

West Broadway CLT Session 3:
A Vision for West Broadway pt. 1
February 1, 2025
Westminster Housing Co-op
145 Maryland Ave.

Summary of Inputs

Priorities:

- Affordable Housing
 - o Deeply affordable housing
 - o Non-market RGI housing
 - o Transitional Housing (equitable housing)
 - o Rehabilitative housing (substance use)
 - o Non-market Co-op conversion
- Accessible Community Spaces
 - o Places to be in community with each other
 - o Places to study, organize
 - o Places with Indigenous art and representation
 - o Accessible washrooms and accessible water
 - o Places to be safe from policing
- Affordable commercial spaces
 - o Reasonably priced foods
 - o Social enterprises
 - o Small businesses that meet community needs

Visions of West Broadway:

- Transportation:
 - o Spaces safe from traffic
 - o Walkable
 - o Active transportation
 - o Good snow clearance
- Green spaces:
 - o Food and ecological gardens
 - o Shade and places to rest
- Decolonization
 - o Land back as a continuous act
 - o Indigenous governance
 - o Indigenous art, representation, spaces for celebration
- Heritage buildings
 - o Preservation of existing buildings
 - o Retrofits and accessibility adaptations
 - o Improving clean air and A/C
- Everyone is involved in Community

- Preserving existing and established organizations, focus on other community-oriented spaces.
- Opportunities for volunteering
- Receive donations of property and dollars
- No one is policed or exploited
- West Broadway as a place where people are thriving
- Sharing skills
- Investing in art projects that make the community feel more welcome.

CLT Principles:

- Consultation process is the beginning of “us”
- Evidence-based decision making
- Centering disability justice
- Community-based public health
- Climate Crisis contingency plans
- Design to shift to active transportation, no prioritization of single occupancy vehicles
- Acknowledge Trust and Reconciliation
- Acknowledging lived experience
- Echo the voices of community consultants
- Default is a welcoming space, no gate-keepers.
- Preserving existing buildings

Community Mapping:

Core:

- The Land Itself
- Marginalized/underrepresented members of our community
 - Newcomers
 - Unhoused people
 - Senior citizens
 - People with disabilities
 - Low-income/EIA
 - Indigenous peoples
 - People who use drugs
 - The 2SLGBTQ+ Community
- Active contributors to the neighbourhood (Community Builders)
 - Art City
 - West Broadway Community Organization
 - Artists
 - People invested in the community
 - The Rocks – stable core residents who we trust
 - Community activists
 - Knowledge holders and historians
 - West Broadway housing experts
- Residents

- Emphasis on tenants
- Flexibility to incorporate people who are trying to stay or return to West Broadway
 - People who have been displaced from West Broadway
- Indigenous Peoples from the area
- Residents of West Broadway, people who are from here

Supporters:

- Local institutions
 - The Nook, Wannabees
 - Social enterprises: Plain Bicycle
- Service organizations
- Nonprofit housing providers
- Workers
- People who volunteer in West Broadway
- Elders who provide vision and guidance

Cusp – Supporters/External Partners

- Helpers with skills to build a CLT
- Homeowners
- Deal-seekers
- Commuters

External Partners:

- Business owners
- Business-minded folks to help make our CLT \$\$\$
- People living outside West Broadway
- External housing experts
- Map makers, recorders
- (external) Non-profit organizations
- Wealthy visitors
- Housing organizations
- MNPHA
- Academics
- Teachers

Outside of the CLT:

- Government and politicians
- High-income earners
- Financial institutions

Direct inputs from workshop

Accessible Community Spaces

Why

- Accessible Community Spaces
- Builds relationships with neighbours
- More equitable access to opportunity
- Access to climate-controlled spaces
- Allows us to grow
- Everyone deserves to be in West B

What

- Places to skill share, tool library, wifi
- Somewhere to access water and washroom
- Places to hang out without alcohol
- Places to study
- Places for people to be safe from policing
- Places to organize
- Sit down, places to be
- Reasonably priced food
- Access to harm reduction
- Physically accessible
- Third spaces
- Access to childcare
- Indigenous art, rep, celebration
- Safer space for youth
- Supports for young people, daycares, walkable schools
- Affordable business rent
- Accessible washrooms and accessible water

Who

- 2SLGBTQ+
- Students
- People Passing through
- Sober people
- Neurodivergent folks
- People doing community work
- People with unsafe housing
- People who can't afford to hang out
- People who use drugs
- Elders and people on fixed incomes
- Families multigenerational
- People who are policed out

- Local businesses
- Youth and elders

Involve everyone in the community

What

- Preserve existing and established service organizations, focus on other community-oriented spaces.
- Volunteer opportunities
- Property donations
- Monetary donations (tax receipts)
- Volunteering
- Investment

Why

- Stop exploitation
- Vision - a West Broadway where people are thriving
- Investing in art projects that make the community feel more welcome
- Share skills

Housing

What

- Deeply affordable
- Family for large groups, families
- Options for property donations
- Affordable housing (rent control for tenants)
- Transitional Housing (equitable)
- Rehabilitative Housing (substance use)
- Non-market co-op conversion of buildings

Why

- Affordable Housing is number 1

Who

Climate & Disability Justice

What

- Green space
 - Gardens
 - Food for humans and ecological gardens
 - Shade (the good kind)
 - Walnut street road
 - Produce program

- Food sovereignty as a priority to aiding affordable rent & living conditions and quality of life
- Air quality
- Land Back
 - Available open spaces and art
 - Landback as a continuous act of the surrounding trees water air and activism.
 - Indigenous governance in the CLT
- Transportation
 - Spaces safe from traffic
 - Active transportation
 - Snow clearing for streets and sidewalks
 - Bike paths
 - Walking paths
- Preserving existing buildings
 - Retrofitting and renovating properties
 - Heritage buildings
 - Clean air inside
 - Accessibility
 - Energy efficiency
 - Existing buildings over new builds
 - Housing with AC

Principles

- Scientific evidence-based decision making
- Centering disability justice principles
- Community based public health
- Researching accessibility grant options
- Climate crisis contingency plans
- Design shift to active transportation, no prioritization of single occupancy vehicles
- Acknowledge Truth and reconciliation
- Acknowledging lived experience
- Echo the voices of community consultants
- Default is welcoming and not gatekeeping/security minded

Community Mapping

Core

- Newcomers
- The land itself
- Art city
- 2SLGBTQ+ Community
- Artists

- Unhoused people
- People invested in the community (time, life, money/)
- Senior citizens
- Tenants
- West Broadway Community Org
- EIA/Disability community
- WB housing experts
- People trying to stay in community
- Residents of West Broadway who have been displaced
- Help people purchase homes who are from here
- Community activists
- Indigenous people from the area
- People who use drugs
- The Rocks – stable core residents who we trust
- People living in West Broadway
- People trying to stay in West Broadway
- Knowledge holders and historians

Cusp Core/Supporters

- People who work in West Broadway

Supporters

- Entrepreneurs
- Greenheart Co-op
- People trying to get back into the community
- Workers
- Community services/resource users
- Deal seekers
- Westminster Housing Society
- Westminster Housing Co-op
- Grassroots org resources
- People with a connection to WB (work, volunteer, family)
- Artemis Housing Co-op
- The Nook
- Plain Bicycle
- Elders (vision & guidance)
- Volunteers
- Pet owners
- Non profit housing providers in the community

Cusp Supporters/External Partners

- Helpers – skills for building a CLT, professional expertise
- Homeowners

- Deal seekers
- Active transport users
- Commuters

External Partners

- Business owners
- Business minded folks to help make our CLT \$\$\$
- People living outside West Broadway
- External housing experts
- Map makers, recorders
- Non profit organizations
- Wealthy visitors
- Housing organizations
- MNPHA
- Academics
- Teachers (make sure they understand community culture)

Further External

- Government systems
- Provincial and municipal government
- MLAs
- High income earners
- Financial institutions

Meeting Minutes

1. Recap
 - a. Introductions
 - b. Recap:
 - i. What is a Community Land Trust (CLT) – organizations run by the community for the community to acquire and steward land
 - Serves a variety of purposes: greenspace + wildlife conservations, properties for long-term affordable housing, long-term home ownership, protection of small businesses and industry
 - Split ownership model, partners with non-profit housing providers/co-ops
 - Lots of CLTs in the United States (224 active) and starting to grow in Canada (40 active)
 - WBCO's proposal to decommodify/ protect low-rent housing, asset management to preserve non-profit and co-ops, decolonization
 - ii. What has been done so far?
 - Acquisition fund set aside
 - Research project- Looking back at the WB CLT
 - Preliminary stakeholder engagement
 - Community engagement + planning sessions
 - Business plan development (underway)
 - iii. How can you get involved
 - Monthly planning sessions/Tuesday coffee houses
 - Join voting/supporting member committees-let us know how you want to help
 - Contact housing@westbroadway.mb.ca
2. Guided facilitated planning with Anny
 - a. Develop a collective vision
 - i. Define “for us by us”
 - ii. Brainstorm what CLTs can help us protect/create in WB
 - iii. Choose four priorities
 - b. Group guidelines
 - i. Microwave and crock-pot thinkers -share the space
 - ii. Stay focused
 - iii. Build on ideas
 - iv. Find solutions
3. Who do we mean by us?
 - a. CORE
 - i. Senior citizens, disabled residents, tenants, folks with permanent addresses in WB, WBCO, people trying to stay in the community, elders, social service organizations, people who work in WB, people who use drugs, “the rocks,” Indigenous people from WB, Indigenous artists and designers, artists, pedestrians, commuters, newcomers, heritage buildings, parks, gardens, knowledge holders, historians

- ii. THEME: naming people and groups facing systemic oppression
 - iii. Next meeting: We need to decide who is a voting member/who is a supporting member
 - b. SUPPORTERS
 - i. Nook, Artemis Co-op, people trying to get back into the community, Art City, the land itself, WB housing experts, deal seekers, active transport users, commuters
 - c. EXTERNAL PARTNERS
 - i. Business minded folk to help with the CLT, business owners, homeowners,
 - d. New outer ring
 - i. MLAs, landlords, wealthy visitors, government systems
4. What could a CLT help us protect or create in West Broadway?
- a. PROTECT
 - i. Supports for young people (daycares, walkable schools, Art City), affordable housing (rent control for tenants), gardens (food for humans, eco gardens), community, community oriented building, preserving heritage buildings, neighbourhood character-look, shape and feel, maintaining the core amongst the pressures of gentrification, transitional housing-helping people back into community for folks coming back to the community (for example) from incarceration/mental health facilities, non-market co-op conversion, landback, property donations
 - b. CREATE
 - i. Indigenous art, representation + celebration, community hub, different ways of engaging community, third spaces, create spaces safe from traffic, greenspace, riverbanks, access to WIFI, skill share (library?), develop housing, affordable non-profit housing-incorporate greenspaces within this housing, public gathering spaces safe for children and youth, co-work space, affordable business rents oriented to the community
 - c. BOTH
 - i. Transitional housing (equitable), non-market RGI housing
 - ii. Rehabilitation housing(substance use)
 - d. HOW
 - i. Consult process begins with us, sense of community, protect boundaries, maintain core, in perpetuity
 - e. Define safety throughout all of these conversations
5. Prioritizing
- a. SOONER (timely, urgent, easy, protecting existing)
 - i. Non-market RHI housing (w/ green spaces), transitional housing (equitable), affordable housing (rent control for tenants), landback, safer space for youth + elders, property donations, Indigenous art, rep + celebration, gardens (food for humans, eco gardens), community oriented buildings, supports for young people/daycares/orgs/walkable
 - b. LATER
 - i. Greenspace/riverbanks, skills share/WIFI/community spaces (library?), community hub/third spaces, reasonably priced hot food, affordable business rent, spaces safe from traffic, heritage buildings, neighbourhood character

(look, shape, feel), affordable business rent, spaces safe from traffic, develop housing, rehabilitation housing (substance use)

c. Principles

- i. Deeply affordable, involve everyone in the community, don't want to discount order of process-but can't just be about the success of the CLT-it is important to think about the people who we are trying to help and their goals

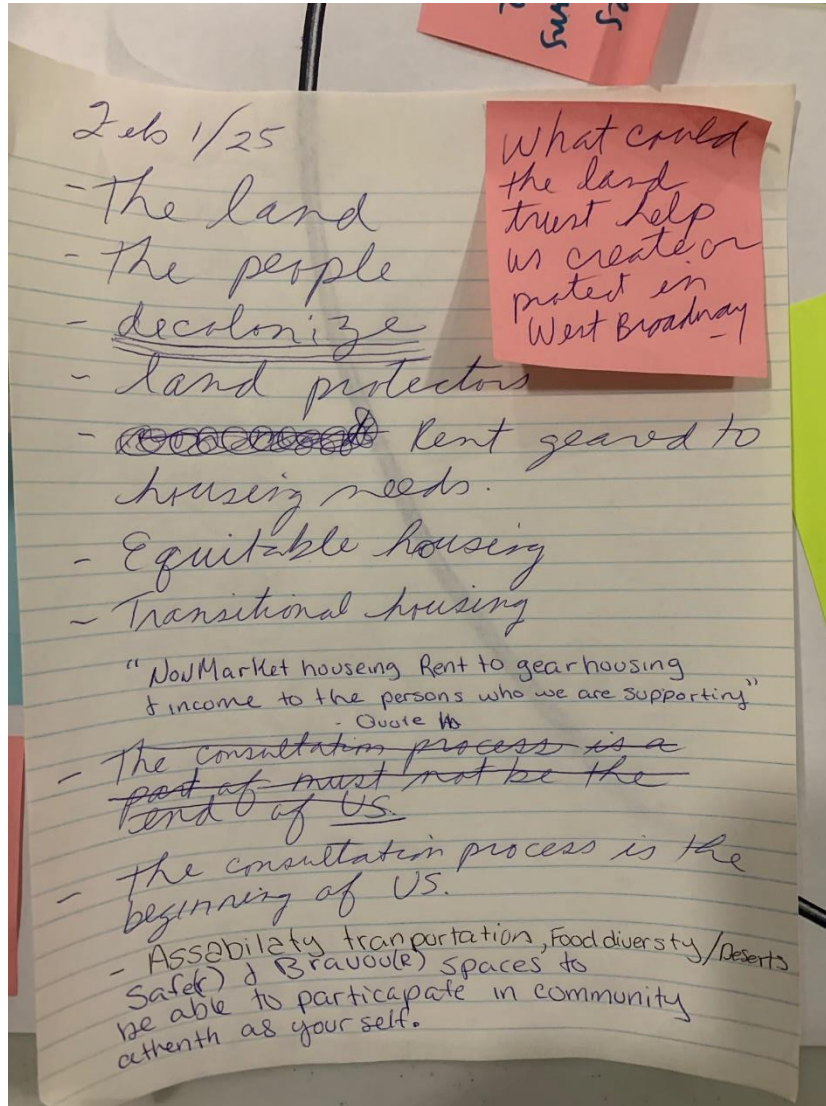


Figure 1 - Notes left by a participant



Figure 2 - Breakout group on climate & disability justice

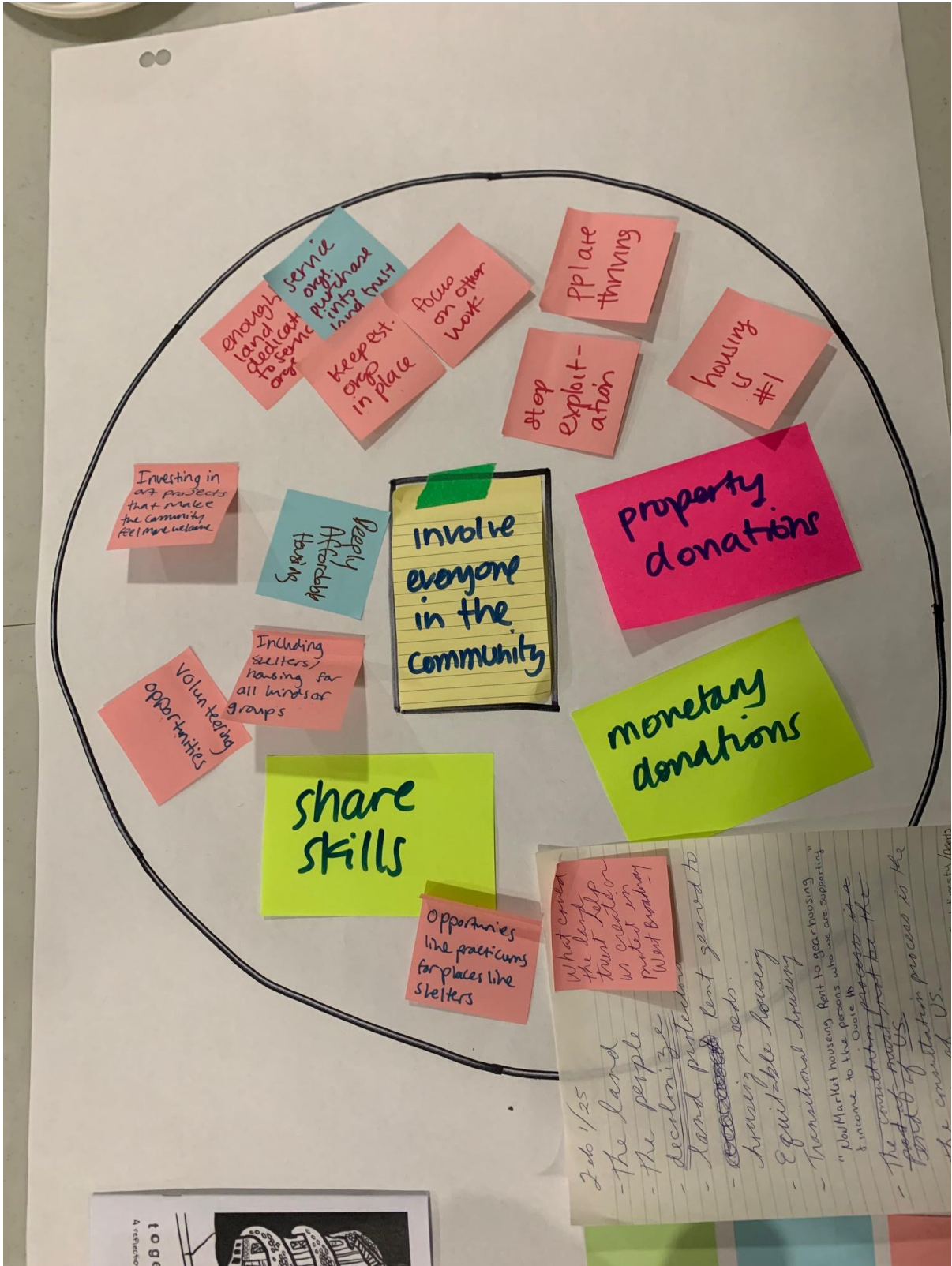


Figure 3 - Breakout group on involving everyone in the community



Figure 4 - Breakout group on accessible community spaces

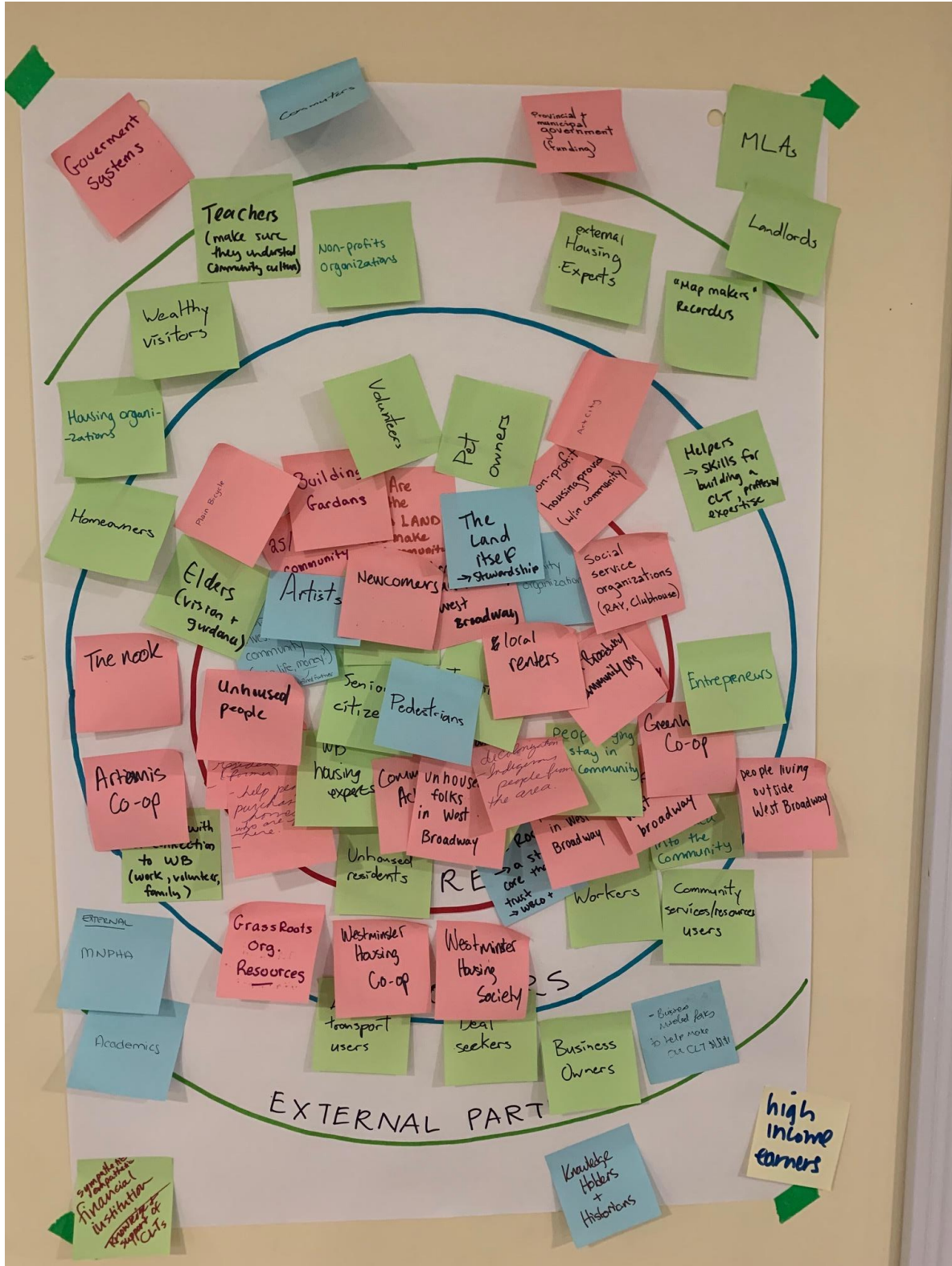


Figure 5 - Group effort to 'map' our community

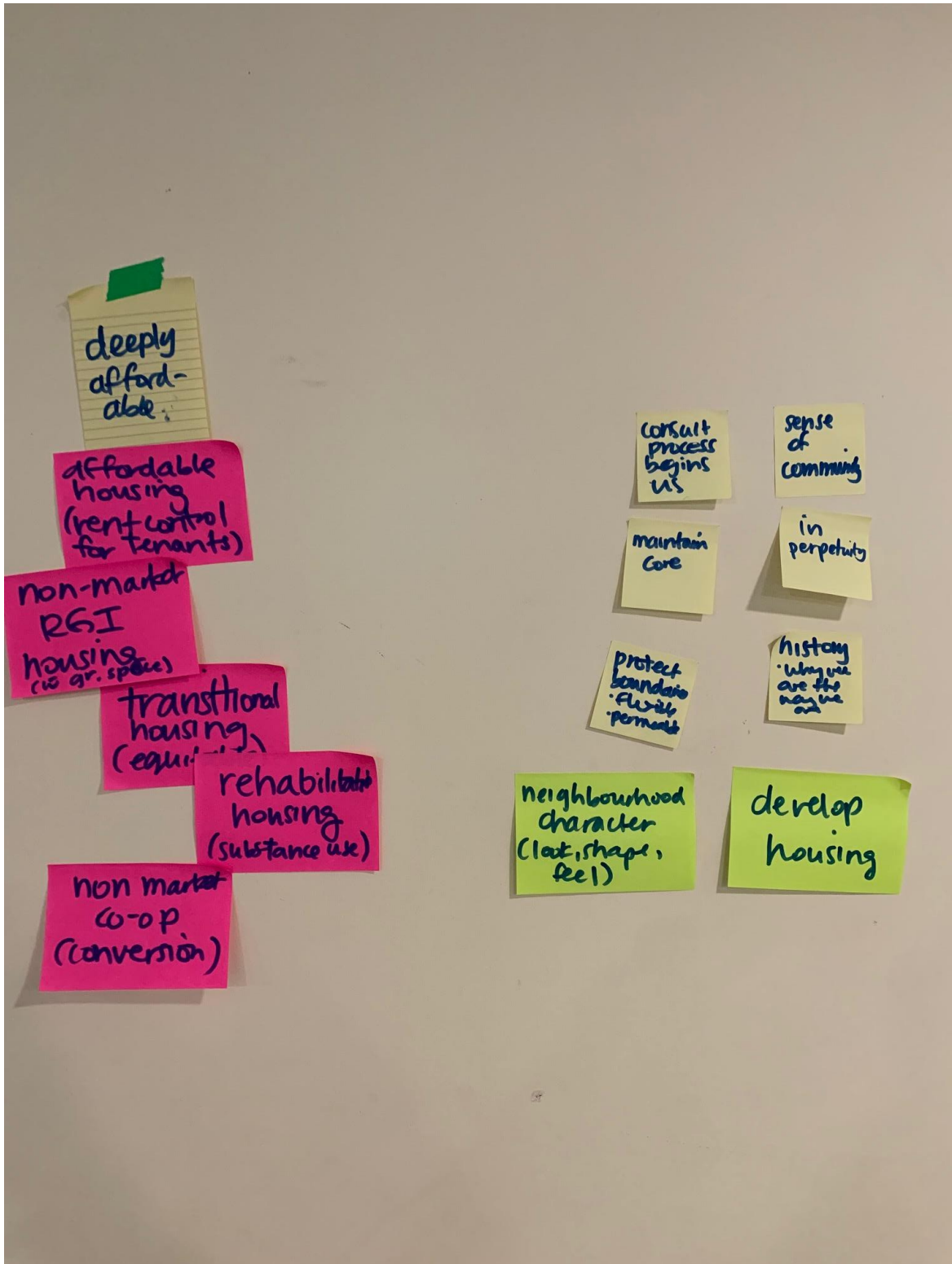


Figure 6 - Leftovers from prioritization process before breakout group. Housing was the number one priority, but wasn't tackled by any breakout groups! Too much pressure?

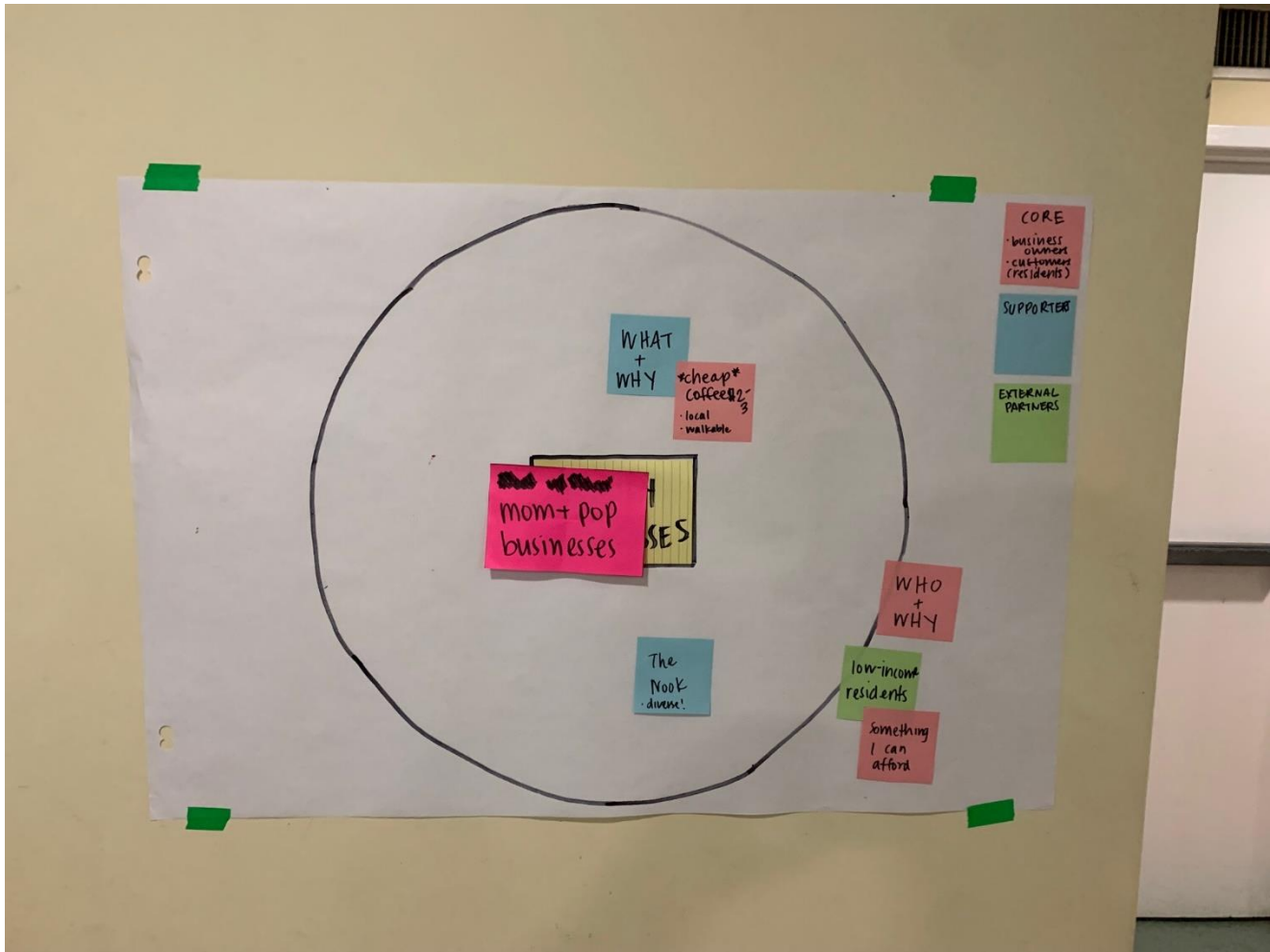


Figure 7 - Breakout group on community businesses. One would assume this group had good discussion! Maybe about where they were going for lunch afterwards?