

Valuing Community

While a walk through the West Broadway neighbourhood can suggest that certain streets need more attention than others it would be a mistake to focus solely on the exterior appearance of the buildings. There is certainly physical work to be done to improve the housing infrastructure and quality of interiors and exteriors, and WBCO should continue in its current efforts to do this.

However, in many cases the most effective strategy for improving a residents life situation and housing is through indirect efforts. One of the strengths of the West Broadway neighbourhood is the tremendous sense of community and the intricate web of relationships and interpersonal supports that make a real community. When residents were asked what they value and want to preserve in West Broadway, a great many of them said “the people”, “the community” and other similar answers.

Middle and upper income people usually have both spare income and wealth assets to draw upon when an emergency or crisis hits them. Lower income people do not have this luxury and must instead rely upon their network of friends, community relations, social agencies and supports when dealing with the same emergencies or crisis. Because of this, it is important to recognize that fostering and growing good community relations is not just good for the neighbourhood, it is also an important and practical way to help many people in West Broadway with their lives and their housing.

We believe that this sense of community is an important ‘area for improvement’ that is just as important as the specific blocks that can be targeted for property improvement grants and other financial supports.

The West Broadway Housing Plan and the City of Winnipeg

The West Broadway Community organization was among the first neighbourhood renewal corporations (NRC) in Winnipeg. Many of the key issues that are the focus of the City of Winnipeg Housing Policy Implementation Plan are already part of past and current neighbourhood and housing plans in West Broadway. This current housing plan includes the following:

- Encourages development or retention of more affordable housing
- Addresses needs of the population in core housing need
- Enables infill development, revitalization, community capacity
- Supports for revitalization in areas of most need
- Increased options to fund / support desired housing activity

The West Broadway Housing Plan

How to read the plan

The Action Plan includes:

- **Goals**, which provide overall direction for housing in the West Broadway neighbourhood
- **Strategies**, which frame the specific direction for the plan from 2014-2019 and are listed below
- **Actions**, which provide direction for the WBCO, community members, and other stakeholders interested in housing in the neighbourhood. These form the practical heart of the action plan tables

Goals

1. Lower the cost of housing
2. Improve the quality of housing
3. Improve the transportation infrastructure
4. improve civic infrastructure

Strategies

Strategy A: Encourage housing development that fits with the neighbourhood and meets community needs

Strategy B: Work to create new low income and affordable housing

Strategy C: Coordinate resources to improve 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: A special emphasis on housing and supports for families and supports for people with disabilities

Strategy G: Coordinate resources to improve neighbourhood safety

Strategy H: Continue to build community and to build effective community institutions

Strategy J: Coordinate resources to improve active transportation infrastructure

Strategies and Actions

Strategy A: Encourage housing development that fits with the neighbourhood and meets community needs

Action	Lead / Timeline	Potential Partners	Outputs / Indicators
A1: Form a WBCO Housing Committee.	WBCO 2014	Housing Committee	Committee formed
A2: Encourage the development of multi-family buildings on residential streets and mixed use residential and commercial buildings on commercial sites.	Housing Coordinator Ongoing	WBCO Developers Real estate sector No-profit housing providers	Housing developed
A3: Establish clear guidelines of community expectations for new development and redevelopments.	Housing Coordinator 2014	Housing Committee	Guidelines developed
A4: Establish a clear set of density bonusing incentives the community is prepared to support.	Housing Coordinator 2014	Housing Committee	Density bonus incentives developed
A5: Ask the City of Winnipeg to implement a minimum vacancy threshold for rental units in each neighbourhood before allowing rental unit conversions to condominiums.	WBCO Ongoing	Housing Coordinator Housing Committee	Letter to the City of Winnipeg
A6: Advocate to the City of Winnipeg to create and use municipal based affordable housing tools such as inclusive zoning and density bonusing.	WBCO Ongoing	Housing Coordinator Housing Committee	Letter to the City of Winnipeg

Strategy B: Work to create new low income and affordable housing

Action	Lead / Timeline	Potential Partners	Outputs / Indicators
B1: Review regulation, zoning and bylaws to identify barriers to mixed use and multi-family development, attached secondary suites, detached secondary suites and densification, in partnership with other Neighbourhood Renewal Corporations.	Housing Coordinator 2015	Neighbourhood Renewal Corporations City of Winnipeg MB Gov. Housing Stakeholders	Research completed
B2: Ask for the city to change by-laws to make detached secondary suites, or “laneway housing,” possible within existing zoning.	WBCO 2014 and ongoing	Neighbourhood Renewal Corporations Housing Stakeholders	Letter to City of Winnipeg
B3: Encourage the development of attached and detached secondary suites through educational sessions.	Housing Coordinator Ongoing	City of Winnipeg MB Gov.	Sessions offered
B4: Build and maintain relationships with developers working in the neighbourhood.	Housing Coordinator Ongoing	Housing Stakeholders Developers	Minutes from meetings
B5: Make a simple guide for developers on what the WBCO would like to see in new housing, including units dedicated to meet needs identified by the community.	Housing Coordinator 2014	Housing Committee	Guidelines developed

Action	Lead / Timeline	Potential Partners	Outputs / Indicators
B6: Explore the creation of an information sharing system to help renters find and keep housing.	Housing Coordinator 2015-2016	Neighbourhood Renewal Corporations Winnipeg Rental Network Social Agencies	Research completed
B7: Give preference to non-profit organizations, co-operatives and government entities for housing development and property ownership as a long term strategy towards affordability.	Housing Coordinator Ongoing	Housing Committee	Minutes from meetings
B8: Work with other community partners to help people obtain and keep their identification in order to access or maintain their housing.	Housing Coordinator Ongoing	Citizens Bridge	Number of residents helped
B9: Encourage the development of new rooming houses and bachelor suites in new apartment developments.	WBCO Ongoing	Housing Coordinator Developers Owners Existing landlords	Minutes from meetings Promotional material Guidelines New housing units developed
B10: Develop a volunteer pool of good rooming house landlords who will mentor new rooming house landlords.	Housing Coordinator Ongoing	Existing landlords	List of volunteers Report on volunteer activity

Action	Lead / Timeline	Potential Partners	Outputs / Indicators
B11: Develop explicit supports and expectations for good practices when working with rooming house landlords.	Housing Coordinator Rental Housing Outreach Ongoing	Existing landlords	Good practices shared Minutes from meetings
B12: Facilitate the development of a boarders support network to connect single renters with seniors looking to rent spare rooms.	Housing Coordinator 2015 - Ongoing	Neighbourhood Renewal Corporations Landlords Winnipeg Rental Network	Research completed Structure developed Boarders support network developed
B13: Ask the City of Winnipeg to develop a simple guide for new developers that explains all the steps in the permits and approval process.	WBCO 2014	Housing Coordinator	Letter to City of Winnipeg
B14: Advocate for additional resources from each level of government to support existing affordable and low income housing and to develop more of each.	WBCO 2014	Neighbourhood Renewal Corporations Right to Housing	Letter to City of Winnipeg Letter to Manitoba Government Letter to Canadian Government
B15: Work in partnership with other organizations locally, provincially and nationally to advocate for a well-funded national affordable housing vision and strategy.	WBCO 2014	Neighbourhood Renewal Corporations Right to Housing	Letter to City of Winnipeg Letter to Manitoba Government Letter to Canadian Government

Strategy C: Coordinate resources to improve existing housing

Action	Lead / Timeline	Potential Partners	Outputs / Indicators
C1: Work with other Neighbourhood Renewal Corporations, social agencies and levels of government to develop a comprehensive plan to control infestations and pests.	Housing Coordinator Ongoing	Neighbourhood Renewal Corporations Housing stakeholders Social Agencies	Comprehensive plan developed and implemented
C2: Provide assistance accessing grants and/or programs.	Housing Coordinator Ongoing	Housing Committee City of Winnipeg Government of Manitoba	Number of applicants helped
C3: Offer grants to residents and landlords to improve their properties.	Housing Coordinator Ongoing	Housing Committee City of Winnipeg Developers Landlords Residents	Information collected and shared Grants delivered
C4: Carefully explore opportunities to improve rooming houses, including supports for upgrades and renovations, landlords, and tenants.	Housing Coordinator Rooming House Outreach Ongoing	Landlords City of Winnipeg Government of Manitoba	Opportunities identified
C5: Work with the Spence Neighbourhood Association to maintain, improve and promote the tool lending library and to make it accessible to residents in West Broadway.	Housing Coordinator Ongoing	Spence Neighbourhood Association Winnipeg Public Libraries	Increase in access and use of tool library

Action	Lead / Timeline	Potential Partners	Outputs / Indicators
C6: Explore bulk buying of home maintenance and renovation materials as well as shared truck rental for residents and small landlords.	Housing Coordinator 2015	Landlords Social Agencies Lumber and hardware stores	Plan developed and implemented Number of times bulk purchase is used Value of purchases
C7: Carefully explore why renovations are not being done in places where they could or should be taking place.	Housing Coordinator Ongoing	Landlords Housing Committee	Meeting minutes
C8: Encourage landlords to green their buildings through insulation and conservation changes.	Housing Coordinator Ongoing	Manitoba Hydro Landlords Build 50 by 30	Meeting minutes Promotional materials delivered Grants applied for
C9: Create and offer annual community awards related to housing.	Housing Coordinator 2014 and ongoing	Housing Committee	Awards
C10: Ask the City to lead and develop a city-wide, coordinated response to bedbugs and other infestations.	WBCO 2014 and ongoing	Housing Coordinator Neighbourhood Renewal Corporations Housing stakeholders	Letter to the City of Winnipeg
C11: Explore and implement ways to support tenants that face challenges with identification, poor/ no credit history.	Housing Coordinator 2015	Winnipeg Rental Network Social Agencies Neighbourhood Renewal Corporations	Research completed Minutes from meetings Tenants assisted

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

Action	Lead / Timeline	Potential Partners	Outputs / Indicators
D1: SCAN Do an annual scan and regular neighbourhood walks to identify houses or blocks to target for assistance.	Housing Coordinator Ongoing	Housing Committee	Scan completed
D2: Establish and maintain communication with government, social agencies, landlords and developers who are also involved in housing issues.	Housing Coordinator Ongoing	Housing stakeholders Neighbourhood Renewal Corporations	Minutes from meetings
D3: Produce and share an accessible document summarizing bylaws relating to housing concerns and what residents can do if they have concerns.	Housing Coordinator 2015	City of Winnipeg Housing Committee	Materials developed and delivered
D4: Gather and map housing cost and demographic data to inform future housing needs.	Housing Coordinator Ongoing	Housing Committee	Information collected Report developed
D5: Continue gathering and mapping ownership and tenure information.	Housing Coordinator Ongoing	Housing Committee	Information collected Report developed

Action	Lead / Timeline	Potential Partners	Outputs / Indicators
D6: Work with program providers in order to track neighbourhood use of grants and home improvement programs.	Housing Coordinator Ongoing	Housing Committee City of Winnipeg Manitoba Government Government of Canada	Information collected
D7: Share information to help (potential) residents access housing.	Housing Coordinator Ongoing	Winnipeg Rental Network Winnipeg Realtors Association	Information shared
D8: Ask the City of Winnipeg to provide notice and information of all property and development hearings and processes to the WBCO.	WBCO 2014	City of Winnipeg	Letter to the City of Winnipeg
D9: Attend property and development related hearings including zoning variance meetings and advocate for the housing plan.	Housing Coordinator Ongoing	Housing Committee	Hearing attended Minutes from meetings

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

Action	Lead / Timeline	Potential Partners	Outputs / Indicators
E1: Offer an educational workshop series for landlords, caretakers and tenants about rights, responsibilities and cultural expectations	Housing Coordinator 2015 and ongoing	Residential Tenancies Branch Housing Committee Housing Stakeholders	Workshops developed and offered Number of attendees
E2: Coordinate access to home repair and maintenance workshops for residents.	Housing Coordinator 2014 and ongoing	Housing Committee	Workshops developed and offered Number of attendees
E3: Explore a mentorship program to connect new renters, new homeowners, families and people with disabilities with established residents.	Housing Coordinator 2015	Housing Committee	Mentorship program report Action on the report if it is feasible
E4: Develop and disseminate to residents, a list of relevant programs/grants for home maintenance and repairs.	Housing Coordinator 2015 and ongoing	Housing Committee	Materials developed and delivered
E5: Hold grant application workshops for residents and small landlords.	Housing Coordinator 2014 and ongoing	Funders Build Wright Developments	Workshops offered Number of attendees

Strategy F: A special emphasis on housing and supports for families and supports for people with disabilities

Action	Lead / Timeline	Potential Partners	Outputs / Indicators
F1: In screening proposals for development, give preference to projects that include housing for families and/or housing for people with disabilities.	Housing Coordinator Ongoing	Housing Committee	Proposals reviewed Recommendations made Minutes from meetings
F2: Work with other social agencies to develop a community based strategy to improve and facilitate access to resources and supports for people with disabilities.	WBCO 2015 and ongoing	Neighbourhood Renewal Corporations Manitoba League for Persons with Disabilities Social Agencies All levels of government Housing stakeholders	Strategy developed
F3: Establish and maintain relationships with appropriate agencies and organizations to offer better supports to community members with disabilities and with mental health challenges.	Housing Coordinator Ongoing	Winnipeg Regional Health Authority Independent Living Resource Centre Manitoba League for Persons with Disabilities Social Agencies	Minutes from meetings
F4: Explore ways to comply with privacy rules while still allowing non-family members to seek help for residents / tenants facing challenges.	Housing Coordinator Ongoing	Winnipeg Regional Health Authority Independent Living Resource Centre Social Agencies Housing Stakeholders	Research completed Actions implemented if feasible

Action	Lead / Timeline	Potential Partners	Outputs / Indicators
F5: Gather and share information on programs in the West Broadway neighbourhood for families, youth and people with disabilities.	Housing Coordinator Ongoing	Youth Services Agency Alliance Housing Committee	Materials developed and delivered
F6: Offer educational workshops on effective crisis intervention for tenants and landlords who live and work with people in crisis or with mental health disabilities.	Housing Coordinator 2015 and ongoing	Winnipeg Regional Health Authority Independent Living Resource Centre Social Agencies Housing stakeholders	Workshops offered
F7: Offer educational workshops on mental health awareness.	Housing Coordinator 2015 and ongoing	Winnipeg Regional Health Authority Independent Living Resource Centre Social Agencies Housing stakeholders	Workshops offered
F8: Develop educational resources and easy to use contact lists for landlords and tenants specifically to assist people with mental health issues and their neighbours.	Housing Coordinator 2014	Winnipeg Regional Health Authority Independent Living Resource Centre Social Agencies Housing stakeholders	Materials developed and delivered

Strategy G: Coordinate resources to improve neighbourhood safety

Action	Lead / Timeline	Potential Partners	Outputs / Indicators
G1: SCAN Regular neighbourhood scans to report on and remove bulky items and garbage, and to monitor compliance with liveability by-laws.	Housing Coordinator Ongoing	Housing Committee	Scan completed
G2: Request that the city increase the frequency of garbage pickup and bulky waste removal in recognition of the higher use rates and population density in West Broadway.	Housing Coordinator 2014	Neighbourhood Renewal Corporations	Letter to City of Winnipeg
G3: Work with other social agencies to deliver safety audits and to facilitate residents access to safety improvements to their homes.	Housing Coordinator 2015	Social Agencies	Audits completed Residents helped
G4: Work to establish an anonymous reporting / tips system with a social agency or organization to report houses being used for long term criminal activity.	Housing Coordinator 2015	Neighbourhood Renewal Corporations Social Agencies	Anonymous reporting system developed and implemented
G5: Regularly ask for a genuine system of community policing with a long term, stable complement of police staff and resources until it is delivered.	WBCO 2014 and ongoing	Neighbourhood Renewal Corporations	Letter to City of Winnipeg Letter to Manitoba Government

Action	Lead / Timeline	Potential Partners	Outputs / Indicators
G6: Ask to have free online access to property registry and company registry information - to make it easier for the community to track down and work with owners of problem properties.	WBCO 2014	Neighbourhood Renewal Corporations Social Agencies	Letter to City of Winnipeg Letter to Manitoba Government Letter to Canadian Government Access to property registry Access to Companies Registry
G7: Encourage the City of Winnipeg to waive permit, construction and landfill fees for residents below a certain income level.	WBCO 2014	City of Winnipeg	Letter to the City of Winnipeg
G8: Ask that EIA explore and establish a process for screening buildings, property managers and landlords to ensure that public resources are not used to support dangerous or illegal housing.	WBCO 2014	Manitoba Government	Letter to the Manitoba Government
G9: In partnership with other Neighbourhood Renewal Corporations advocate to the City of Winnipeg and the Government of Manitoba for a genuine community policing model that includes foot patrols with stable, long term police staff composition.	WBCO 2014 and ongoing	Neighbourhood Renewal Corporations City of Winnipeg Manitoba Government Winnipeg Police Service	Letter to the City of Winnipeg Letter to the Manitoba Government

Strategy H: Continue to build community and to build effective community institutions

Action	Lead / Timeline	Potential Partners	Outputs / Indicators
H1: Regularly meet with housing staff at other Neighbourhood Renewal Corporations to discuss housing issues and share information.	Housing Coordinator Ongoing	Neighbourhood Renewal Corporations	Minutes from meetings
H2: Continue to facilitate and meet with the West Broadway Housing Stakeholders Group.	Housing Coordinator Ongoing	Housing Stakeholders Housing Committee Neighbourhood Renewal Corporations	Minutes from meetings
H3: Establish and maintain communication with social agencies who are also involved in housing issues.	Housing Coordinator Ongoing	Housing Stakeholders	Minutes from meetings
H4: Ask for additional supports, programs and improvements for community institutions such as Art City, the Broadway Neighbourhood Centre and the Sherbrook Pool.	WBCO Ongoing	Community organizations Social Agencies	Letters sent Minutes from meetings
H5: Advocate with the City of Winnipeg, the Government of Manitoba and others for better supports to community members with mental health challenges.	WBCO 2015 and ongoing	Winnipeg Regional Health Authority Independent Living Resource Centre Social Agencies	Letters sent Minutes from meetings

Strategy J: Coordinate resources to improve active transportation infrastructure

Action	Lead / Timeline	Potential Partners	Outputs / Indicators
J1: SCAN annual neighbourhood scans to identify existing active transportation infrastructure maintenance and improvements.	Housing Coordinator Ongoing	Housing Committee	Scan completed
J2: Work with and support other organizations to promote and enhance the active transportation infrastructure.	WBCO ongoing	City of Winnipeg Bike Winnipeg 50 by 30	Minutes from meetings
J3: Request that the city conduct a thorough integrated transportation assessment of the West Broadway neighbourhood that specifically references the higher density and higher active transportation rates in the neighbourhood.	WBCO 2014	City of Winnipeg	Letter to the City of Winnipeg
J4: Regularly ask for traffic calming measures on residential streets and back lanes until they are constructed.	WBCO ongoing	City of Winnipeg	Letters to the City of Winnipeg Minutes from meetings

Implementation and Ongoing Evaluation

The implementation of the West Broadway Housing Plan and realization of the goals, objectives and actions in the plan will rely on volunteer work from the WBCO board and committees, as well as the WBCO staff. The Housing Plan also identifies opportunities to work with a variety of partners who can contribute to its realization.

The Housing Plan is intended to be a living document, rather than carved in stone. It is not a rigid, step-by-step process, but is the ongoing process of implementing the action plan, evaluating the results, and reviewing the Plan. As such, evaluating the Plan is an ongoing part of the implementation process, not something to be left to the end. For this reason, the Plan includes outputs and indicators for each action. These offer a way to identify progress towards meeting objectives and goals.

As a living document, the Housing Plan can - and should - be updated as needed to reflect the needs and priorities of the West Broadway community. A preliminary timeline is included in the plan, identifying when in the five-year timeframe actions should be taken in order to gain momentum and build on past achievements. However, the specific objectives and goals

that the West Broadway community focuses on will depend upon community priorities as well as the availability of resources, volunteers, and partners.

As part of the ongoing implementation and evaluation of the Housing Plan, the WBCO will build the Housing Plan into its annual work plans. The Housing Committee will report to the Board and community members on the plan annually to review the previous year's work and to assist the WBCO in identifying priorities for the upcoming year. In addition, through the Annual General Meeting and other community gatherings, the WBCO will check in with the community to determine if the Housing Plan is meeting expectations.

Action	Lead	Possible Partners	Outputs & Indicators
Incorporate the Housing Plan into annual work plans	Housing Coordinator		Annual work plans include Housing Plan actions
Review the previous year's work	Housing Committee	Community members WBCO staff	Annual report to the WBCO Board of Directors
Gather feedback from the community on Housing Plan outcomes	Housing Coordinator WBCO	Housing Committee Community members	Regular feedback from community members

Internal Tools for use by West Broadway:

DRAFT: Housing Development Priorities in West Broadway

New or rehabilitated housing in West Broadway, whether non-profit housing or for-profit, needs to meet the needs of low income residents, families and/or people with disabilities. Recommendations for better processes and outcomes could be defined by setting community priorities through development criteria. Ideas were highlighted throughout the community engagement process. Incentives could be developed with WBCO and the City of Winnipeg to encourage the following types of development in West Broadway.

Process Criteria:

1. Develop a participatory system to engage community members about development plans in a proactive and on-going way.
2. Participate in a developer mentorship program (informal or through WBCO)
3. If a developer purchases something in the neighbourhood they must have a plan/timeline for development. Discourage purchasing for speculation. Prioritize local developers.
4. Consider providing a density bonus with investment in community amenities based on the development priorities.

Development Priorities:

1. Prioritize multi-family rental units
2. Prioritize non-profit, and co-operative developments where residents have some control over their housing situation.

- a. Landlord to participate in a reincarnation of the Tenant/Landlord Cooperation program (tenant panel, education on roles and responsibilities)
- b. Commitment to quality maintenance
3. 10-30% low income/subsidized/social housing for target groups and would remain so in perpetuity and/or
4. 10-30% Units for larger families (3 bedrooms and up) and/or
5. 10-30% Units for people with disabilities (mental health, physical disabilities and addictions) and seniors and/or
6. Licensed rooming houses with access to support services, and secondary suites
7. Reduce red tape for low income renters (co-signers, damage deposit, application process, vouching system etc.)
8. Common/meeting spaces and amenities for community building (both indoor and outdoor) e.g. Housing connected with green space (determine minimum % of total footprint) such as a fenced in yard for kids to play safely, public telephone, bike facilities, car sharing etc.
9. Energy efficient/green housing to encourage long-term affordability
10. Preserve community character
11. Percent of developer contributions to off site community investment (public green space, support existing community programs)
12. Mixed use development that encourages small scale commercial from within the community (more affordable grocery stores)

Glossary

Affordable housing is housing that costs less than 30 percent of a household's income. In this plan, it also refers to housing that is affordable to lower-income households in particular.

Apartment Block is a building with many complete individual housing units that share an entrance to the street. "Complete" means it has a kitchen and bathroom. Small apartment blocks have up to three floors, while large apartment buildings are four or more floors.

Complete Communities meet the needs of their residents, of all ages, economic backgrounds and abilities, to live, work and play without leaving the neighbourhood.

Condominium (condo) is a form of tenure where each dwelling is individually owned, but owners have collective ownership of shared facilities. Apartments are the most common form of condos.

Density means how many individual dwellings per area. 50 apartments in one building take up less space than 50 single family houses, so the apartments are denser. See also Higher density housing; Lower density housing.

Duplex/Triplex/Fourplex has apartments or suites with separate entrances to the street for each family, like a two-storey house with a complete apartment on each floor. "Complete" means it has a kitchen and bathroom. Duplex can also be extended to three-unit and four-unit buildings, or they can be called triplex and fourplex.

Emergency Shelter provides short term temporary housing for people. An emergency shelter can be in any kind of housing (duplex, apartment, house etc.)

Group Home is specifically designed for a small number of unrelated people in need of care, support, or supervision. Group homes are usually licensed. See also Supportive Housing

Housing Co-operatives are collectively owned by residents through purchasing a share in a co-op.

Higher density housing means more living units for a given area. In this plan, higher density housing means high-rise apartment buildings, with more than three storeys. See also Lower density housing; Density.

Infill Housing is new housing built within an existing established neighbourhood.

Land Bank is an entity that acquires underused or derelict properties, assembles land, makes necessary changes and then return the properties or land to the Market. In Winnipeg Centre Venture functions as a land bank

Land Trust is an entity that holds land or property on behalf of others. They can be non-profits and are often used to preserve natural habitat, or to retain community ownership and control of land within a municipality.

Lower end of market housing is market housing that is affordable to lower income households.

Lower-density housing means fewer living units for a given area. In this plan, lower density housing means single family houses, duplexes/multiplexes, and low-rise apartment buildings. See also Higher density housing; Density.

Mixed Use means business and housing together in the same building.

Pocket Suites are bachelor or one bedroom suites each with a separate entrance

Rooming House is a house in which tenants rent a room but share the kitchen and bathroom.

Row Housing is when houses share side walls. These are also called side-by-sides.

Seniors' Housing is specifically designed for older adults, often in an apartment building.

Single Family House is a "detached" house (meaning that it doesn't share a wall with another house) with only one dwelling.

Social Housing is subsidized by one or more governments.

Specialty Housing is housing that meets the needs of specific groups. See also seniors' housing, transitional housing, student housing, social housing.

SRO is a single room occupancy, often set up as a hotel.

Student Housing is housing specifically for students.

Supportive Housing is housing for people who need additional supports for daily living. This may include a variety of different types of supports, and may be part-time or full-time support.

Tenant-Landlord Cooperation Program is a way to promote the good maintenance of rental properties and to support good working relationships between landlords and tenants.

Transitional Housing is temporary safe housing intended for people who are looking for permanent housing.

References

Beaubin, L.A. & Ring, L. (2006). Preserving Community: Examining the West Broadway Community Land Trust. Department of City Planning, University of Manitoba. Retrieved May 14, 2014 from <http://umanitoba.ca/faculties/architecture/programs/cityplanning/case-in-point.html>

Blais, P. 2010. "Perverse Cities: Hidden subsidies, wonky policy, and urban sprawl" UBC Press, Vancouver

Blake, S. 2001. "West Broadway Community Land Trust (WBCLT): Lessons Learned." Manitoba: Homegrown Solutions.

Brandon, J. (October 13, 2013). Cities to gain tools for creating affordable housing. Canadian Centre for Policy Alternatives- MB. Retrieved June 1, 2014 from <http://policyfix.ca/2013/10/16/1352/>

Canadian Centre for Policy Alternatives, Manitoba. 2012 Rising rents, condo conversions, and Winnipeg's inner city. accessed at www.policyalternatives.ca

City of Winnipeg. 2008a. 2006 Census Data: City of Winnipeg. City of Winnipeg. Accessed at www.winnipeg.ca

City of Winnipeg. 2008b. 2001 Census Data: City of Winnipeg. City of Winnipeg. Accessed at www.winnipeg.ca

City of Winnipeg. 2008c. 1996 Census Data: City of Winnipeg. City of Winnipeg. Accessed at www.winnipeg.ca

City of Winnipeg. 2011a. Complete Communities: An OurWinnipeg Direction Strategy. City of Winnipeg, MB. Accessed at speakupwinnipeg.com

City of Winnipeg. 2011b. OurWinnipeg: It's our city, it's our plan, it's our time. City of Winnipeg, MB. Accessed at speakupwinnipeg.com

City of Winnipeg. 2013. City of Winnipeg Housing Policy. Accessed at www.winnipeg.ca

City of Winnipeg. 2014a. City of Winnipeg Housing Policy Implementation Plan. Accessed at www.winnipeg.ca

City of Winnipeg. 2014b. Population of Winnipeg. City of Winnipeg. Accessed at winnipeg.ca

City of Winnipeg. 2014c. Population of Winnipeg May 2013. City of Winnipeg. Accessed at www.winnipeg.ca

City of Winnipeg. 2014d. Permits data. Personal correspondence with Property Planning and Development.

City of Winnipeg. (1996-2013). History of West Broadway, Neighbourhoods of Winnipeg. City of Winnipeg. Retrieved May 11, 2014 from <http://now.winnipeg.ca/history/west-broadway>

CMHC. 2001. Rental Market Report: Winnipeg CMA. Accessed at www.cmhc.ca.

CMHC. 2006. Rental Market Report: Winnipeg CMA. Accessed at www.cmhc.ca.

CMHC. 2010. Rental Market Report: Winnipeg CMA. Accessed at www.cmhc.ca.

CMHC. 2011. Rental Market Report: Winnipeg CMA. Accessed at www.cmhc.ca

CMHC. 2013. Rental Market Report: Winnipeg CMA. Accessed at www.cmhc.ca.

DSI Tandem Co-op Resources Ltd. (2013). Feasibility study: West End property development/ property management social enterprise.

Google maps. Created and accessed March 2014.

Kaufman, A., Distasio, J. 2014. Winnipeg's Vanishing Rooming Houses: Change in the West Broadway and Spence Neighbourhoods. Institute of Urban Studies. Accessed at uwinnipeg.ca/ius

Province of Manitoba. 2014. Budget Paper E:Reducing Poverty and Promoting Social Inclusion. Accessed at www.gov.mb.ca.

Silver, J. 2006. Gentrification in West Broadway? Contested space in a Winnipeg neighbourhood. Canadian Centre for Policy Alternatives- MB. Retrieved May 16 from http://www.policyalternatives.ca/sites/default/files/uploads/publications/Manitoba_Pubs/2006/Gentrification_in_West_Broadway.pdf

Statistics Canada. 2006. Census tract profile for 6020015.00 (CT), Winnipeg (CMA) and Manitoba. accessed May 2014. <http://www12.statcan.gc.ca/census-recensement/2006/dp-pd/prof/92-597/P3.cfm?Lang=E&CTuid=6020015.00>

Statistics Canada. 2012. Table 202-0410 - Average total income, by census family type, 2010 constant dollars, annual (dollars), CANSIM (database). Accessed at www.statcan.ca

Statistics Canada. 2013a. Winnipeg, CY, Manitoba (Code 4611040) (table). National Household Survey (NHS) Profile. 2011 Census. Statistics Canada Catalogue no. 99-004-XWE. Ottawa. Released June 26, 2013. <http://www12.statcan.gc.ca/nhs-enm/2011/dp-pd/prof/index.cfm?Lang=E> (accessed March 23, 2014). For winnipeg NHS and census

Statistics Canada. 2013b. Winnipeg, CY, Manitoba (Code 4611040) (table). National Household Survey (NHS) Profile. 2011 National Household Survey. Statistics Canada Catalogue no. 99-004-XWE. Ottawa. Released September 11, 2013. <http://www12.statcan.gc.ca/nhs-enm/2011/dp-pd/prof/index.cfm?Lang=E> (accessed March 23, 2014). For winnipeg based aboriginal population, visible minorities

Statistics Canada. 2013c. National Household Survey Profile. 2011 National Household Survey. Statistics Canada Catalogue no. 99-004-XWE. Ottawa. Released June 26 2013. <http://www12.statcan.gc.ca/nhs-enm/2011/dp-pd/prof/index.cfm?Lang=E> (accessed February 1 2014.) For West Broadway NHS and Census 2011 data

Statistics Canada. 2013d. Manitoba (Code 46) (table). National Household Survey (NHS) Profile. 2011 National Household Survey. Statistics Canada Catalogue no. 99-004-XWE. Ottawa. Released September 11, 2013. <http://www12.statcan.gc.ca/nhs-enm/2011/dp-pd/prof/index.cfm?Lang=E> (accessed March 30, 2014). for Manitoba population numbers

Westminster Housing Society Inc. <http://westminsterhousingsociety.org/> accessed May 2014.

West Broadway Business Improvement Zone (n.d.) Betting Big on West Broadway, Winnipeg Free Press (August 22, 2011). Retrieved May 14 from <http://www.winnipegfreepress.com/business/betting-big-on-west-broadway-128168283.html>

Winnipeg REALTORS, personal communication with Peter Squire, June 16, 2014

In this housing plan the 2011 National Household Survey and the 2011 Census are cited as (Statistics Canada 2013) because they are accessed through the same page of the Statistics Canada Website.

Appendix A: Survey Summary Results

Surveys were distributed throughout the community. This was done through social agencies, through public survey boxes at community meeting spaces and at public forums and events. An electronic version was available online and links to it were emailed out by the West Broadway Community Organization. All results were aggregated together. Longer answers were grouped into similar categories and counted. Numerical answers were used to generate median and percentage responses. n = number of responses to the specific question

Results for the West Broadway Community Housing Survey

What are the things you like best about your neighbourhood?

The people 58: Sense of community/quality of people, ethnic, social and economic diversity of the people/friendliness/long time residents “Feels like a real community so many people out and about.”

Proximity to downtown and amenities 41: Central/close proximity to diverse mixed-use amenities (university, schools, libraries, cultural institutions, independent businesses) in WB /downtown/other neighbourhoods

Community character 23: beautiful 2, public art/artistic people 4, style/heritage homes 6, Mature community 2, church bells ring at 6pm, quiet 4, hear the birds, density 2, variety of housing options

Active transportation 21: pedestrian-oriented, walkability, cycling

Green space 21: (parks, gardens, river access, the trees)

Community support services 19: resources and events (all ages programs, kids) in West Broadway

Safety 11: lighting, police presence, low crime, protective neighbours, calm streets 7

Well serviced by public transit 10

Affordability 7

Affordable food 6: Food fare, food 2, organic shops, groceries, free food

Opportunities for community involvement 3

2. What are the worst problems in your neighbourhood that you would like to change?

Crime 57: addictions: drinking and drug 17, crime 10, gangs 8, graffiti/vandalism 8, violence 6, sex trade 5, high risk sex offenders in neighbourhood 2, stealing from garden plots

Maintenance neglect/urban decay 33: lack of adequate housing in decent repair 9, bed bug crisis, stray cats/dog poop, street light, litter/dirty streets/parks, back lanes, potholes

Housing costs too high 15

Tenant exploitation 14: slum lords, absent/inattentive landlords, tenant displacement through renovictions/gentrification

Transportation 13: Traffic, speed and vehicle noise pollution

More housing options 9: rooming houses, need to increase regulation, quality/safety and resources 6 Empty lots

in community need to be developed into affordable housing, Universally designed housing 2

Discrimination 8: classist, racist, discrimination of people with mental illness attitudes (individuals, business and public sector) 3, NIMBY, new residents who push out locals 2, rooming houses are the issue, people who don't contribute to community

Safety issues 7: perception from outside area is violent crime, low level real danger 2

Support services 7: need good doctors, youth resources, need programs for 12-15 year olds who are not homeless, kids have little supervision, anti-bully resources for workers and working poor

Poverty 5

Disconnection 4: No one knows their neighbours

No quality, affordable groceries 2

What would you like to see more of in your neighbourhood?

Public gathering/community spaces and activities 26: potlucks in the parks (e.g. little Spence park), friendly meeting place at future community mailboxes, coffee and chat, front steps/porches, bonfires, neighbourhood events (street/block parties/festivals/parades) 7, recreation/social/cultural activities for adults (discussion groups, self support groups, art classes) 2, programs/groups for families, teens and kids 4, stable hours/more hours of social drop-in programs

More low income, higher quality housing 24: specifically rent geared to income 4

Amenities 19: bars 2, little shops 2, hardware store 2, public art 2, businesses, cafes along Broadway, entertainment, gym, food for the working poor, workshops for poor and for apartment dwellers to use for hobbies and repairs, more big stores, decent hotel (no bar), visible community identifiers on Broadway, reopen Robenkees, and sidewalk life

Green space 19: trees, river walk and people using it, parks/playgrounds/child friendly 5, community gardens 5, flower boxes, compost project (Sherbrook Suds Green Community Garden) walk bridge to osborne village by the school, dog park, beauty/greening 2

Diverse housing options 17: entry level family homes, private development with mixed income levels, co-op 5, family housing 3, well kept rooming houses, mixed income 2, low rise housing (fix up and build new), multi-family homes, higher density housing 2

Transportation 17: Bicycle infrastructure 6: lanes, racks, better "night lights" electronic bus schedules (not all have phones), Name of street lane, light and number, traffic calming strategies, one way roads, better snow clearing on narrow streets, traffic calming, stop signs, street lights, well maintained alleys

Affordable and quality food 10: grocery stores 6, restaurants 2, fruit stand, organic

Connected Community 7: Good neighbours who are committed to the neighbourhood 2, communicate/connect with neighbours 3, sense of ownership and pride

Safety 7: police walking the streets 5, Neighbourhood watch, police that care and are respectful

Cleanliness 6: garbage cans, recycling bins 2

Community renewal development: Government sponsored rehabilitation of older blocks, with proper inspection of the rehab process (reinsulate and convert to electric heat),

Support services 5: volunteer opportunities 3, employment opportunities for members of the community, housing supports

What would you like to see less of in your neighbourhood?

Crime 45: drugs 13, drunks 5, sex trade 2, bars, gangs 9, vandalism, stealing (gardens car break ins) 3, graffiti, violence 4, pedophiles, cops who turn blind eye to complaints

Types of development 22: condos 6, substandard/run down housing 3, rooming houses 3: unlicensed, single family homes, vacant homes, surface parking lots 3, over-priced housing 3, beer vendor, pawn shops

Garbage 19: back alley dumpsters, bulk waste that sits for days, bed bugs, feral cats, mice

Speeding traffic 13

Gentrification 10: poor vs rich mentality, high end shops and eateries, Landlord corporations (Globe, Sussex), mercenary landlords, corporate buyouts of apartment blocks, profit driven owners, hipsters, businesses run by people from outside the neighbourhood 2

Broken infrastructure 8: potholes, broken pavement, back lanes, ugly chain link fence, broken footer for planters, missing tree root covers

Poverty 5: homelessness, panhandlers 2, people who seem 'lost' (need more supports for mental health)

Noise pollution 4: late night yelling from intoxicated people 3

Unsupervised kids 4

5. What brought you to live in the West Broadway neighbourhood in the first place?

Convenient, central, active, unique neighbourhood character 28

Affordable housing and community 31

Long time residents 10: 'fell in love with the area'

Friends/family/people 10

Purpose 10: Work 5, university 3, church, kids schools 2

Character 8: homes 3, density, urbanism, interested in redevelopment and programming in neighbourhood, park, tree lined streets

Community resources 7: Wolseley Family Place, amenities, RaY 2, Life's Journey

Car-free living 7: Public transit, walkable

Other 5: happy accident, homeless, moved out of worse neighbourhood, quiet 2

Using a scale of 1-5 where 1 is “Very Badly” and 5 is “Very Well”, how well do you think the housing in the West Broadway community meets the needs of the following people?

	Very Badly				Very Well		
	1	2	3	4	5	n=	average
6. Single People	18	14	21	25	17	95	3.1
7. Small Families (2 to 3 people)	13	19	30	21	8	92	2.9
8. Large Families (4 or more people)	29	23	16	17	5	91	2.4
9. Students	15	14	19	30	15	93	3.2
10. Seniors	20	39	16	12	5	91	2.4
11. Renters	22	15	26	23	9	95	2.8
12. Owners	9	14	29	25	14	89	3.2
13. People with Disabilities	27	31	23	6	5	92	2.2
14. Single Parent Families	16	33	30	8	2	88	2.4
15. Low income single people	30	24	18	10	3	85	2.2
16. Low income families	32	22	15	11	3	83	2.2

For the following types of housing tell us if you think the neighbourhood needs “Less” of it, has “Just Enough”, or needs “More”

	Less	Just Enough	More	n=	average
17. Short Term Transitional Housing	12	42	33	87	2.2
18. Social Housing	10	33	47	90	2.4
19. Subsidized Rental Housing	7	23	63	93	2.6
20. Subsidized Home Ownership	11	21	57	90	2.5
21. Rental Housing	9	23	60	92	2.6
22. Home Ownership	14	32	40	87	2.3
23. Condominiums	55	23	13	91	1.5
24. Rooming Houses	30	37	25	91	1.9
25. Cooperative Housing	9	20	65	94	2.6
26. Student Housing	10	36	46	92	2.4
27. Seniors Housing	10	24	58	92	2.5
28. Group Homes	21	39	28	88	2.1
29. Two or three storey apartments	9	38	42	89	2.4
30. High rise apartments (4 or more storey)	23	33	36	92	2.1
31. Single family houses	10	34	48	92	2.4
32. Duplex/triplex/fourplex	13	35	40	88	2.3
33. Row-housing	18	34	37	89	2.2

About how much do you pay each month for each of the following?

	Average	Median
34. Natural Gas	137.22	150
35. Electricity	70.09	40
36. Rent	563.07	500
37. Water (how much was the last bill)	143.61	104
38. Mortgage	604.20	480
39. Property taxes (annually)	1928.79	2000

40. How many bedrooms are in your home? Average: 2.45 Median:2

Does your home need any maintenance or repairs? Please circle all that apply

41. Leaking roof	2 3
42. Broken Windows	2 2
43. Foundation problems	3 0
44. Broken doors	2 8
45. Broken appliances (example: fridge, stove etc)	2 3
46. Leaking pipes	1 6
47. No heat	8
48. No water	3
49. Broken lights	9
50. Holes in the inside walls	2 5
51. Holes in the outside walls	1 4
52. Needs painting	4 7
53. Repair floors (example: worn carpet, missing tiles, holes in linoleum, etc.)	4 6
54. Dripping taps or toilets	2 2
55. Dealing with Mould	2 3
56. Dealing with pests (example: bedbugs, mice etc.)	3 2

57. Other (please describe)

Drafts, use of public area by others, mice and bugs (202 Maryland), dirty, abusive and expensive landlord, security, new carpets, vent in bathroom and moisture problems, caulking windows, housecleaning/sorting, smoking, pets, cupboards, countertops 2 and bathroom, Broken fence. Damaged eavestroughs. Old Windows, heater, washer/dryer. Insulation, outside porch light, door frames and foyer need to be finished, insulation 2, fix the roof, eaves and soffits, fire escape in disrepair, stone steps need repair, tree roots damaging foundation. "We tend to do little things ourselves so as not to get the owners to increase costs. We pay 28% of our income."

58. If you were going to fix one thing INSIDE your home, what would it be?

Floors 19: restrain cork floors, old carpet 2, refinish floors, tiles

Windows 11: cracked window panes, double pane, add window, not a good seal resulting in moisture issues

Walls 15: cracking, holes, get knob and tube electrical out, leaky, ceiling, Paint 3, reinsulate 3

Water 10: Leaky roof water runs down wall, dripping taps and toilet, leaking pipes 2, sump pump and backwater valve, leaks from everywhere, plumbing, Mould, Ice Dams/leaks into homes

Door/Entry 7: sound proof, weather stripping, build secure entry, finish foyer, back porch

Bathroom 5: ceiling, toilet, vent to get rid of moisture, new one, recaulk

Appliances 5: Fridge, Stove top inconsistent, heat, energy efficient

Landlord 4

Kitchen 3: more cupboard space, countertops

Others 8: Lighting for safety on stairs, staircase, foundation, basement, bed bugs 2, furniture, everything

59. If you were going to fix one thing OUTSIDE your home, but inside your yard, what would it be?

Landscape yard/maintenance 19: lawn, vegetable/fruit garden 5, replace dead tree, returf, muddy yard, plant better/more grass, grass maintenance, other peoples garbage 4

Paint 10: lobby, balcony railings, trim

Pathways 8: deck to second floor unit of duplex, fire escape 3: emergency stairs are hazard, it is wooden and in disrepair, sidewalk

Fence 8: paint, guarded fence around cars, front gate lock, people cut through yard

Foundation 6: new cover to protect slab

Replace deck/porch 5: pulling wall off the house

Roof 4: leaking, replace eaves and soffits, redo with metal roofing

Front door 3: locks, security issues

Windows 3

Restoration 2: ornament, restore decorative wood

Garage 2: new

Other 7: Holes in outer walls, landlord, wheelchair accessible, too many squirrels, lobby renovations, back of house, everything

60. What stops you from making repairs to your home?

Not enough money 32

Renter/tenant 29: make minor repairs but major repairs are not a good investment

Time 13: kids, not priority

Lack of skill/ understanding/tools 9: willing to do but don't want to have to redo it if done wrong

Landlord/owner 8: declined to paint, cheap owner 2, Manitoba Housing permission

Reliable tradespeople 4: not knowing how to get a good contractor willing to work in the area

Other 4: Personal health/disability 2, lack of regulations, lack of motivation

61. If some new shops or services were going to open in West Broadway, what would you want them to be?

Grocery stores 28: larger supermarket 2, bulk foods, food thrift, co-op 3, organic, more fresh produce 4, local food, Increased capacity of WB GFC mini market to provide even more all year round 2

Home improvement shops/hardware 23: home aesthetic project supplies

Retail 18: second hand store 5 (larger but not Value Village 2), specialty stores, clothing store 5, boutique, Winners, Walmart 2, Giant Tiger 2, Dollar store

Restaurants 11: inexpensive organic/local food, late night dining with patio

Coffee shops/cafe 10: east of Sherbrook

Specialty food/wine stores 9: Deluca's, ethnic food market, deli 4, butcher, cheese, bakery, Ice-cream store 2: Dairy Queen

Affordable 8

Local and independent stores only 6

Pub 5: brew pub

Resource centres 4: workshops with skilled people, local contractor

Child care centres 3: provide before and after school programs (and walk to and from school)

Other 20: garden store 2, flower shop 2, bike shop 2, art supplies shop 2, carshare co-op, service co-ops, pharmacy, laundry facilities, bookstore, bank, bigger swimming pools, liquor mart, 7/11 convenience store, boutique hotel, fireworks/firewood store for bonfires/music drop-in jam, Jesus and Mary souvenir shop

62. Name one or two things that would help improve your quality of life.

Connected community and well being 19: feeling safe 5, living in a nice community, friendlier people, good

neighbours, independence, well being and social participation, respect, get to know people on your street, belonging, more connected community, feeling good about how I perceive myself and not feeling isolated and marginalized, volunteering in community, ability for kids to play safely out of yard/ in neighbourhood

More money 14: lower cost of living, living income, higher EIA/social assistance funding for rent and people with disabilities 2, more rent geared to income, employment 2, education, more local hiring, wants a car

Cycling and pedestrian infrastructure 13: bike lanes 4, safer sidewalks, street lights 3, less car traffic 2, more cross walks 2 (Broadway, Sara & Sherbrook and Sara & Maryland)

Programs & Services 13: Garbage collection, better sidewalk clearing, better transit connections city-wide, more police, getting rid of problem houses on every street, 4H style, recreation for middle aged people at Broadway Neighbourhood Centre, Community workshop (accent works in the exchange district), tool library, workshop (metalworking), subsidized programs, A free or cheap community gym (treadmill), enhanced home improvement programs

Quality housing 7: completely fix the house, apartment balcony, improve Manitoba Housing, wheelchair accessible housing, larger housing for families with free laundry 2,

Affordable housing options 7

Landlords 6: who does their job in timely fashion, better management of rental properties and rooming houses, get rid of slum landlord, resources for landlords who are doing good work but burned out

Amenities 6: Hardware store, better access to affordable and healthy food 3, Café, Independently owned stores

Clean 6: Getting rid of bed bugs, cleaning personal items, help with household task (cleaning, shopping)

Green space 5: Spirit Park is worn out, needs to be updated, big parks, bonfires, space to garden with kids, Going off the grid, live off the land

	under 18	18 to 24	25 to 44	45 to 64	65 and older	n=
65. Which age range best describes you	0	10	60	22	5	97

	Female	Male	n=
66. Which gender do you identify with?	58	34	92

67. What is your ethnic background?

Caucasian - 17

Aboriginal- 10

Cree - 2

Ojibwe - 1

Metis - 8

Canadian - 6

Mennonite- 6

Asian- 5

German- 5

Irish- 5

Polish- 4

Scottish- 4

Ukrainian- 4

African- 2

Dutch- 2

Swiss -2

British- 1

Chinese- 1

French- 1

Icelandic- 1

Jewish- 1

Norwegian- 1

Russian -1

Thailand -1

WASP- 1

68. Which languages do you speak?

English- 87

French- 25

Spanish- 6

German- 5

Cree- 4

American Sign Language- 3

Chinese - 2

Cantonese - 1

Italian- 1

Japanese- 1

Mandarin – 1

Seaulteaux -1

Ukrainian- 1

Vietnamese- 1

	Average	n=
69. Including yourself, how many people live in your household?	2.61	85
70. How many people under the age of 18 live with you?	0.84	74

	under \$10,000	\$10,000 to \$20,000	\$20,000 to \$30,000	\$30,000 to \$40,000	over \$40,000	n=
71. What was your combined household income before taxes last year?	28	22	8	7	29	90

	Balmoral	Broadway	Colony	Cornish	Furby	Good
72. Which street do you live on?	10	8	1	0	17	1
	Langside	Maryland	Mostyn	Portage	Sara	Sherbrook
	17	11	1	1	0	2
n=94	Spence	St. Mary	Westminster	Wolseley	Young	
	10	0	2	2	10	

Appendix B: Housing Scan Summary Results

As part of developing this housing plan we walked up and down each street of the neighbourhood. Every lot with housing on it was viewed from the sidewalk, and a visual assessment was made. We looked for obvious visual signs that maintenance or repairs were needed to the housing. We looked only for obvious visual indicators only, such as peeling paint, broken/missing doors or windows, holes/cracks in the exterior walls, broken/missing steps, broken pathways, broken fencing. If any of these was seen we simply added a tick mark for that specific category in that block and did not record addresses.

We did record addresses where roofs appeared to need repairs or replacement. There were two reasons for this. The first is that a damaged roof is more likely to leak, and this will rapidly jeopardize the rest of the housing under the roof, so roofing issues are more urgent. The second is that residents may be eligible for funding to help repair their roof, so the addresses were provided to the WBCO to make it easier for the community organization to reach out to the affected properties. Roofs needing work included everything from completely rebuilding a collapsed porch roof (only 1 noted) to much smaller items such as repairing soffits and fascia boards. Shingles that showed signs of distress, such as curling at the ends or losing their granular coating, were also counted, as were more obvious signs of distress such as missing shingles.

In making these assessments we tried to be careful and aware of our own biases. We looked only at what was currently on each lot and whether or not what was there needed repairs or maintenance. Faded and mis-matched paint was ignored, peeling paint that could be seen from the sidewalk was counted. Doors that appeared to be intact were ignored. Doors with holes or damage that could be seen from the sidewalk were counted.

At the request of the steering committee members, we also counted the number of streetlights on each block - as these relate to peoples safety concerns and are an important element of civic infrastructure. We also took note of vacant lots, visible graffiti, and sidewalks and boulevards that were significantly cracked, heaved or needing repairs. Our benchmark for this assessment was whether or not the sidewalk was easily useable by someone with mobility issues.

	Maryland	Maryland	Sherbrook	Furby	Furby
Between	Wolseley & Westminster	Broadway & Westminster	Portage & Wolseley	Westminster & Cornish	Westminster & Sara
Number of Lots With	16	29	13	26	25
Roofing Address	59, 63, 67, 73, 85, 89, 105, 90, 100	3/5 Purcell, 142, 172, 176, 180, 185, next door to 185, 197?, 199, 205, 207, 202, 200, 196, 135, 214, 216	150, 146, 140, 13, 120, 79	90, 74, 66, 56, 41, 45, 65, 69, 91, 99	103, 119, 123, 125, 139, 143, 147, 149, 153, 155, 157, 124, 128
Total Roofs Flagged	9	17	6	10	13
Windows/Doors need Repair/Replacement	2	4	2	1	1
Windows/Doors need Paint	8	12	14	6	9
Fence needs repair/ replacement	4	6	1	1	1
Yard needs Cleanup					1
Exterior Wall Needs Repair	9	10	13	2	6
Exterior Wall Needs Paint	8	8	14	8	7
Sidewalk/Path Need Repair	2	3	3	1	
Steps Need Repair	2	1	2	1	1
Public Sidewalk/ Boulevard				Sidewalk @96, 74, 37, 47, 69	w/side street @ fruby & westminster
Street Lights	5	6	42	5	2
Notes	75 & 87 Empty Lot		Sherbrook Inn. 101, 115, 135, 143 Grafitti		
Total Notations	44	61	55	30	39
Ratio: Notations per Lots With Housing	2.75	2.10	4.23	1.15	1.56

	Furby	Furby	Langside	Langside	Langside
Between	Sara & Broadway	Broadway & Portage	Broadway & Sara	Sara & Westminister	Westminster & Cornish
Number of Lots With Housing	14	25	29	28	18
Roofing Address	189, 191, 199, 192, 204	251, 265, 254	210, 206, 202, 188, 186, 170, 209, 191, 181, 177, 169, 171	143, 148, 142, 138, 118, 120, 116	24, 26, 88, 84
Total Roofs Flagged	5	3	12	7	2
Windows/Doors need Repair/Replacement	2	1	2		
Windows/Doors need Paint	5	9	10	12	7
Fence needs repair/replacement	1	1	6		1
Yard needs Cleanup				1	
Exterior Wall Needs Repair	2	5	9	4	5
Exterior Wall Needs Paint	5	7	11	12	7
Sidewalk/Path Need Repair				3	1
Steps Need Repair		1	2	2	1
Public Sidewalk/Boulevard		275 no sidewalk			
Street Lights	3	8	5	5	6
Notes		Graffiti @ NW corner Broadway and Furby, 251, 272. 257 Vacant Lot, 271 Pocket Suites, 307 vacant lot		152 Rocking Horse Park, 133 Wide lot	
Total Notations	20	27	52	41	24
Ratio: Notations per Lots With Housing	1.43	1.08	1.79	1.46	1.33

	Langside	Young	Young	Spence	Spence
Between	Broadway & Portage	Portage & Broadway	Westminster & Broadway	Broadway & The River	Broadway & Portage
Number of Lots With Housing	32	37	12	47	50
Roofing Address	250, 260, 274, 278, 288, 302, 306, 308, 316, 305, 289, 301, 265, 261, 255,	194, 216, 218, 222, 224, 230, 234, 246, 254, 256, 255,,277, 285, 287, 289		124, 114, 88, 80, 104, 141, 129, 97, 83, 73, 71	251, 257.5, 277, 281, 287, 289, 238, 200, 190, 178, 275, 239, 217, 213, 195
Total Roofs Flagged	15	15		11	15
Windows/Doors need Repair/Replacement	7	4	2	1	4
Windows/Doors need Paint	12	15	4	12	26
Fence needs repair/ replacemt	4	2			1
Yard needs Cleanup					4
Exterior Wall Needs Repair	9	3	2	5	9
Exterior Wall Needs Paint	10	10	1	9	21
Sidewalk/Path Need Repair		1			4
Steps Need Repair				2	3
Public Sidewalk/ Boulevard	307 vacant lots	Heaved at @246		Sidewalk @108 & 88 & 149	sidewalk @245
Street Lights	5	6	3	9	11
Notes		279 vacant lot	Tripping @ 86		271 Interesting triplex/row housing. 280 vacant lot? 203 & 205 fire damage. 255 triplex, 251 quadplex
Total Notations	57	50	9	40	87
Ratio: Notations per Lots With Housing	1.78	1.35	0.75	0.85	1.74

	Balmoral	Balmoral	Good	Colony	Broadway
Between	St. Mary's & Broadway	Young & Broadway	St. mary's & Broadway	Broadway & Cooper	Good & Maryland
Number of Lots With Housing	58	29	10	6	11
Roofing Address	184, 210, 212, 261, 221, 217, 193, 211	70, 80, 82, 104, 5	North of empty lot no house # (likley 252)		634, 573
Total Roofs Flagged	8	5	1		2
Windows/Doors need Repair/Replacement	3		1	1	
Windows/Doors need Paint	21	10		3	1
Fence needs repair/ replacemt	1		1		
Yard needs Cleanup	2		1		
Exterior Wall Needs Repair	11	5			1
Exterior Wall Needs Paint	23	7		2	3
Sidewalk/Path Need Repair					1
Steps Need Repair	1			1	1
Public Sidewalk/ Boulevard					
Street Lights	2	4	1	6	14
Notes	196 triplex, 278 private park	Graffiti balmoral @ young back lane	Empty lot north of 200 and parking lot next to that		
Total Notations	70	27	4	7	9
Ratio: Notations per Lots With Housing	1.21	0.93	0.40	1.17	0.82

	Cornish (North Side)	Sara	Westminster	Wolsely	Totals	Totals as a Percentage
Between	Maryland & The River	Langside & Maryland	Young & Maryland	Furby & Maryland		
Number of Lots With Housing	3	5	4	2	529	100%
Roofing Address			5, 655			
Total Roofs Flagged			2	1	159	30%
Windows/Doors need Repair/Replacement	1		1		40	8%
Windows/Doors need Paint		1	1		198	37%
Fence needs repair/ replacement					31	6%
Yard needs Cleanup			1		10	2%
Exterior Wall Needs Repair					110	21%
Exterior Wall Needs Paint		2	2	1	178	34%
Sidewalk/Path Need Repair					19	4%
Steps Need Repair					21	4%
Public Sidewalk/ Boulevard						
Street Lights	5	3	5			
Notes						
Total Notations	1	3	7	2	766	
Ratio: Notations per Lots With Housing	0.33	0.60	1.75	1.00		

Appendix C: Public Consultation Materials

Display boards used in focus groups and meetings

A New Housing Plan for West Broadway

The West Broadway community is coming together to discuss housing, develop a housing plan and address housing issues

Housing matters!

With good housing, it's easier to go to school or to get and keep a job. It makes it easier to get ID like a driver's license or a Manitoba Health card.

Good housing means housing that is not too crowded, doesn't need major repairs, and doesn't cost more than 30 per cent of household income.

Good housing also means that it feels safe, that you trust your neighbours and have access to the friends, services and supports that you need.

Complete Communities

A complete community is one that meets the needs of **all of its residents**. West Broadway must include many different kinds of housing to meet the needs of the communities' diverse residents.

In the *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**".

The Housing Plan will:

- Run from 2014 to 2018
- Provide direction and guidance to the community, the West Broadway Community Organization and other partners
- Reflect residents' ideas and goals for housing
- Build on the previous Housing Plan 2008-2012
- Build on the Five Year Neighbourhood Renewal Plan 2011-2016
- Be based on the City of Winnipeg's *Complete Communities* and the new City of Winnipeg Housing Policy

Developing the 2014-2018 Housing Plan



Share your thoughts about housing!

What do you think are the best things in the West Broadway Neighbourhood?

What do you think should be added to West Broadway?

What should be removed from the neighbourhood?

Use the sticky notes to share your thoughts about housing

What should be kept out of the neighbourhood?

Priorities

Use your dots to show what you think the housing priorities are

Most needed housing?

- Group homes
- Seniors housing
- Student housing
- Rooming houses
- Transitional housing
- Single parent families
- People with disabilities
- Single people
- Small families (2 to 3 people)
- Large families (4 or more people)
- Private home ownership
- Condos
- Co-ops
- Non-profits agencies
- Government run
- Rental

What kind of building?

- Two or three story apartments
- High rise apartments (4 storeys or more)
- Detached single family houses
- Duplex/triplex/fourplex
- Row housing
- Pocket Suites
- Mixed commercial and housing in the same building



What are your thoughts?
Use a sticky note to add a comment.

Display boards used at the draft housing plan launch



West Broadway

Demographics: By the Numbers

	West Broadway	Winnipeg
Population	6,125	663,617
People per Km ²	6,410	1,430
Visible Minorities	19%	21%
Aboriginal Identity	16%	11%
Average family size	2.6	2.9
One person households	59%	31%
Average number of children at home	9	1.1
Families headed by a single parent	33%	17%
Individual median income	\$19,100	\$30,300
Family median income	\$38,200	\$70,400
Renters	91%	34%



Housing: By the Numbers

	West Broadway	Winnipeg
Occupied Dwellings	3,321	268,753
Single Detached House	9%	60%
Duplex	4%	2%
Apartment 5+ storeys	28%	13%
Apartment under 5 storeys	58%	17%
Other	1%	8%
Change in average value of dwelling 2001 to 2011	\$190,000 or 280%	\$157,000 or 156%

What We Heard

The cost of housing

Housing prices and rents have risen much faster than people's incomes. This has become a big issue that forces people to sacrifice other budget items such as transit and food in order to pay for housing.

Housing quality

Housing is intertwined with residents quality of life. If your basic housing needs are met you don't think about it. But if the roof leaks, there is no heat, not enough bedrooms, or your stove doesn't work then "housing" is a major stress in your life and makes everything else harder.

Family housing

West Broadway is a good place for families. Find ways to create more affordable, good quality housing for families, especially those led by a single parents.

People with disabilities

Many people live in West Broadway to be close to the medical and social services that they need. More supports and more accessible housing are needed.

West Broadway is a great neighbourhood

The people, the sense of connection and the relationships they have make life in West Broadway much better. Supporting and building more community is important to improving the quality of life.

Youth appreciate the schools, the parks, and programs such as Art City that are available in the community.

Transportation

Housing and transportation are connected. Where you live affects how you travel, and how you travel affects where you can live. Residents in West Broadway are three times as likely to use walking, bicycling and transit to get around in comparison to the rest of Winnipeg. The population density is also four and a half times higher than the city average. This means that the active transportation infrastructure is essential, and needs upgrading. People want to see:

- Better maintenance and snow clearance for sidewalks
- Dedicated and separated bike lanes
- Traffic calming on residential streets and back lanes
- More lights and crosswalks on major traffic routes
- Better street lighting on most streets

Civic infrastructure

The population density, along with the high reliance on active transportation, means that people depend on the public services and spaces outside their homes to meet some of their needs. There is a tremendous use of, and appreciation for, civic infrastructure. Facilities such as green spaces, parks, community centres, splash pads, recreation, and libraries are well loved and well used. The softer services such as garbage pickup, bylaw enforcement, boulevard maintenance, policing, fire, public health and others are essential to the community, and are needed at a higher than average rate - to match the higher than average population density.

The Housing Plan

Goals

1. Lower the cost of housing
2. Improve the quality of housing
3. Improve transportation infrastructure
4. Improve civic infrastructure

Strategies

These are more specific and practical ways of working towards the goals.

- Strategy A:** Encourage housing development that fits with the neighbourhood and meets community needs
- Strategy B:** A special emphasis on housing and supports for families and people with disabilities
- Strategy C:** Work with developers, owners and non-profit organizations to create new and maintain existing low income and affordable housing
- Strategy D:** Coordinate resources to improve existing housing
- Strategy E:** Gather, map and share housing data and information to assist in plan implementation, evaluation, program development and advocacy
- Strategy F:** Provide educational opportunities to support newcomers, residents, owners and landlords
- Strategy G:** Coordinate resources to improve neighbourhood safety
- Strategy H:** Continue to build community and to build effective community institutions
- Strategy J:** Coordinate resources to improve active transportation infrastructure
- Strategy K:** Advocacy to meet the goals of the housing plan

Use the sticky notes to share your thoughts

How will the Plan be Used?

The housing plan provides direction and coordination to the West Broadway Community Organization, residents, owners, developers, and each level of government on how to address priorities around housing.

The plan includes:

- Goals, strategies, and actions to be undertaken by residents, community partners and the West Broadway Community Organization
- Background on housing in West Broadway and in Winnipeg
- A description of the community engagement processes that were used to gather feedback from the communities

Over the next 5 years, The West Broadway Community Organization will work with community partners - including developers, residents, owners, landlords, funders, all levels of government, housing advocates and housing providers - to undertake the actions in the plan. The plan will be evaluated on an ongoing basis to make sure it continues to meet community needs and priorities.

Where do we go from here?

The housing plan is almost complete! Today is a chance for you to review the plan's direction and offer suggestions for any last changes or additions you would like to see.

After the plan is finalized, it will be shared with the City of Winnipeg and other partners. It will then become the official housing plan for the West Broadway neighbourhood.

Then it's up to you and the community to get involved with the West Broadway Community Organization.



