



West Broadway  
Housing Plan  
2014-2019

**Created for the West Broadway Community Organization**

**608 Broadway**

**Winnipeg Manitoba R3C0W8**

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## Introduction and History

West Broadway began its history as a well to do and desirable neighbourhood to live in. This was due to its proximity to downtown business and commercial amenities and to the Assiniboine River. As Winnipeg expanded from 1905 to 1925, so did West Broadway.

A 63-lot subdivision was developed in 1903 on farmland owned by James Spence who once worked for the Hudson Bay Company. Expensive, well-built single family homes emerged between 1904-1912 catering to a middle to upper class clientele. This was followed by more modest single family homes built for businessmen and their families. By 1915, the majority of empty lots were filled and were slowly developed until the 1970s when suburban sprawl, the automobile, an aging housing stock and Unicity combined forces to encouraged people to move out of core neighbourhoods to the outskirts of the City.

The period of disinvestment in West Broadway was the focus of significant community concern and action. In efforts to curb this process of decline, strategic planning began in late 1995 through the West Broadway Alliance. Through these sessions, the West Broadway Development Corporation (now called the West Broadway Community Organization) was established in 1997 to coordinate opportunities to revitalize the neighbourhood. Their first task was to provide affordable homeownership, support community economic development and develop a strategy for land use and management.

The community's location, affordable housing prices, neighbourhood character, and older housing stock ready for renovations became a key focal point for community based reinvestment. Over time these efforts multiplied, and continue to this day. Concerns over deteriorating housing stock are giving way to concerns of gentrification and displacement. In the past many single family houses had been converted to multi-unit dwellings. Today many of these buildings are being changed back into single family homes, duplexes, or the remain as multi family units with increased rental prices, making the community less accessible to low income residents and leading to displacement.

In recent years property values have increased in the West Broadway neighbourhood. House sale prices in Spence and West Broadway, which are lumped together in the Multiple Listing Service system, rose from \$34,377 in 2000 to \$81,649 in 2007 and have continued to increase since then. (CCPA 2010). Owners and landlords are once again seeing value in investing in their properties and many are doing so. There is a ripple effect to the increased investment in housing stock:

- This improvement has tended to increase housing prices (500% over 10 years) - and the rental rates have followed, with average rents rising from \$345 in 2001 (City of Winnipeg 2008b) to \$545 in 2010 (Statistics Canada 2013c).
- This has also sparked more investment and developers interest in the community which then continues this trend.

There have been a number of initiatives in the West Broadway neighbourhood that contribute to affordable, accessible and quality housing and a safe and supportive community environment. They include:

- 1999 West Broadway Community Land Trust
- 2001-2003 Neighbourhood Housing Plan
- 2008-2012 West Broadway Housing Plan
- 2009 Green Space Planning Process and Plan
- 2010 West Broadway Safety Plan
- 2011-2016 West Broadway Community Plan
- 2013 West End Property Development / Property Management Social Enterprise Feasibility Study

This Housing Plan (2014-2019) has been developed through a series of consultations with neighbourhood residents, groups and stakeholders. A housing plan is a way to collect and codify many different ideas and perspectives regarding housing in the neighbourhood, and build on neighbourhood strengths in order to address neighbourhood challenges. A plan based on

community priorities and needs provides direction for residents and housing advocates, including the West Broadway Community Organization (WBCO) and others, to advocate with a strong mandate for all community members short and long term priorities for housing development and rehabilitation. While at the same time it provides developers and the city with a reference point against which to compare their own development plans



## Complete Communities

The City of Winnipeg defines complete communities as “*places that both offer and support a variety of lifestyle choices, providing opportunities for people of all ages and abilities to live, work, shop, learn and play in close proximity to one another*” (City of Winnipeg 2011a, p.04). This is a vision of an inclusive city, which welcomes many different kinds of individuals, families and communities. In its Complete Communities plan, the City of Winnipeg says “*complete communities should provide a range of housing options to accommodate various incomes, household types, abilities and stages of life*” (City of Winnipeg 2011a, p.25). The Complete Communities plan is a secondary plan which applies to the whole of the City of Winnipeg, along with OurWinnipeg, the City’s development plan.

Complete Communities identifies West Broadway as an ‘Area of Stability’, one of the mature, primarily residential neighbourhoods surrounding the downtown. See Figure 1 below. It directs that housing in these areas be maintained and upgraded, and where appropriate, that infill housing be built in order to “*enhance housing choice and affordability*” (City of Winnipeg 2011a, p.78). To this end, the City of Winnipeg will support the rehabilitation and development of housing in these neighbourhoods, and will maintain and improve neighbourhood infrastructure to complement housing (City of Winnipeg 2011a, p.85).

OurWinnipeg also identifies housing as a priority, and notes that:

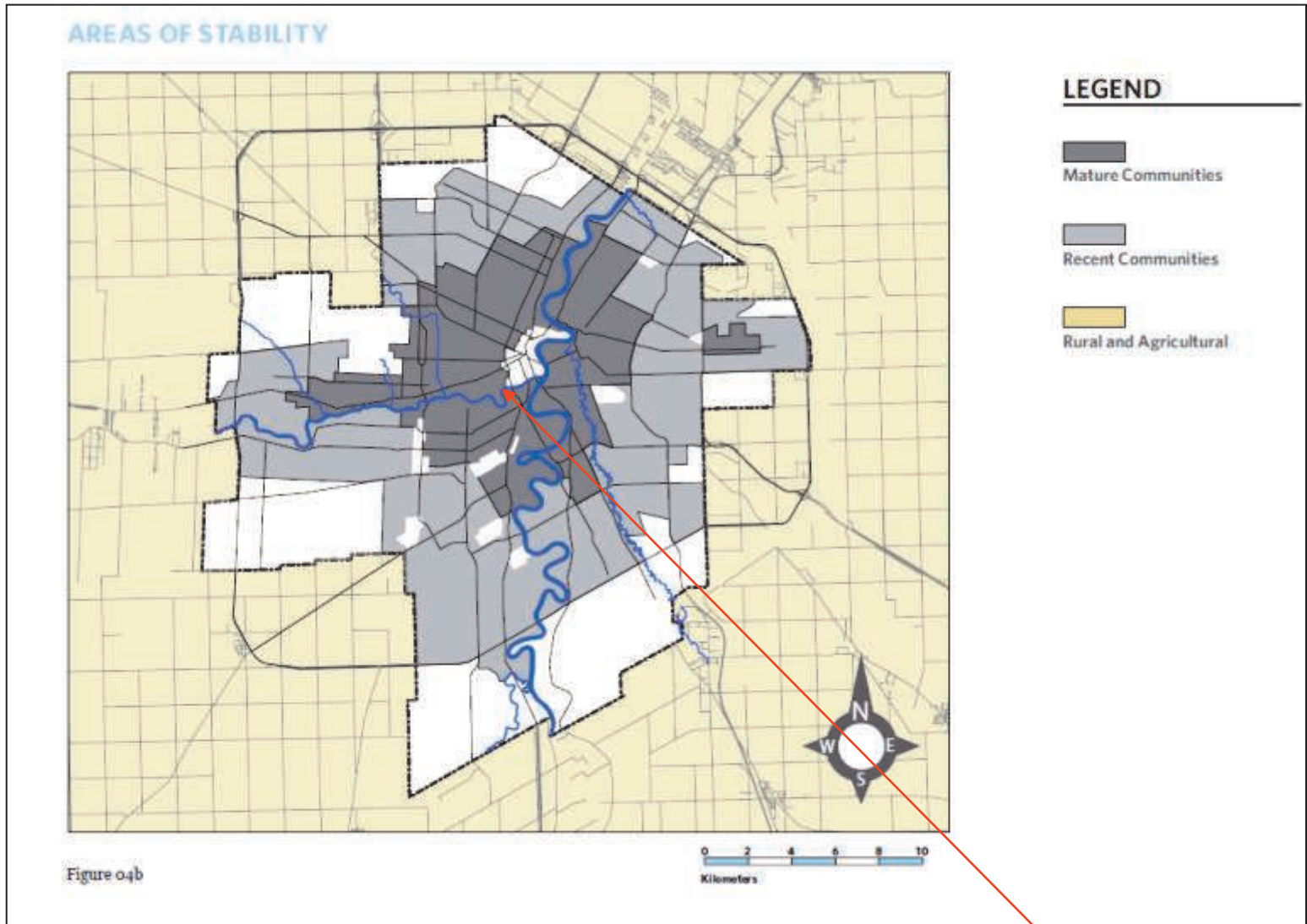
*The City of Winnipeg has an important role to play in planning for a diversity of housing types, tenures and costs in each neighbourhood. It has an important role to play in supporting housing renewal and in both enforcing building codes and property by-laws and educating relevant parties about them.* (City of Winnipeg 2011b, p.54).

It also describes the importance of

- including affordable housing in all neighbourhoods of the city
- renewing and improving the housing stock
- including a diversity of housing types, including specialty housing, in all neighbourhoods
- working with the private sector, non-profit organizations and governments to support and develop mixed-income neighbourhoods and affordable housing.



Figure 1: Complete Communities



City of Winnipeg. 2011a

West Broadway

## City of Winnipeg Housing Policy

The City of Winnipeg Housing Policy was drafted in 2013 and has four main priorities:

- Targeted Housing Development – The objective is to encourage new housing development that promotes and supports City of Winnipeg policy goals. Including affordable housing, diverse housing options, universal design, and appropriate density to support infrastructure and creates complete communities.
- Neighbourhood Revitalization - Support for revitalization and maintenance of existing housing that promotes adequate, safe living conditions for homeowners and tenants, and supports safe, orderly, viable and sustainable communities which brings new life back to Mature Communities.
- Building Community Capacity - Enable communities to develop and implement locally planned, community supported housing renewal initiatives that are consistent with OurWinnipeg and Complete Communities.
- Building Partnerships - Establish the framework for complementary programs, tools, resources, and partnerships, including collaboration with other levels of government to meet the housing needs of the population of Winnipeg. (City of Winnipeg 2013, p.3)

The 2013 housing policy replaced the older, core area renewal policy, and focused significant attention on six key issues related to housing:

- Support implementation of OurWinnipeg and Complete Communities.
- Encourage development or retention of more affordable housing.

- Address needs of the population in core housing need.
- Neighbourhood Revitalization.
- Support for revitalization in areas of most need.
- Increase options to fund / support desired housing activity (City of Winnipeg 2013, p.4).

2014 saw the proposal of the City of Winnipeg Housing Policy Implementation Plan which further developed each of the six key issues and proposed a framework of activities, partners, leaders and a time frame to guide the implementation of the housing policy. This document assumes that the City Of Winnipeg Housing Policy Implementation Plan will come into effect. These three documents, Complete Communities, Our Winnipeg and the City Of Winnipeg Housing Policy Implementation Plan provide strong guidance for the City, developers and West Broadway residents as they contemplate housing development and maintenance. See Table 1.

In order to work towards the goals of these plans, West Broadway must include a variety of amenities and resources for neighbourhood residents. In particular, West Broadway must continue to include many different kinds of housing to meet the needs of the communities' diverse residents. This means taking stock of what already exists and then prioritizing what is missing. West Broadway already reflects many of the characteristics of complete communities. This housing plan is intended to reinforce and enhance what is already strong in the neighbourhood.

<b>Table 1: Housing Plan and the City of Winnipeg</b>	<b>Direction</b>	<b>Housing Plan</b>
Complete Communities (Section 04, Areas of Stability)	<i>Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.</i>	✓
	<i>Support the completion of areas of stability.</i>	✓
(Section 04-1, Mature Communities)	<i>Encourage conservation and upgrading of existing housing in mature areas and expand housing opportunities through infill development.</i>	✓
OurWinnipeg (Section 01-4, Housing)	<i>Support diverse housing options in each neighbourhood or neighbourhood cluster throughout the city.</i>	✓
	<i>Collaborate with other levels of government and other partners to renew and regenerate Winnipeg's housing stock.</i>	✓
	<i>Establish partnerships with the private, not-for-profit and government sectors to provide affordable housing throughout the city, with a particular focus on locations near a variety of transportation options.</i>	✓
	<i>Provide leadership in encouraging and enforcing property related housing standards that create and promote safe living conditions for homeowners, tenants and for communities as a whole.</i>	✓
	<i>Support the integration of specialty housing within residential neighbourhoods, with a particular focus on locations near a variety of transportation options.</i>	✓
Housing Policy Implementation Plan	<i>Support objectives in OurWinnipeg and Complete Communities</i>	✓
	<i>Encourage development or retention of more affordable housing</i>	✓
	<i>Growing segment of the population in core housing need</i>	✓
	<i>Enable infill development, revitalization, community capacity</i>	✓
	<i>Support for revitalization in areas of most need</i>	✓
	<i>Increase options to fund / support desired housing activity</i>	✓

(Based on City of Winnipeg 2011a,b, City of Winnipeg 2013, 2014a)

## West Broadway Neighbourhood Plan

The most recent comprehensive plan is the 2011-2016 West Broadway Community Plan. Through community consultations residents contributed their visions and priorities to shape their neighbourhood. The theme areas highlighted in the plan include: community social development, housing and accommodation, increasing income and power for well-being, community spaces and environment and safety. See Table 2 below.

<b>Table 2: Neighbourhood Plan Goal Area</b>	<b>Housing Plan</b>
<b>6: Housing and Accommodation</b> Continue to implement WBCO Housing Plan including local planning and networking capacity, development of innovative and diverse housing options and implementing initiatives that seek to minimize vacant, abandoned or poor quality housing in the neighbourhood.	✓
6.1 Infill Housing Plan implemented	✓
6.2 Property Improvement Program (PIP) exterior fix up grant	✓
6.3 Property Improvement Program for Efficiency (PIPE)	✓
6.4 Homeownership Initiative	✓
6.5 Housing Coordination and West Broadway Housing Stakeholders	✓
6.6 Rooming House Improvements Program	✓
<b>7. Support resources, education, advocacy and funding for renters and landlords</b>	✓
7.1 Development of a renter support program	✓
7.2 Tenants Associations support	✓
<b>8. Advocate for increased funding to address affordable housing issues</b>	✓
8.1 Address rising rents and increase affordable and rent-geared-to-income housing	✓

## Neighbourhood Profile

This section outlines the current context of West Broadway. It includes a brief geography, an overview of the demographics, and the housing context in both Winnipeg and the West Broadway neighbourhood.

### **Reading the Numbers: Cautions and Concerns**

The West Broadway Community Organization boundaries do not perfectly match the City of Winnipeg neighbourhood boundaries, and neither of these match the census tracts used by Statistics Canada.

The census tract and data exclude everything west of the center line for Sherbrook Street. In the East it the census includes everything between Colony street to Osborne street. In the South it includes Armstrong Point south of Cornish Avenue, and neither of these last two areas are included in the West Broadway Community Organization Boundaries. The triangle of land between Portage Avenue, Memorial Boulevard and St. Mary's Avenue is also included in the census tract. This area is not included in most boundaries of the West Broadway area, but that is in the process of changing. See maps 1 and 2 below.

Map 1: Statistics Canada Census Tract 6020015.00



(Statistics Canada 2013c)

**Map 2: West Broadway Community Organization self defined boundaries.**



Googlemaps.

This means that the census numbers and the National Household Survey numbers used in this housing plan are useful for seeing trends and comparisons, but are not fully representative of the West Broadway neighbourhood. Where possible other sources of data and information are used to verify these trends.

Additionally the 2011 National Household Survey (NHS) used a significantly different methodology than previous census. The previously mandatory long forms were replaced with voluntary forms, and despite increasing the number of survey requests, the data collected is, in our opinion, of lower quality, less useful and less accurate than previous census data sets. For example, the 2011 National Household Survey does not include residents living in collective dwellings – such as hospitals, hotels, and student residences – all of which exist in the West Broadway neighbourhood. This makes comparisons and searching for trends a little more difficult – as long term hospital and hotel occupants are more likely to be drawn from low income or marginalized populations. Furthermore, for the West Broadway area, the global non response rate for the 2011 National Household Survey is 28.4%, while the shorter form Census has a non-response rate between 5% and 10% (Statistics Canada 2013c). This means that NHS data about immigration, immigrant status, visible minorities, ethnic origin, religion, Aboriginal identity, languages, mobility, education, private dwelling characteristics (such as needing major repair or number of bedrooms), household characteristics (such as renter or owner), shelter costs and income are all less reliable than the same data from earlier census years.

Of particular concern is that it is often the very people that this housing plan is intended to help that are also the people most likely to be missed or to self select out of responding to the National Household Survey. So a census and NHS based apparent decline in aboriginal people in the neighbourhood may be a trend – or it may also be that many aboriginal people were missed in part because of where they live, and also because they may have refused to answer the NHS for perfectly valid reasons. The National Household Survey also presents extremely limited information about families, households and individuals who fall below the Low Income Cut Off measurement, an omission that is difficult to understand or justify.

Despite all of these challenges, the 2011 census and National Household Survey is used throughout this housing plan. There are two reasons for this.:

- They do allow us to monitor ongoing trends.
- The 2011 data, even in a less reliable form, is better than no data at all. The City of Winnipeg has changed significantly in the last 15 years, and the 2006 census is too old to provide reliable contemporary insights.

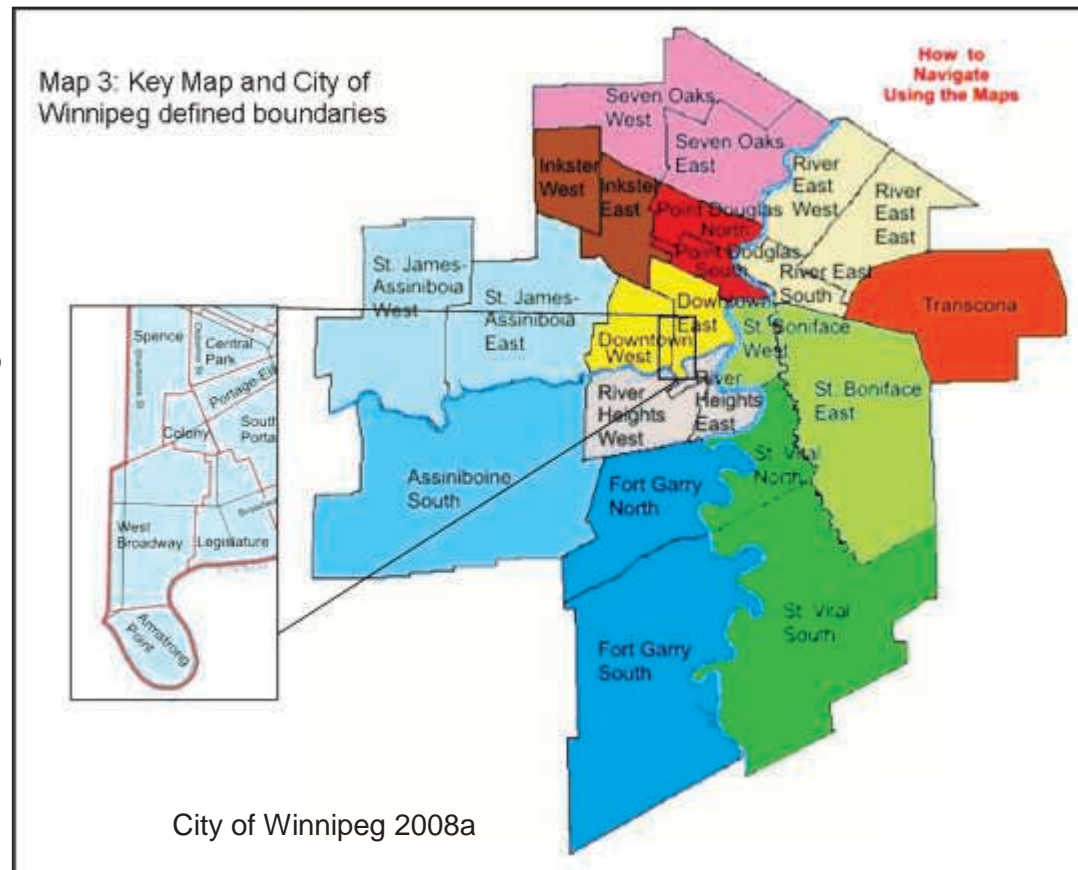
So the 2011 Census and National Household Survey is used throughout this housing plan to highlight trends and changes. There are some instances in which the numbers have to be interpreted cautiously, and we make note of this in the relevant sections.



## Geography

The West Broadway neighbourhood is located in the centre of Winnipeg, Manitoba, a city of approximately 664,000 people (City of Winnipeg 2014b). West Broadway is located about a five minute drive or a 20 minute walk to the west of the downtown, See Map 3 below. The neighbourhood is adjacent to the beautiful Manitoba Legislative Assembly building and grounds, it is also primarily residential, and primarily rental. The limited 2011 National Household Survey and census information shows approximately 3639 private dwellings, of which some 2855 or some 78% are apartments. (Statistics Canada 2013c). While West Broadway is primarily a residential neighbourhood it also boasts a wide variety of amenities with two main commercial streets; Broadway and Sherbrook Street, running through its' boundaries, along with a sprinkling of other commercial properties.

The housing stock is older but overwhelmingly well built and beautiful. West Broadway's proximity to the downtown and Assiniboine River has always made it a neighbourhood with broad appeal.





## Neighbourhood Boundaries

The West Broadway Community draws its' boundaries along the center of Portage Avenue and St. Mary's avenue in the North and the Assiniboine River and Cornish Avenue in the South.

The Eastern Boundary starts on the corner of St. Mary's Avenue and Colony Street and goes down the center of Colony Street to Cooper Avenue. The boundary runs down the center of Cooper Avenue for half a block and then turn down the back lane that is parallel to, and between, Osborne Street and Colony Street. The boundary follows the center of the back lane southwards across York Avenue and follows the turn in the back lane to connect up with Colony Street again. The boundary proceeds South from this point to the center of Broadway, where it turns West to Good Street. It turns South and cuts through the Great West Life parking lot – as if Good Street extended South of Broadway - and then follows the Western edge of Mostyn Place Park till it meets the Assiniboine River.

The Western boundary begins where Broadway meets Portage Avenue and follows a South Easterly direction down the centre of Broadway. The boundary then turns South and follows a line down the centre of the North / South back lane - or where the back lane would be - parallel to, and between, Walnut Street and Maryland Street. This boundary crosses Knappen Avenue, Fawcett Avenue, Alloway Avenue and Purcell Avenue. It turns West to follow the back lane parallel to, and between, Purcell Avenue and Westminster Avenue, and

it follows this Westerly direction to the Western edge of Westminster church, where it turns South to connect with Westminster Avenue. It turns East down the center of Westminster Avenue and then turns South again to continue down the back lane parallel to, and between, Walnut Street and Maryland Street. At Wolseley Avenue the boundary turns West again for about half a block. It turns South to follow the Western edge of Mulvey School down to Woodrow Place. The boundary the turn East to follow Woodrow Place East to Maryland Avenue and then South to the Assiniboine River.

These boundaries are not permanently fixed. The Westerly bump outs in the boundary are relatively new additions and bring housing on the West side of Maryland, as well as Mulvey School, Gordon Bell High School and Westminster United Church into the area served by the West Broadway Community Organization.

Similarly there is a triangle of land between Portage Avenue, Colony Street and St. Mary's Avenue that may shortly be included as an additional area served by the West Broadway Community Organization. This observation is based on conversations with some WBCO board members and the proposed University of Winnipeg housing development proposed in this area.

## Neighbourhood Character

West Broadway is primarily a residential neighbourhood. A walk down several streets reveals that much of the area is occupied by older, beautiful Victorian style detached family homes and duplexes. This appearance is somewhat deceptive, in that while the detached houses have a larger footprint, the majority of the dwellings are actually found inside the many apartment buildings scattered throughout the neighbourhood. Apartments are found on almost every single street and block in West Broadway and are just as likely to be found in the middle of a block as at the end. Additionally, many homes which appear from the outside to be single family homes are in fact converted to multi-plexes on the inside.

Portage Avenue defines the northern boundary, and it is a **regional mixed use corridor** connecting downtown Winnipeg to much of the Western arm of the city.

Regional Mixed Use Corridors are specifically designated, major regional arterial roads intended to serve as a link between Downtown and one or more Regional Mixed Use Centres or major activity areas. (City of Winnipeg 2011a)

Portage Avenue is home to many regional and city wide businesses serving much more than just the local community. This is in contrast to Sherbrook Street and Broadway which are both **community mixed use corridors** with many mixed use buildings and many small businesses that serve the local community.

Community Mixed Use Corridors act as “main

streets” for one or more neighbourhoods, providing a strong social function. They often have strong historical connections to their communities, have assumed significant transportation functions over time, are served by frequent and direct transit and typically support a mix of uses within a pedestrian-friendly environment. (City of Winnipeg 2011a)

While there are some businesses on these streets that serve a larger area, such as Parsons Plumbing and Nygard, they tend to be the exception, with most businesses being smaller and serving the immediate neighbourhood. The majority of the remaining streets are residential with a sprinkling of commercial properties located on them, often at street corners, and increasingly along Maryland Street.

The residents themselves describe the neighbourhood as a quiet place, especially once a person is a short distance away from one of the commercial strips. The heavier traffic on Portage avenue is buffered by its commercial buildings. The same is true of Osborne Street, where the noise of this primary North South traffic artery is buffered by the Great West Life building and its multi-block sized parking lot.

The commercial strips, in addition to buffering residences from the noise that they themselves generate, offer a wonderful variety of amenities to the local community. There is a library, a community centre,

two public schools and one private school, a hospital/ urgent care centre, Four Rivers Medical Clinic and Nine Circles Community Health Centre. West Broadway is home to a branch of Assiniboine Credit Union, at least two pawn shops, and there are a variety of insurance brokers. Maryland Street is home to Food Fare - a mid sized grocery chain - while Broadway has Pal's Supermarket and D's Market. The neighbourhood contains a good variety of corner stores, small grocery stores, pharmacies, restaurants, clothing shops, a thrift store, and other neighbourhood oriented businesses. There are a number of service and social agencies that work in the West Broadway area, including Food Matters Manitoba, Onashewawin, RaY, Wolseley Family Place, Agape Table, Crossways Community Ministry, the Broadway Neighbourhood Centre, Art City, and the many different programs offered through the West Broadway Community Organization.

Larger regional services and businesses are also found in or near West Broadway. To the North is the Spence neighbourhood and the University of Winnipeg, which has just begun a process to build a residential tower near St. Mary Avenue. To the South is Armstrong Point, a small, relatively affluent residential neighbourhood bordered on three sides by a meander in the Assiniboine river. To the East is Great West Life, a national insurance company, and just beyond that is the Winnipeg Art Gallery, Memorial park and the provincial legislature. Further East is the downtown core of the City of Winnipeg. To the West lies the Wolseley neighbourhood, which shares some characteristics with West Broadway. Further West is the Polo Park regional

shopping area.

The West Broadway neighbourhood is, for the most part, well suited to pedestrians and cyclists with many local services and amenities. It is also well served by the transit system, with many different bus routes travelling through, or very near the neighbourhood. The proximity to downtown and ready access to a variety of transportation options make West Broadway a desirable neighbourhood for many different people.

Most of the housing in West Broadway is found in the many apartment buildings throughout the neighbourhood, and in keeping with this built form, most residents are renters. West Broadway is one of the more densely populated neighbourhoods in Winnipeg, with over 6410 people per square kilometre. (Statistics Canada 2013c) This population density has helped to sustain the diverse businesses and services that help to make West Broadway a unique neighbourhood.



## The Inner City: History and Current Context

West Broadway, like many older communities, is located within Winnipeg's inner city, the core circle of neighbourhoods that formed the initial City of Winnipeg in 1880. By 1907 Winnipeg had grown further by annexing surrounding neighbourhoods to include parts of St. Boniface, Kildonan, Assiniboia, and Tuxedo. Winnipeg as a contemporary city was formed through Unicity in 1972, when the greater metropolitan area was merged into a single municipal entity.

The original city of Winnipeg, now the inner city, began to experience a decline after the Second World War, when many residents and businesses moved out to the neighbouring suburban municipalities. This process accelerated after the creation of Unicity in 1972. The sudden addition of these largely suburban areas to Winnipeg's inner core meant that from 1972 onwards virtually all the growth in Winnipeg took place in these suburban fringes, and this in turn accelerated the decline in population and housing investment in the older inner city of Winnipeg. By the 1990's inner city property values had become so low that many homeowners and landlords stopped maintaining and investing in their properties. Personal conversations with landlords at focus groups highlight this, with both for profit and not-for-profit landlords commenting on houses and lots that used to be worth as little as \$15,000 (Landlords and developers focus group). During this period Governments also slowed their investment in the inner city, focusing instead on the growing suburban populations.

This combination of factors left much of the inner city facing challenges of concentrated poverty, violence, and gradual degradation in the quality of housing and infrastructure as well as limited resources and supports to address these challenges. Despite this, however, there remained advantages to these neighbourhoods. Their centralized locations were convenient to amenities and transit in a way the suburbs were not, and they still included a lot of affordable housing for low income households.

Over the last few decades, and especially in the last fifteen or so years, the inner city - including West Broadway - has changed. A combination of grassroots organizing, government support and private investment is significantly changing the inner city, in part by improving the quality of housing and adding new housing and amenities.

As a result of these efforts and investment, and as Winnipeg's economy has grown stronger, housing prices and rents in these areas have increased. In many ways this has benefited the neighbourhood: for example, community organizing helps people feel safer and housing investments have helped improve the quality of housing, and the few long term homeowners have seen an increase in the value of their homes. However, for many people, the increase in house values has made it difficult to stay in the neighbourhood, as renters who want to buy can't afford the increased house prices. Furthermore many renters can no longer

afford their previous units at the new market prices, especially after renovations were completed that allowed rental rates to be increased substantially. Despite the ongoing reinvestment the 2011 census shows no change in the number of units requiring major repairs. In 2006 about 14.8% of the private dwellings required major repairs (Statistics Canada 2006) and by 2011 this number was still 14.2% - significantly higher than than the 9.3% for city as a whole (Statistics Canada 2013c,a). The dramatic price increases in the few units that have been repaired are not necessarily reflected in an equivalent, across the board increase in the quality of the housing stock. In other words - rents have increased faster than the rate of property improvement.

Currently, throughout the inner city, neighbourhood

associations are working to address housing challenges. A survey of existing housing plans across the inner city shows that common challenges include:

- need for more diversity of housing types
- housing quality
- increasing rents and house prices
- poorly-maintained rooming houses
- absentee landlords and poorly maintained rental housing
- difficulties in applying zoning and other regulations to mature neighbourhoods
- crime and safety
- property speculation

There is work underway to address these issues in West Broadway, but there is still more work to be done.



## Who Lives in West Broadway?

The population of West Broadway has always been diverse. From the original Metis settlers and First Nations people to the new populations that moved into and out of the neighbourhood.

### Population and Density

West Broadway is a densely populated area. At its peak in 1971 it housed 6,745 people. See Table 3 and Chart 1 (City of Winnipeg, 2008a). As of the 2011 census this population has largely recovered to 6125 people, (Statistic Canada, 2013c) a significant increase from the 2001 low of 5045 people. (City of Winnipeg, 2008b). The significant depopulation of West Broadway occurred shortly after Unicity, and subsequent years saw a highly mobile population that continued to grow and shrink over the next forty years. While 2001 was an all time low for West Broadway, the population has since grown and stabilized at around 6,100 people See Chart 2 (Statistics Canada 2013c). However, we believe that these numbers will continue to grow and that both the residents and the city want to increase the density in the neighbourhood. Currently the West Broadway has a density of just under 6,400 people per square kilometer, this is a huge number when compared to the city average of only 1,430 people per square kilometer, making West Broadway just under four-and-a-half times more concentrated than Winnipeg on average (Statistics Canada, 2013 a,c) See Table 3.

<b>Table 3: Population</b> (Includes Armstrong Point)	<b>West Broadway</b>	<b>Winnipeg</b>
<b>Population</b>	6,125	663,617
<b>Population density per km<sup>2</sup></b>	6,410	1,430

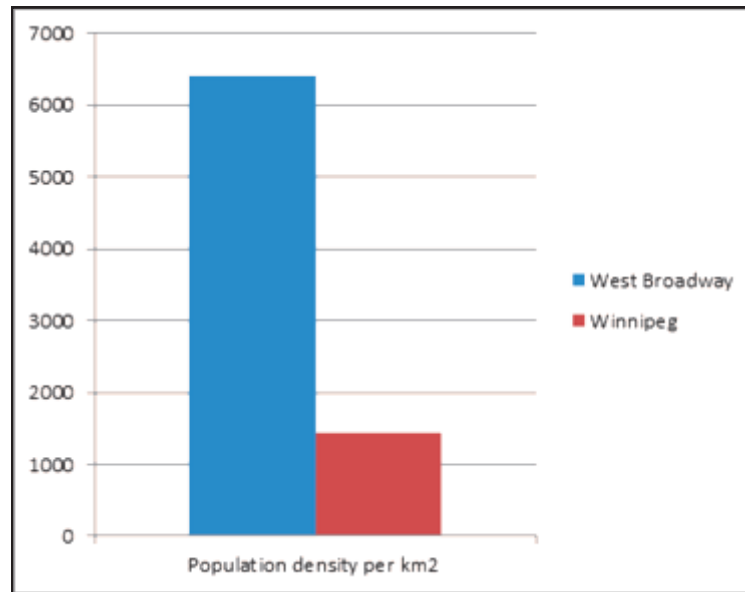
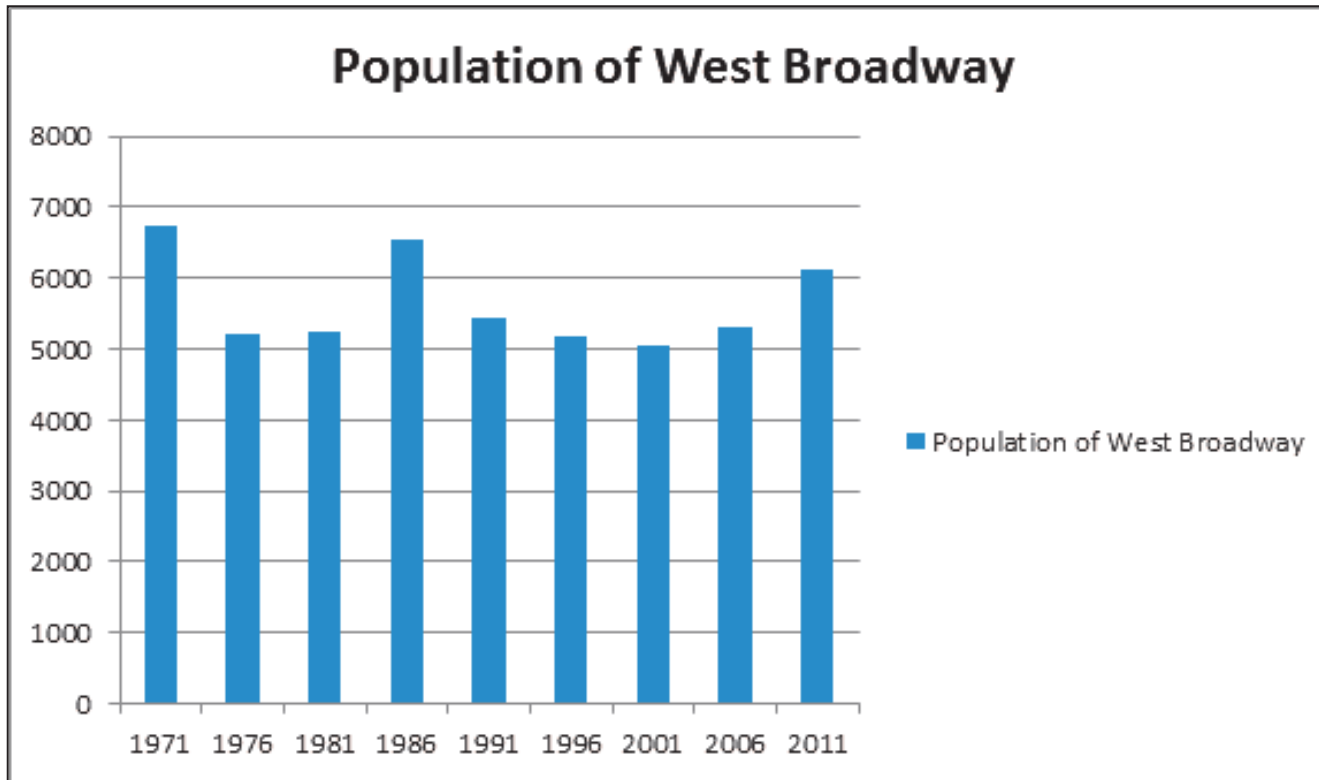


Chart 2: Population

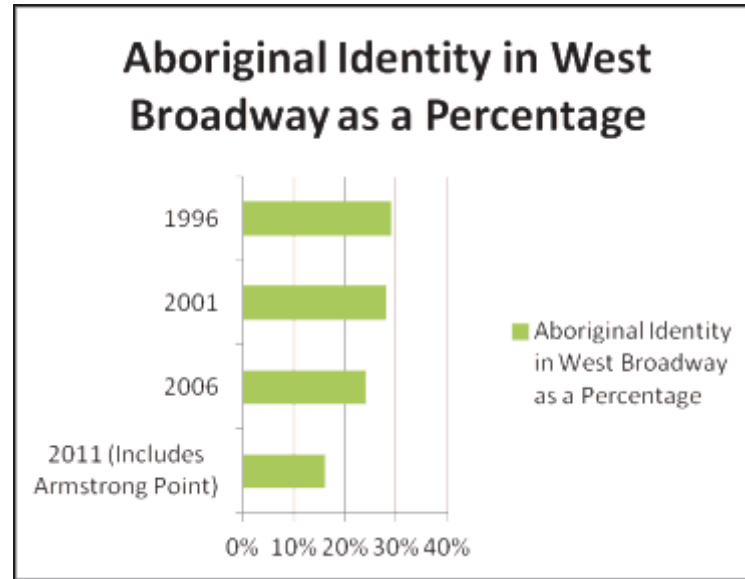


## Aboriginal Identity

People with Aboriginal Identity have always lived in the area, since before West Broadway was recognized as a neighbourhood, and certainly before the formation of Winnipeg as a municipality. Aboriginal people occupied this land, like all of present day Canada before the Europeans arrived, and through all its changes they have continued to be a visible and strong presence in the West Broadway neighbourhood. Over the last 20 years the number of Aboriginal people living in West Broadway has been declining at an accelerating rate. As is shown in Table 4 and Chart 3. In 1996 there were around 1,425 people of Aboriginal Identity in the neighbourhood. This number has declined in each and every census since then, to a low of 808 in 2011. While the 2011 number is not entirely reliable, as it is part of the 2011 National Household Survey, it nevertheless demonstrates a continuing trend of continued population change in the West Broadway neighbourhood.

<b>Table 4: Aboriginal Identity in West Broadway</b>	<b>Number</b>	<b>Percentage of population</b>
<b>2011</b> (Includes Armstrong Point)	880	15.9%
<b>2006</b>	1,275	23.9%
<b>2001</b>	1,385	27.5%
<b>1996</b>	1,425	27.8%

**Chart 3: Aboriginal Identity**



(Statistics Canada 2014c, City of Winnipeg 2008a,b,c)

Even in light of dropping populations aboriginal people contribute an enormous and consistent amount to the neighbourhood. It also means that as such a large minority this population requires special consideration in all areas of programming and development. Specifically, it is worth noting that unlike most urban dwellers, many aboriginal people maintain strong connectivity with family and communities on reserve and in other rural settings; this dynamic has an ongoing impact on their access to and relationship with housing in the city which should not be overlooked.



## Immigration and Visible Minorities

At the same time that the Aboriginal population has been declining, the number of people in West Broadway that are immigrants and visible minorities has been increasing. As is evident in Table 5 below and Chart 4 on the next page, the number of immigrants increased slightly between 2001 and 2011, growing from 850 to 980 people, though decreasing as a percentage of the overall population. This tells us that while the population in West Broadway grew, only a tiny portion of this growth was due to newcomers moving into the neighbourhood, and despite the increase in numbers, the overall proportion of immigrants in West Broadway actually declined slightly as a percentage of the whole population.

At the same time the visible minority population in West Broadway remained relatively static between 1996 and 2006, and then increased dramatically by 2011 (Statistics Canada 2014c, City of Winnipeg 2008a,b,c).

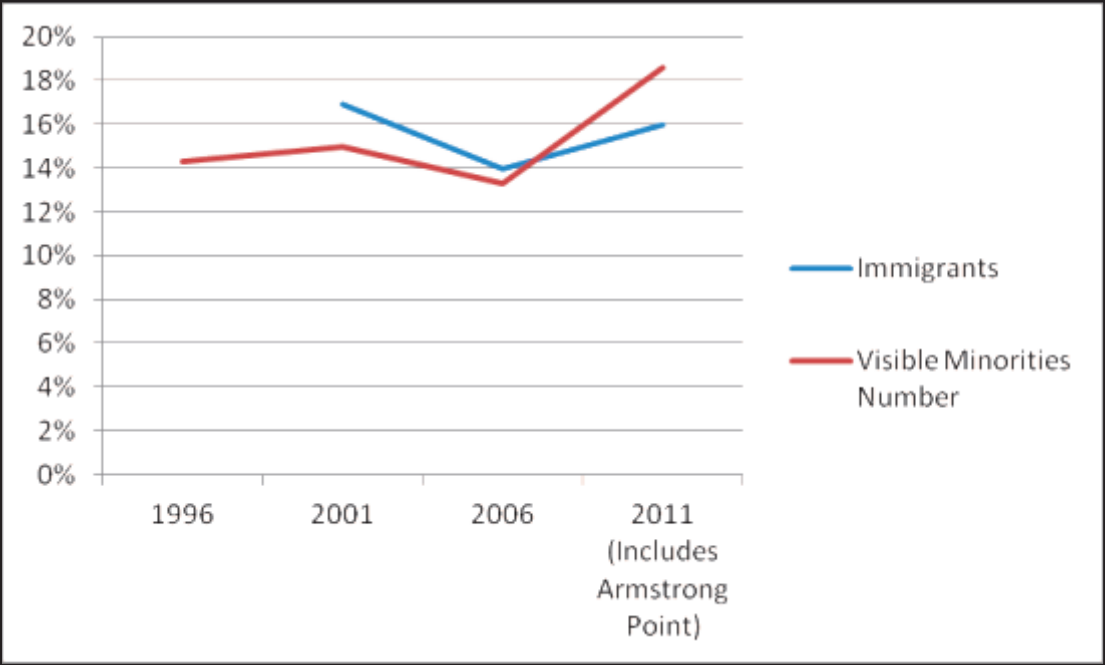
There is no single demographic group driving this change. West Broadway, like much of Winnipeg's core area, is home to shifting waves of newcomers. And while some ethnic groups have larger populations than others, all populations of any size add their own contributions to West Broadway's distinctive, evolving identity.

What this suggests is that the population in West Broadway continues to remain quite diverse while still changing over time. Of particular concern to this housing plan, is that the data suggest that the housing crunch being felt in West Broadway is not, in fact, being driven by a significant influx of immigrant newcomers to the community. Rather that West Broadway is being affected by the same pressures that are being felt throughout Winnipeg, in that the demand for housing has outstripped the supply of new housing being built.

<b>Table 5: Immigrants and Visible Minorities</b>	<b>Immigrants</b>	<b>Percentage of population</b>	<b>Visible Minorities Number</b>	<b>Percentage of population</b>
<b>2011 (Includes Armstrong Point)</b>	980	16.0%	1140	18.6%
<b>2006</b>	865	14.0%	710	13.3%
<b>2001</b>	850	16.9%	755	15.0%
<b>1996</b>			735	14.3%

This lack of housing everywhere has meant that people with limited incomes and resources have had no choice but to face rising rents, in every community.

**Chart 4: Immigrant & Visible Minorities**



## Low Income

West Broadway is a low income neighbourhood in comparison to Winnipeg as a whole. While a slim majority of the neighbourhood is above the National Household Survey Low Income Measure, over 43.3% (Statistics Canada 2014c) are not – and this is more than two and a half times the rate for Winnipeg as a whole, as can be seen in Table 6 below and Chart 5 on the next page.

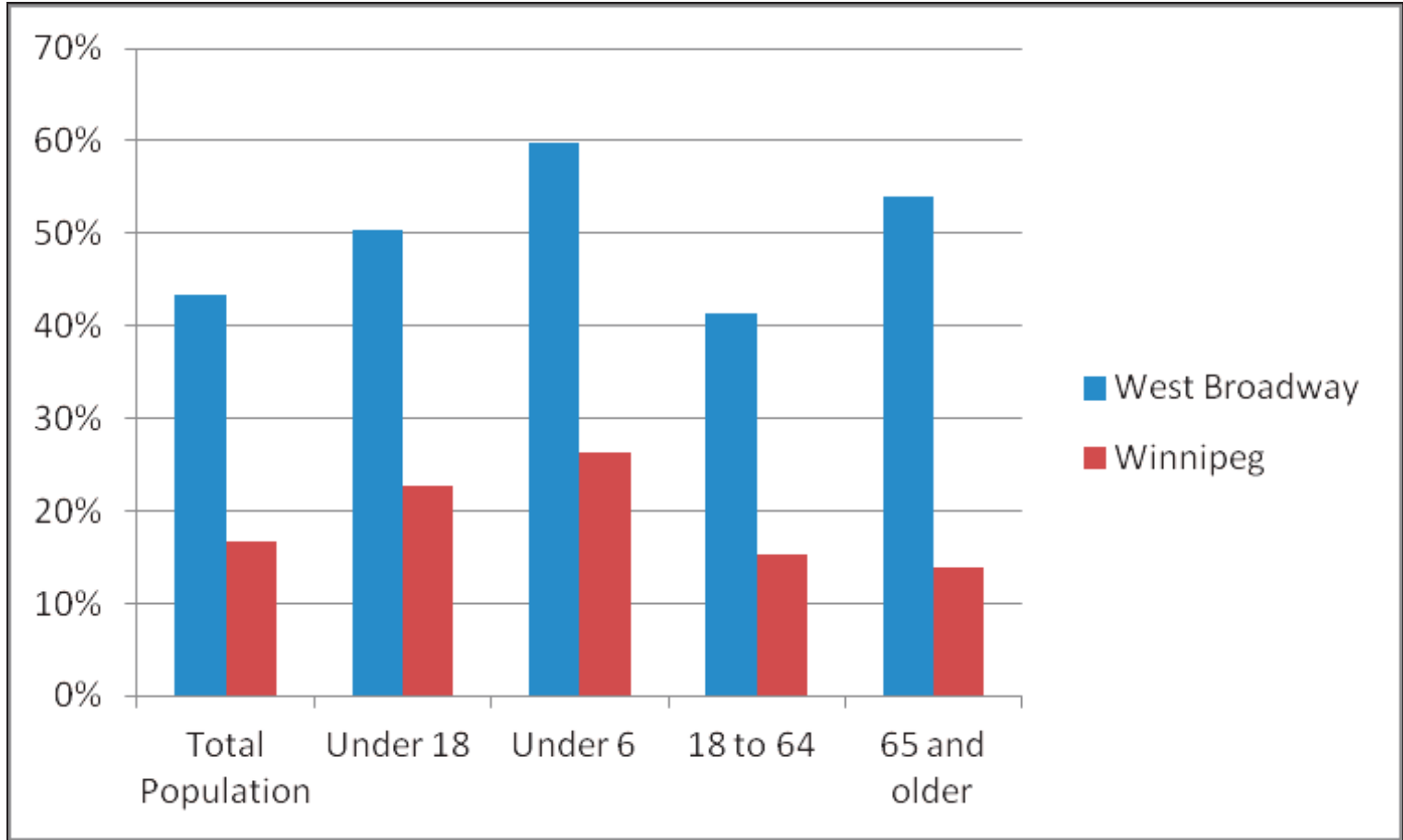
As of 2010, 43.3% of the total residents of West Broadway were low income, and it should be noted that low income status is not spread evenly across populations but in fact falls disproportionately on vulnerable people, nearly 60% of children under six

years old fall below the low income measure, while for Winnipeg as a whole it was about half that rate at 26.3% (Statistics Canada 2014a,c). Similar results are found with seniors age 65 and over with 54.0% of them in West Broadway falling below the low income measure – while the rate for Winnipeg as a whole is almost one quarter of this rate at 13.9% (Statistics Canada 2014a,c).

In every low income category measured in the 2011 National Household Survey, the West Broadway neighbourhood shows a low income population that is proportionately larger than that found in Winnipeg as a whole.

<b>Table 6: Prevalence of low income after tax, 2010</b>	<b>West Broadway</b>	<b>West Broadway %</b>	<b>Winnipeg</b>	<b>Winnipeg %</b>
<b>Population in private households (NHS)</b>	5,5540		649,995	
<b>Population in low income</b>	2,400	43.3%	108,125	16.6%
<b>Age</b>				
<b>Under 18</b>	375	50.3%	31,470	22.8%
<b>Under 6</b>	215	59.7%	11,565	26.3%
<b>18 to 64</b>	1,850	41.3%	64,565	15.2%
<b>65 and older</b>	170	54.0%	12,012	13.9%

**Chart 5: Prevalence of Low Income After Tax 2010 as a Percentage**

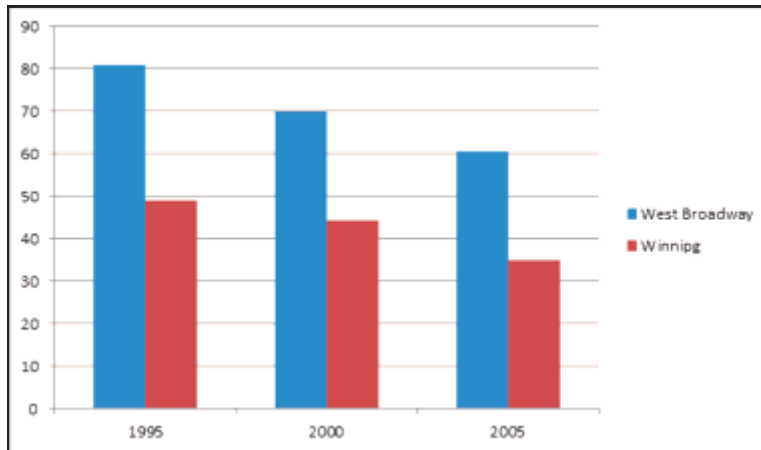


Unfortunately, the National Household Survey used different questions and methodology in looking at low income populations. This makes it somewhat difficult to track the changes that are happening consistently over time. As is evident in Table 7 below, and Charts 6, 7 and 8 (City of Winnipeg 2008a,b,c) in previous census years low income was tracked by private households, economic families and unattached individuals.

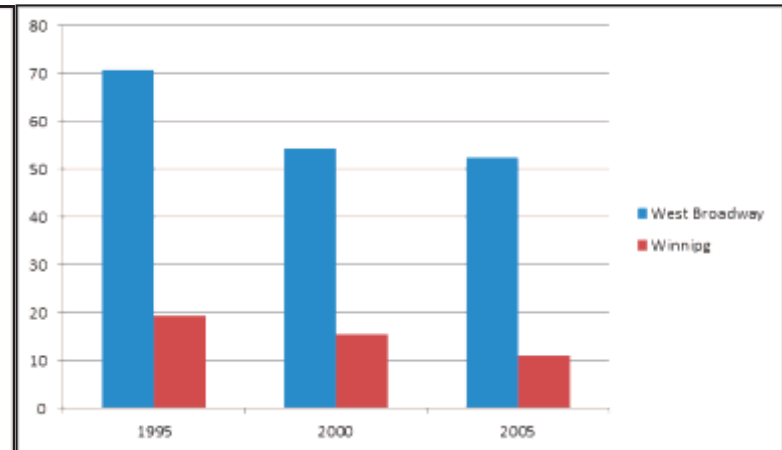
The trend over the last two decades has been a gradually declining rate of poverty, both in Winnipeg as a whole, and in West Broadway. While the rates of poverty in West Broadway have consistently been much higher than those in Winnipeg, they have nevertheless declined over this time frame. They did not decline as quickly as the rates for the Winnipeg, but the general trend is encouraging.

Table 7: Incidence of low income after taxes	Private households		Economic Families		Unattached individuals	
	West Broadway	Winnipeg	West Broadway	Winnipeg	West Broadway	Winnipeg
2005	58.1%	15.7%	52.4%	11.1%	60.4%	34.8%
2000	64.6%	20.3%	54.5%	15.5%	70.0%	44.3%
1995	76.6%	24.3%	70.8%	19.4%	80.8%	49.1%

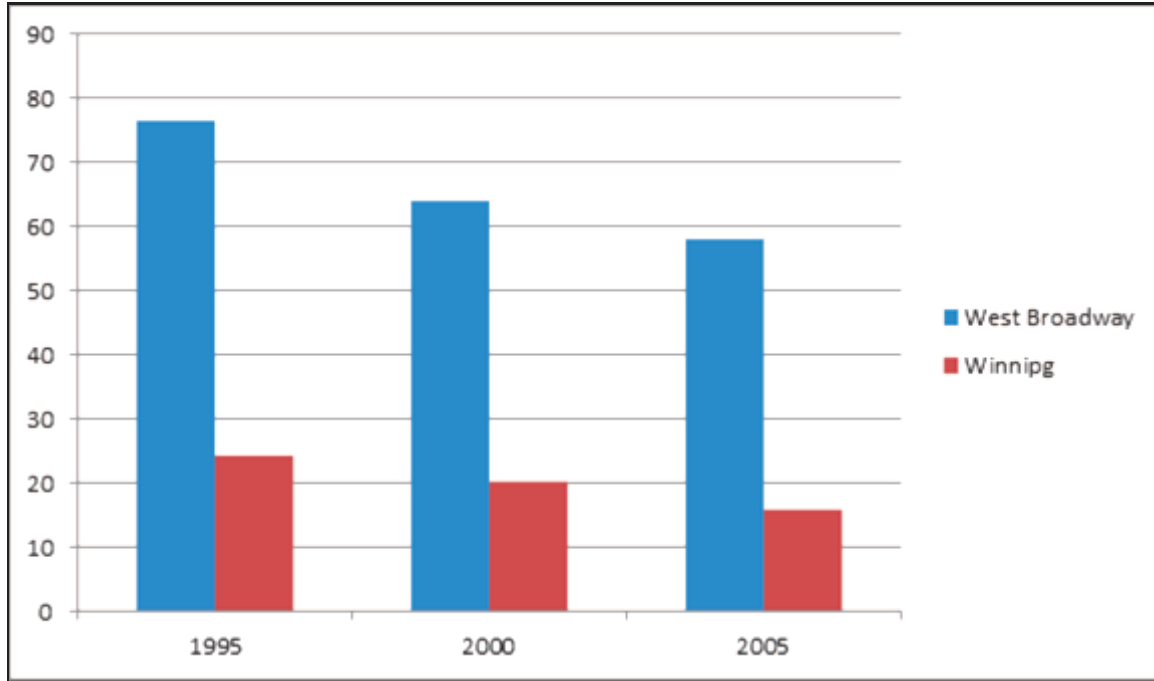
**Chart 6: Incidence of Low Income after Taxes in Unattached Individuals**



**Chart 7: Incidence of Low Income after Taxes In Economic Families**



**Chart 8: Incidence of Low Income After Taxes in Private Households**



However, given the weaknesses in the 2011 National Household Survey, it is difficult to determine if this trend has continued between 2005 and today. While the data presented in an earlier table suggest that incidents of low income have continued to decline in both Winnipeg and, to a smaller extent, in West Broadway more research is needed to see if this is in fact true, and to see if the trend will continue. Bearing in mind the limitations of this data, the number of people living with low income in West Broadway is falling. The 43.3% incidence of low income in 2010 (Statistics Canada 2013c) is a decrease of about 20% from the earlier 1996

rate of 72%. (City of Winnipeg 2008c). This change, which on the surface appears positive, is likely the result of several different factors. While it could be that the incomes of residents are on the rise, due to any number of factors, it can also mean that costs are on the rise, forcing the lowest income residents out of the neighbourhood and making room for those who can afford the climbing rents and housing prices, and the high mobility rate and the fluctuations in the population numbers suggest that this may be partially true. While it is very difficult to sort out these combined factors, it's important to note that both rent and housing prices have

significantly increased over this period, and that the notorious 'renovictions' are ongoing.

Despite these apparent improvements there are a combination of factors that contribute to West Broadway's ongoing struggle with poverty among its residents. The high number of rental units, the relative affordability of the neighbourhood and the wide availability of amenities accessible without a vehicle, all combine to attract low income residents to the neighbourhood. In addition the strong community feel and support agencies in the neighbourhood and

surrounding areas can go some ways towards filling in some of the gaps created by a lack of financial resources.

The challenge for the West Broadway neighbourhood over the coming years will be to find ways to continue to raise the incomes of the current neighbourhood residents and to find measures of success that are not solely based on property values. Thereby assuring that the current character of the neighbourhood and the strength in its diversity is not lost.



## Household Size and Makeup

The household makeup in West Broadway differs from the average household makeup found in the city as a whole. The 2011 census shows that West Broadway has significantly more single people and substantial less married couples than Winnipeg as a whole. Its 2.6 average number of people per household is below the city's average of 2.9. This is largely due to the significant proportion of households which are 1 person which stand 59.2% of households in West Broadway compared to the citywide average of 31.1%. This larger number of single people, and single person households also helps to explain the much higher rate of non-family households at 69.4% in West Broadway compared to the city average of 35.6%. Non-family household can be a single person, or several people living together who share space but are not part of what the census would call a family. This sharing of space is a common strategy that people, and especially low income people, use to stretch their resources in order to pay for the high cost of accommodations.

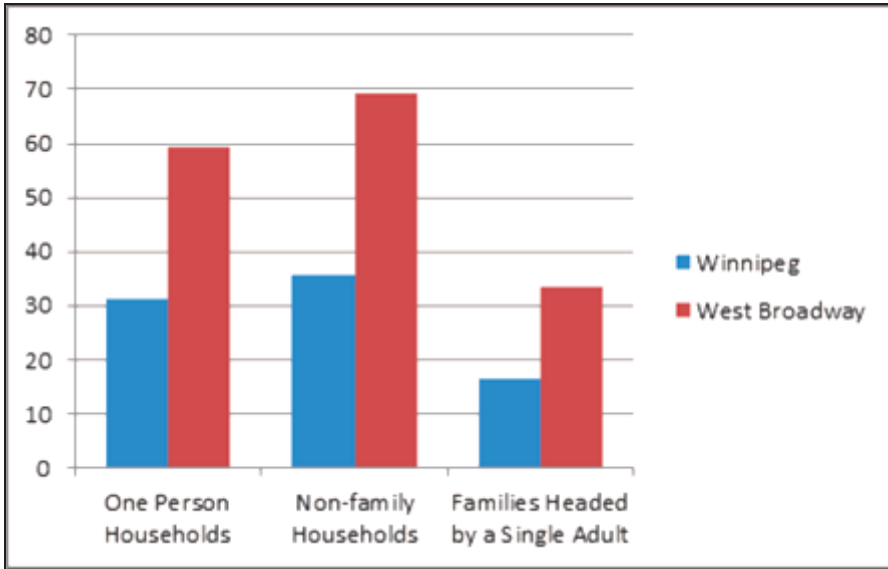
The family size in West Broadway is noticeably smaller than families in the city as a whole. The average of 2.6 persons per family is fully 10% smaller than the Winnipeg rate of 2.9 persons per family. This also shows in the lower average number of children per family, with the West Broadway rate being .9 compared to the city's rate of 1.1. The number itself may not seem significant, but it represents 20% fewer children per household. Another area where family structures in West Broadway differ dramatically from the city

averages is in the incidence of one parent families, with 33.4% of families being headed by a single adult, a task carried out overwhelmingly by women. This number stands in stark contrast to the 16.5% of children being raised in single parent families city-wide. These families especially need attention and support, particularly when it comes to housing. Safe, affordable, and appropriate housing can make an enormous difference in quality of life for families, and even more so for families at the margins. See Table 8 below and Charts 9, 10 and 11 (Statistics Canada 2013a,c).

<b>Table 8: Household Makeup</b>	<b>West Broadway</b>	<b>Winnipeg</b>
<b>Married (and not separated) or living common law</b>	28.2%	53.7%
<b>Single, separated, divorced, widowed</b>	71.8%	46.3%
<b>Average persons per census family</b>	2.6	2.9
<b>One person households</b>	59.2%	31.1%
<b>Non-family households</b>	69.4%	35.6%
<b>Average number of children at home</b>	.9	1.1
<b>Families headed by a single adult</b>	33.4%	16.5%



**Chart 9: Household Makeup by Percentage**



**Chart 10: Marital Status**

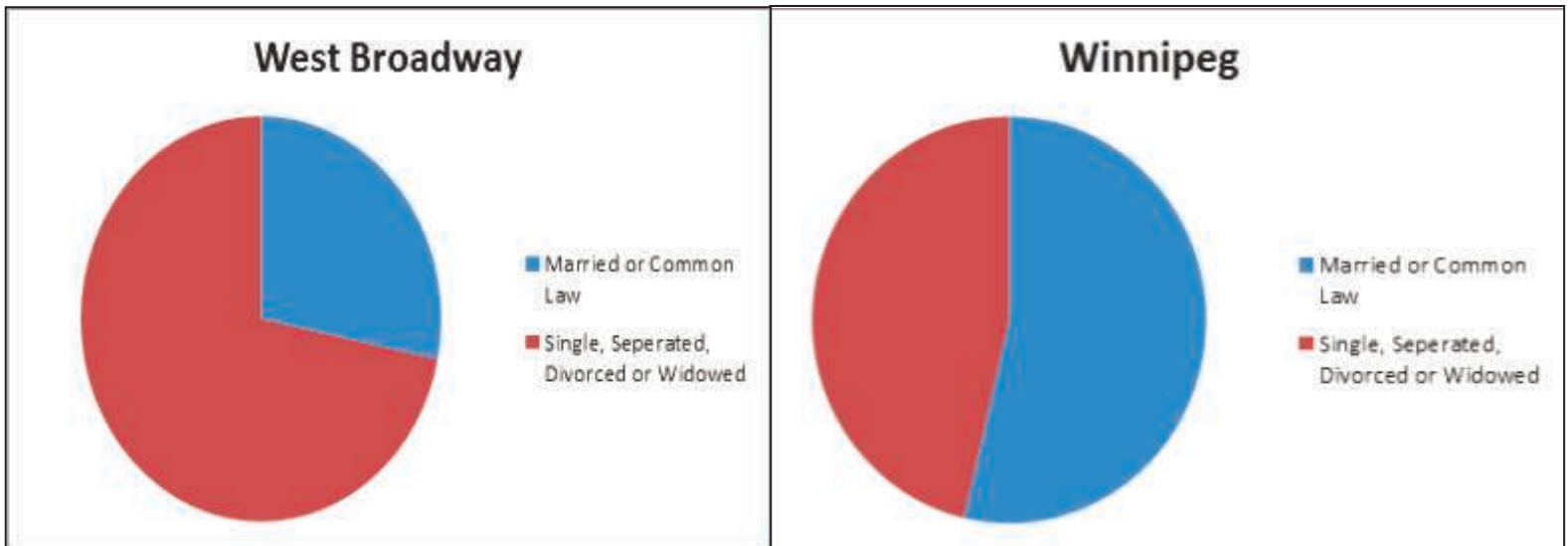
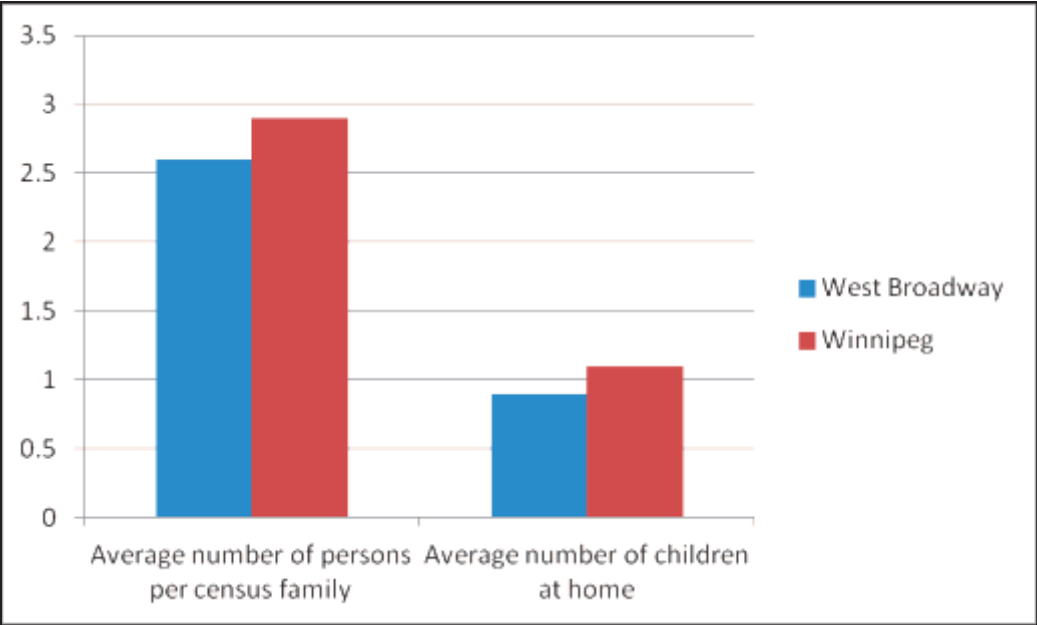


Chart 11: Family size and Children



## Median Household Income

Median means middle. A median income means that half the people earn more and half the people earn less than this amount. Average incomes are less reliable as a few high income earners can skew the results upwards and make a particular community appear better off than it actually is.

Median income is generally reported in three ways, the income of individuals, the income of households, and the income of families\*. Median income is an important way to measure how the neighbourhood's residents are doing financially. Reported in Table 9 and Chart 12 are the median incomes from the three most recent census'

with incomes for 2010, 2006, and the 2001 (Statistics Canada. 2013a,c. City of Winnipeg 2008a,b).

From the table it is clear that West Broadway incomes lag significantly behind the rest of the city. In 2010 Individual incomes were about two thirds of what they are for Winnipeg as a whole. Household incomes in West Broadway in 2010 were roughly half of those found throughout Winnipeg, as were family incomes. This fairly dramatically illustrates the economic differences, and pressures, felt by individuals and families as well as the larger West Broadway community.

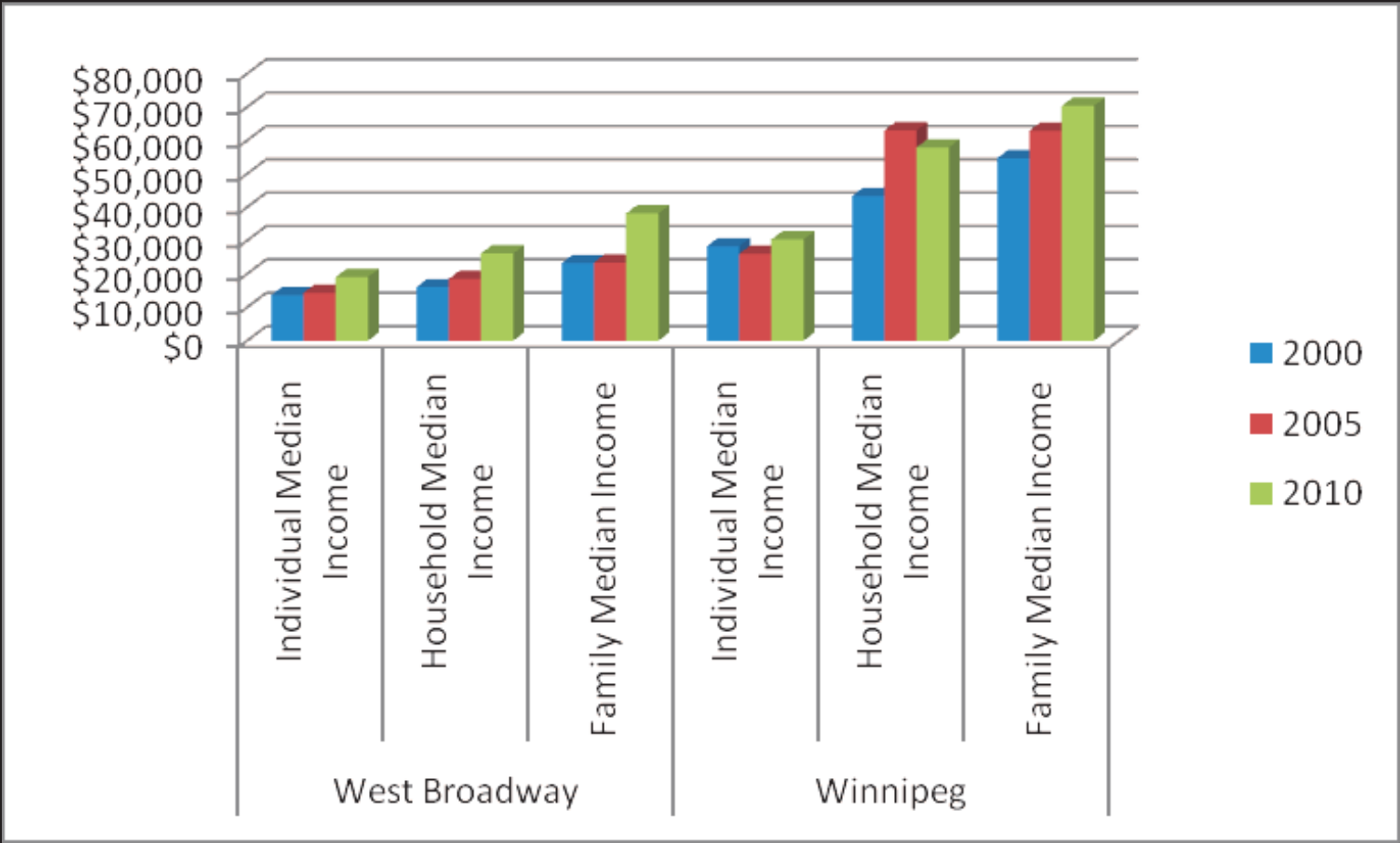
Table 9: Median Incomes	Individual Median Income		Household Median Income*		Family Median Income	
	West Broadway	Winnipeg	West Broadway	Winnipeg	West Broadway	Winnipeg
<b>2010</b>	\$19,102	\$30,344	\$26,160	\$57,925	\$38,169	\$70,395
<b>2005</b>	\$14,371	\$26,016	\$18,524	\$63,023	\$23,433	\$62,959
<b>2000</b>	\$14,889 for men and \$12,355 for women	\$28,306	\$16,085	\$43,383	\$23,290	\$54,724

*\*What's the difference between a household and a family?*

*Statistics Canada describes a household as "a person or a group of persons . . . who occupy the same dwelling" (Statistics Canada 2013a)*

*A family is an economic family or "a group of two or more persons who live in the same dwelling and are related to each other by blood, marriage, common-law, adoption or a foster relationship." (Statistics Canada 2013a)*

Chart 12: Median Incomes



There are some notes of caution to make regarding the median incomes – and especially those reported for the year 2010 as part of the National Household Survey. Since the answers are less robust, and have a higher non-response rate than previous census years, there is an extent to which the apparently large swings both up and down in median incomes should be treated cautiously. Lower income people were much less likely to respond to the long form National Household Survey, meaning that they are likely undercounted and under-represented. This will have the perverse effect of making average and median income appear higher than they actually are in real life. If low income people are not properly counted and included in the mix, and we know this happens, then the absence of their low income artificially inflates the average and median income rates. In short, the residents of Winnipeg and West Broadway appear to be doing better financially, but probably not as much as the data suggest.

The one exception to this trend of increasing incomes seems to be median household incomes for Winnipeg, which appears to have decreased between 2005 and 2010. We suspect that there are two reasons for this. Firstly, as has been noted several times, the data is not entirely reliable. While it may show trends, it cannot be taken as completely accurate.

Secondly is the recession in 2008, while it did not affect Manitoba and Winnipeg as much as it did other regions of the country, it nevertheless did have an effect. Households are a person, or a group of persons who live together. When the recession hit, we suspect that a

number of single people lost some, or all, of their employment income. Each single person would be a household, and if the recession hit single people hardest, then this would show up as a dramatic decrease in household incomes. Individual who lost their incomes often move in with other individuals or back in with their family. If they move in with family, their decline in income is masked by the larger family income – in fact if the affected individual has any income at all it gets added to the family income, making it appear to grow, even though it is now stretching over more people. If, on the other hand, the same person was to move in with people who are in similar, reduced income circumstances, then they have effectively created one low income household. This will reduce the average and median income of households.



## Summary: Neighbourhood Character

West Broadway is a diverse and interesting community. The quietness of most residential streets and the variety of amenities and services make it a good place to live and work for thousands of people and families. Its strong sense of community, the relatively low cost of housing (by Winnipeg standards) and the good transit, pedestrian and cycling access serve to make it a desirable place for low income people to live. With a good mix of businesses, housing types and social services, West Broadway already fits the definition of a Complete Community.

However, like all neighbourhoods, West Broadway does face challenges. A high percentage of the population live with low incomes, and this is true for seniors, single people and especially for single parent families. Although most of the housing was extremely well built, too much of it has been allowed to deteriorate, and it does not always meet the needs of existing residents. While rents and comparable housing prices in West Broadway are still lower on average than the rest of the city, they have increased dramatically over the past ten to fifteen years, making the neighbourhood less affordable.

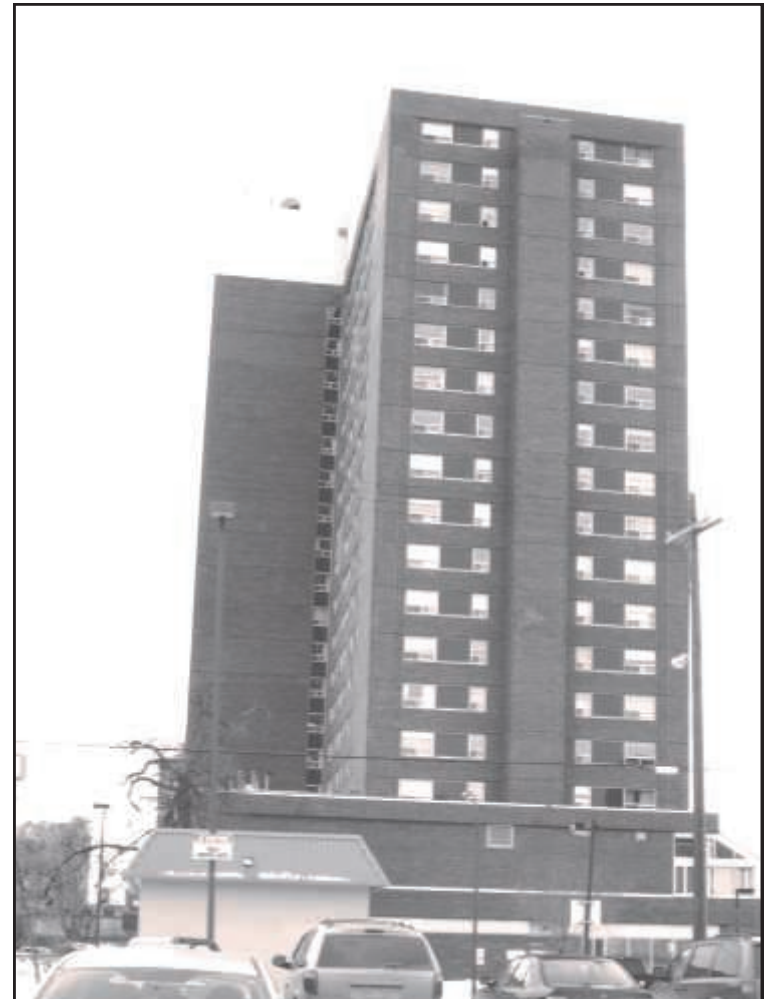


## Housing in West Broadway

West Broadway is a primarily residential neighbourhood. The 2011 Census counted 3639 private dwellings (Statistics Canada 2013c). As noted earlier, the boundaries used by the West Broadway Community Organization do not perfectly match the City of Winnipeg neighbourhood boundaries, and neither of these match the census tracts information presented in the 2011 census and National Household Survey, so the 3639 number is useful but not completely accurate.

### Housing Types

A look at Map 4: Residential Units on the next page shows that there are 178 detached single family dwellings (beige) and one triplex (also beige). There are a further 208 multi-family conversions (yellow) which still look like detached single family homes but have interiors that have been converted to multiplexes. These detached houses occupy the largest footprint in the neighbourhood, and lend significant character and charm to the West Broadway area. However it is the 106 apartment and multi-use apartment buildings (pink) which contain about 2650 housing units that provide the majority of the housing in the West Broadway neighbourhood.



# Map 4: Residential Units



Courtesy of the City of Winnipeg



## Tenure

An overwhelming majority, about 91%, of households in West Broadway say that they are renters (Statistics Canada 2013c). In the city as a whole around 34% of households are renters (Statistics Canada 2013a) - indicating that the West Broadway neighbourhood, and indeed many inner city neighbourhoods, are home to a much larger proportion of rental households than is typically found throughout the rest of the city.

A high rental rate has often means a higher level of transience from the neighbourhood residents, as is shown in Table 10 below (Statistics Canada 2013a,c, City of Winnipeg 2008a).

The 2006 census found that in West Broadway 32% of residents had moved within Winnipeg in the past year, which is more than twice the city average, and 70% had moved within the past five years (City of Winnipeg 2008a). In 2011, the 1 year mobility rate in West Broadway was just over 31% and the 5 year rate was around 66% (Statistics Canada 2013c). Comparable numbers in 2011 for the City as Winnipeg's 1 year mobility rate was about 14% and the 5 year rate was around 41% (Statistics Canada 2013c).

The high mobility rate does not necessarily mean that residents have consistently moved out of the neighbourhood. If that were the case, then the length of time living in the neighbourhood for the vast majority of residents would be 5 years or less. In the survey results, collected from many of the social agencies, rooming house tenants and homeless individuals, the average length of residence in the neighbourhood is about 10 years. This shows that while people may be transient and move frequently, they still have deep roots and many ties to the community. While they may move often, many people try to stay in or near the community if they can. Parents like to see their children continue at the same school, and families often value the supports, amenities and services they are able to access in the West Broadway area, making it a desirable place for them to live. While many people may not have an attachment to one rental residence, they often have a strong attachment to the community and a neighbourhood as a whole. Some people move often but try to stay within or close to the neighbourhood to ensure some continuity in their lives. Others move into, or out of neighbouring communities, and view the downtown, or the West End as their preferred community.

<b>Table 10: Mobility</b>	<b>West Broadway Renters</b>	Moved in the last year	Moved in the last 5 years	<b>Winnipeg Renters</b>	Moved in the last year	Moved in the last 5 years
<b>2011</b>	91.0%	31.4%	66.0%	33.9%	14.3%	41.3%
<b>2006</b>	91.0%	32.3%	70.1%	32.8%	14.5%	39.7%

## Affordability of Housing

When we talk about affordable housing we have to be clear on what we're talking about. The word 'affordable' means different things to different people. The City of Winnipeg Housing Policy defines affordable housing as follow:

*Housing is generally considered affordable if all costs related to shelter, including rent or mortgage payment (principal and interest), taxes, and utilities require 30% or less of gross household income . . . as defined by Statistics Canada for the City of Winnipeg (City of Winnipeg. 2013).*

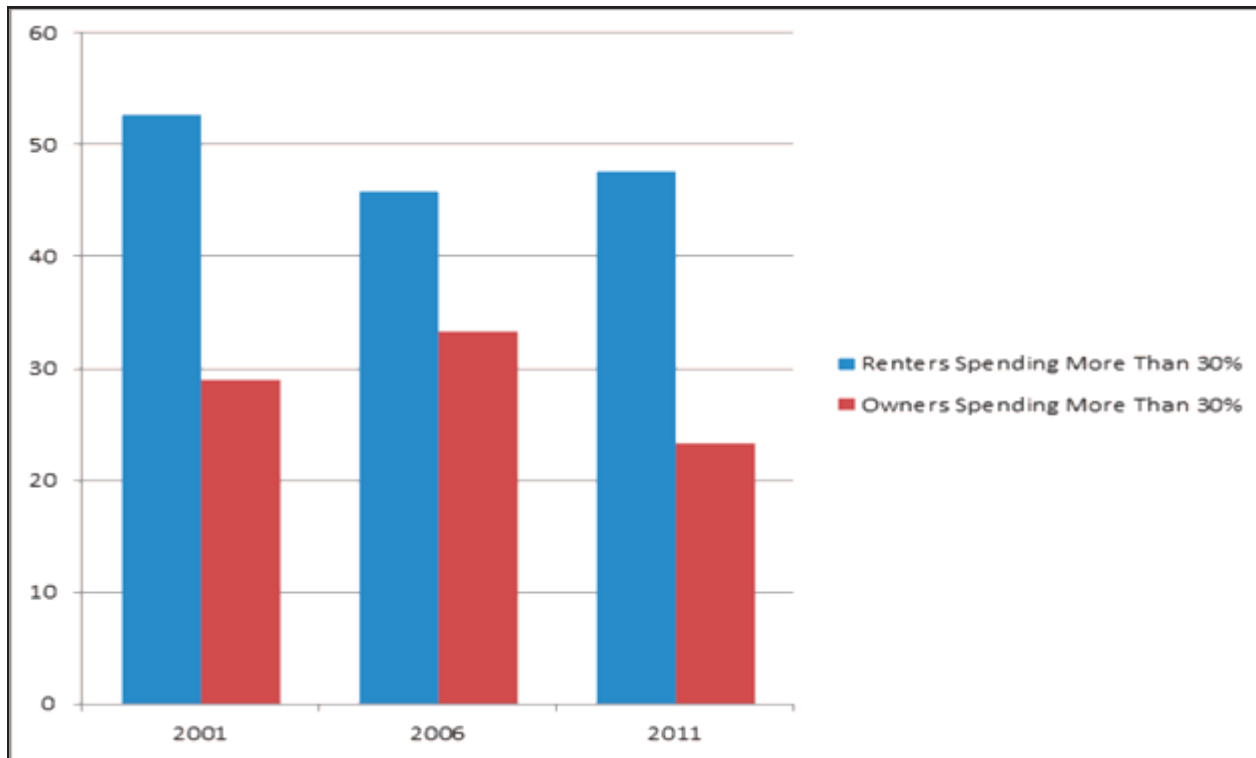
In the West Broadway neighbourhood 47.6% of tenant households spend more than 30% of their income on housing, and 23.3% of homeowners do the same. For renters and owners this number has declined between 2001 and 2011 but, as can be seen in Table 11 and Chart 13 the percentage of owners in unaffordable housing actually increased between 2001 and 2006 and then declined. At the same time the percentage of renters living in unaffordable housing dropped, and then began to increase again as average rents also dropped and then increased significantly (City of Winnipeg 2008a,b. Statistics Canada 2013c).

Not only do many residents of West Broadway not have 'affordable' housing by the cities own definitions, but because housing is usually the largest expense in any budget the inflation of housing costs is felt far more

deeply than any other increasing costs. What these numbers don't tell us is how much more than 30% of income is spent on housing. For renters this number has grown increasingly high over the last five years, and this forces people to spend far too much of their entire budget on housing. For those spending more than 30% of their income housing that money spent to pay for housing usually comes directly out of the money they need to spend on other necessities, while EI rates and real wages have not kept pace. This means that every year people are forced to spend more and more of their income on housing. This puts immense pressure on families and on the community as a whole as people are forced to rely more on friends and family and/or agencies to fill their other needs.

<b>Table 11: Affordability</b>	<b>Renters paying more than 30% of their income</b>	<b>Owners paying more than 30% of their income</b>
<b>2011</b>	47.6%	23.3%
<b>2006 (rent)</b>	45.8%	33.3%
<b>2001 (rent)</b>	52.7%	28.9%

Chart 13: Affordability



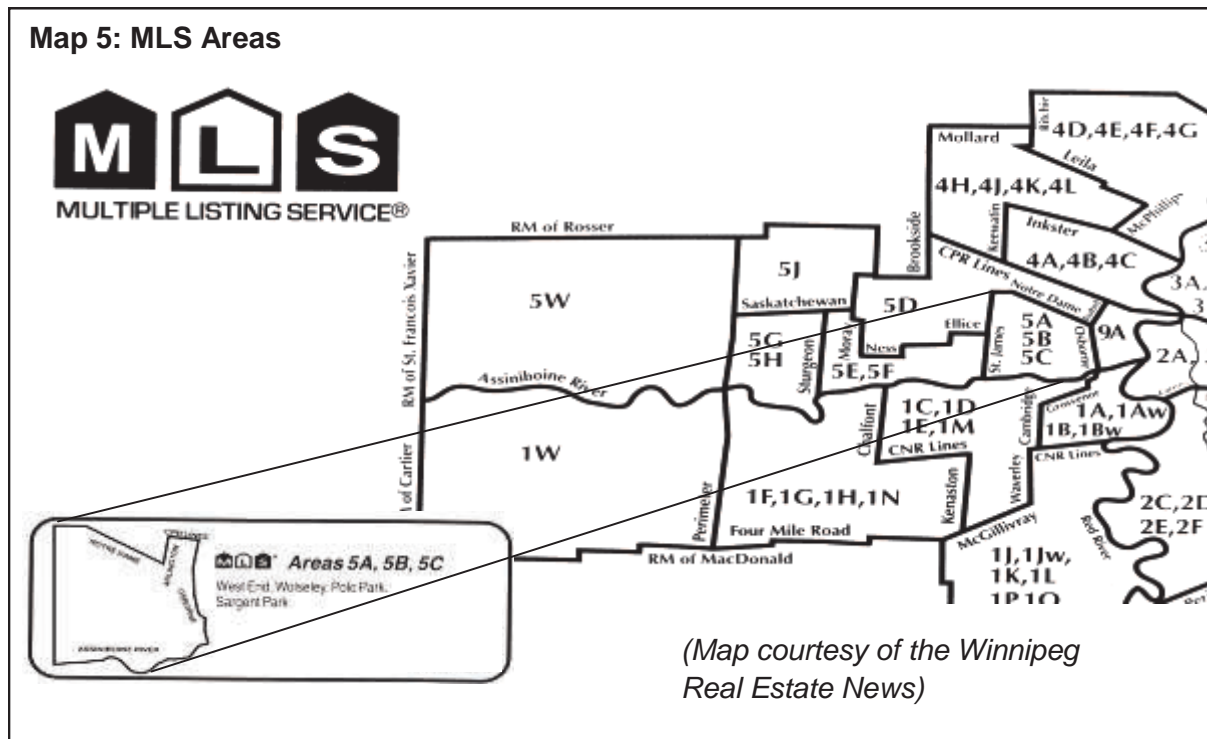
## Average Value of Dwellings

Housing prices have increased in West Broadway. In 2001 the average dwelling was worth \$67,729 (City of Winnipeg 2008b). By 2011 the average value of a dwelling had more than tripled to about \$257,276 (Statistics Canada 2013c). Although it should be noted that the 2011 data also includes residences in Armstrong Point, which will artificially inflate the average dwelling value.

This significant rise in prices is also demonstrated in

the home sale prices tracked by the Winnipeg Realtors Association. Area 5A, includes West Broadway, Spence and parts of West Alexander, Centennial, and St. Matthews communities. See Map 5. In 1997 an average house sold for \$27,372 while in 2014 the average sale price is \$162,813 (Winnipeg REALTORS, personal communication, June 16, 2014)

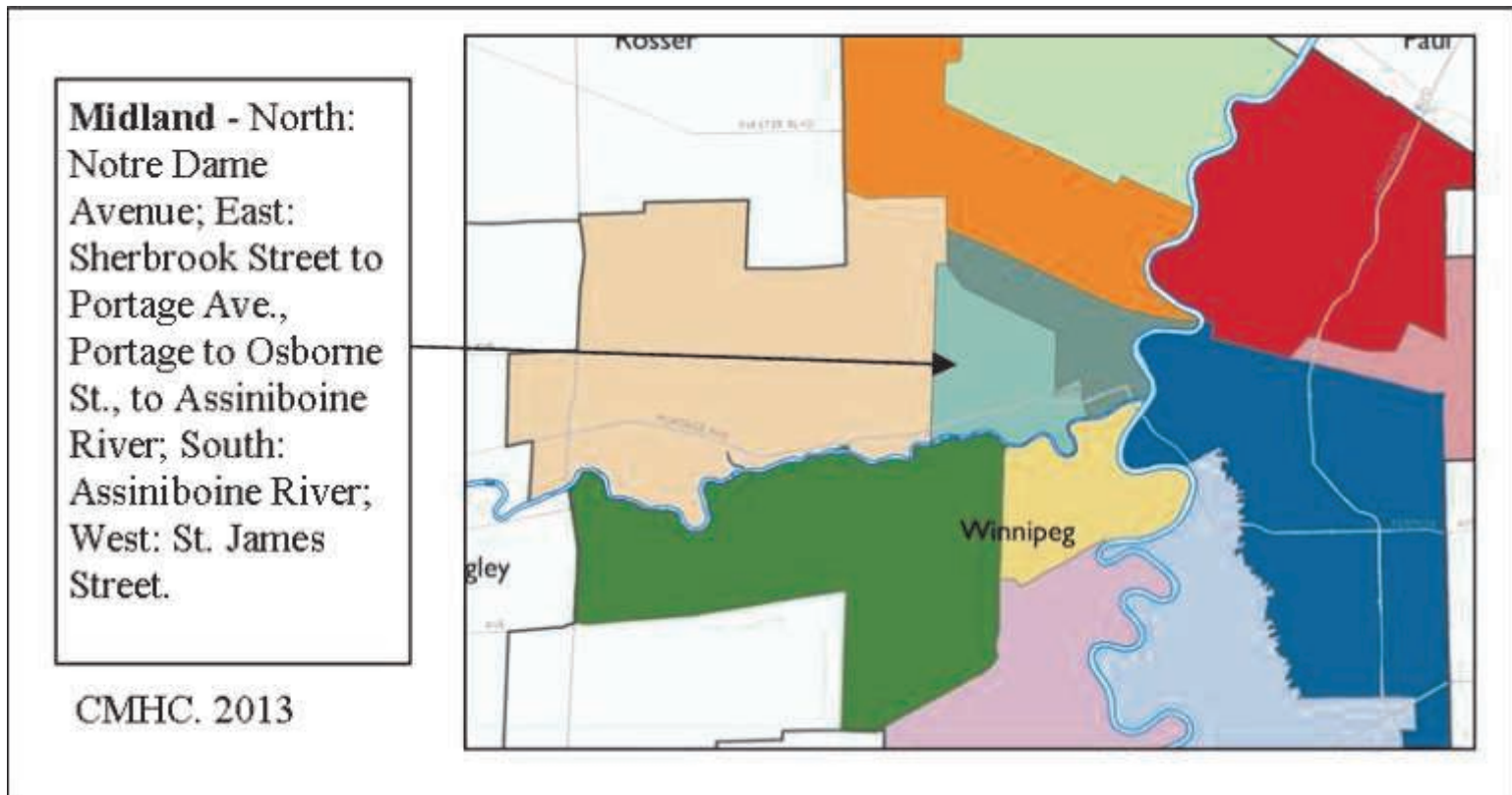
It is clear that property values have increased significantly in West Broadway in the last 10 years, and this has pushed purchase prices and rents upwards.



## Average Rents

Like house prices, rents have been increasing in West Broadway over the last 15 years. The Canada Mortgage and Housing Corporation (CMHC) does not provide data for West Broadway specifically, but it does provide data for the Midland zone which includes the West Broadway neighbourhood. See Map 6 below. In the Midland zone, average rents increased from \$409 to \$768 between 2001 and 2013. (CMHC 2001, CMHC 2013)

**Map 6: Midland Zone**



The data from CMHC matches the information found in the census information. As is shown in Table 12 and chart 14 below the average rent in the West Broadway neighbourhood decreased between 2001 and 2006 and then increased significantly between 2006 and 2011 (City of Winnipeg 2008a,b Statistics Canada 2013c).

<b>Table 12: Average Monthly Costs</b>	<b>Average monthly shelter costs for rented dwellings</b>	<b>Number of tenant households</b>	<b>Average monthly shelter costs for owned dwellings</b>	<b>Number of owner households</b>
<b>2011</b>	\$631	3025	\$936	295
<b>2006 (rent)</b>	\$451	2710	\$763	210
<b>2001 (rent)</b>	\$493	2875	\$700	190

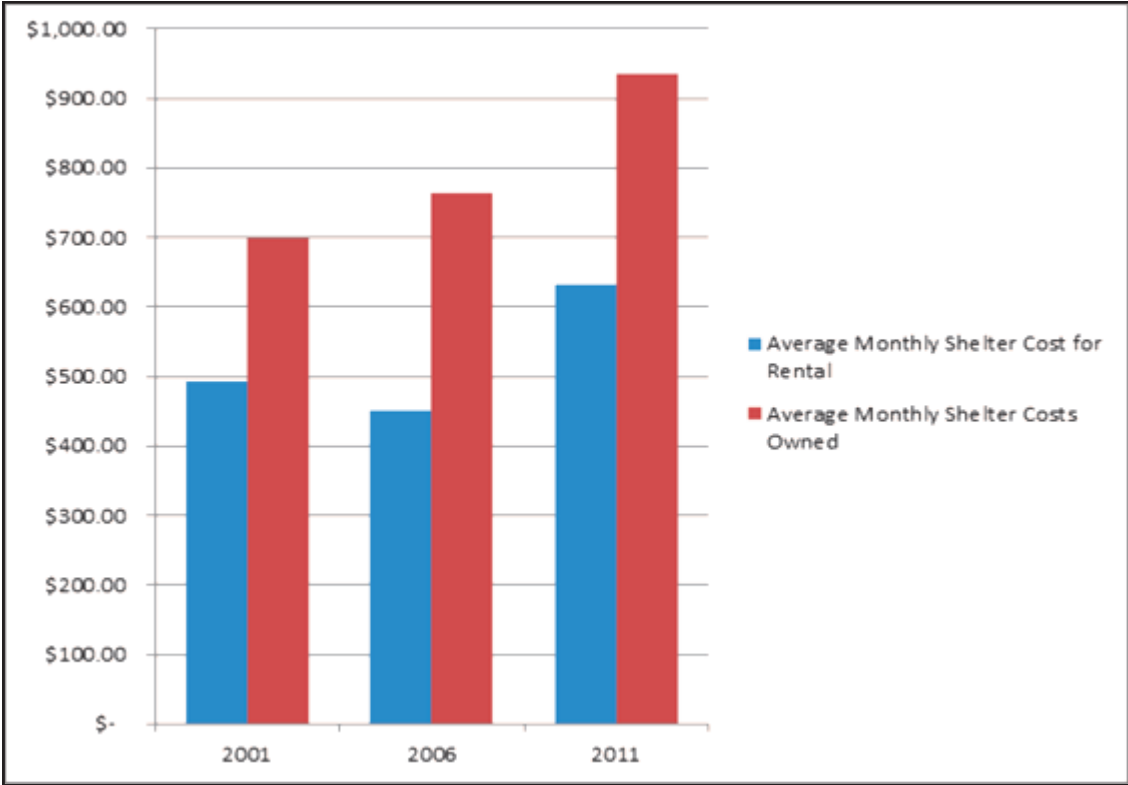


Chart 14: Shelter Costs

We suspect that there are several factors driving the increase in rents. The first is a result of private investments in the rental housing market. Typically this means that rental apartment units are being taken off the market for a period of time while they are being renovated, and these units are then returned to the market, typically for a higher rent. This explains both the change in the number of rental units (tenant households), as well as the significant increase in average rents between 2006 and 2011.

The second factor driving up rents is the overall increase in property values as well as the increasing number of owner households. The increased number of owner households is partly due to new construction, and it is also a reflection of some rental units being removed from the market. In this case they are often converted into duplexes or single family homes, and then sold to owners. The properties targeted for this type of remodelling and sale were presumed to be rooming houses or more densely occupied houses. This type of a change in use tends to increase the perceived value of the building, decreases the volume of low income rental stock available, and increases the number of owner households. Anecdotal evidence presented at focus groups and in the community discussion underscore the perception that many rooming houses that supported low income tenants – and helped keep average rents low – have been sold off as single family homes or duplexes. While more research is needed to verify the extent of this change, the anecdotal reports do seem to match the census and CMHC data. It also matches the Institute of Urban Studies report on

Winnipeg's Vanishing Rooming Houses. (IUS 2014)

Rising rents also have serious consequences on the residents and the housing stock. Many of the most vulnerable residents are at risk of being displaced from the neighbourhood. Those who choose to stay see their standard of living fall further as they are forced to divert more money towards housing. Many families opt for a smaller unit than what they need, or add in roommates to help pay the rent. Having too many people in a small unit is hard on the housing stock, hard on peoples lives and relationships, and it can also be unsafe.



## Housing Quality

Housing stock in West Broadway is generally older than the rest of the city, and while much of the housing stock was initially extremely well built, the decline of the neighbourhood in the 1970's through to the 1990's saw much of it run down and some of it become degraded beyond repair. As of the 2011 census 65% of the neighbourhood's housing stock was built prior to 1960 (Statistics Canada 2013c) making it more than 50 years old, in Winnipeg as a whole only 37% of the housing stock is pre 1960 (Statistics Canada 2013a).

See Map 7.

Moving further back into the past, 52% of the housing in West Broadway was built prior to 1946 while the city average is only 20% pre 1946 housing. This further highlights the relative age of the housing in the West Broadway neighbourhood.

Dwellings in West Broadway tend to be smaller on a whole than the rest of the city, with an average of 3.8 rooms compared to the city average of 5.9 (Statistics Canada 2013a,c). While this makes sense considering the high number of single people in the neighbourhood, it is important to make sure the housing is appropriate to those who are living in it. When people are over or under housed to any great degree it creates stress on both the buildings and the inhabitants.

While the neighbourhood still has a large pool of good housing stock, the disinvestment over the past several decades has left much work to be done. The census

has three categories of homes, *In need of regular maintenance only; In need of minor repairs; and In need of major repairs*, as judged by the person living in the house. Regular maintenance refers to things like '*painting, furnace cleaning, etc.*'; minor repairs would be things like '*the repair of missing or loose floor tiles, bricks or shingles, defective steps, railing or siding, etc.*'; while major repairs would include '*the repair of defective plumbing or electrical wiring, structural repairs to walls, floors or ceilings, etc.*' (Statistics Canada 2013a).

As many landlords and homeowners saw the value of their houses dwindle they stopped investing in the maintenance of their properties, over time this led to the housing stock in the neighbourhood seeing a sharp move towards the 'major repairs' categories, with many houses being run down so badly that they could only be sold as tear downs for infill housing. Recently this trend has turned around and people are reinvesting heavily in the neighbourhoods housing stock, fixing up existing houses and building new ones, however just as the decline was slow the rebuilding is slow as well and much work remains to be done.

As of 2006, 48.8% of the housing stock in West Broadway was in need of major or minor repairs, and this is only 11.2% higher than the city average of 37.6%. However that 11.2% difference is not spread evenly between the minor and major repairs categories. In 2006 the city average for homes needing only minor repair is 29.1% and West Broadway's is slightly larger at 34.0%.