, and that level was zero. On this measure, the location shows no recorded housing stress for owners or renters in the available data.



In 2021, Improvement District No. 4 Waterton recorded no core housing need among either owner or renter households. Within the population of owner and tenant households in non-farm, non-reserve private dwellings, both tenure groups were at 0%, suggesting no measurable housing stress in this small-area profile. The pattern is identical across tenures, so there is no difference to compare between owners and renters in the data provided.

Figure 6.2: Distribution of Largest Group: Housing Tenure - Owner (Improvement District No. 4 Waterton)¹

Condominium Status

Improvement District No. 4 Waterton's occupied private dwellings were mostly not condominiums in 2021, at 55 units, while condominiums accounted for 10 units. Not condominium dwellings rose 10% from 2016.

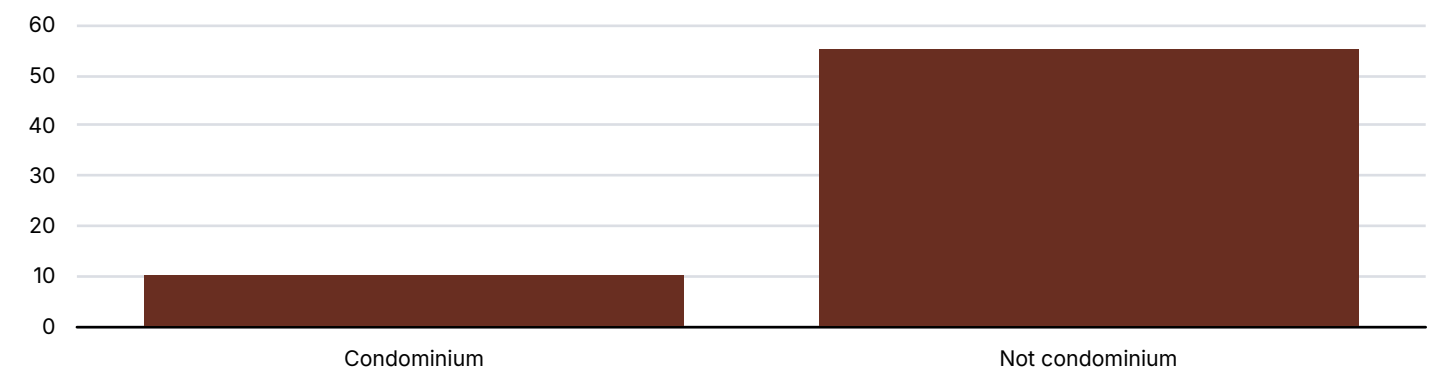


Figure 7.1: Shows whether residential properties are condominiums or non-condominiums. It helps indicate the mix of the housing stock. (Improvement District No. 4 Waterton, 2021)¹

In 2021, occupied private dwellings in Improvement District No. 4 Waterton were mostly not condominiums. The census profile counts 55 non-condominium dwellings and 10 condominiums, showing a housing stock that is weighted toward non-condominium forms. The only recorded change over five years was for non-condominium dwellings, which rose by 10. No five-year change is provided for condominiums, so the recent shift can only be described for the non-condominium share.

In Improvement District No. 4 Waterton, occupied private dwellings in 2021 were mostly not condominiums. The housing stock included 55 non-condominium units and 10 condominium units, showing a clear tilt toward conventional ownership or rental forms rather than condominium apartments. The pattern is stable rather than dynamic: the 5-year change is reported at 10 for non-condominium dwellings, while no change is shown for condominiums. That suggests the mix remained dominated by non-condominium housing, with only a limited condominium presence in the local stock.

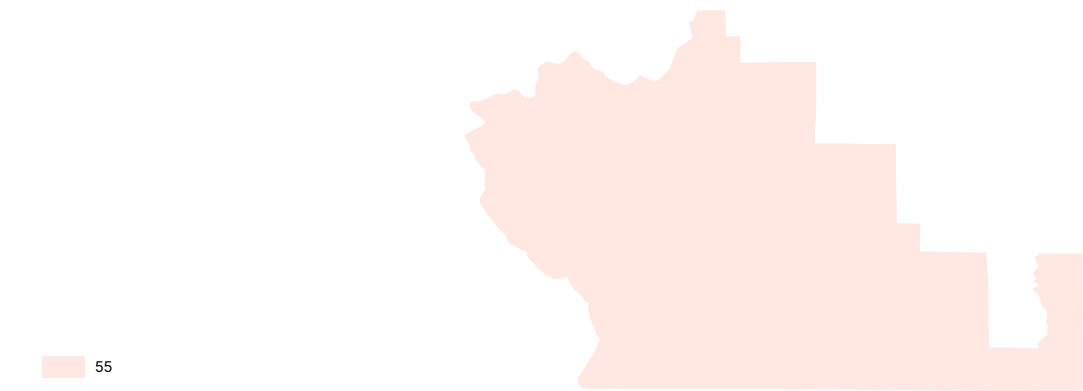


Figure 7.2: Distribution of Largest Group: Condominium Status - Not condominium (Improvement District No. 4 Waterton)¹

Number of Bedrooms

In 2021, 2-bedroom dwellings were the largest group at 25.0% and rose 150.0% over five years. Three-bedroom units held 20.0%, while 4-or-more-bedroom units fell to 15.0% from 20.0%.

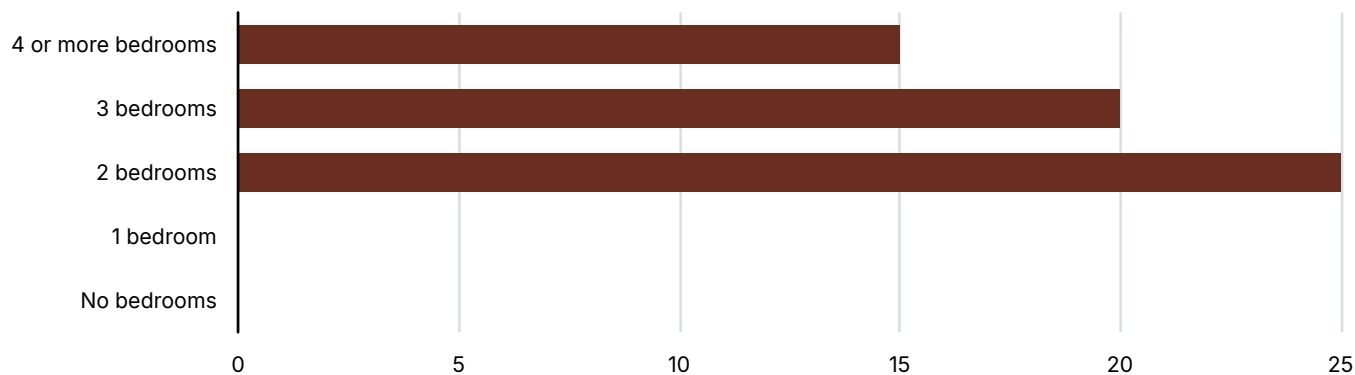


Figure 8.1: Shows the number of bedrooms in dwellings. It helps indicate whether the housing stock offers smaller or larger homes. (Improvement District No. 4 Waterton, 2021)¹

In 2021, the occupied private dwellings in Improvement District No. 4 Waterton were concentrated in mid-sized homes. There were 25 dwellings with 2 bedrooms and 20 with 3 bedrooms, compared with 15 that had 4 or more bedrooms. No bedrooms and 1 bedroom each recorded 0 dwellings. Over five years, the 2-bedroom category rose by 150%, while 4 or more bedrooms fell by 25% and 3 bedrooms were unchanged. The pattern points to a housing stock centered on modestly sized units.

In 2021, Improvement District No. 4 Waterton’s occupied private dwellings were concentrated in mid-sized units. Two-bedroom homes accounted for the largest share at 25 housing units, followed by 3-bedroom dwellings at 20 and 4 or more bedrooms at 15. No dwellings were recorded with no bedrooms or with 1 bedroom. The five-year change shows two-bedroom units rising by 150, while 3-bedroom units were unchanged and 4-plus-bedroom units fell by 25, suggesting a shift toward smaller family-sized housing.

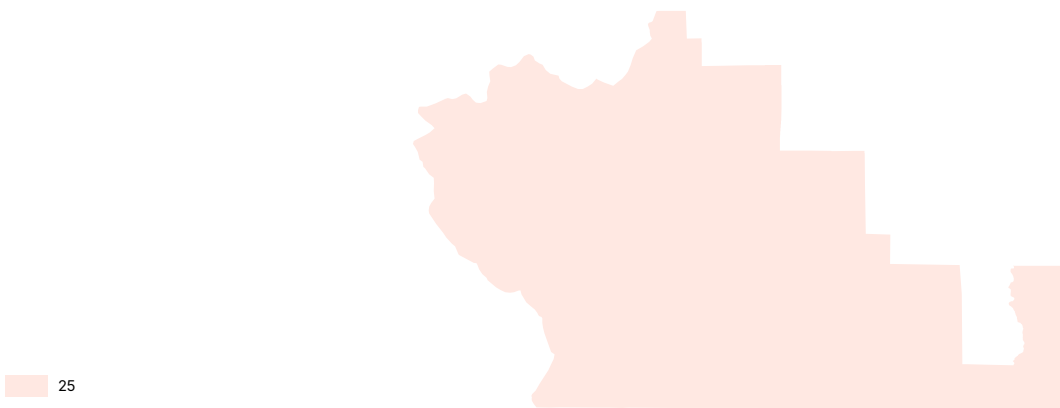


Figure 8.2: Distribution of Largest Group: Dwelling Bedrooms - 2 bedrooms (Improvement District No. 4 Waterton)¹

Average Rooms per Dwelling

Improvement District No. 4 Waterton averaged 5.7 rooms per occupied dwelling in 2021, down 14.9% from 2016. The figure had reached 6.7 rooms in 2016, after 5.7 in 2011.

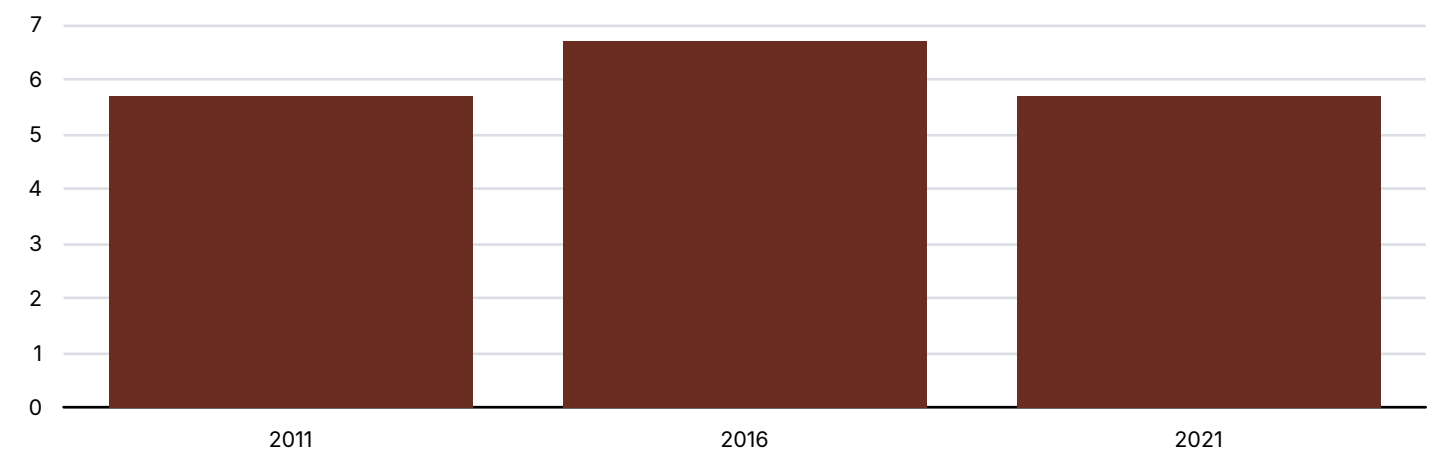


Figure 9.1: Shows the average number of rooms in occupied dwellings. It helps indicate the size of the housing stock available to residents. (Improvement District No. 4 Waterton, 2011-2021)¹

Improvement District No. 4 Waterton’s average rooms per dwelling has moved unevenly over time for occupied private dwellings. In 2011, the figure was 5.7 rooms, rising to 6.7 in 2016 before returning to 5.7 in 2021. The five-year change underscores that swing: up 17.5% to 2016, then down 14.9% by 2021. The pattern points to a brief increase followed by a reversal, leaving the latest level back at the starting point.

Improvement District No. 4 Waterton had an average of 5.7 rooms per occupied private dwelling in 2021, matching its 2011 level after a rise to 6.7 rooms in 2016. That places it below several nearby comparators, including Hill Spring at 6.6, Claresholm at 6.7, and Pincher Creek No. 9 at 7.3, while remaining above places such as Blood 148 at 5.9 and Stavely at 6.0. The pattern points to a modestly sized housing stock by local standards.

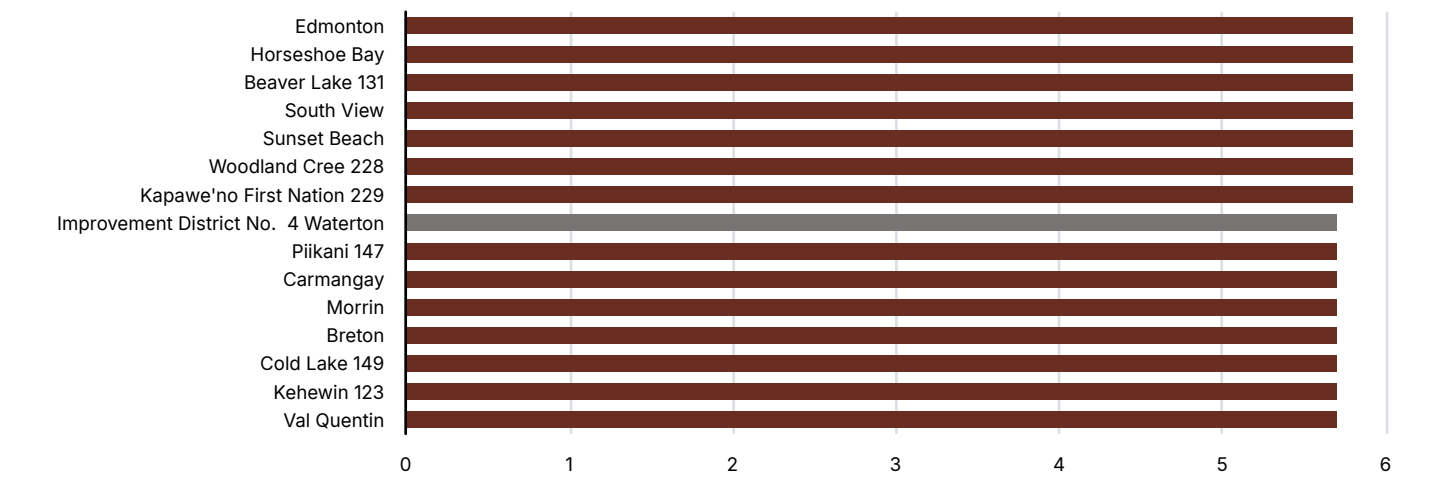


Figure 9.2: Comparison of Average Rooms per Dwelling with other locations (Improvement District No. 4 Waterton, 2021)¹

Household Crowding

In 2021, 60 households in Improvement District No. 4 Waterton had one person or fewer per room, up from 50 in 2016, a 20.0% increase. Households with more than one person per room remained at zero.

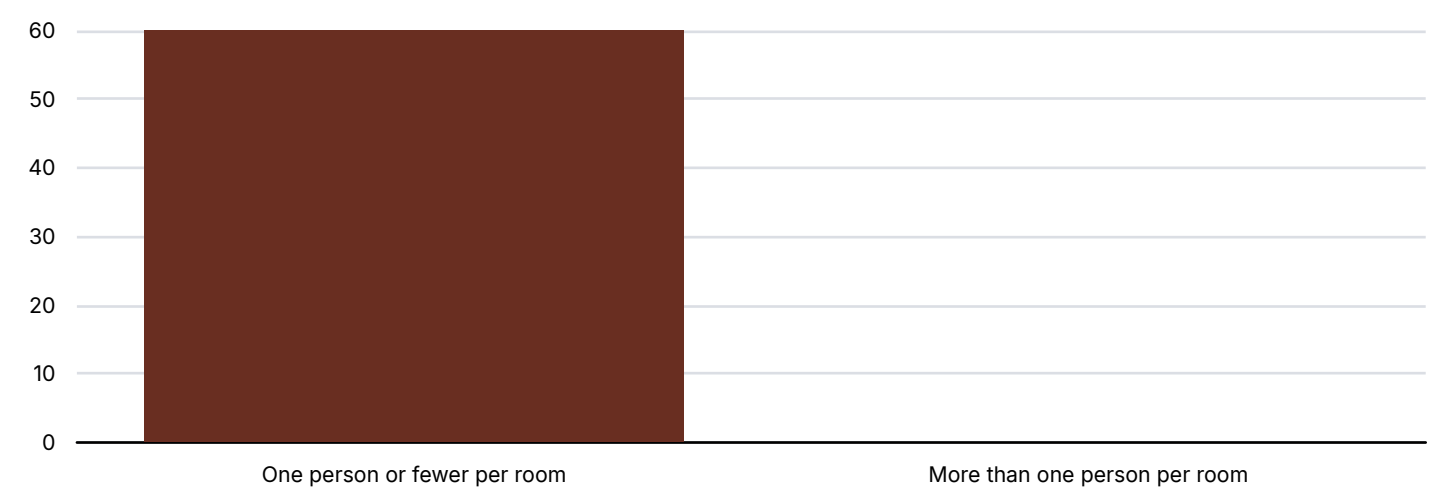


Figure 10.1: Shows how many people live relative to the number of rooms in a household. It helps indicate overcrowding and pressure on available living space. (Improvement District No. 4 Waterton, 2021)¹

In Improvement District No. 4 Waterton, household crowding in 2021 was limited to the least crowded category. There were 60 private households with one person or fewer per room, up 20 from five years earlier. No households were recorded with more than one person per room. That leaves the crowding profile sharply concentrated at the low-density end of the scale. With only these two observed categories, the data suggests a pattern of stable space availability rather than measurable crowding pressure.



Household crowding in Improvement District No. 4 Waterton was limited in 2021. Among private households, 60 were recorded as having one person or fewer per room, while none had more than one person per room. The 5-year change for the lower-density category was 20, and there was no reported change for the crowded category. With no households in the crowded range, the pattern points to very low pressure on living space.

Figure 10.2: Distribution of Largest Group: Dwelling Crowding - One person or fewer per room (Improvement District No. 4 Waterton)¹

Dwelling Condition

In 2021, 60.0% of occupied private dwellings needed only regular maintenance or minor repairs in Improvement District No. 4 Waterton, up from 40.0% in 2016. Homes needing major repairs fell to 0.0% from 10.0%.

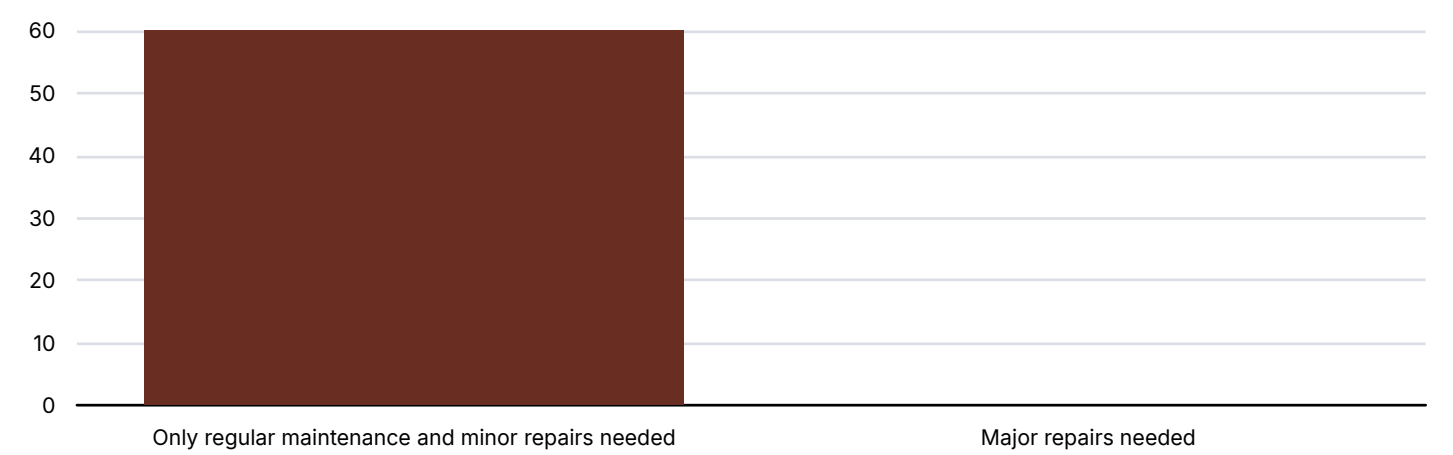
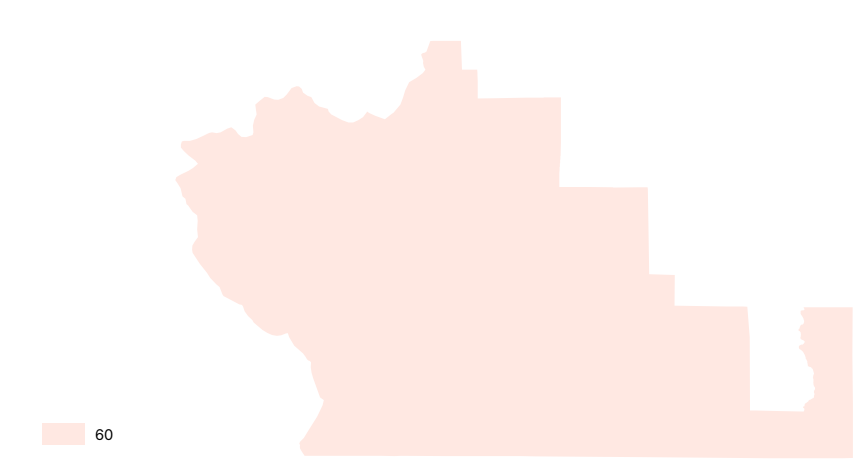


Figure 11.1: Shows the condition of dwellings based on whether they need regular maintenance, minor repairs, or major repairs. It helps indicate housing quality and renovation needs. (Improvement District No. 4 Waterton, 2021)¹

In Improvement District No. 4 Waterton, the 2021 dwelling condition profile points to a housing stock that is largely in workable condition. Among occupied private dwellings, 60 units were reported as needing only regular maintenance or minor repairs. No dwellings were reported as needing major repairs. The change data shows a sharp shift over five years: regular maintenance and minor repairs rose by 50, while major repairs fell by 100. With only these two categories provided, the pattern suggests that the condition mix became more favorable over time, at least within the reported measures. The data does not show the full distribution, so it should be read as a limited snapshot rather than a complete housing assessment.



In 2021, dwelling condition in Improvement District No. 4 Waterton was concentrated in the better-maintained category. Among occupied private dwellings, 60 units needed only regular maintenance and minor repairs, while none required major repairs. Over five years, the count needing only minor attention increased by 50%, and the major-repair category fell by 100%. That pattern points to a housing stock with limited serious deterioration, based on the figures provided.

Figure 11.2: Distribution of Largest Group: Dwelling Condition - Only regular maintenance and minor repairs needed (Improvement District No. 4 Waterton)¹

Shelter Cost Ratio

In Improvement District No. 4 Waterton, zero households were recorded in both shelter cost groups in 2021, matching 2016. The largest group was households spending less than 30% of income on shelter costs, at 0 households.

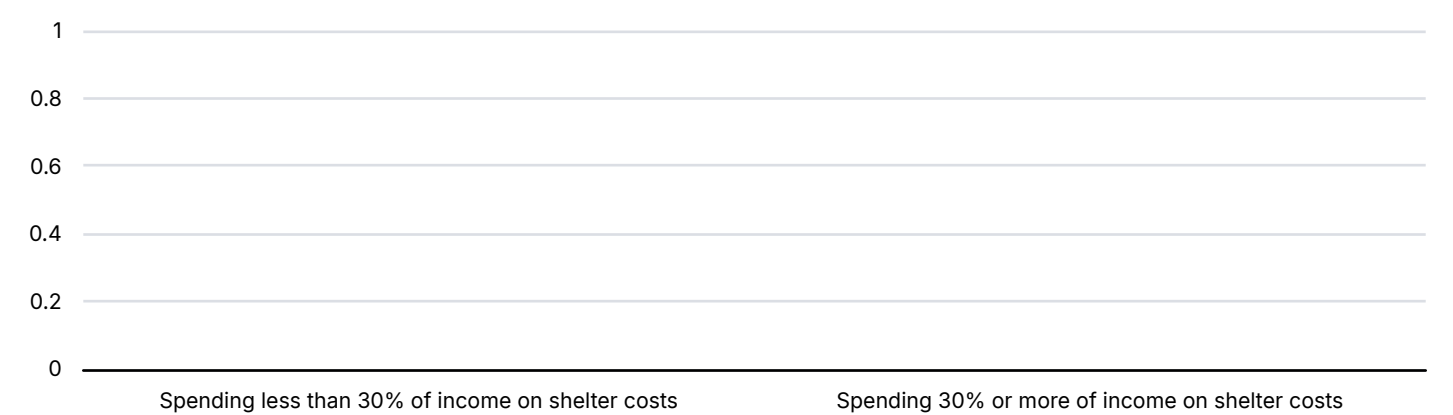


Figure 12.1: Shows the share of household income spent on shelter costs. It helps indicate how heavy housing costs are relative to income. (Improvement District No. 4 Waterton, 2021)¹

In 2021, Improvement District No. 4 Waterton showed no recorded households in either shelter-cost category within the reported census universe. The dataset lists 0 households spending less than 30% of income on shelter costs and 0 households spending 30% or more. With both figures at zero, there is no observable shelter cost split to describe for the area in this release. The result leaves the shelter cost ratio effectively unmeasured for narrative purposes here.

For Improvement District No. 4 Waterton, the 2021 shelter cost ratio table shows no households recorded in either category for owner and tenant households with income above zero. Both the share spending less than 30% of income on shelter costs and the share spending 30% or more are listed as 0 households. The same pattern appears in the descendant dissemination area. With no households counted in either group, the table does not provide a usable distribution for judging shelter cost burden.

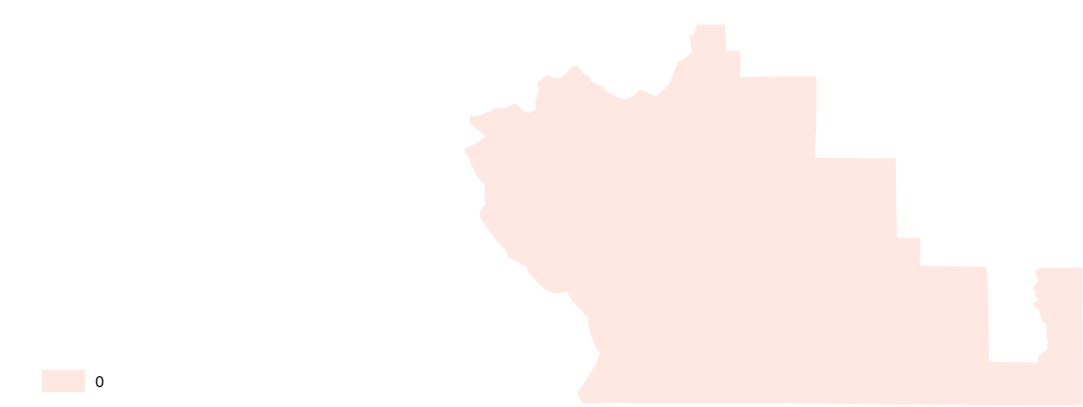


Figure 12.2: Distribution of Largest Group: Shelter Cost Ratio - Spending less than 30% of income on shelter costs (Improvement District No. 4 Waterton)¹

Median Dwelling Value

Improvement District No. 4 Waterton recorded a median dwelling value of \$0 in 2021, unchanged from 2016 and 2011. The series shows no variation across the three census years.

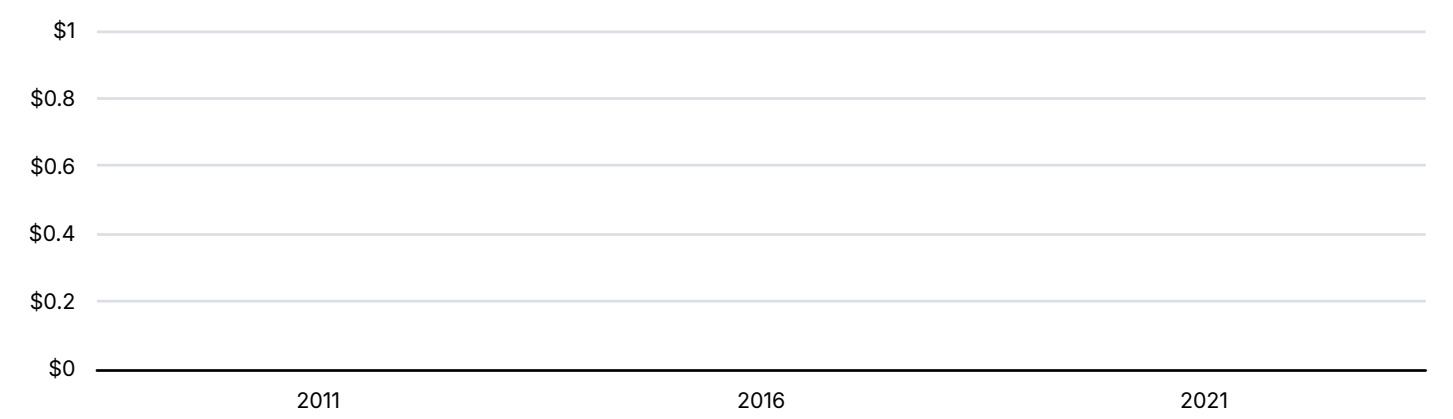


Figure 13.1: Shows the median value of residential dwellings. It helps indicate the typical price point in the local ownership housing market. (Improvement District No. 4 Waterton, 2011-2021)¹

Improvement District No. 4 Waterton shows a median dwelling value of \$0 in each of the three census years provided: 2011, 2016 and 2021. The series is completely flat, with no change across the period. Within the ownership housing market measured here, that means the reported typical dwelling value remained at zero rather than showing movement upward or downward. With only these figures available, the most notable feature is the absence of any recorded variation over time.

Improvement District No. 4 Waterton reported a median dwelling value of \$0 in 2011, 2016 and 2021 for owner households in non-farm, non-reserve private dwellings. That places it well below nearby comparators that recorded positive values, including \$250,000 in Hill Spring and Claresholm in 2021, \$280,000 in Cardston, and \$400,000 in Pincher Creek No. 9. The pattern is flat over time and stands apart from the regional housing values shown here.



Figure 13.2: Comparison of Median Dwelling Value with other locations (Improvement District No. 4 Waterton, 2021)¹

Number of Rooms

In Improvement District No. 4 Waterton, 6-room dwellings were the largest group in 2021 at 25 units. Units with 1 to 4 rooms rose to 15, while 8-or-more-room dwellings fell to 10.

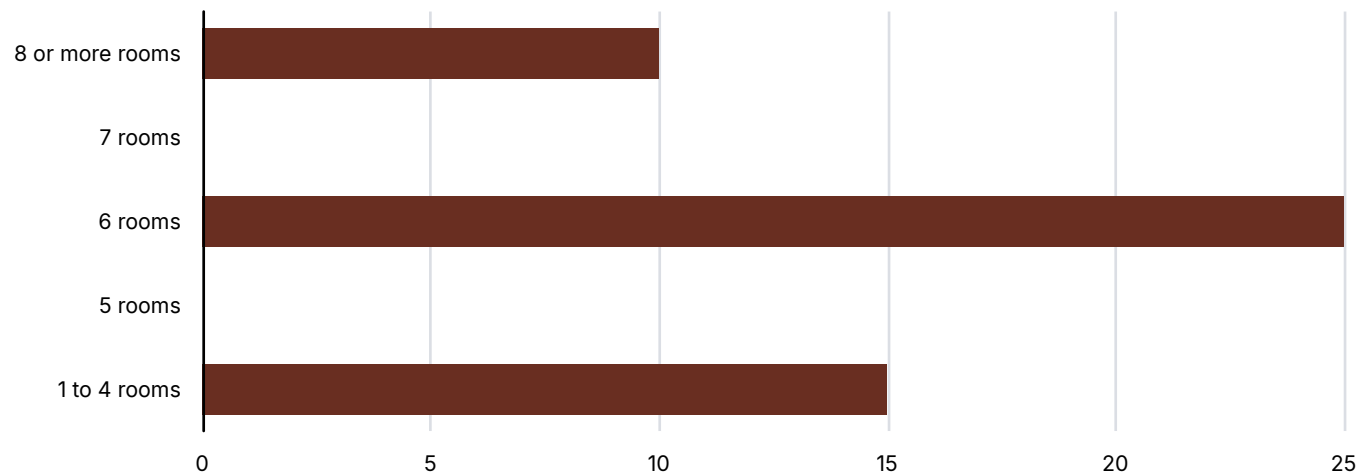
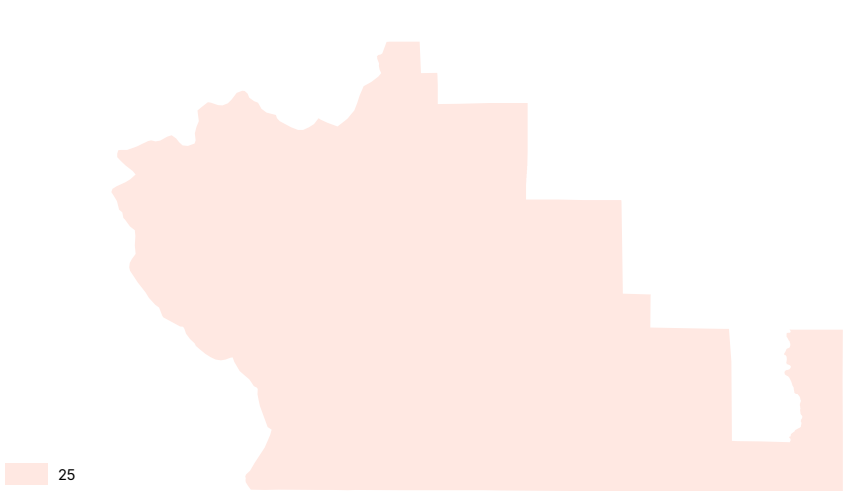


Figure 14.1: Shows the total number of rooms in dwellings. It helps indicate the size and layout of the housing stock. (Improvement District No. 4 Waterton, 2021)¹

In 2021, the occupied private dwellings in Improvement District No. 4 Waterton were concentrated in smaller room counts. Dwellings with 6 rooms accounted for 25 housing units, while 1 to 4 rooms accounted for 15 and 8 or more rooms for 10. By contrast, there were no dwellings recorded in the 5-room and 7-room categories. The 5-year change points to a narrower mix than five years earlier. The 5-room and 7-room categories each fell by 100%, and 8 or more rooms declined by 50%, while the 1 to 4 room and 6 room categories had no change reported. Source: Statistics Canada, Census Profile.



In Improvement District No. 4 Waterton, the occupied private dwelling stock in 2021 was concentrated in mid-sized homes. The largest count was for 6-room dwellings, at 25 units, followed by 1 to 4 rooms at 15 and 8 or more rooms at 10. There were no 5-room or 7-room dwellings. That mix points to a small housing profile centered on 6-room units.

Figure 14.2: Distribution of Largest Group: Dwelling Rooms - 6 rooms (Improvement District No. 4 Waterton)¹

Dwelling Construction Period

In Improvement District No. 4 Waterton, dwellings built in 1960 or before remained the largest group in 2021 at 20 units, while 1961 to 1980 also reached 20 units, up from 10 in 2016.

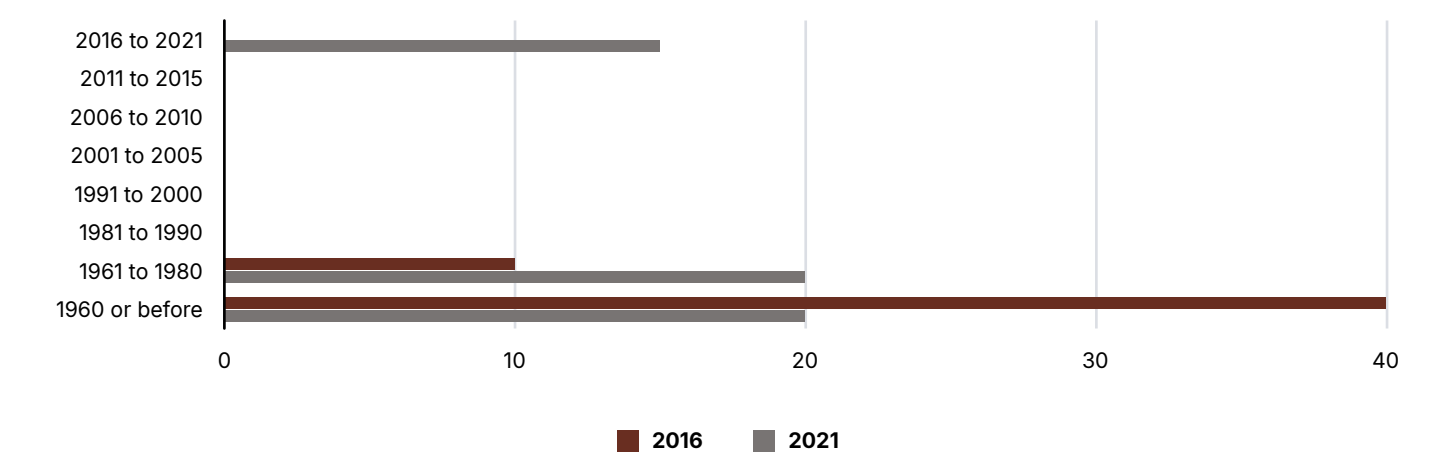


Figure 15.1: Shows when dwellings were built. It helps indicate the age of the housing stock and periods of residential growth. (Improvement District No. 4 Waterton, 2016-2021)¹

In Improvement District No. 4 Waterton, the housing stock is split across older and more recent construction periods, with a notable gap in the middle years. The 2021 census shows occupied private dwellings mostly built either before 1980 or after 2015. There were 20 dwellings built in 1960 or before and another 20 from 1961 to 1980. The newer stock is smaller, with 15 dwellings built from 2016 to 2021. No dwellings were recorded in the 1981 to 2015 periods. That pattern suggests limited construction across several decades, followed by a small recent addition. The age profile is therefore concentrated at the oldest and newest ends, rather than spread evenly over time.



In Improvement District No. 4 Waterton, the occupied private dwelling stock is concentrated in older housing and a small recent build-out. In 2021, 20 dwellings were built in 1960 or before, 20 were built from 1961 to 1980, and 15 were built from 2016 to 2021. No dwellings were recorded from 1981 to 2015. The pattern suggests a housing stock split between older units and a limited newer wave, with little mid-period construction.

Figure 15.2: Distribution of Largest Group: Dwelling Construction Period - 1960 or before (Improvement District No. 4 Waterton)¹

Owner Households with a Mortgage

Improvement District No. 4 Waterton had no owner households with a mortgage in 2021, unchanged from 2016 and 2011. The share remained 0.0% across all three census years.

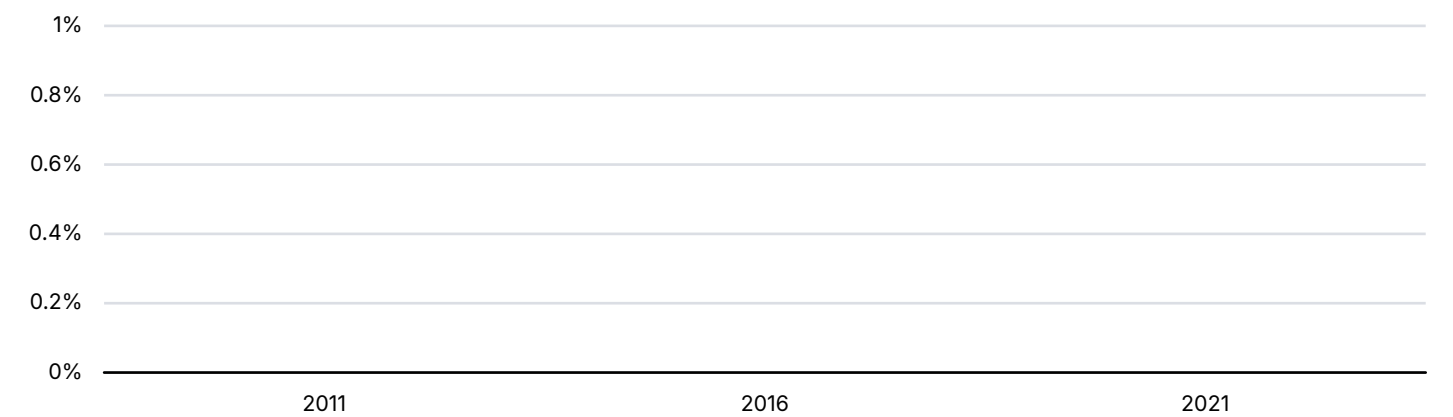


Figure 16.1: Shows the share of owner households with a mortgage. It helps indicate how many homeowners still carry housing debt. (Improvement District No. 4 Waterton, 2011-2021)¹

In Improvement District No. 4 Waterton, the share of owner households with a mortgage was 0% in 2011, 2016, and 2021. The pattern is flat across the three census years, with no measurable change over time. Within the census scope of owner households in non-farm, non-reserve private dwellings, this means the mortgage share remained absent throughout the period. The data show complete stability rather than movement.

Improvement District No. 4 Waterton showed no owner households with a mortgage in 2011, 2016, or 2021 among owner households in non-farm, non-reserve private dwellings. That makes its profile distinct from most nearby places, where mortgage shares were often well above zero. By 2021, nearby comparators ranged from 0% in several reserve communities to 61.5% in Willow Creek No. 26 and 59.5% in Cardston. Waterton remained at 0%, indicating a stable and very low mortgage presence over the period.

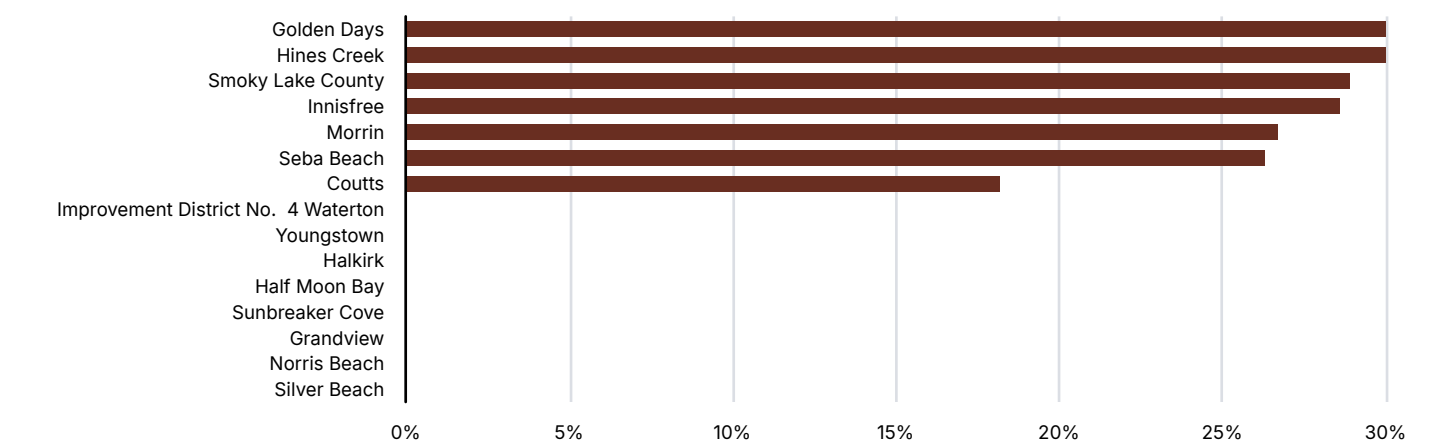


Figure 16.2: Comparison of Owner Households with a Mortgage with other locations (Improvement District No. 4 Waterton, 2021)¹

Housing Quality Indicators

Acceptable housing was the largest category in Improvement District No. 4 Waterton in 2021, at 60 housing units. All other listed housing quality indicator categories were recorded at 0 units.

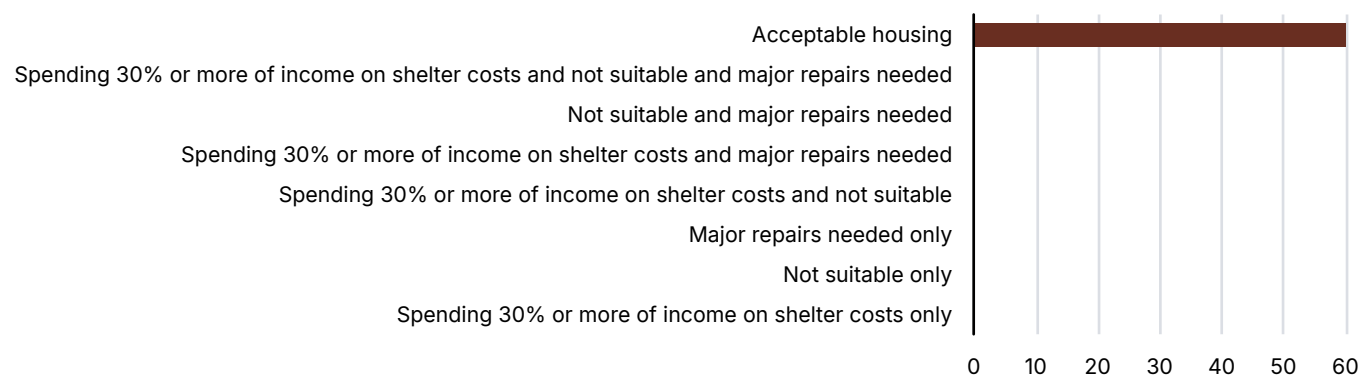


Figure 17.1: Shows key housing quality indicators such as adequacy, suitability, and affordability. It helps indicate whether housing conditions meet household needs. (Improvement District No. 4 Waterton, 2021)¹

In 2021, housing quality in Improvement District No. 4 Waterton was recorded entirely as acceptable among occupied private dwellings. The district had 60 housing units in the acceptable category, while every measured problem category was at zero: shelter costs at 30% or more only, not suitable only, major repairs needed only, and all combined forms of these issues. With no reported housing quality concerns in the dataset, the profile is uniform rather than mixed, and it offers no sign of change over time within this snapshot.

In Improvement District No. 4 Waterton, housing quality in 2021 appears uniformly strong across occupied private dwellings. All 60 reported dwellings were classified as acceptable housing, and none were recorded as spending 30% or more of income on shelter costs, being not suitable, or needing major repairs. The pattern leaves little internal variation to describe. With zero counts in every housing stress category, the data point to a housing stock that met the census quality measures across the district at that time.

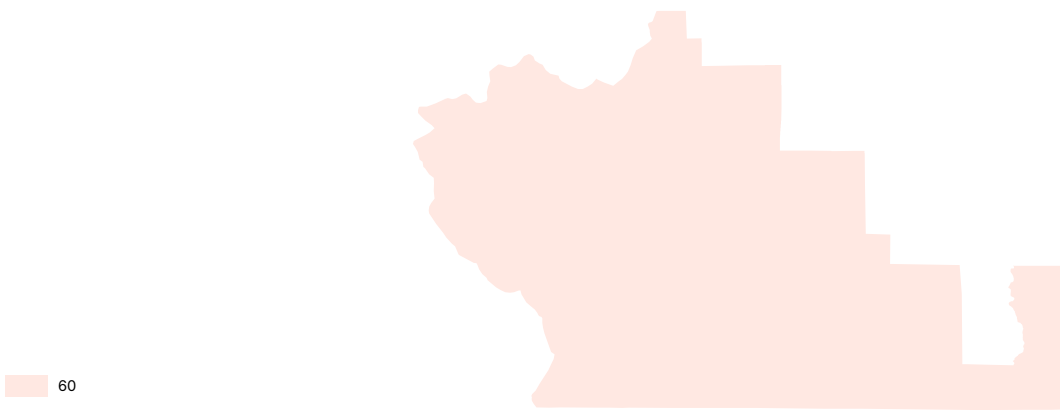


Figure 17.2: Distribution of Largest Group: Housing Quality Indicators - Acceptable housing (Improvement District No. 4 Waterton)¹

Dwelling Structure Type

Single-detached houses were the largest dwelling type in Improvement District No. 4 Waterton in 2021, at 40.0% of occupied private dwellings, up from 35.0% in 2016. Apartments under five storeys followed at 20.0%.

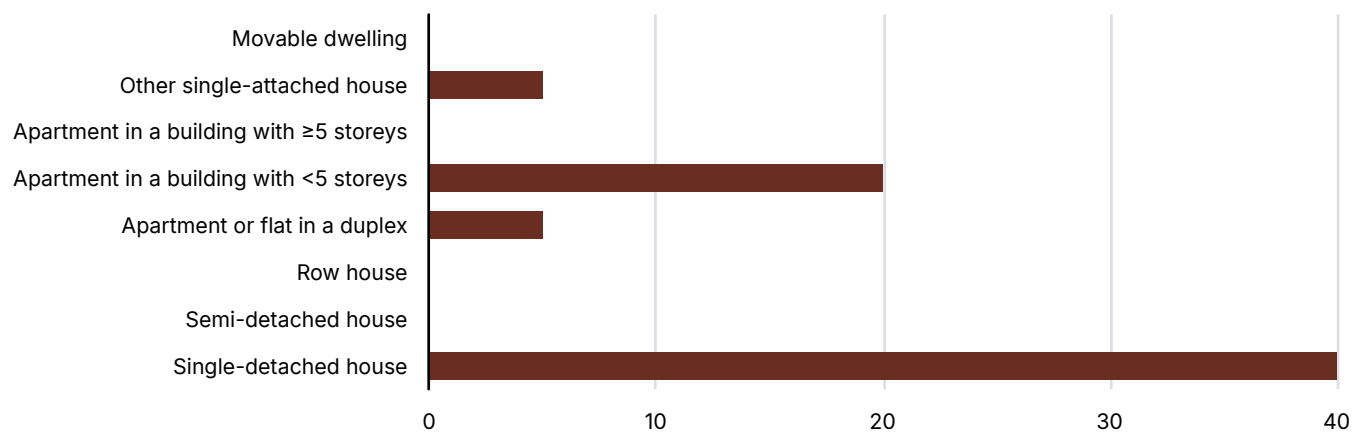
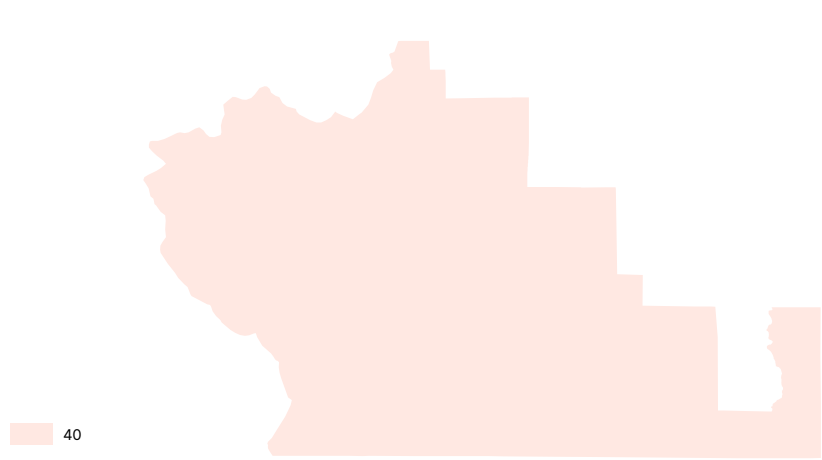


Figure 18.1: Shows the mix of dwelling structure types, such as detached homes, apartments, and other forms. It helps indicate the physical form of the housing stock. (Improvement District No. 4 Waterton, 2021)¹

In 2021, Improvement District No. 4 Waterton had a housing stock led by single-detached houses, with 40 occupied private dwellings in that type. Apartments in buildings with fewer than five storeys accounted for 20 units, while apartments in a duplex and other single-attached houses each recorded 5. Semi-detached houses, row houses, apartments in buildings with five storeys or more, and movable dwellings were all at 0. The structure appears compact and low-rise. Single-detached houses were up 14.3% over five years, while other single-attached houses were unchanged. That points to a small but still concentrated mix, with most occupied dwellings remaining in detached or low-density forms in 2021.



In 2021, Improvement District No. 4 Waterton’s occupied private dwellings were dominated by single-detached houses, which accounted for 40 housing units. Apartments in buildings with fewer than five storeys formed the next largest type at 20 units, while duplex apartments and other single-attached houses each counted 5 units. Semi-detached homes, row houses, larger apartments, and movable dwellings were absent.

Figure 18.2: Distribution of Largest Group: Dwelling Structure Type - Single-detached house (Improvement District No. 4 Waterton)¹

Housing Tenure

Owner households were the largest tenure group in 2021 at 35 households, matching renters at 30 households. Owner households rose 75% from 20 in 2016, while renter households were unchanged.

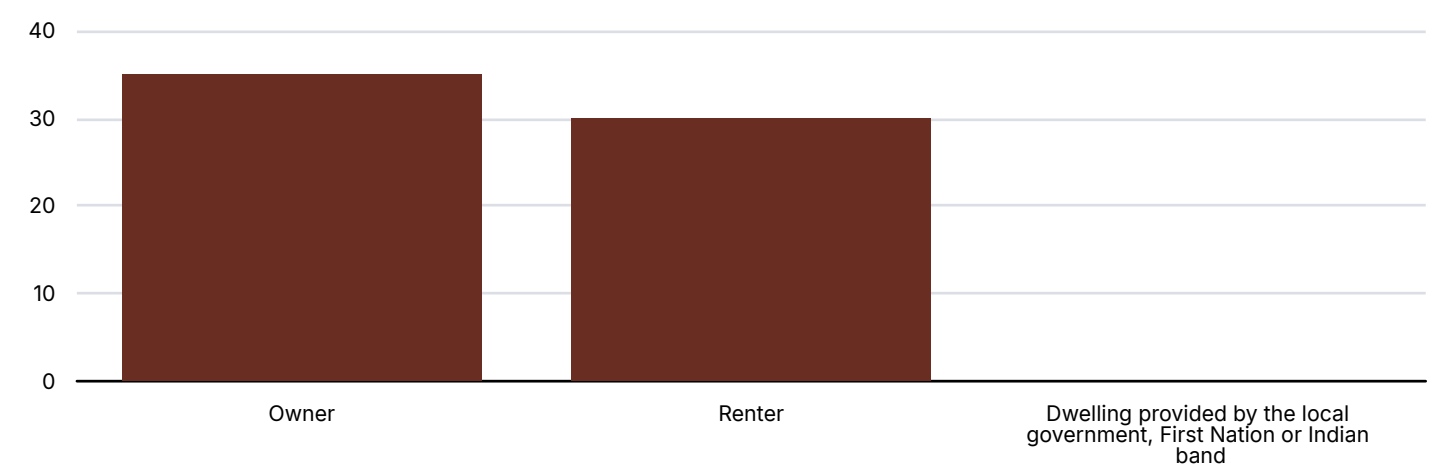
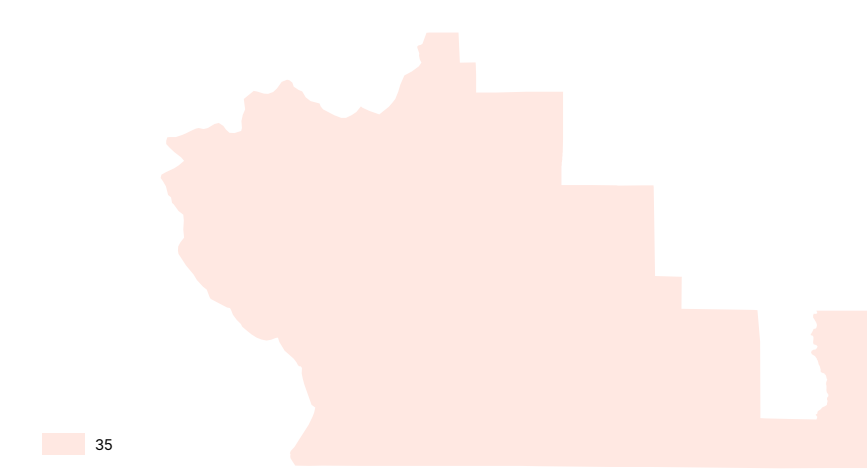


Figure 19.1: Shows whether households own or rent their homes. It helps indicate the balance between ownership and rental housing in the community. (Improvement District No. 4 Waterton, 2021)¹

Housing tenure in Improvement District No. 4 Waterton was split between owner and renter households in 2021, with ownership the larger share. Among private households, 35 were owner households and 30 were renter households. No households were reported as living in dwellings provided by the local government, a First Nation, or an Indian band. The five-year change points to a clear shift in the owner side of the tenure mix. Owner households were up 75% from five years earlier, while renter households showed no change. That leaves the community with a modest ownership lead, but a rental presence that remained steady over the period.



In 2021, housing tenure in Improvement District No. 4 Waterton was split between ownership and renting, with 35 owner households and 30 renter households among private households. The owner count had risen by 75% over five years, while renters were unchanged over the same period. No households were recorded in dwellings provided by the local government, First Nation or Indian band. The mix suggests a small community with ownership slightly ahead of renting, alongside recent growth in owner households.

Figure 19.2: Distribution of Largest Group: Housing Tenure - Owner (Improvement District No. 4 Waterton)¹

Average Shelter Costs

In Improvement District No. 4 Waterton, owners had the highest average monthly shelter costs at \$850 in 2021, compared with \$480 for renters. Both tenure groups were recorded at \$0 in 2016.

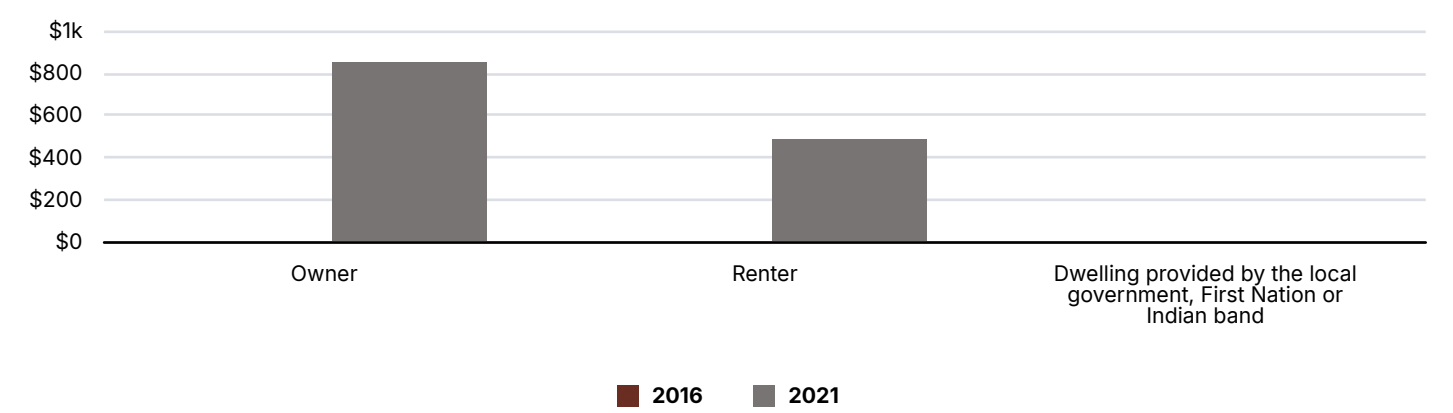


Figure 20.1: Shows the average monthly shelter costs paid by households. It helps indicate typical housing expenses faced by owners and renters. (Improvement District No. 4 Waterton, 2016-2021)¹

In 2021, average shelter costs in Improvement District No. 4 Waterton varied notably by housing tenure. Owner households paid \$850 per month, while renter households paid \$480. Households in dwellings provided by the local government, First Nation or Indian band recorded no shelter cost in the dataset. The gap between owners and renters suggests a clear split in monthly housing expenses, with owners facing the higher average cost. The figures provide a narrow snapshot of shelter costs in that year.

In Improvement District No. 4 Waterton, average monthly shelter costs in 2021 were \$850 for owner households and \$480 for renters. Households in dwellings provided by the local government, First Nation or Indian band recorded no shelter cost. The gap between owners and renters is sizable, with owners paying about \$370 more per month. Within the narrow set of tenure types reported, owner costs were the highest and renter costs were noticeably lower. The pattern points to clear tenure-based differences in monthly housing expense.

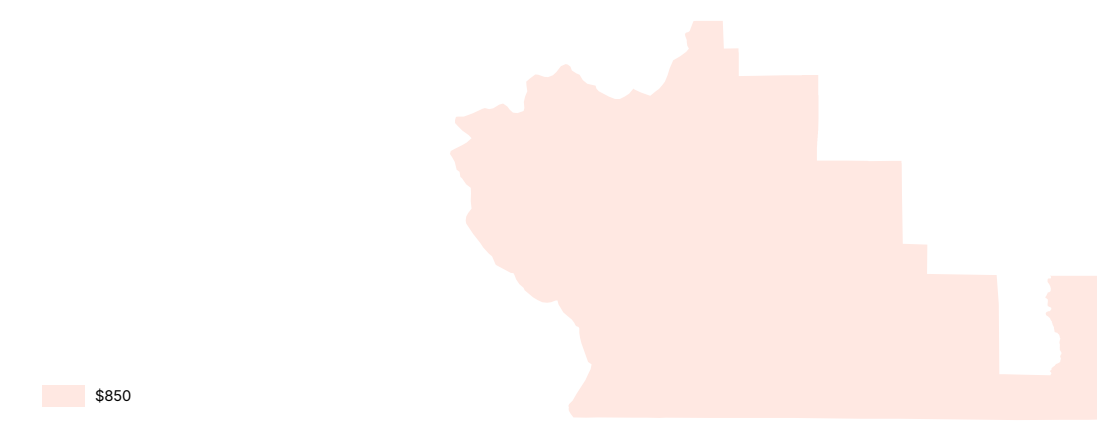


Figure 20.2: Distribution of Largest Group: Housing Tenure - Owner (Improvement District No. 4 Waterton)¹

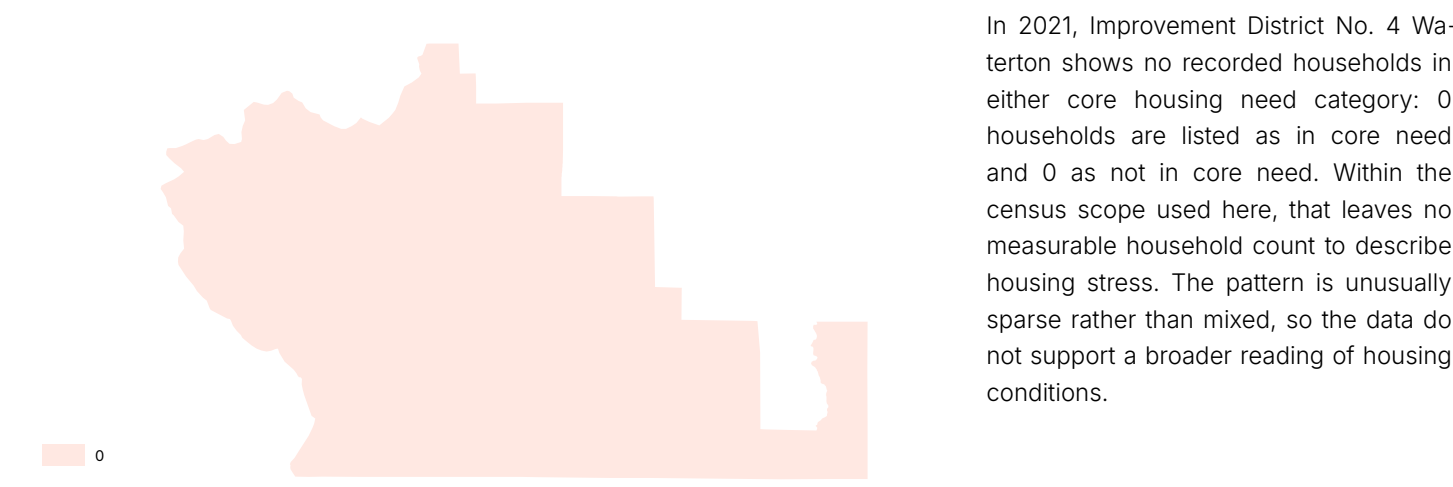
Core Housing Need

Improvement District No. 4 Waterton recorded no households in core housing need in 2021, with 0 households in core need and 0 not in core need among the measured households.



Figure 21.1: Shows the share of households living in housing that is unaffordable, unsuitable, or in need of major repairs. It helps indicate overall housing stress in the community. (Improvement District No. 4 Waterton, 2021)¹

In 2021, the census profile for Improvement District No. 4 Waterton reports no households counted in either core housing need or not in core housing need within the stated universe. That leaves the table with 0 households in core need and 0 households not in core need, so there is no share to compare and no distribution to summarize from these figures alone. The result gives a very limited picture of housing stress in the community. Because both categories are zero, this dataset does not provide enough information to describe a pattern over time or to distinguish between housing conditions here.



In 2021, Improvement District No. 4 Waterton shows no recorded households in either core housing need category: 0 households are listed as in core need and 0 as not in core need. Within the census scope used here, that leaves no measurable household count to describe housing stress. The pattern is unusually sparse rather than mixed, so the data do not support a broader reading of housing conditions.

Figure 21.2: Distribution of Largest Group: Core Housing Need - In core need (Improvement District No. 4 Waterton)¹

Data Sources

1. Statistics Canada, Census Profile. Published in Dec 15, 2022.

Legal Notice and Disclaimer

This publication was created using the **Localintel Platform** and may include proprietary data, templates, and visualization elements licensed through it. This publication is provided for general informational purposes only. Localintel does not guarantee the completeness, accuracy, or suitability of this information for any particular purpose. No reuse, redistribution, or extraction of source data except as expressly permitted. Use of this publication is subject to applicable terms of use and restrictions available at localintel.com/terms.