

Housing Plan 2021-2026 Executive Summary

West Broadway Community Organization updated and reviewed the West Broadway housing plan. The review and consultation took place from February 2020 to February 2021. The review process included:

1. A review of the existing documents – West Broadway Housing Plan 2016-2020, West Broadway Community Plan, West Broadway Meth Strategy, Here and Now Report, and more
2. A review of the community statistics and census data
3. Public consultation – community survey, interviews and focus groups, windshield scan
4. Research – other housing plans, other community plans and other relevant documents

The statistics revealed that:

- West Broadway is a low-income neighbourhood with almost half of the population falling below the low-income cut-off
- West Broadway is a densely populated neighbourhood – it is 3 times more dense than the city as a whole
- People in West Broadway are more likely to use alternative methods of transportation (5 times more likely to walk, 8 times more likely to bike and twice as likely to use public transit)
- West Broadway has a significantly higher number of renters (92%)
- West Broadway housing stock is older
- Recent surge in new buildings – primarily apartments

The consultation revealed:

- Respondents love the West Broadway Community
- People liked the neighbourhoods location, people and services
- There is a demand for more housing that is geared towards EIA rates
- There is a need for different styles of housing for different groups such as seniors, newcomers, those lacking housing, need for supports such as grants to fix up older housing and education.
- Imbalance between population density and amount of services (garbage pick-up/ snow removal)
- Need to address the needs of the unhoused population with specific focus on youth

This housing plan identified four priorities:

1. Improve access to affordable housing/ lower cost of housing
2. Improve quality of housing
3. Improve civic infrastructure and services
4. Increase supports and access to housing for underserved and unhoused populations including persons with disabilities, seniors, newcomers and youth.

The Plan includes 10 Strategies to help meet the priorities. Each Strategy has a number of steps and actions to help meet the strategy. The steps include providing education, working with the City and Province to create necessary housing and housing supports. The 10 Strategies are:

Strategy A: Encourage development that builds a complete and sustainable community, fits with the neighbourhood and meets community needs.

Strategy B: Work to create new affordable housing units and units based on EIA rates.

Strategy C: Coordinate resources to retain and regenerate existing housing.

Strategy D: Gather, map and share housing data and information to assist in plan implementation, evaluation, program development and advocacy.

Strategy E: Provide educational opportunities to support newcomers, residents, owners and landlords.

Strategy F: Increase diversity of housing options and supports for seniors, families, newcomers and people with disabilities.

Strategy G: Improve access to housing, services and programs for those experiencing homelessness.

Strategy H: Improve access to housing services and programs for youth experiencing homelessness.

Strategy J: Coordinate resources to improve neighbourhood safety.

Strategy K: Continue to build community and to build effective community institutions.