West Broadway Housing Plan 2021-2026

```
:HVW %URDGZD\ +RXVLQJ 3ODQ

  ,QWURGXFWLRQ
    ,PDJH    &UHDWLQJ +RXVLQJ SODQ
  +RZ WR 8VH 7KLV 3ODQ
  6HFWLRQ    &RPSOLDQFH ZLWK &LW\ RI :LQQLSHJ 3ROLFLHV
     2XU:LQQLSHJ DQG &RPSOHWH &RPPXQLWLHV
    ,PDJH    3ROLF\ DQG %\ ODZ +LHUDUFK\
    )LJXUH    $UHDV RI 6WDELOLW\
     &LW\ RI :LQQLSHJ +RXVLQJ 3ROLF\
    7DEOH    +RXVLQJ 3ODQ DQG WKH &LW\ RI :LQQLSHJ
     :HVW %URDGZD\ &RPPXQLW\ 3ODQ
    7DEOH    1HLJKERXUKRRG 3ODQ *RDO $UHD
  6HFWLRQ     +RXVLQJ +LVWRU\
     :HVW %URDGZD\ +LVWRU\
    ,PDJH    6KHUEURRNH 6WUHHW 3RVWFDUG
    ,PDJH    $ 3RVWFDUG VKRZLQJ 6SHQFH IURP 3RUWDJH WR %U
    ,PDJH    :HVW %URDGZD\V SHULRG RI GHFOLQH DQG GLVLQYH
     &RPPXQLW\ 5HVSRQGV
    ,PDJH    :HVW %URDGZD\ 5HYLWDOL]DWLRQ :HVWPLQVWHU +R

  6HFWLRQ    &RPPXQLW\ &RQWH[W
     *HRJUDSK\
     1HLJKERXUKRRG %RXQGDULHV
    )LJXUH    :HVW %URDGZD\ &RPPXQLW\ 2UJDQL]DWLRQ QHLJKE
     1HLJKERXUKRRG &KDUDFWHU
     3RSXODWLRQ DQG 'HQVLW\
    )LJXUH    :HVW %URDGZD\ 3RSXODWLRQ
    7DEOH    3RSXODWLRQ LQ :HVW %URDGZD\
    )LJXUH    :HVW %URDGZD\ 'HQVLW\
    7DEOH    3RSXODWLRQ DQG 'HQVLW\
     :KR /LYHV LQ :HVW %URDGZD\"
         $ERULJLQDO ,GHQWLW\
    )LJXUH    $ERULJLQDO ,GHQWLW\
    7DEOH    $ERULJLQDO ,GHQWLW\ LQ :HVW %URDGZD\
         ,PPLJUDWLRQ DQG 9LVLEOH 0LQRULWLHV
    7DEOH    ,PPLJUDQWV DQG 9LVLEOH 0LQRULWLHV
         ,QFLGHQFHV RI /RZ ,QFRPH
         /RZ ,QFRPH
    )LJXUH    3UHYDOHQFH RI /RZ ,QFRPH $IWHU 7D[     DV D 3HU
```

7DEOH ,QFLGHQFH RI /RZ ,QFRPH DIWHU 7D[HV LQ 8QDWWD
7DEOH ,QFLGHQFH RI /RZ ,QFRPH DIWHU 7D[HV LQ (FRQRPL
)LJXUH ,QFLGHQFH RI /RZ ,QFRPH $IWHU 7D[HV LQ 3ULYDW
+RXVHKROG 6L]H DQG 0DNHXS
7DEOH +RXVHKROG 0DNHXS
)LJXUH +RXVHKROG 0DNHXS E\ 3HUFHQWDJH
7DEOH 0DULWDO 6WDWXV
)LJXUH 0DULWDO 6WDWXV
)LJXUH)DPLO\ VL]H DQG &KLOGUHQ
0HGLDQ +RXVHKROG ,QFRPH
7DEOH 0HGLDQ ,QFRPHV
)LJXUH 0HGLDQ ,QFRPHV
)LJXUH ,QGLYLGXDO 0HGLDQ ,QFRPH
7KH 8QKRXVHG SRSXODWLRQ
7DEOH 6XPPDU\ RI WKH 6WUHHW &HQVXV GDWD
7DEOH &RPSDULQJ PRQWKO\ (,$ 5DWHV ZLWK $YHUDJH 5HQ
6XPPDU\ &RPPXQLW\ &RQWH[W
,PDJH +RXVLQJ LQ :HVW %URDGZD\
6HFWLRQ +RXVLQJ LQ :HVW %URDGZD\
,PDJH :HVW %URDGZD\ +RXVH
'ZHOOLQJ 8QLWV :HVW %URDGZD\
7\SHV RI +RXVLQJ LQ :HVW %URDGZD\
)LJXUH :HVW %URDGZD\ =RQLQJ 'ZHOOLQJ 8QLW 0DS
$IIRUGDELOLW\ RI +RXVLQJ
7DEOH $IIRUGDELOLW\
)LJXUH $IIRUGDELOLW\ :HVW %URDGZD\ 5HVLGHQWV VSHQ
RQ KRXVLQJ
7HQXUH
7DEOH 0RELOLW\
$YHUDJH 9DOXH RI 'ZHOOLQJV
)LJXUH $YHUDJH 9DOXH RI 'ZHOOLQJ
$YHUDJH 5HQWV
)LJXUH &0+&¶V :HVW %URDGZD\ %RXQGDULHV
7DEOH $YHUDJH 0RQWKO\ &RVWV
)LJXUH $YHUDJH 0RQWKO\ 6KHOWHU &RVWV
)LJXUH $YHUDJH 0RQWKO\ +RXVLQJ &RVWV
+RXVLQJ 4XDOLW\
7DEOH 5HSDLUV DQG 0DLQWHQDQFH
5RRPLQJ +RXVHV
)LJXUH &LW\ RI :LQQLSHJ 5RRPLQJ +RXVLQJ /LFHQVH ,VVX
6XPPDU\ +RXVLQJ LQ :HVW %URDGZD\

6HFWLRQ *RYHUQPHQW 3ULYDWH 6XSSRUWV IRU +RXVLQJ
&LW\ RI :LQQLSHJ
3URYLQFH RI 0DQLWREA
*RYHUQPHQW RI &DQDGD
3ULYDWH ,QYHVWPHQW LQ +RXVLQJ
7DEOH 3HUPLWV IRU :HVW %URDGZD\
7DEOH 8QLWV &UHDWHG /RVW 3HU <HDU
)LJXUH 3HUPLWV DQG 8QLWV
+RXVLQJ LQ :LQQLSHJ ± WKH ODUJHU FRQWH[W
7DEOH 5HQW ,QFUHDVHV &RPSDUHG WR ,QFRPH *URZWK :
)LJXUH ,QFRPH DQG 5HQW
7DEOH :LQQLSHJ &0$ 3ULYDWH 5HQWDO 8QLYHUVH DQG 3R
7DEOH 5HQWDO XQLWV SHRSOH
,PSHGLPHQWV WR 3ULYDWH ,QYHVWPHQW
)LJXUH &RVW RI %XLOGLQJ 0DWHULDOV
6HFWLRQ 'HYHORSLQJ WKH :HVW %URDGZD\ +RXVLQJ 3ODQ
&RPPXQLW\ (QJDJHPHQW
0HWKRGV RI &RPPXQLW\ (QJDJHPHQW DQG ,QIRUPDWLRQ
&RPPXQLW\ *XLGDQFH
(OHFWURQLF DQG 3ULQW 0HGLD
6XUYH\
&RQYHUVDWLRQV DQG PHHWLQJV
)RFXV *URXSV
:HEVLWH
:KDW :H +HDUG
)RFXV *URXSV 5HVXOWV
6XUYH\ 5HVXOWV
)LJXUH :RUG $UW IURP 6XUYH\ 5HVXOWV
)LJXUH 0DS 6KRZLQJ %HVW DQG :RUVW 3ODFHV LQ :HVW %
7KH :LQGVKLHOG 6FDQ
)LJXUH &RPSDULQJ 5DWLRV RI +RXVLQJ 5HSDLUV
6WUHQJWKV
:HDNQHVVHV
7DEOH :HVW %URDGZD\ &ULPH 6WDWLVWLFV"
6XPPDU\ :KDW :H +HDUG
0DMRU DQG 6HFRQGDU\ 7KHPHV
3ULRULWLHV
$IIRUGDEOH +RXVLQJ
+RXVLQJ 4XDOLW\
&LYLF ,QIUDVWUXFWXUH
6HFRQGDU\ 7KHPHV

+RXVLQJ IRU VSHFLILF SRSXODWLRQV
6HFWLRQ 3DVW +RXVLQJ 3ODQV &RPSOHWHG 2QJRLQJ ZRU
2QJRLQJ ± 1RW)LQLVKHG \HW
6HFWLRQ +RXVLQJ 3ODQ +LVWRU\
/DUJHU 6FDOH ,QLWLDWLYHV
:HVW %URDGZD\ &RPPXQLW\ /DQG 7UXVW
7KH :HVW %URDGZD\ +RXVLQJ 3ODQ DQG &RPSOHWH &RPPXQ
%DODQFH RI UHVLGHQWLDO DQG FRPPHUFLDO VSDFH
%DODQFH RI ORFDWLRQ DQG KRXVLQJ W\SHV
7DEOH %DODQFH IRU &UHDWLQJ D &RPSOHWH &RPPXQLW\
)LJXUH :KHUH FDQ 'HQVLW\ *R"
9DOXLQJ &RPPXQLW\
6HFWLRQ 7KH :HVW %URDGZD\ +RXVLQJ 3ODQ DQG WKH &LW
+RZ WR 5HDG WKH 3ODQ
*RDOV
6WUDWHJLHV
6WUDWHJLHV DQG $FWLRQV 7DEOHV
6WUDWHJ\ $ (QFRXUDJH GHYHORSPHQW WKDW EXLOGV D FR
ILWV ZLWK WKH QHLJKERXUKRRG DQG PHHWV FRPPXQLW\ QH
6WUDWHJ\ % :RUN WR FUHDWH QHZ DIIRUGDEOH KRXVLQJ
6WUDWHJ\ & &RRUGLQDWH UHVRXUFHV WR UHWDLQ DQG U
6WUDWHJ\ ' *DWKHU PDS DQG VKDUH KRXVLQJ GDWD DQG
LPSOHPHQWDWLRQ HYDOXDWLRQ SURJUDP GHYHORSPHQW
6WUDWHJ\ (3URYLGH HGXFDWLRQDO RSSRUWXQLWLHV WR
DQG ODQGORUGV
6WUDWHJ\ ) ,QFUHDVH GLYHUVLW\ RI KRXVLQJ RSWLRQV D
QHZFRPHUV DQG SHRSOH ZLWK GLVDELOLWLHV
6WUDWHJ\ * ,PSURYH DFFHVV WR KRXVLQJ VHUYLFHV DQG S
KRPHOHVVQHVV
6WUDWHJ\ + ,PSURYH DFFHVV WR KRXVLQJ VHUYLFHV DQG S

KRPHOHVVQHVV
6WUDWHJ\ - &RRUGLQDWH UHVRXUFHV WR LPSURYH QHLJK
6WUDWHJ\ . &RQWLQXH WR EXLOG FRPPXQLW\ DQG WR EXL

,PSOHPHQWDWLRQ DQG 2QJRLQJ (YDOXDWLRQ
*ORVVDU\
5HIHUHQFHV
$SSHQGL[$ 6XUYH\
/HWV WDON :HVW %URDGZD\ &RPPXQLW\ 6XUYH\
$SSHQGL[% +RXVLQJ :LQGVKLHOG 6FDQ
$SSHQGL[& 6XSSRUWV IRU +RXVLQJ

:HVW %URDGZD\ +RXVLQJ 3ODQ

JPNK@Q?PEKJ

$ KRXVLQJ SODQ LV D FRPSUHKHQVLYH GRFXPHQW WKDW KHOSV
KRXVLQJ YLVLRQ DQG JRDOV E\ PHUJLQJ WKH QHLJKERXUKRRG V
SURYLGLQJ FOHDU DFWLRQV DQG VWHSV WR PHHW WKH YLVLRQ D
SXEOLF LQSXW DV ZHOO DV UHVHDUFK WR LGHQWLI\ WKH QHLJK
WR UHDFK WKDW YLVLRQ 7KH SODQ LV LQWHQGHG WR JHQHUDW
QHLJKERXUKRRG DV D ZKROH

7KLV KRXVLQJ SODQ KDV EHHQ FUHDWHG E\ WKH :HVW %
IXQGHG E\ WKH &LW\ RI :LQQLSHJ $OWKRXJK GHYHORSHG LQ WK
EHHQ FUHDWHG WKURXJK D VHULHV RI FRQVXOWDWLRQV ZLWK QH
DQG VWDNHKROGHUV 7KLV ,PDJH EDVH ZHEVLWH WR EH LQ WKH L
JDWKHUHG DORQJ ZLWK UHVHDUFK DQG GDWD WR FOHDUO\ LGH
UHJDUGLQJ KRXVLQJ LQ WKH QHLJKERXUKRRG &RQVXOWDWLRQ L
UHSUHVHQWDWLYH RI WKH FRPPXQLW\ 7KH SODQ XVHV DOO WKH
:HVW %URDGZD\ FDQ EXLOG RQ QHLJKERXUKRRG VWUHQJWKV LQ
FKDOOHQJHV %\ XVLQJ FRPPXQLW\ SULRULWLHV DV LQGLFDWHG
ZLWK FOHDU DFWLRQ VWHSV IRU PHHWLQJ HDFK SULRULW\ WKH
KRXVLQJ DGYRFDWHV LQFOXGLQJ WKH :HVW %URDGZD\ &RPPXQL
WR DGYRFDWH ZLWK D VWURQJ PDQGDWH IRU DOO FRPPXQLW\ PH
KRXVLQJ GHYHORSPHQW DQG UHKDELOLWDWLRQ $W WKH VDPH W
WKH FLW\ ZLWK D UHIHUHQFH SRLQW DJDLQVW ZKLFK WR FRPSDU

,PDJH &UHDWLQJ +RXVLQJ SODQ

KS PK OA DEO H=J

7KLV SODQ ZLOO JXLGH JURZWK GHYHORSPHQW DQG UHLQYHVW
WKH &LW\¶V GHYHORSPHQW SODQ 7KLV GRFXPHQW ZLOO EH XVH
GHYHORSPHQWV DQG SURJUDP SURSRVDOV WR EH HYDOXDWHG D
SURJUDPV GHYHORSPHQWV DQG LQYHVWPHQW DSSURSULDWHO\

7KH SODQ LV EURNHQ LQWR VHFWLRQV 7KH JRDOV DQG DFWLR

6HFWLRQ &RPSOLDQFH ZLWK &LW\ RI :LQQLSHJ 3ROLFLHV
6HFWLRQ +RXVLQJ +LVWRU\
6HFWLRQ &RPPXQLW\ &RQWH[W
6HFWLRQ +RXVLQJ LQ :HVW %URDGZD\
6HFWLRQ 3XEOLF DQG 3ULYDWH +RXVLQJ 6XSSRUWV
6HFWLRQ 'HYHORSLQJ WKH :HVW %URDGZD\ +RXVLQJ 3ODQ
6HFWLRQ 3DVW 3ODQV
6HFWLRQ +RXVLQJ 3ODQ +LVWRU\
6HFWLRQ 7KH :HVW %URDGZD\ +RXVLQJ 3ODQ DQG &RPSOHWH &
6HFWLRQ 7KH +RXVLQJ 3ODQ

A?PEKJ ¼‰ KILHE=J?A SEPD EPU KB EJJEL

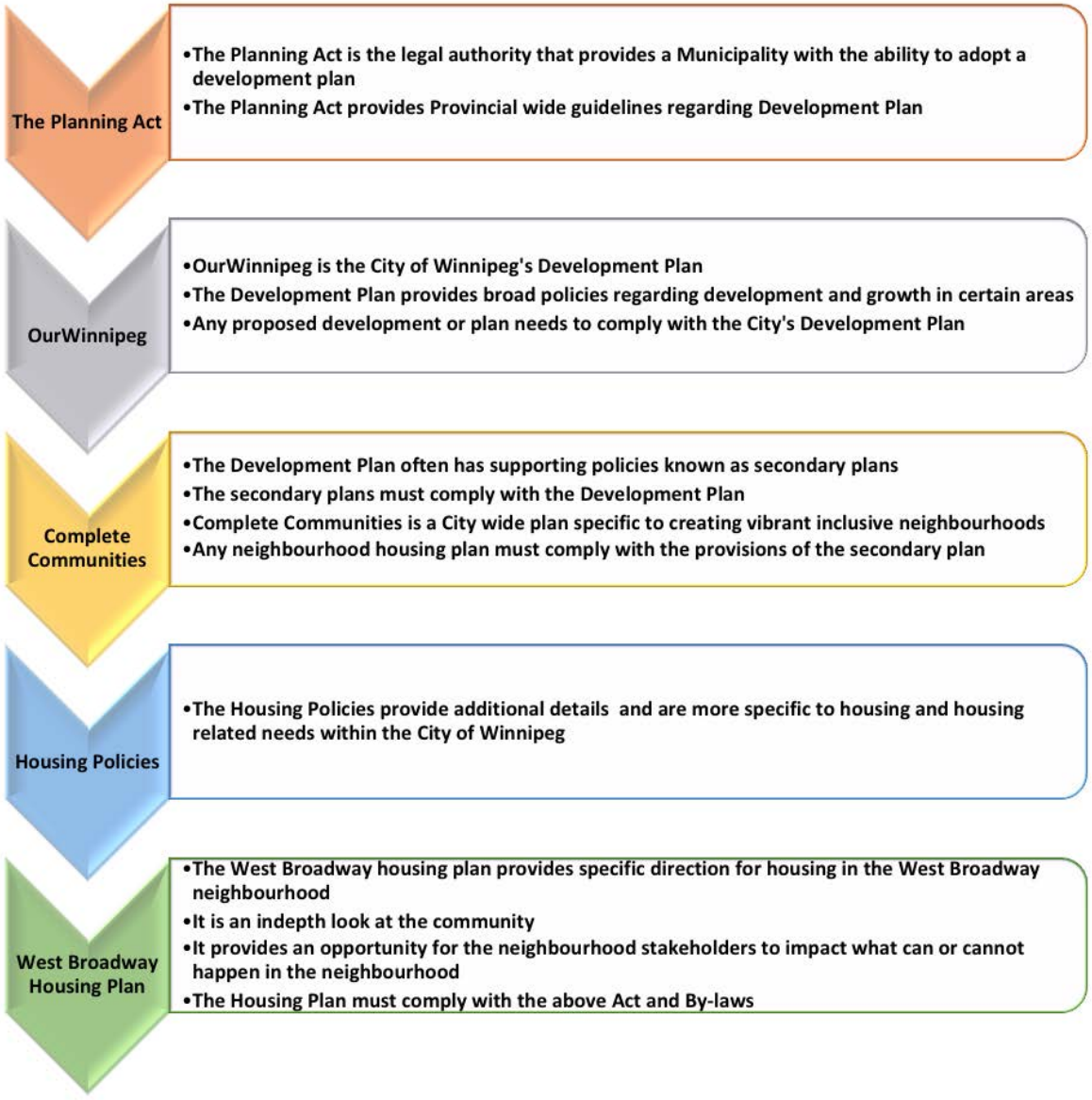
+RXVLQJ DQG GHYHORSPHQW LQ WKH &LW\ RI :LQQLSHJ DUH UHJX
SROLFLHV 7KHVH SROLFLHV DQG E\ODZV HQVXUH WKDW GHYHOP
ZLWK WKH RYHUDOO YLVLRQ RI WKH &LW\ ,Q RUGHU WR HQVXUH
SODQ DUH IHDVLEOH WKH\ PXVW FRPSO\ ZLWK WKH &LW\ RI :LQQ
H[SODLQV WKH &LW\ RI :LQQLSHJ SROLFLHV DQG E\ODZV WR HQV
LQ WKH KRXVLQJ SODQ ZLOO FRPSO\

¼Š¼ QN EJJELAC =J@ KILHAPA KIIQJEPEAO

$ GHYHORSPHQW SODQ LV D ODQG XVH SODQQLQJ GRFXPHQW WK
ZLWKLQ D 0XQLFLSDOLW\ 7KH &LW\ RI :LQQLSHJ¶V GHYHORSPHQ
RYHUDUFKLQJ YLHZ RI WKH &LW\ DV D ZKROH $V WKH &LW\ LV FR
GHYHORSPHQW SODQV DUH UHJXODUO\ XSGDWHG DQG UHYLVHG
SURFHVV RI G2HYHORSLQJ SODQV ZHOO DV WKH FRPSHPHQWDU\ FLW\Z
SODQV&RPSOHWH &RPPXQLWLHV $V WKHVH DUH VWLOO LQ GUDIW
H[LVWLQJ LQQDSC&RPSOHWH &RPPXQLWLHV

&RPSOHWH &RPPXQLWLHV LV D VHFRQGDU\ SODQ ZKLFK DSSOLHV
DORQJ ZLWK 2XU:LQQLSHJ WKH &LW\¶V GHYHORSPHQW SODQ 7K
FRPPXQLWLHV DV ³SODFHV WKDW ERWK RIIHU DQG VXSSRUW D Y
RSSRUWXQLWLHV IRU SHRSOH RI DOO DJHV DQG DELOLWLHV WR
SUR[LPLW\ WR RQH DQRWKHU´ &LW\ RI :LQQLSHJ D S 1HL
FRPSOHWH FRPPXQLWLHV ZLOO EH DFFHVVLEOH KDYH D YDULHV
V\VWHPV DUH GLYHUVH DFFRPPRGDWH D UDQJH RI LQGLYLGXDO
SURYLGH ORFDO HPSOR\PHQW 7KLV LV D YLVLRQ RI DQ LQFOXVL
NLQGV RI LQGLYLGXDOV IDPLOLHV DQG FRPPXQLWLHV ,Q LWV &
:LQQLSHJ VD\V ³&RPSOHWH FRPPXQLWLHV VKRXOG SURYLGH D U
DFFRPPRGDWH YDULRXV LQFRPHV KRXVHKROG W\SHV DELOLWLH
D S

,PDJH 3ROLF\ DQG %\ ODZ +LHUDUFK\



&RPSOHWH &RPPXQLWLHV LGHQWLILHV :HVW %URDGZD\ DV DQ µ$
SULPDULO\ UHVLGHQWLDO QHLJKERXUKRRG WKDW KRXVLQJ LQ WKHVH DUHDV EH PDLQWDLQHG DQG XSJUDGH
KRXVLQJ EH EXLOW LQ RUGHU WR ³HQKDQFH KRXVLQJ FKRLFH DQ
S 7R WKLV HQG WKH &LW\ RI :LQQLSHJ ZLOO VXSSRUW WKH U
KRXVLQJ LQ WKHVH QHLJKERXUKRRGV DQG ZLOO PDLQWDLQ DQG
WR FRPSOHPHQW KRXVLQJ &LW\ RI :LQQLSHJ D S

2XU:LQQLSHJ DOVR LGHQWLILHV KRXVLQJ DV D SULRULW\ DQG Q

7KH &LW\ RI :LQQLSHJ KDV DQ LPSRUWDQW UROH WR SOD\ LQ
KRXVLQJ W\SHV WHQXUHV DQG FRVWV LQ HDFK QHLJKERXUK
WR SOD\ LQ VXSSRUWLQJ KRXVLQJ UHQHZDO DQG LQ ERWK H
SURSHUW\ E\ ODZV DQG HGXFDWLQJ &LWL]HQV RQ SURSHUW\ DE
E S

,W DOVR GHVFULEHV WKH LPSRUWDQFH RI

- LQFOXGLQJ DIIRUGDEOH KRXVLQJ LQ DOO QHLJKERXUKRRGV
- UHQHZLQJ DQG LPSURYLQJ WKH KRXVLQJ VWRFN
- LQFOXGLQJ D GLYHUVLW\ RI KRXVLQJ W\SHV LQFOXGLQJ VSH
QHLJKERXUKRRGV
- ZRUNLQJ ZLWK WKH SULYDWH VHFWRU QRQ SURILW RUJDQ
VXSSRUW DQG GHYHORS PL[HG LQFRPH QHLJKERXUKRRGV DQ

)LJXUH $UHDV RI 6WDELOLW\

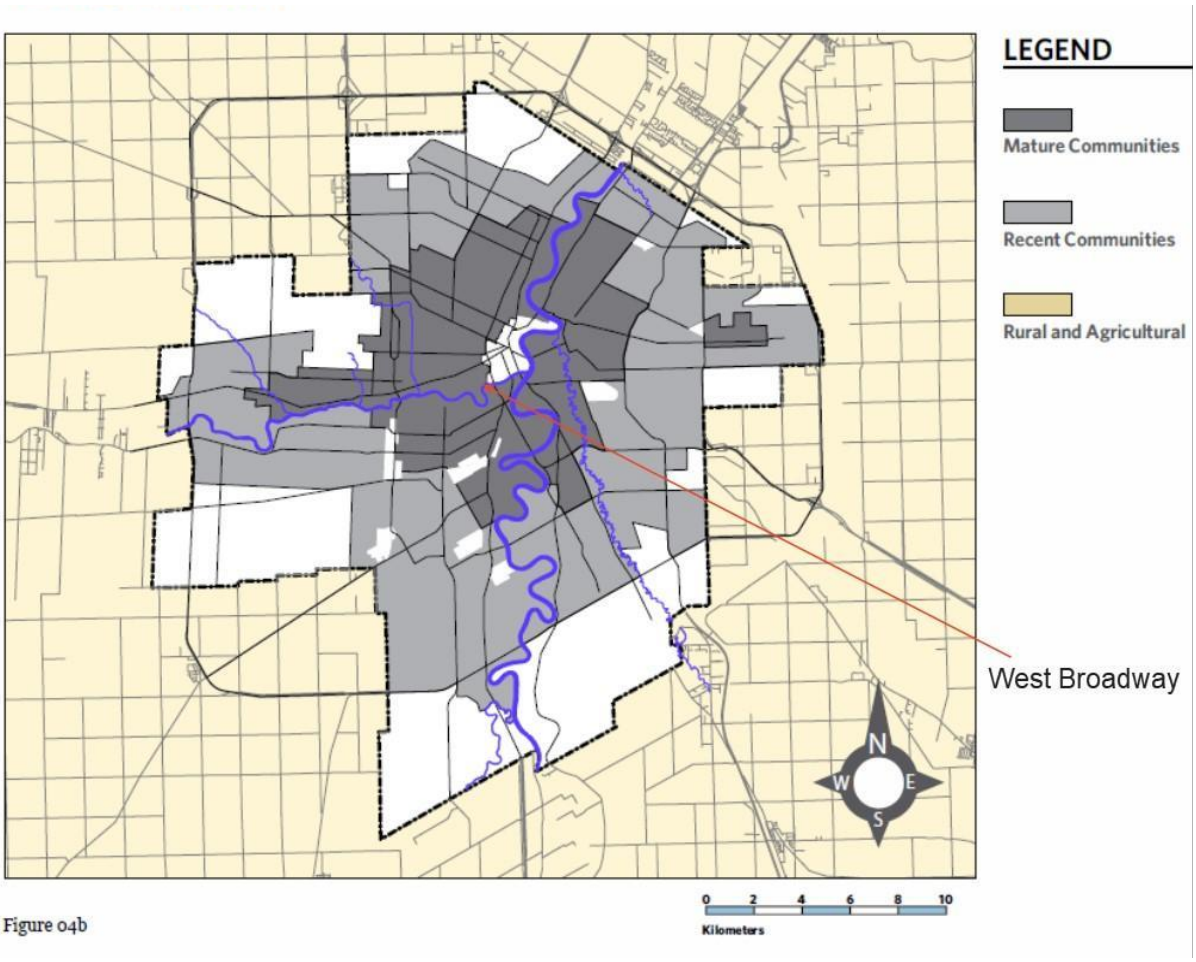


Figure 04b

¼Š½ EPU KB EJJELAC KQOEJC KHE?U

7KH :HVW %URDGZD\ +RXVLQJ 3ODQ PXVW DOVR FRPSO\ ZLWK WK
7KH &LW\ RI :LQQLSHJ +RXVLQJ 3ROLF\ DQG ,PSOHPHQWDWLRQ ZD
SULRULWLHV

- 7DUJHWHG +RXVLQJ 'HYHORSPHQW 7KH REMHFWLYH LV WR H GHYHORSPHQW WKDW SURPRWHV DQG VXSSRUWV &LW\ RI :LQ DIIRUGDEOH KRXVLQJ GLYHUVH KRXVLQJ RSWLRQV XQLYHU VXSSRUW LQIUDVWUXFWXUH DQG FUHDWH FRPSOHWH FRPPX
- 1HLJKERXUKRRG 5HYLWDOL]DWLRQ 6XSSRUW IRU UHYLWDO KRXVLQJ WKDW SURPRWHV DGHTXDWH VDIH OLYLQJ FRQGLW DQG VXSSRUWV VDIH RUGHUO\ YLDEOH DQG VXVWDLQDEOH EDFN WR 0DWXUH &RPPXQLWLHV
- %XLOGLQJ &RPPXQLW\ &DSDFLW\ (QDEOH FRPPXQLWLHV WR SODQQHG FRPPXQLW\ VXSSRUWHG KRXVLQJ UHQHZDO LQLWI 2XU:LQQLSHJ DQG &RPSOHWH &RPPXQLWLHV
- %XLOGLQJ 3DUWQHUVKLSV (VWDEOLVK WKH IUDPHZRUN IRU UHVRXUFHV DQG SDUWQHUVKLSV LQFOXGLQJ FROODERUDW PHHW WKH KRXVLQJ QHHGV RI WKH SRSXODWLRQ RI :LQQLSH

7KH KRXVLQJ SROLF\ UHSODFHG WKH ROGHU FRUH DUHD UHQ DWWHQWLRQ RQ VL[NH\ LVVXHV UHODWHG WR KRXVLQJ

- 6XSSRUW LPSOHPHQWDWLRQ RI 2XU:LQQLSHJ DQG &RPSOHWH
- (QFRXUDJH GHYHORSPHQW RU UHWHQWLRQ RI PRUH DIIRUGD
- $GGUHVV WKH QHHGV RI WKH SRSXODWLRQ LQ FRUH KRXVLQ
- 1HLJKERXUKRRG 5HYLWDOL]DWLRQ
- 6XSSRUW IRU UHYLWDOL]DWLRQ LQ DUHDV RI PRVW QHHG
- ,QFUHDVH RSWLRQV WR IXQG VXSSRUW GHVLUHG KRXVLQJ I

7KH &LW\ RI :LQQLSHJ +RXVLQJ 3ROLF\ ,PSOHPHQWDWLRQ 3ODQ I LVVXHV DQG SURSRVHG D IUDPHZRUN RI DFWLYLWLHV SDUWQHU LPSOHPHQWDWLRQ RI WKH KRXVLQJ SROLF\ 7KHVH WKUHH GRFX :LQQLSHJ DQG WKH &LW\ RI :LQQLSHJ +RXVLQJ 3ROLF\ ,PSOHPHQ JXLGDQFH IRU WKH &LW\ GHYHORSHUV DQG :HVW %URDGZD\ UHV GHYHORSPHQW DQG PDQDJHPHQW 6HH

,Q RUGHU WR ZRUN WRZDUGV WKH JRDOV RI WKHVH SODQV :HVW DPHQLWLHV DQG UHVRXUFHV IRU QHLJKERXUKRRG UHVLGHQWV , FRQWLQXH WR LQFOXGH PDQ\ GLIIHUHQW NLQGV RI KRXVLQJ WR GLYHUVH UHVLGHQWV 7KLV PHDQV WDNLQJ VWRFN RI ZKDW DOU PLVVLQJ :HVW %URDGZD\ DOUHDG\ UHIOHFWV PDQ\ RI WKH FKDU

7KLV KRXVLQJ SODQ LV LQWHQGHG WR UHLQIRUFH DQG HQKDQFH
QHLJKERXUKRRG

7DEOH +RXVLQJ 3ODQ DQG WKH &LW\ RI :LQQLSHJ

	'LUHFWLRQ	+RXVL 3ODQ
&RPSOHWH &RPPXQLWLHV $UHDV RI	(QKDQFH WKH TXDOLW\ GLYHUVLW\ FRPS VWDEOH QHLJKERXUKRRGV DQG H[SDQG K FKDQJLQJ SRSXODWLRQ	F
	6XSSRUW WKH FRPSOHWLRQ RI DUHDV RI	F
6HFWLRQ &RPPXQLWLHV	(QFRXUDJH FRQVHUYDWLRQ DQG XSJUDGL DUHDV DQG H[SDQG KRXVLQJ RSSRUWXQL	F
2XU:LQQLSHJ +RXVLQJ	6XSSRUW GLYHUVH KRXVLQJ RSWLRQV LQ QHLJKERXUKRRG FOXVWHU WKURXJKRXW	F
	&RORDERUDWH ZLWK RWKHU OHYHOV RI J UHQHZ DQG UHJHQHUDWH :LQQLSHJ¶V KR	F
	(VWDEOLVK SDUWQHUVKLSV ZLWK WKH SU VHFWRUV WR SURYLGH DIIRUGDEOH KRXV SDUWLFXODU IRFXV RQ ORFDWLRQV QHDU	F
	3URYLGH OHDGHUVKLS LQ HQFRXUDJLQJ D KRXVLQJ VWDQGDUGV WKDW FUHDWH DQG KRPHRZQHUV WHQDQWV DQG IRU FRPPXQ	F
	6XSSRUW WKH LQWHJUDWLRQ RI VSHFLDO QHLJKERXUKRRGV ZLWK D SDUWLFXODU I RI WUDQVSRUWDWLRQ RSWLRQV	F
+RXVLQJ 3RO ,PSOHPHQWD	6XSSRUW REMHFWLYHV LQ 2XU:LQQLSHJ D	F
	(QFRXUDJH GHYHORSPHQW RU UHWHQWLR	F
	5HFRJQL]H WKH JURZLQJ VHJPHQW RI WK QHHG	F
	(QDEOH LQILOO GHYHORSPHQW UHYLWDO	F
	6XSSRUW IRU UHYLWDOL]DWLRQ LQ DUHD	F
	,QFUHDVH RSWLRQV WR IXQG VXSSRUW G	F

%DVHG RQ &LW\ RI :LQQLSHJ D E &LW\ RI :LQQLSHJ

¼Š½ AOP NK=@S=U KIIQJEPU H=J

7KH PRVW UHFHQW FRPSUHKHQVLYH SODQ LV WKH :HVW %
7KURXJK FRPPXQLW\ FRQVXOWDWLRQV UHVLGHQWV FRQWULEXWH
QHLJKERXUKRRG 7KH WKHPH DUHDV KLJKOLJKWHG LQ WKH SODQ
GHYHORSPHQW KRXVLQJ DQG DFFRPPRGDWLRQ LQFUHDVLQJ LQF
FRPPXQLW\ VSDFHV DQG HQYLURQPHQW DQG VDIHW\ 7KH &RPPX
EHLQJ XSGDWHG EXW KDV QRW \HW EHHQ DGRSWHG 3UHOLPLQDU
&RPPXQLW\ 3ODQ LGHQWLI\ VLPLODU KRXVLQJ JRDOV DV ZHUH LG
&RPPXQLW\ 3ODQ 6HHN RZ

7DEOH 1HLJKERXUKRRG 3ODQ *RDO $UHD

1HLJKERXUKRRG 3ODQ *RDO $UHD	+RXVLQJ 3
+RXVLQJ DQG $FFRPPRGDWLRQ &RQWLQXH WR LPSOHPHQW :%&2 +RXVLQJ 3OD QHWZRUNLQJ FDSDFLW\ GHYHORSPHQW RI LQ DQG LPSOHPHQWLQJ LQLWLDWLYHV WKDW VHH SRRU TXDOLW\ KRXVLQJ LQ WKH QHLJKERXUKR	F
,QILOO +RXVLQJ 3ODQ LPSOHPHQWHG	F
3URSHUW\ ,PSURYHPHQW 3URJUDP 3,3 H[V	F
3URSHUW\ ,PSURYHPHQW 3URJUDP IRU (IILF	F
+RPHRZQHUVKLS ,QLWLDWLYH	F
+RXVLQJ &RRUGLQDWLRQ DQG :HVW %URDG	F
5RRPLQJ +RXVH ,PSURYHPHQWV 3URJUDP	F
6XSSRUW UHVRXUFHV HGXFDWLRQ DGYRFD ODQGORUGV	F
'HYHORSPHQW RI D UHQWHU VXSSRUW SUR	F
7HQDQWV¶ $VVRFLDWLRQV VXSSRUW	F
$GYRFDWH IRU LQFUHDVHG IXQGLQJ WR DG	F
$GGUHVV ULVLQJ UHQWV DQG LQFUHDVH D KRXVLQJ	F

A?PEKJ ½Š» KQOEJC EOPKNU

8QGHUVWDQGLQJ D FRPPXQLW\ V KLVWRU\ LV LPSRUWDQW LQ XQ
QHLJKERXUKRRGV DUH OLNH HYHU JURZLQJ DQG FKDQJLQJ RUJDQ
WKH\ VWLOO FDUU\ FRPSRQHQWV RI WKHLU SDVW LQWR WKH IXW

½Š¼ AOP NK=@S=U EOPKNU

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,WV SUR[LPLW\ WR GRZQWRZQ DQG WKH VFHQLF ULYHU PDGH LW
GHYHORSHG DV DQ XSSHU WR PLGGOH FODVV QHLJKERXUKRRG 7
PL[WXUH RI DUFKLWHFWXUDOO\ VLJQLILFDQW KRXVHV DQG VSDFL
*HRUJLDQ DQG 4XHHQ $QQH VW\OHV RIWHQ GHVLJQHG E\ SURPLQ
SRSXODWLRQ ERRPHG LQ WKH HDUO\ ¶V VR GLG WKH :HVW %U

,Q D ORW VXEGLYLVLRQ ZDV GHYHORSHG RQ IDUPODQG RZQ
ZRUNHG IRU WKH +XGVRQ %D\ &RPSDQ\ ([SHQVLYH ZHOO EXLOW
EHWZHHQ FDWHULQJ WR D PLGGOH WR XSSHU FODVV FOLH

,PDJH 6KHUEURRNH 6WUHHW 3RVWFDUG

,PDJH XVHG ZLWK SHUPLVVLRQ IURP 7KH 9LUWXDO &ROOHFWLRQ

4XDOLW\ FRQVWUXFWLRQ DQG D YDULHW\ RI DUFKLWHFWXUDO VW
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GLYHUVH ZLWK D PL[WXUH RI KRXVLQJ W\SHV DQG VW\OHV HPHU
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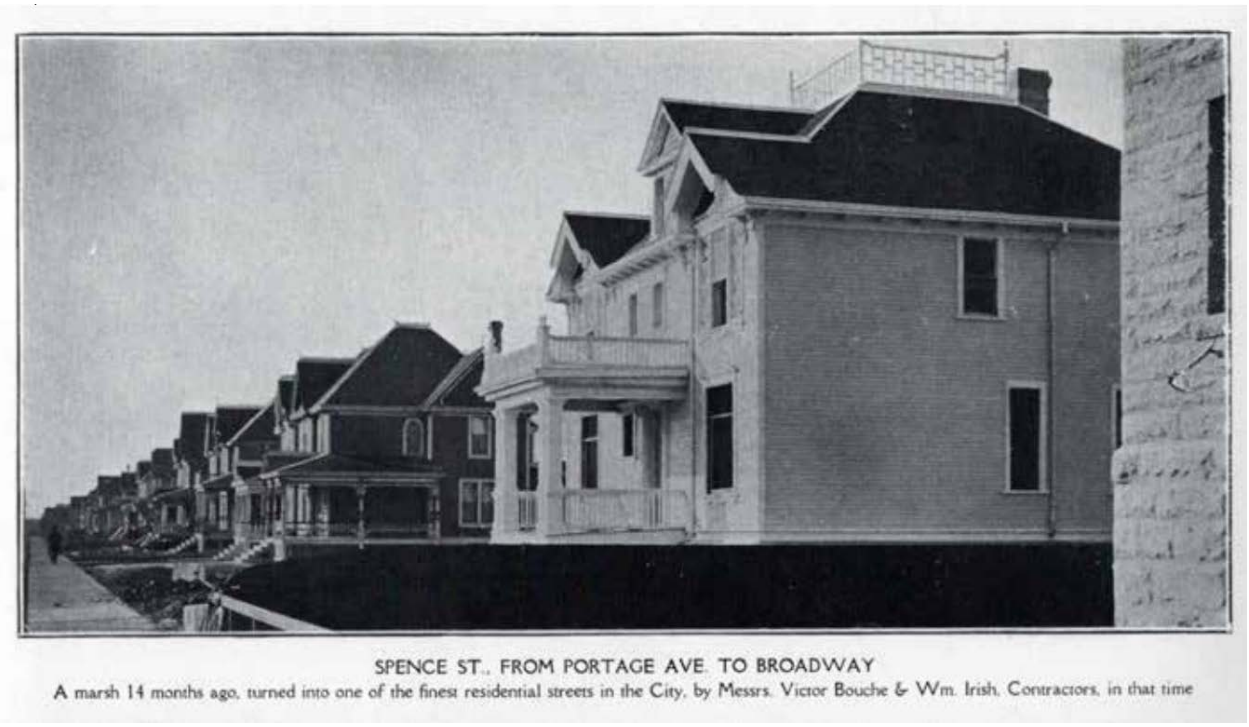

SPENCE ST., FROM PORTAGE AVE. TO BROADWAY
A marsh 14 months ago, turned into one of the finest residential streets in the City, by Messrs. Victor Bouche & Wm. Irish, Contractors, in that time

,PDJH XVHG ZLWK SHUPLVVLRQ RI 7KH 9LFWRULD &ROOHFWLRQ

7KH DUHD UHPDLQHG YLEUDQW XQWLO WKH V DQG ¶V ERDVW
DQG DPHQLWLHV ,Q WKH V JURZWK DQG GHYHORSPHQW EHJDQ
DJLQJ KRXVLQJ VWRFN DQG UHORFDWLRQ RI WKH 8QLYHUVLW\ RI
HVWDEOLVKHG IDPLOLHV IURP LQQHU FLW\ QHLJKERXUKRRGV WR
DW D VWHDG\ UDWH WKURXJKRXW WKH V DQG V DV SHRSOH
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JURZLQJ GRPLQDQFH RI WKH SULYDWH FDU WKH WZLQQLQJ RQ W
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DJLQJ KRXVLQJ DQG GRPLQDQFH RI WKH SULYDWH DXWRPRELOH
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PLG WR ODWH V WKH :HVW %URDGZD\ QHLJKERXUKRRG KDG UH
RQFH SURPLQHQW QHLJKERXUKRRG VDZ D ZDYH RI DUVRQ DFFLG
UDWHV 7KH KRXVLQJ VWRFN KDG UHDFKHG D EUHDNLQJ SRLQW
UDWHV ZHUH GRXEOH WKH &LW\ZLGH UDWH DQG FULPH OHYHOV
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,PDJH FRXUWHV\ RI 'LVWDVLR 0DXQGHU =HOO DQG 4XDQEXU\

½Š½ KIIQJEPU AOLKJ@O

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GHVFULEH WK6FKZQHQWV LILFDWLRQ DUWIXOO\ ^PHHWLQJ`
WKH PLGGOH ´

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VRPH RI WKHVH XQLWV DUH DIIRUGDEOH WKH PDMRULW\ RI WKH
GLVSODFHPHQW RI WKH FXUUHQW SRSXODWLRQ +RXVLQJ VDOH
KDYH DOO FRQWLQXHG WR ULVH GXH WR UHLQYHVWPHQW DQG D

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:HVW %URDGZD\ ZDV YDOXHG DW FRPSDUHG WR D &LW\ RI
&LW\ RI :LQQLSHJ D 2ZQHUV DQG ODQGORUGV FRQWLQXH WR

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  DQG WKH UHQWDO UDWHV KDYH IROORZHG ZLWK DYHUDJH U
  :LQQLSHJ G WR LQ &LW\ RI :LQQLSHJ D
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A?PEKJ ¾‰ KIIQJEPU KJPATP

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¾Š¼ AKCN=LDU

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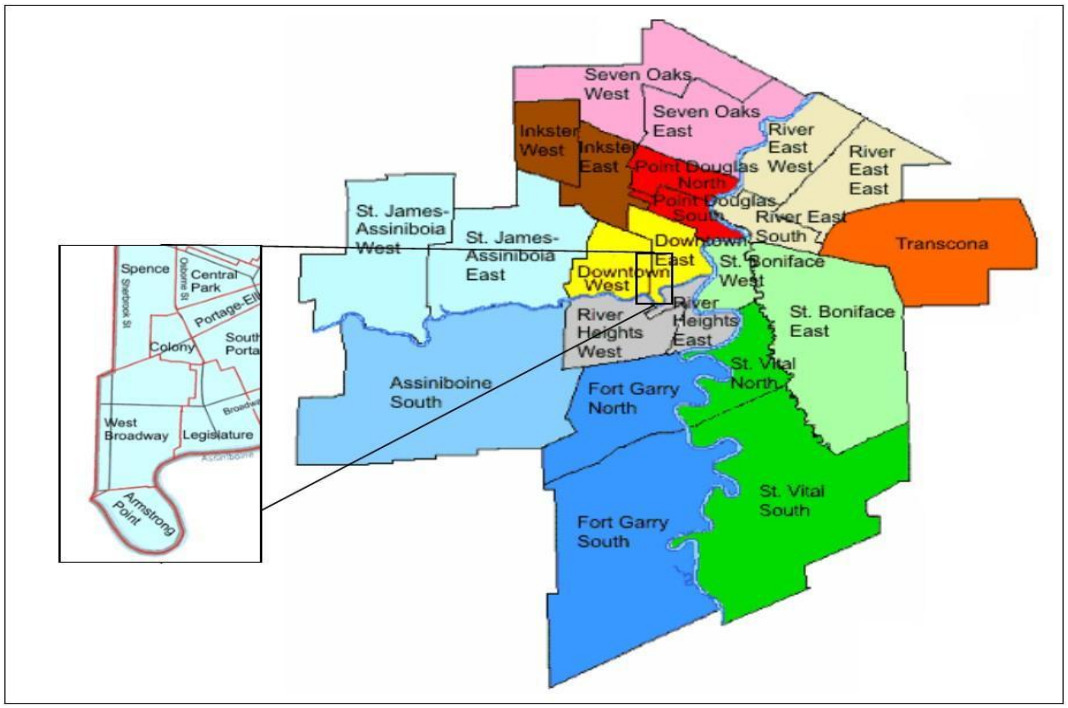

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RI WKH KRXVLQJ LQ :HVW %URDGZD\ ZDV FRQVWUXFWHG EHWZ
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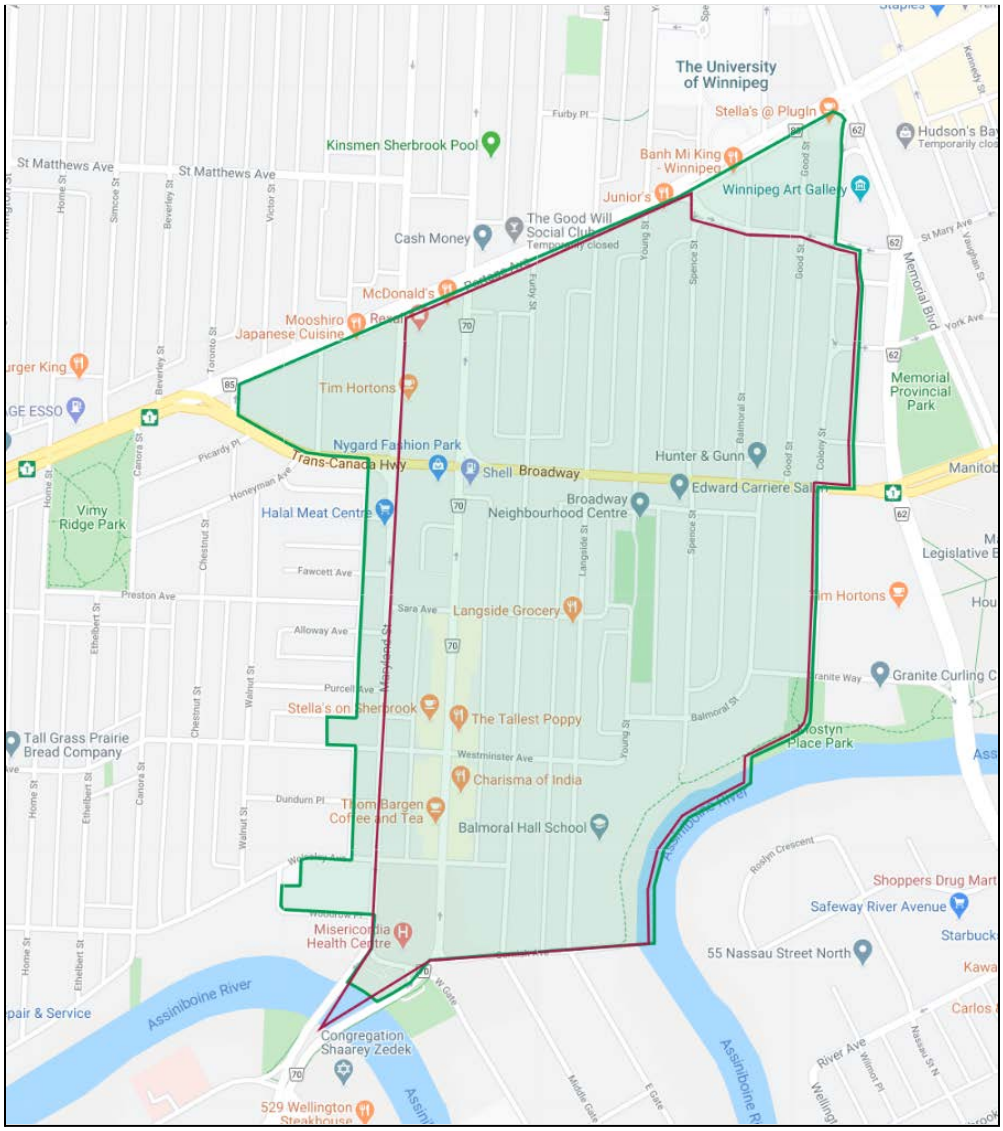

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&HQVXV

¾Š¾ AECD>KQNDKK@ D=N=?PAN

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D VKRUW GLVWDQFH DZD\ IURP RQH RI WKH FRPPHUFLDO VWULSV
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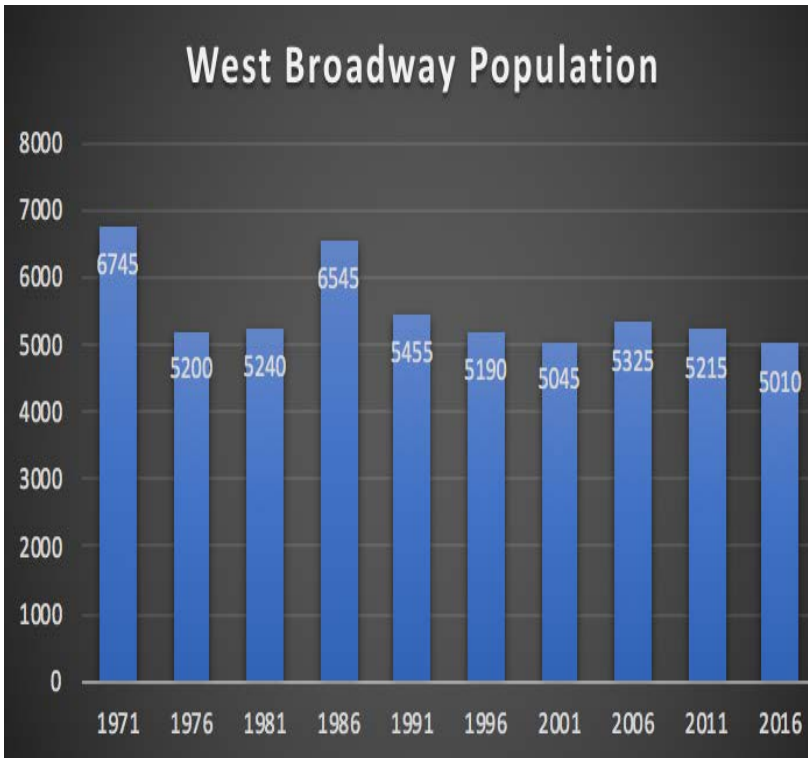
GLYHUVH EXVLQHVVHV DQG VHUYLFHV WKDW KHOS WR PDNH :HVW

¾Š¿ KLQH=PEKJ =J@ AJOEPU

:HVW %URDGZD\ LV D GHQVHO\ SRSXODWHG QHLJKERXUKRRG KDV
SHU VTXDUH NLORPHWHU DV WKH &LW\ RI :LQQLSHJ DV D ZKROH
GHQVLW\ RI MXVW XQGHU SHRSOH SHU VTXDUH NLORPHWHU
SHRSOH SHU VTXDUH NLORPHW)HU X&LWGRE:HQQLSHJ 6HH
QHLJKERXUKRRG LV GHQVHO\ SRSXODWHG WKH QHLJKERXUKRRG
GHFOLQHG VLQFH WKH ¶V ,Q WKH QHLJKERXUKRRG KRXVH
KDV GHFOLQHG HYHU\ FHQVXV VLQFH WKHQ ZLWK WKH H[FHSWLR
WKH FHQVXV WKH SRSXODWLRQ KDV GHFOLQHG E\ RYHU UH
SHRSOH +RZHYHU VLQFH WKH ODVW FHQVXV EHWZHHQ DQG
DGGHG WR WKH QHLJKERXUKRRG UHSUHVHQWLQJ DQ LQFUHDVH
WKDW WKHVH QXPEHUV DUH FRQWLQXLQJ WR JURZ DQG WKDW ER
LQFUHDVH WKH GHQVLW\ LQ WKH QHLJKERXUKRRG

)LJXUH :HVW %URDGZD\ 3RS 7DEOH 3RSXODW
%URDGZD\



<HD	3RSXOD

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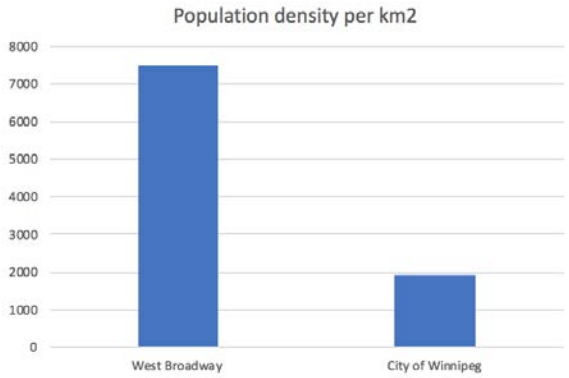


7DEOH 3RSXODWLRQ DQG 'HQVLW\

	:HVW %URDGZD	:HVW %URDG 3RSXODWLR	:LQQLSHJ	:LQQLSHJ 3RSXODWLR ,QKDELWHG

¾ŠÀ DK ERAO EJ AOP NK=@S=UŽ

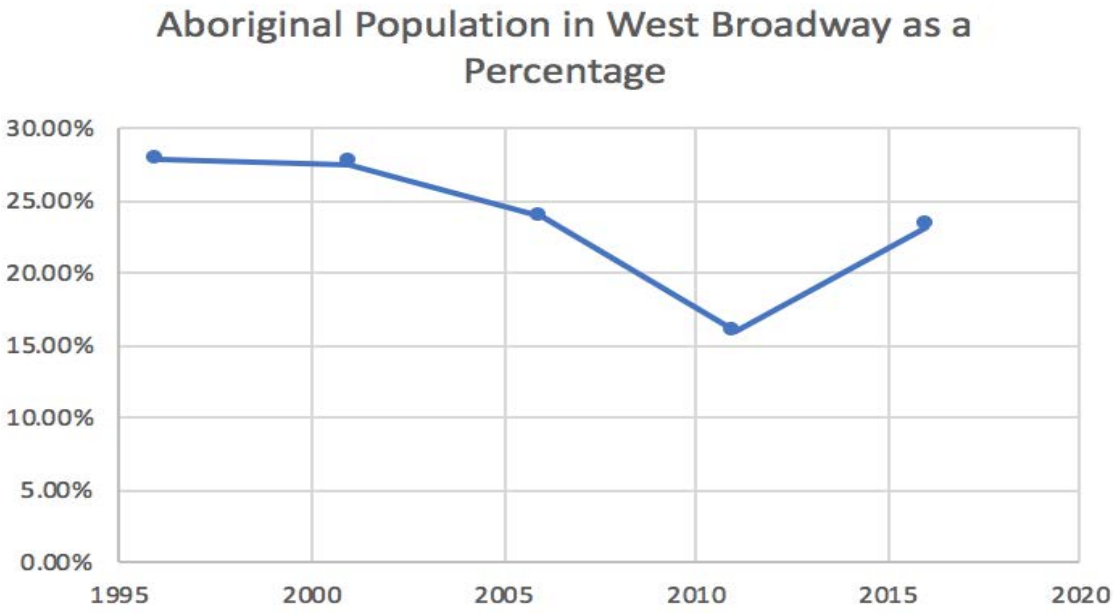
7KH SRSXODWLRQ RI :HVW %URDGZD\ KDV DOZD\V EHHQ GLYHUVH)LUVW 1DWLRQV SHRSOH WR WKH QHZ SRSXODWLRQV WKDW PRYH LWV OLIHVSDQ

$ERULJLQDO ,GHQWLW\

3HRSOH ZLWK $ERULJLQDO ,GHQWLW\ KDYH DOZD\V OLYHG LQ WK UHFRJQL]HG DV D QHLJKERXUKRRG DQG FHUWDLQO\ EHIRUH WKH PXQLFLSDOLW\ $ERULJLQDO SHRSOH VWHZDUGHG WKLV ODQG IR (XURSHDQ VHWWOHUV 7KURXJK DOO LWV FKDQJHV WKH\ KDYH F SUHVHQFH LQ WKH :HVW %URDGZD\ QHLJKERXUKRRG 2YHU WKH C $ERULJLQDO SHRSOH OLYLQJ LQ :HVW %URDGZD\ KDV EHHQ GHFO VKRZQ 7DEOH 1 ,Q WKHUH ZHUH DURXQG SHRSOH R WKH QHLJKERXUKRRG 7KLV QXPEHU KDV GHFOLQHG LQ HDFK DQ LQ :KLOH LW PD\ DSSHDU WKDW WKH $ERULJLQDO LGHQWL FRPSDUHG ZLWK WKH QXPEHUV IURP ZH QRWH WKDW WKH LW LV SDUW RI WKH 1DWLRQDO +RXVHKROG 6XUYH\ 7KH Q WUHQG RI SRSXODWLRQ FKDQJH LQ WKH :HVW %URDGZD\ QHLJKE RI :LQQLSHJ D E F

,Q RUGHU WR NHHS FRQVLVWHQF\ ZLWK WKH 6WDWLVWLF &DQDG ,QGLJHQRXV

)LJXUH $ERULJLQDO ,GHQWLW\



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HQRUPRXV DQG FRQVLV
QHLJKERXUKRRG ,W DO
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KLVWRU\ DQG SUHVHQW
SRSXODWLRQ UHTXLUHV
FRQVLGHUDWLRQ LQ DO
SURJUDPPLQJ DQG GHYH
6SHFLILFDOO\ LW LV ZF
PRVW XUEDQ GZHOOHUV
SHRSOH PDLQWDLQ VWU
ZLWK IDPLO\ DQG FRPP
DQG LQ RWKHU UXUDO \
G\QDPLF KDV DQ RQJRL
WKHLU DFFHVV WR DQG
KRXVLQJ LQ WKH FLW\ Z
RYHUORRNHG

7DEOH $ERULJLQDO ,GHQWLW\ LQ :H

$ERULJLQDO ,:HVW %URDG	1XPEH	3HUFHQW SRSXOD

,PPLJUDWLRQ DQG 9LVLEOH 0LQRULWLHV

$W WKH VDPH WLPH WKDW WKH $ERULJLQDO SRSXODWLRQ KDV EH
:HVW %URDGZD\ WKDW DUH LPPLJUDQWV DQG YLVLEOH PLQRULW
7DEOH EHORZ)DQG RQ WKH QH[W SDJH WKH QXPEHU RI LPPLJUDQW

RYHU HDFK FHQVXV SHULRG JURZLQJ IURP LQ WR LQ V
WKDW WKH SRSXODWLRQ LQ :HVW %URDGZD\ LV FKDQJLQJ $W WK
SRSXODWLRQ LQ :HVW %URDGZD\ FRQWLQXHG WR LQFUHDVH ULV
1HLJKERXUKRRG 3URILOH 6WDWLVWLFV &DQDGD F &LW\

7KHUH LV QR VLQJOH GHPRJUDSKLF JURXS GULYLQJ WKLV FKDQJI
:LQQLSHJ¶V FRUH DUHD LV KRPH WR VKLIWLQJ ZDYHV RI QHZFRP

)LJXUH ,PPLJUDQW DQG 9LVLEOH 0LQ
:KLOH VRPH HWKQLF JURXSV
KDYH ODUJHU SRS
WKDQ RWKHUV D
RI DQ\ VL]H DGG
FRQWULEXWLRQV
%URDGZD\¶V GLV
HYROYLQJ LGHQW

:KDW WKLV VXJJH
WKH SRSXODWLR
%URDGZD\ FRQWL
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HYHU\ FRPPXQLW\
7DEOH ,PPLJUDQWV DQG 9LVLEOH 0LQRULWLHV

,PPLJUDQW 9LVLEOH 0L	,PPLJUI	3HUFHQ RI SRSXOD	9LVLE 0LQRUI 1XPEH	3HUFHQW SRSXOD
,QFOX $UPVWURQJ				