

2023-2027 West Broadway Community Plan



ACKNOWLEDGMENTS

We recognize that the West Broadway neighbourhood and community are in Winnipeg on Treaty 1 land, the traditional and ancestral homeland of the Anishinabek, Inninewak, Oji-Cree, Dakota and Dene peoples and is also the homeland of the Red River Metis Nation. The water the community drinks and relies on comes from Shoal Lake 40 First Nation on Treaty 3 land. We recognize the importance of fully honouring the Treaties that were made, and the ongoing challenges and work necessary to ensure that all levels of government, business and people honour the treaties. We acknowledge the harms and mistakes and dedicate ourselves to move forward with Indigenous communities in the spirit of reconciliation.

Many thanks are due to the community residents, volunteers, staff, social agencies, churches, non-profits, housing providers and businesses in West Broadway for their invaluable input, dialogue and time. We also extend sincere thanks to the staff at the West Broadway Community Organization. Your support and dedication helped to make this plan what it is.

Created for the West Broadway Community Organization
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West Broadway Community Organization

Goals and Actions Five Year Neighbourhood Plan 2023-2027

Introduction

The terms neighbourhood and community are two overlapping spheres that exist simultaneously and influence each other. A neighbourhood refers to the physical area and the built form, while the community refers to the connections and relationships between people, services, businesses and agencies. Both the neighbourhood and the community play a significant role in helping people to meet their needs and aspirations.

A good neighbourhood and a good community work together to help and support people. This also means that there are several different ways to improve a neighbourhood and community for people:

- **People and Organizations:** One way is to strengthen the individual people, organizations and businesses within a neighbourhood.
- **Physical Environment:** A second way is to improve the physical elements that comprise the geographically bounded neighbourhood.
- **Relationships:** A third way is to improve the community by strengthening the variety, quantity and quality of connections between people, organizations, services and businesses.

Each of these approaches is valuable and when they are done well, they are mutually supportive and reinforce each other. A good community and neighbourhood supports everyone, and this often means making additional efforts to find ways to connect with and support all people in the community, making physical changes to the environment and supporting organizations and businesses.

This community plan was shaped by extensive public consultation. This consultation sought to identify what programs and supports would help the neighbourhood and community work together to support everyone. The dialogue and suggestions at the public consultation and engagement sessions fits within seven broad goals:

1. Community and Social Development
2. Housing, Homelessness and Accommodation
3. Community Spaces and Environment
4. Safety and Security
5. Mobility and Active Transportation
6. Image and Perception
7. Increasing Economic Well-Being

Another theme that emerged as part of the consultation process, while not specifically mentioned by name, was the desire for West Broadway to be a part of reconciliation. Reconciliation is not a standalone goal but rather something that needs to be embedded into all WBCO work. Therefore, viewing each goal and action through a reconciliation lens will help West Broadway work towards and be a part of reconciliation. West Broadway Community Organization should develop and use a reconciliation lens that applies to each of the seven goals for this community plan.

The next section describes the reconciliation lens and the goals along with more detailed action plans. There is some overlap in the goals and actions, and the placement of specific actions under specific

goals is not meant to limit how many goals a specific action can serve at the same time. These goals will work simultaneously to create a neighbourhood and community that meets the needs of everyone.

It is important to remember that the lens, goals and actions are guidelines rather than a prescriptive checklist. Programs, services, volunteers, funders, community members and topical issues change over time, and the goals and actions are intended to be broad enough to allow for flexibility in their implementation. Over the life of this community plan the pressing priorities will change. It is a living document that belongs to the whole community. More actions have been suggested than will be completed during the time frame of this document. This is partly because the community is optimistic and hopeful. A wide array of goals also means that WBCO is positioned to take advantage of new policy and funding opportunities when they arise.

Reconciliation Lens

The West Broadway Community Organization will develop and then use a reconciliation lens that will be applied to all seven goals identified in the West Broadway Community Plan. This lens will focus efforts, examine and assess policies, and review practices and actions in an effort to take up the Truth and Reconciliation Commission (TRC) Calls to Actions, the Missing and Murdered Indigenous Women, Girls and Two-Spirit People (MMIWG2S+) Calls to Justice, and the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) Articles.

A key part of the process of developing and using a reconciliation lens involves working with the community to broaden and deepen everyone's understanding of Truth and Reconciliation. An understanding and acceptance of the Truth and Reconciliation process will help the West Broadway community to place reconciliation at the forefront of all community priorities and actions.

Actions:

Initial steps to develop the lens include:

- Education. Work with community partners to host information sessions and workshops for the staff, volunteers and the community about reconciliation.
- Collaboration. Work with community partners to further discussion and dialogue about reconciliation processes.
- Inclusion. Ensure the broader community, including Indigenous peoples, are part of ongoing discussion, dialogue, planning processes and decisions.

Call to Action 43: . . . adopt and implement the United Nations Declaration on the Rights of Indigenous Peoples as the framework for reconciliation.

Article 23: Indigenous peoples have the right to determine and develop priorities and strategies for exercising their right to development. In particular, indigenous peoples have the right to be actively involved in developing and determining health, housing and other economic and social programmes affecting them and, as far as possible, to administer such programmes through their own institutions.

Goals

- 1. Community and Social Development:** To build on the diverse, busy, friendly and inclusive community by creating community connections and meeting residents' needs, including the need for healthy and affordable food.
- 2. Housing, Homelessness and Accommodation:** To provide appropriate, safe, affordable, housing and housing related supports for all people.
- 3. Community Spaces and Environment:** To protect, preserve and enhance community recreation, community facilities, green spaces and both the natural and built environments.
- 4. Safety and Security:** To create a community where all people feel safe and secure.
- 5. Mobility and Active Transportation:** To build and expand active transportation routes, improve pedestrian mobility and calm traffic throughout the neighbourhood.
- 6. Image and Perception:** To foster positive neighbourhood perception through beautification, amenities, art and community connections.
- 7. Increasing Economic Well-Being:** To foster and encourage local economic opportunities and provide opportunities to help increase income levels.

Action Plans

Community and Social Development

This section seeks to improve the quality of life of residents and community members through supporting existing and new programs and services that are delivered in ways that build and strengthen community connections and relationships.

Actions:

Programs and services

- Network with organizations, programs and services to support more effective coordination and integration of services in West Broadway and to reduce duplication.
- Facilitate the development of new programs, services and supports for the homeless and precariously housed population.
- Engage with the community and partner organizations to determine which programming and services are needed.
- Expand programming for youth, adults and seniors if consultations show that there are service gaps within the neighbourhood.
- Explore creating mentorship and skills sharing networks and services.

Reducing barriers to access

- Explore where expanded programming hours are needed and how this need can be met.
- Create a community resource guide.
- Raise awareness of and promote existing programs.
- Identify programs that may be required for both the Indigenous and newcomer populations.
- Increase Indigenous engagement in programming mandates and delivery.
- Connect with existing or develop new advocacy programs.

Food Security

- Network with, promote and support existing food programs and services.
- Facilitate the expansion of existing or the creation of new community-based food and education programs such as the Good Food Club, meal programs, community gardens, community kitchens, community fridges/pantries, workshops and community cooking classes.
- Advocate for lower food prices, higher quality produce and higher incomes.

Personal Well-Being

- Advocate for the creation of safe consumption sites throughout Winnipeg.
- Create a community resource guide specifically for well-being that includes addiction treatment options, health care and mental health services with access to resource on-line, in print and in-person.
- Advocate for and look for ways to expand and support physical and mental health services.
- Increase access to personal advocacy services that can help residents deal with complex and bureaucratic systems (EIA, CFS, CRA, etc.).
- Support local initiatives that help stabilize and nurture families and individuals in need.
- Support and promote Indigenous healing practices.

Community Building

- Promote, advertise and raise awareness of existing community services and programs.
- Create new opportunities for community to gather such as public events, celebrations and festivals that celebrate the strengths of West Broadway.
- Increase resident involvement in the community through volunteer opportunities, and engagement in programs and services.

Housing, Homelessness and Accommodation

Work towards every resident having housing that is appropriate to their needs, in good repair and affordable. This should be done in a way that builds better community relationships, more affordable housing and a better quality of life. Four broad areas of focus for housing are:

- Affordability
- Specialization for Specific Populations
- Landlord/Tenant Relationship Building
- Outreach, supports and holistic housing for the homeless population

These are summarized in the 9 strategies presented in the West Broadway Housing Plan 2021-2026:

- Strategy A: Encourage development that builds a complete and sustainable community, fits with the neighbourhood and meets community needs.
- Strategy B: Work to create new affordable housing units and units based on EIA rates.
- Strategy C: Coordinate resources to retain and regenerate existing housing.
- Strategy D: Gather, map and share housing data and information to assist in plan implementation, evaluation, program development and advocacy.
- Strategy E: Provide educational opportunities and networked resources to support newcomers, residents, owners and landlords.
- Strategy F: Advocate for increased diversity of housing options and supports for seniors, families, newcomers, people experiencing homelessness and people with disabilities.
- Strategy G: Improve access to housing, services and programs for the homeless population.

Strategy H: Coordinate resources to improve neighbourhood safety.

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

Actions:

Housing

- Continue to implement the WB Housing Plan to address core housing needs. This includes building local planning and networking capacity, development of innovative and diverse housing options and implementing initiatives that seek to minimize vacant, abandoned or poor-quality housing in the neighbourhood.
- Create, use and share resources for renters, caretakers, and landlords.
- Advocate for funding to address affordable housing issues.
- Encourage low-income and affordable housing units e.g. infill, nonprofit housing providers, Rent Geared to Income (RGI) units.
- Gather, map and share housing data and information to assist in housing plan implementation, evaluation, program development and advocacy.
- Advocate and facilitate increased housing supports for low-income people and families.
- Advocate for government funding and responses to rising rents and utility costs, rental displacement and people living in unstable or inappropriate accommodations.
- Explore concerns about gentrification and solutions to address the loss of affordability in the neighbourhood.
- Improve rooming house tenants' living conditions and quality of life by facilitating housing improvements, awareness, programming and resources for landlords, tenants and caretakers.

Homeless Population:

- Advocate and support for the provision of services for the homeless and precariously housed population including: warming shelters, barrier free services, transitional housing, and other supports with separate spaces for youth and adults.
- Identify and work with partners to explore the creation of, or access to, 24/7 safe, accessible and culturally appropriate community spaces with separate spaces for youth and adults.

Community Spaces and Environment

Improve the community's accessible assets and infrastructure within the neighbourhood. This includes enhancing public spaces, promoting awareness and use of green spaces and gardening, promoting good urban planning, and encouraging more and better use of existing spaces and resources used by the community.

Actions:

Community Spaces

- Maintain existing community spaces and explore ways to create new accessible gathering and green spaces.
- Increase usability and knowledge of existing gardens, urban agriculture, composting sites and potential cycling and walking routes.
- Support self-management of community gardens.
- Explore a neighbourhood-wide composting strategy.
- Work with Broadway Neighbourhood Centre (BNC) to continue improving the BNC green space.

- Work with Canada Life to improve access and usability to their green space along Balmoral Street.
- Add public washrooms, water stations, phone charging stations.
- Support residents in planting City of Winnipeg trees.

Recreation

- Facilitate networking with community partners.
- Explore ways continue expanding or improving recreation facilities, programs and equipment.
- Promote and expand culturally appropriate recreation opportunities for Indigenous peoples.
- Promote and expand culturally appropriate recreation opportunities for BIPOC.
- Explore more community-based recreation and education opportunities for different ages and demographics.
- Promote existing recreational opportunities.

Safety and Security

Improve residents' sense of safety and security through community-based responses to issues. Act to reduce potential dangers in the neighbourhood and engage in education and community building activities.

Actions:

- Support and expand the Bear Clan.
- Advocate with the city of Winnipeg for additional lighting.
- Explore opportunity of establishing a safe walk program.
- Continue to implement the WBCO Safety Plan.
- Coordinate resources to improve neighbourhood safety.
- Provide training around how to support/interact with homeless community members.
- Work towards better supports for people seeking to exit gangs.
- More sharps containers and sharps disposal options.
- Explore offering regular training for: anti-bullying, anti-racism, de-escalation reconciliation and inclusion of all people, especially Indigenous, Metis, and LGBTQ2S+.
- Engage in discussions with Winnipeg Police Services regarding limiting the police helicopter presence in West Broadway.
- Create/provide guides on what to do instead of calling the police.

Mobility / Active Transportation

Improve transportation options, connections and infrastructure with a special focus on improvements for pedestrians, cyclists and transit users while reducing cars cutting through the neighbourhood.

Actions:

- Lobby the City for sidewalk and back lane repairs, ongoing maintenance and cleaning, and snow clearing.
- Ask the City for lighting and benches at all transit stops.
- Work with the City and community members to identify areas where cars cut through the neighbourhood and then install appropriate traffic calming devices.
- Expand active transportation infrastructure.

- Support efforts to improve lighting on sidewalks and in back lanes.
- Ask the city to regulate traffic and improve pedestrian safety through law enforcement, adding crosswalks and installing traffic light at Broadway and Furby.
- Explore opportunities to expand the River Trail.
- Explore and support regular neighbourhood safety, mobility, green and active transportation audits.

Image and Perception

Improve both the physical look of the neighbourhood and also the psychological and media perceptions of West Broadway. Doing so in ways that improves the sense of community and creates opportunities for residents.

Actions:

- Celebrate and promote the diversity and strength of the community through community events.
- Advocate to the City and landlords for more garbage and litter pick up. More recycling bins and public garbage cans. More bulky waste pickup and graffiti removal.
- Partner with the West Broadway Business Improvement Zone (BIZ) to coordinate streetscaping, lighting, signage, active transportation plans and activities.
- Encourage more planters, flowers, trees and streetscaping.

Increasing Economic Well-Being

Improve the overall neighbourhood economic well-being by supporting initiatives designed to raise income levels through training opportunities and employment, and by helping the West Broadway BIZ to promote local businesses.

Actions:

Increasing Incomes

- Advocate to various levels of government for higher CPP, OAS, GIS, EIA, and minimum wages.
- Explore partnerships to hire and train local residents.
- Improve access and awareness of training opportunities for Indigenous people.

Business

- Continue networking and open communication with the West Broadway BIZ.
- Encourage and support more local and Indigenous businesses.
- Explore partnerships to promote micro-entrepreneurs and local businesses.

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Introduction

West Broadway is a diverse inner-city neighbourhood. The neighbourhood is immediately south of the Manitoba legislature and abuts the downtown core of the City of Winnipeg in Manitoba. The neighbourhood boasts tree lined streets, character houses, compact development, and an eclectic mixture of uses. West Broadway is home to a diverse population of residents and many businesses, organizations, and services. There is a tremendous sense of community and belonging among the residents that is expressed through the participation in community events, the ongoing advocacy for the neighbourhood, the diversity and unique character of many organizations and businesses, and the ongoing commitments of time, passion, skills and dedication from so many residents, visitors and community volunteers. The West Broadway Community Organization (WBCO) serves as a democratic, community-based animator and facilitator for the West Broadway community. While this five-year community plan is created for the WBCO, it is merely a very condensed expression of the thousands of comments and suggestions offered through a broad consultation process. This community plan is based on the priorities that were expressed in the consultations and builds on the strengths of West Broadway to address the challenges that exist.



Image 1: West Broadway Ariel Photo Courtesy of WBCO

The community plan provides a point of reference against which organizations, businesses and governments can compare their own plans. It also provides direction and a strong mandate to residents, to the WBCO and to others, to ask and work for the changes that are needed to continue enhancing West Broadway as a distinct and defined neighbourhood and as a caring community.

Planning Framework

There are several different documents, policies, tools and Canadian accords that inform and direct growth, development, programs and services in West Broadway. This section identifies the various planning and regulatory documents that impact West Broadway. These documents do this through identifying different goals, objectives, policies, actions, and articles.

OurWinnipeg 2045

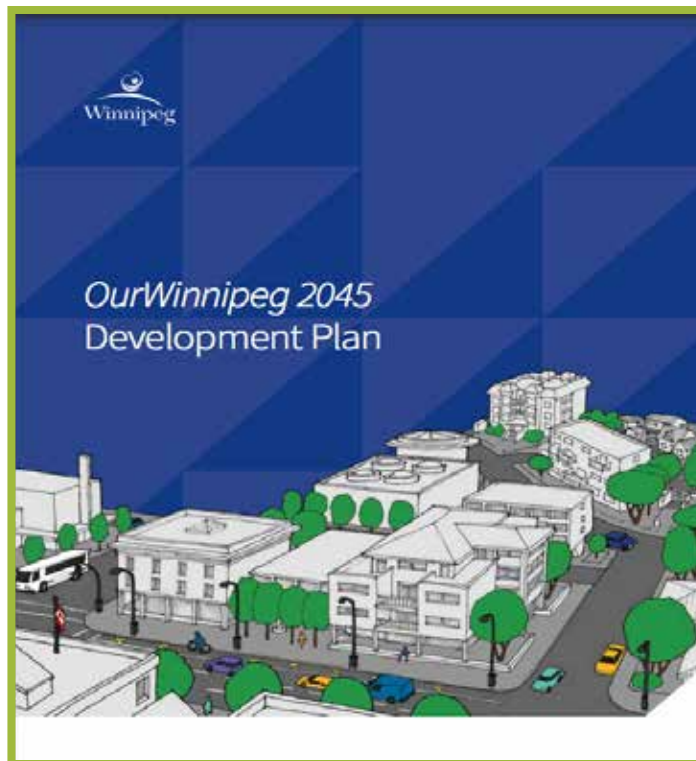
The City of Winnipeg Charter mandates that Winnipeg must adopt a city-wide development plan, which will guide growth and development throughout the City. OurWinnipeg 2045 is the City of Winnipeg's official community plan. It is a 25-year vision for how the City will grow and develop. The policies in the plan "influence the delivery of City services, how residents get around the city, and how the city grows. (City of Winnipeg 2022a)"

OurWinnipeg 2045 has six overarching goals that work together to build good governance, guide land use development and strengthen communities. These goals are:

- Leadership and good governance
- Environmental resilience
- Economic prosperity
- Good health and well-being
- Social equity
- City building

Each of the six goals has a set of objectives and policies that will help the City meet each one of the goals.

West Broadway is identified in OurWinnipeg as a mature community and has two corridors that run through the neighbourhood, Broadway Avenue and Sherbrook Street.



Complete Communities 2.0

Complete Communities 2.0 is the official City of Winnipeg Secondary Plan. This document builds off OurWinnipeg and provides greater detail and direction.

The City of Winnipeg defines complete communities as “places that both offer and support a variety of lifestyle choices, providing opportunities for people of all ages and abilities to live, work, shop, learn and play in close proximity to one another” (City of Winnipeg 2022b p.10). This is a vision of an inclusive city, which welcomes many different kinds of individuals, families and communities. In its Complete Communities plan, the City of Winnipeg says “Complete Communities provide options for accessing services, amenities and community resources by ensuring that most of the daily necessities of life— services, facilities, and amenities— are readily accessible.” (City of Winnipeg 2022b, p.10). West Broadway is identified in Complete Communities 2.0 as a mature community with two ‘priority’ urban mixed-use corridors.

As priority urban mixed-use corridors, Broadway Avenue and Sherbrook Street are given preference for investment and development. The policies state that any growth and development in the urban-mixed use corridor is to be done in a pedestrian friendly manner.

Goals for mature communities include ensuring that every mature community:

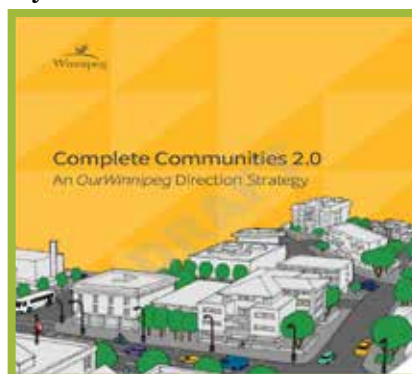
- has a variety of housing options,
- has a variety of amenities within walking distance,
- accommodates a variety of public and institutional uses,
- is well served by recreational uses, green spaces and parks,
- has its growth guided by a secondary plan, and
- is accessible by alternative transportation mechanisms (walking, biking, transit, etc).

The plan contains several policies to help mature areas meet these goals.

Complete Communities 2.0 also has additional policies for reinvestment areas. These areas are not specifically identified on a map but are characterized by being those that have:

- higher rates of poverty
- an aging housing stock
- lack housing options, and
- where the housing stock is in need of repair.

While not mentioned by name, based on the City of Winnipeg neighbourhood profile statistics, West Broadway could be considered a reinvestment area. Goals for this area are to identify what is needed and help ensure that there are resources to meet the needs. This community plan is one method for identifying the needs of the community.



Truth and Reconciliation

The West Broadway neighbourhood and community are very much a part of the life and fabric of Winnipeg. West Broadway is also home to a significant number of Indigenous peoples, making it even more important to ensure that there is a dedicated commitment from individuals, institutions, businesses, and community groups to be a part of the ongoing reconciliation process.

Milestones

- In December 2015 the national Truth and Reconciliation Commission released its final report and launched a new discussion on the current and historical treatment of Indigenous peoples in Canada. The TRC final report included 94 Calls to Action.
- Flowing from the TRC a national Inquiry into Missing and Murdered Women, Girls and 2 Spirit that was launched with a final report in June of 2019. The MMIWG2S+ final report included 231 Calls for Justice.
- In June 2017 the City of Winnipeg launched the Winnipeg Indigenous Accord with a ceremony that included 80 groups signing the accord. New groups join and sign the accord each year.
- In June 2021 the United Nations Declaration on the Rights of Indigenous Peoples was ratified in Canada and came into force. UNDRIP includes 46 Articles.

The TRC Calls to Action, MMIWG2S+ Calls for Justice and UNDRIP Articles are a good set of guiding documents and references to inform the work on reconciliation in West Broadway. WBCO should also encourage organizations, businesses, and partners in West Broadway to sign onto the Winnipeg Indigenous Accord.

“Together we must do more than just talk about reconciliation; we must learn how to practice reconciliation in our everyday lives – within ourselves and our families, and in our communities, governments, places of worship, schools, and workplaces. To do so constructively, Canadians must remain committed to the ongoing work of establishing and maintaining respectful relations” (Truth and Reconciliation (2015) Final report. National Centre for Truth and Reconciliation, University of Manitoba: Winnipeg, MB, 16)

Part of the process of reconciliation is not only acknowledging the past harms that have been done but to embed the spirit of reconciliation into all aspects of our lives and our community. Therefore, any community plan should adhere to the Calls to Action, the Calls to Justice and the Articles and work towards reconciliation and beginning to right the wrongs that have been done. Some relevant sections to consider are included in the Table 1 below.



Table 1: Calls to Action, the Articles and the Calls to Justice

Truth and Reconciliation Commission Calls to Action
Call to Action 3: We call upon all levels of government to fully implement Jordan's Principle.
Call to Action 5: . . . to develop culturally appropriate parenting programs for Aboriginal families.
Call to Action 7: . . . a joint strategy to eliminate the educational and employment gaps between Aboriginal and non-Aboriginal Canadians.
Call to Action 21: . . . Aboriginal Healing centres that will address the physical, mental, emotional and spiritual harms caused by residential schools.
Call to Action 22: . . . recognize the value of Aboriginal healing practices and use them in the treatment of Aboriginal patients in collaboration with Aboriginal healers and Elders . . .
Call to Action 43: . . . adopt and implement the United Nations Declaration on the Rights of Indigenous Peoples as the framework for reconciliation.
Call to Action 66: . . .for community-based youth organizations to deliver programs on reconciliation.

United Nations Declaration on the Rights of Indigenous Peoples: Articles
Article 7,1: Indigenous individuals have the rights to life, physical and mental integrity, liberty and security of person.
Article 7,2: Indigenous people have the collective right to live in freedom, peace and security as a distinct peoples . . .
Article 21,1: Indigenous peoples have the right, without discrimination, to the improvement of their economic and social conditions, including, inter alia, in the areas of education, employment, vocational training and retraining, housing, sanitation, health and social security.
Article 23: Indigenous peoples have the right to determine and develop priorities and strategies for exercising their right to development. In particular, indigenous peoples have the right to be actively involved in developing and determining health, housing and other economic and social programmes affecting them and, as far as possible, to administer such programmes through their own institutions.
Article 24,1: . . . Indigenous individuals also have the right to access, without discrimination, to all social and health services.

Missing and Murdered Indigenous Women, Girls and Two-Spirit Peoples: Calls for Justice

Call for Justice 4.6: . . . to immediately commence the construction of new housing and the provision of repairs for existing housing to meet the housing needs of Indigenous women, girls, and 2SLGBTQQIA people . . .

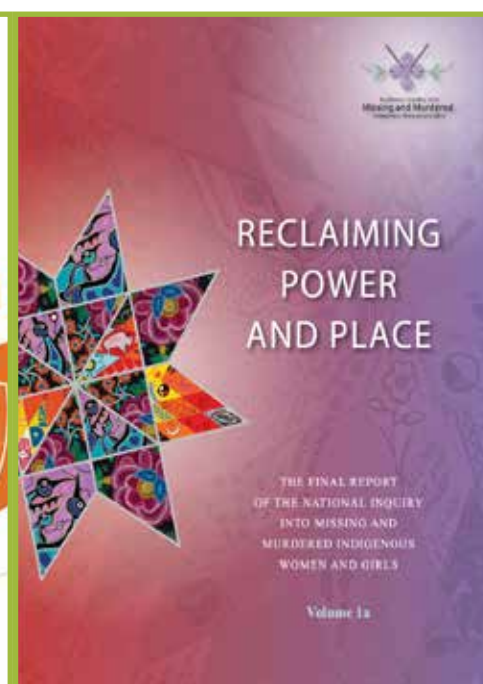
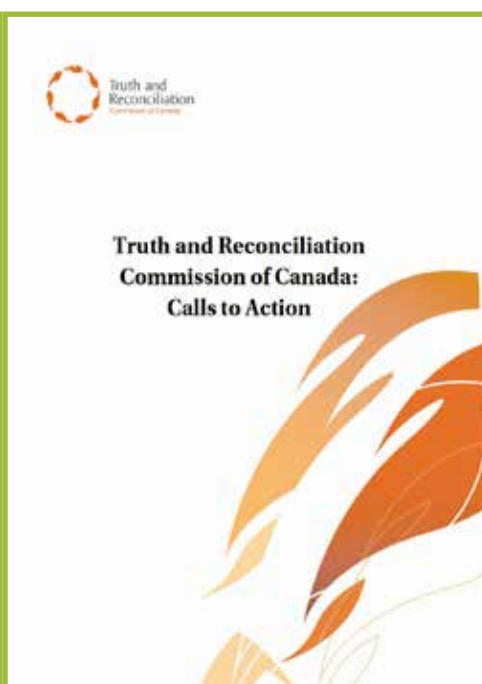
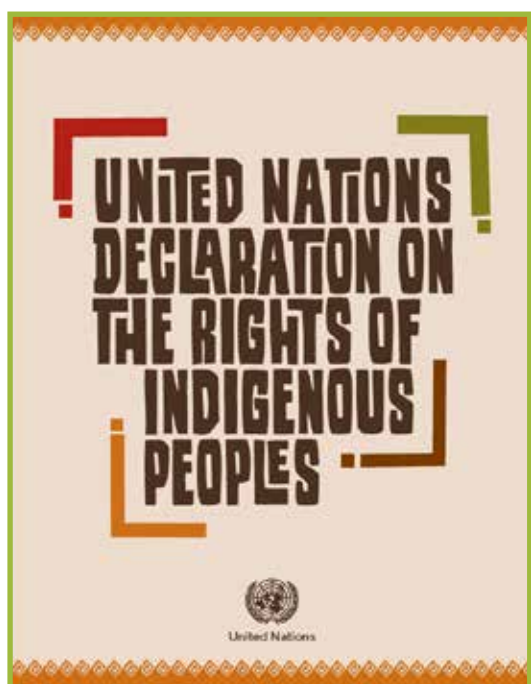
Call for Justice 4.7: ... to support the establishment and long-term sustainable funding of Indigenous-led low-barrier shelters, safe spaces, transition homes, second-stage housing, and services for Indigenous women, girls, and 2SLGBTQQIA people who are homeless, near homeless, dealing with food insecurity, or in poverty, and who are fleeing violence or have been subjected to sexualized violence and exploitation. . . .

Call for Justice 15.1: Denounce and speak out against violence against Indigenous women, girls, and 2SLGBTQQIA people.

Call for Justice 15.2: Decolonize by learning the true history of Canada and Indigenous history in your local area. Learn about and celebrate Indigenous Peoples' history, cultures, pride, and diversity, acknowledging the land you live on and its importance to local Indigenous communities, both historically and today.

Call for Justice 15.6: Protect, support, and promote the safety of women, girls, and 2SLGBTQQIA people by acknowledging and respecting the value of every person and every community, as well as the right of Indigenous women, girls, and 2SLGBTQQIA people to generate their own, self-determined solutions.

Call for Justice 15.7: Create time and space for relationships based on respect as human beings, supporting and embracing differences with kindness, love, and respect. Learn about Indigenous principles of relationship specific to those Nations or communities in your local area and work, and put them into practice in all of your relationships with Indigenous Peoples.



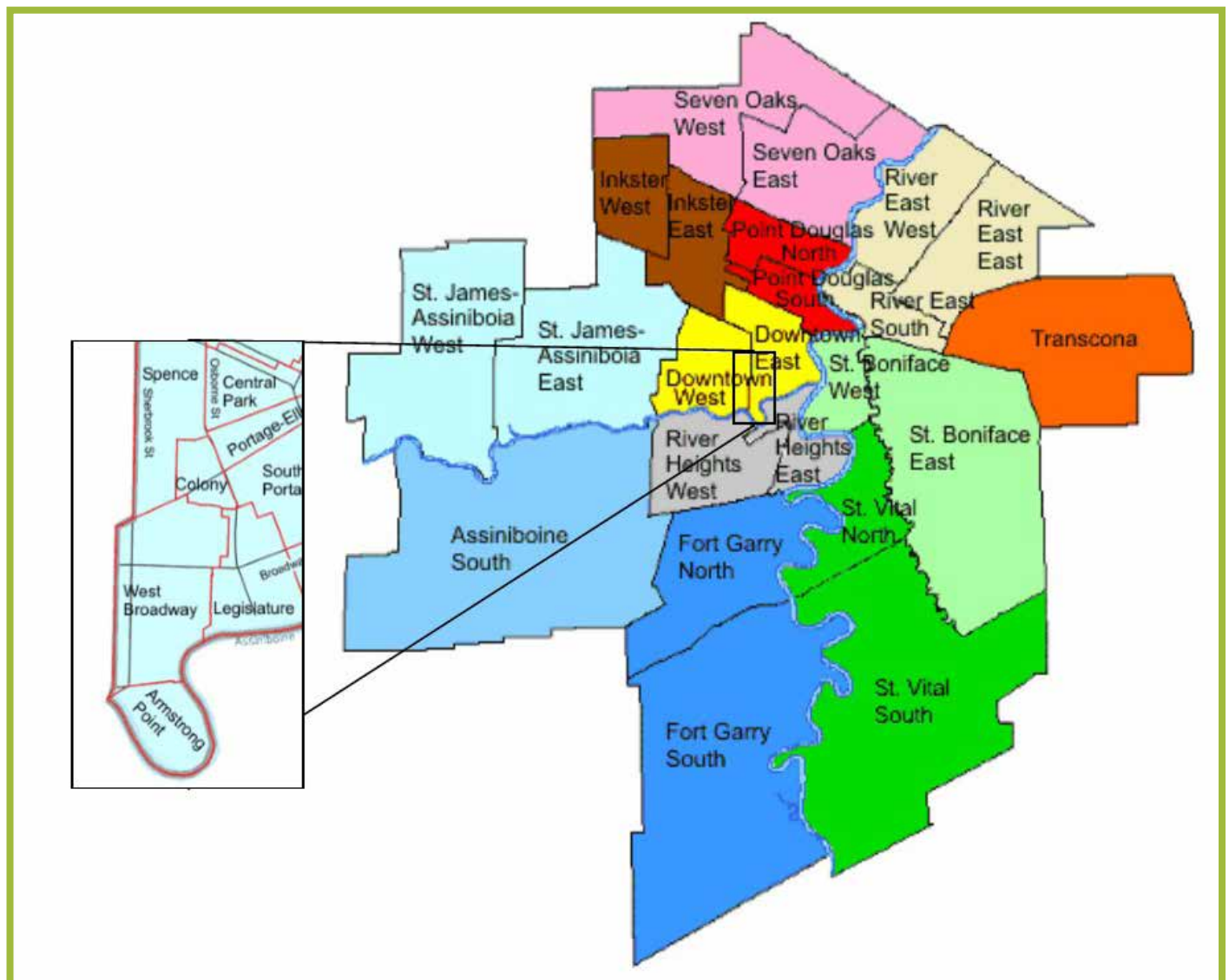
Neighbourhood Profile

This section outlines the current context of West Broadway. It includes a brief geography, current land use, an overview of the demographics indicating who lives in West Broadway, and context on both Winnipeg and the West Broadway neighbourhood.

Geography

The West Broadway neighbourhood is located in the heart of Winnipeg, Manitoba, a city of approximately 749,602 people (Statistics Canada 2022 a), See Map 1 below. This map shows the location of the West Broadway neighborhood in relation to the City of Winnipeg as a whole.

Map 1: Key map and location of the West Broadway neighbourhood

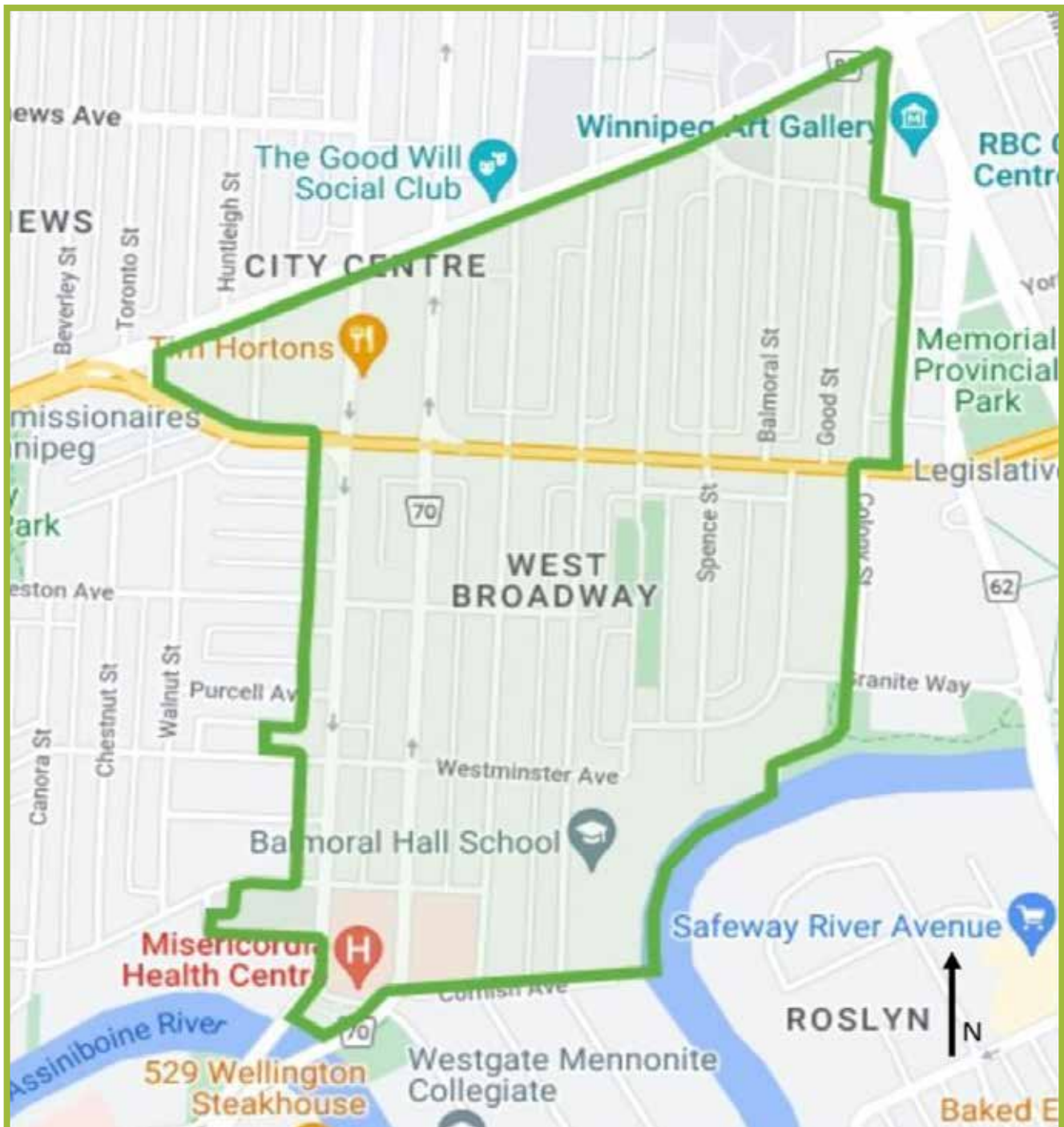


Derived from City of Winnipeg 2022c. NTS

West Broadway Neighbourhood Boundaries

West Broadway neighbourhood is adjacent to the beautiful Manitoba Legislature and is partly bounded by the Assiniboine River. To the north West Broadway is bounded by Portage Avenue, a major commercial thoroughfare. To the east it is bounded by Colony Avenue. To the south by Armstrong Point an affluent neighbourhood and to the east by the Wolseley neighbourhood. See Map 2 below for the West Broadway neighbourhood boundaries as defined by the West Broadway Community Organization.

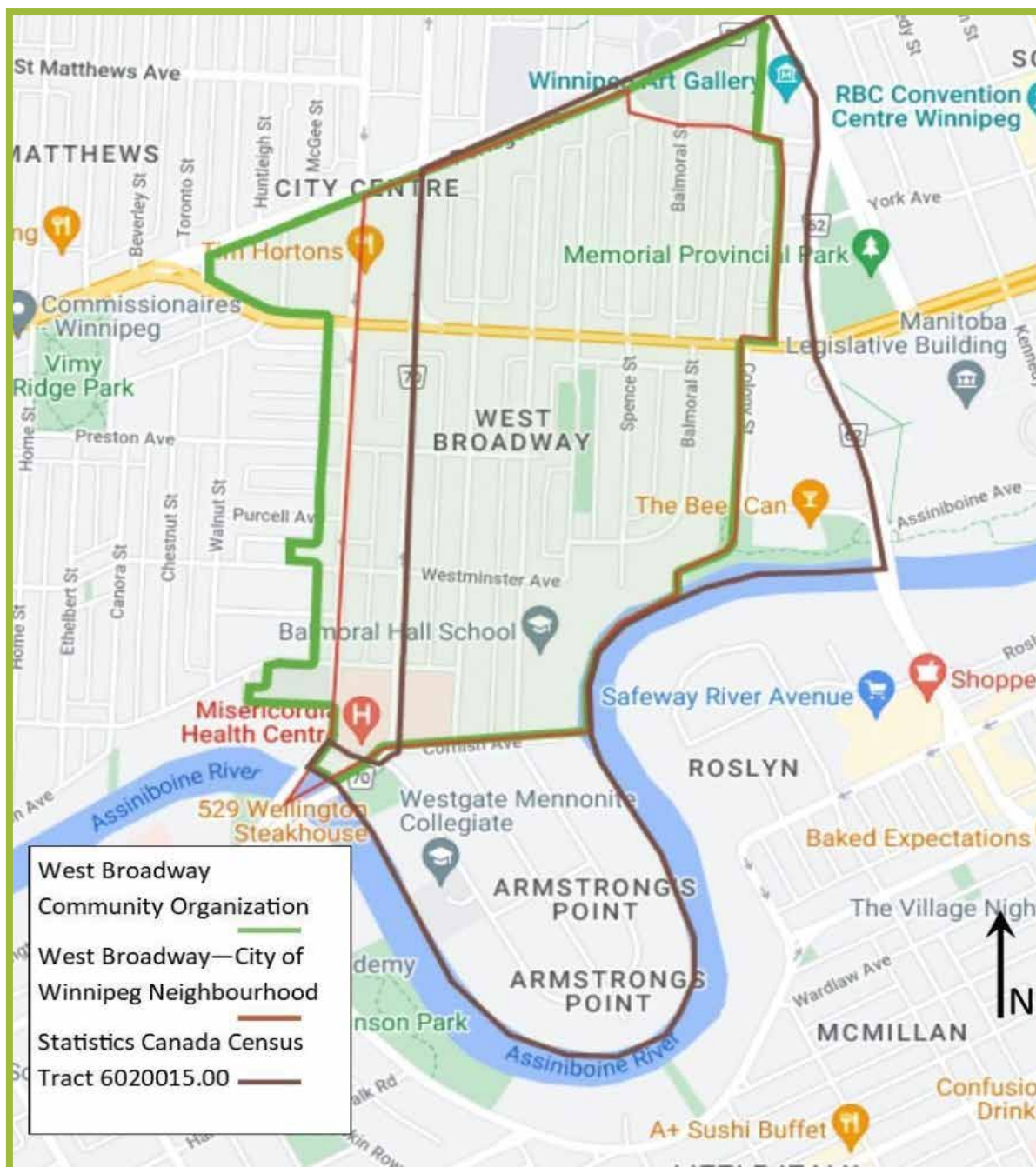
Map 2: West Broadway Community Organization Boundaries



Created in Google Maps. NTS

The West Broadway neighbourhood boundaries vary between organizations, groups and users. The boundaries identified by the Community Organization (see Map 2 above) are larger than those defined by the City of Winnipeg, and different from those used by Statistics Canada. Map 3 below uses different colours to show how the boundaries differ. Green shows the West Broadway Community Organization boundaries, Red shows the West Broadway neighbourhood boundaries used by the City of Winnipeg, and Brown shows the Census Tract 6020015.00 boundaries used by Statistics Canada. While there are a number of different boundaries they are porous and none of them accurately capture how people use services, programs and engage in recreation. So while the boundaries are important in identifying trends and changes in the community, this community plan goes further and seeks input from all those who live, work, play and volunteer in the West Broadway community.

Map 3: Differing Boundaries



Created in Google Maps. NTS

Land Use

West Broadway is primarily a residential neighbourhood, with two main commercial streets; Broadway and Sherbrook Street.

Portage Avenue defines the northern boundary, and it is a Priority Urban Mixed-Use Corridor connecting downtown Winnipeg to much of the Western arm of the city. Corridors are major roadways that have good transit and commercial opportunities. Priority Urban Mixed-Use Corridors are specifically designated because they are the most vibrant and pedestrian friendly corridors with good transit options and are prioritized for investment and development. (City of Winnipeg 2022 a)

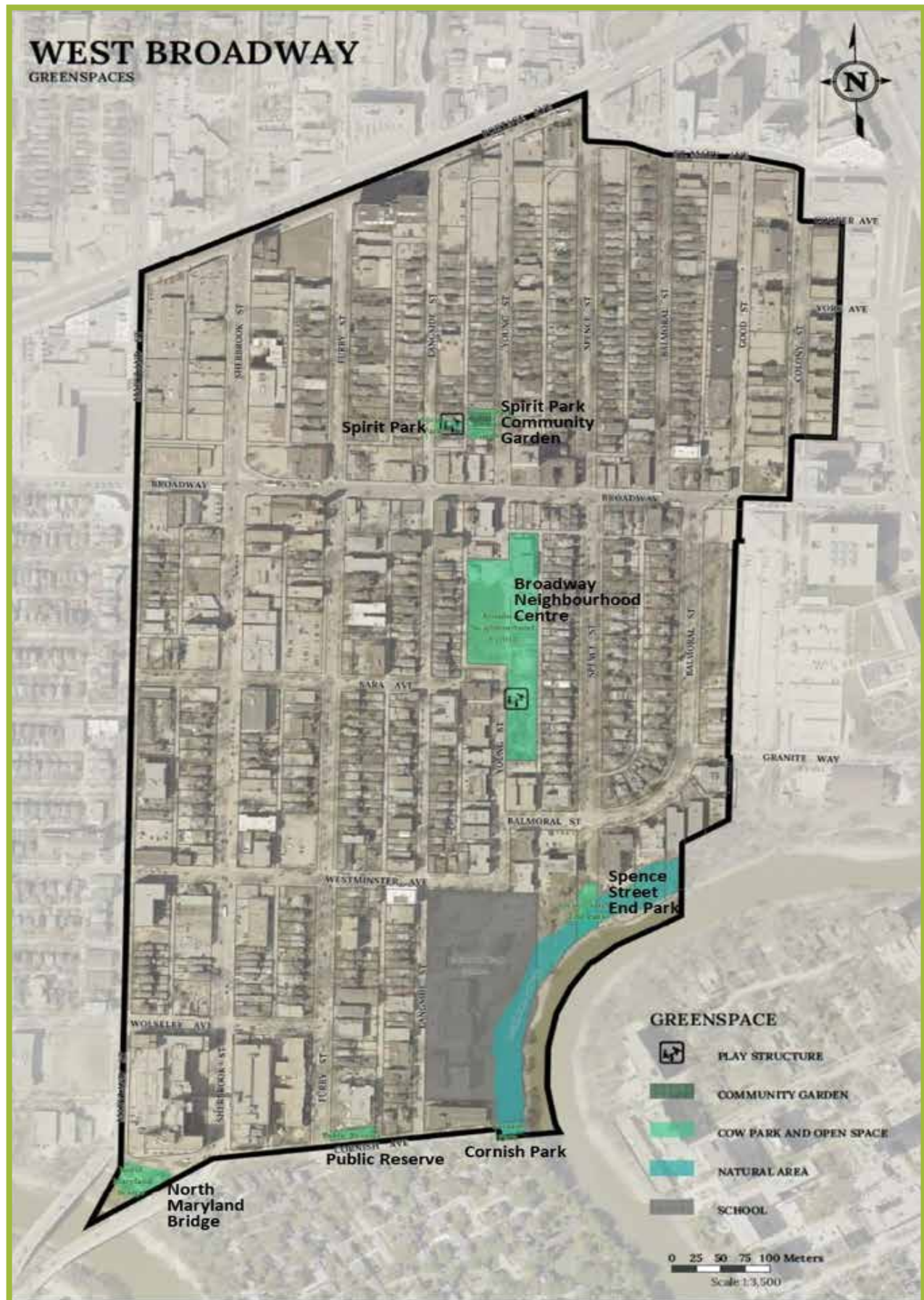
Portage Avenue is home to many regional and city-wide businesses, serving much more than just the local community. This is in contrast to Sherbrook Street and Broadway which are also identified as Priority Urban Mixed-Use Corridors but have a mixture of buildings and many small businesses that serve the local community. The majority of the remaining streets are residential with a sprinkling of commercial properties located on them, often at street corners.



Image 2: Sherbrook Street

West Broadway has a well-loved park and recreation space at the Broadway Neighbourhood Centre and a sprinkling of pocket parks and community gardens throughout the neighbourhood. The neighbourhood also has a few institutional properties, including two public schools, one private school and the Misericordia Health Centre. Map 4 on the next page shows the many parks, community gardens and schools within the neighbourhood.

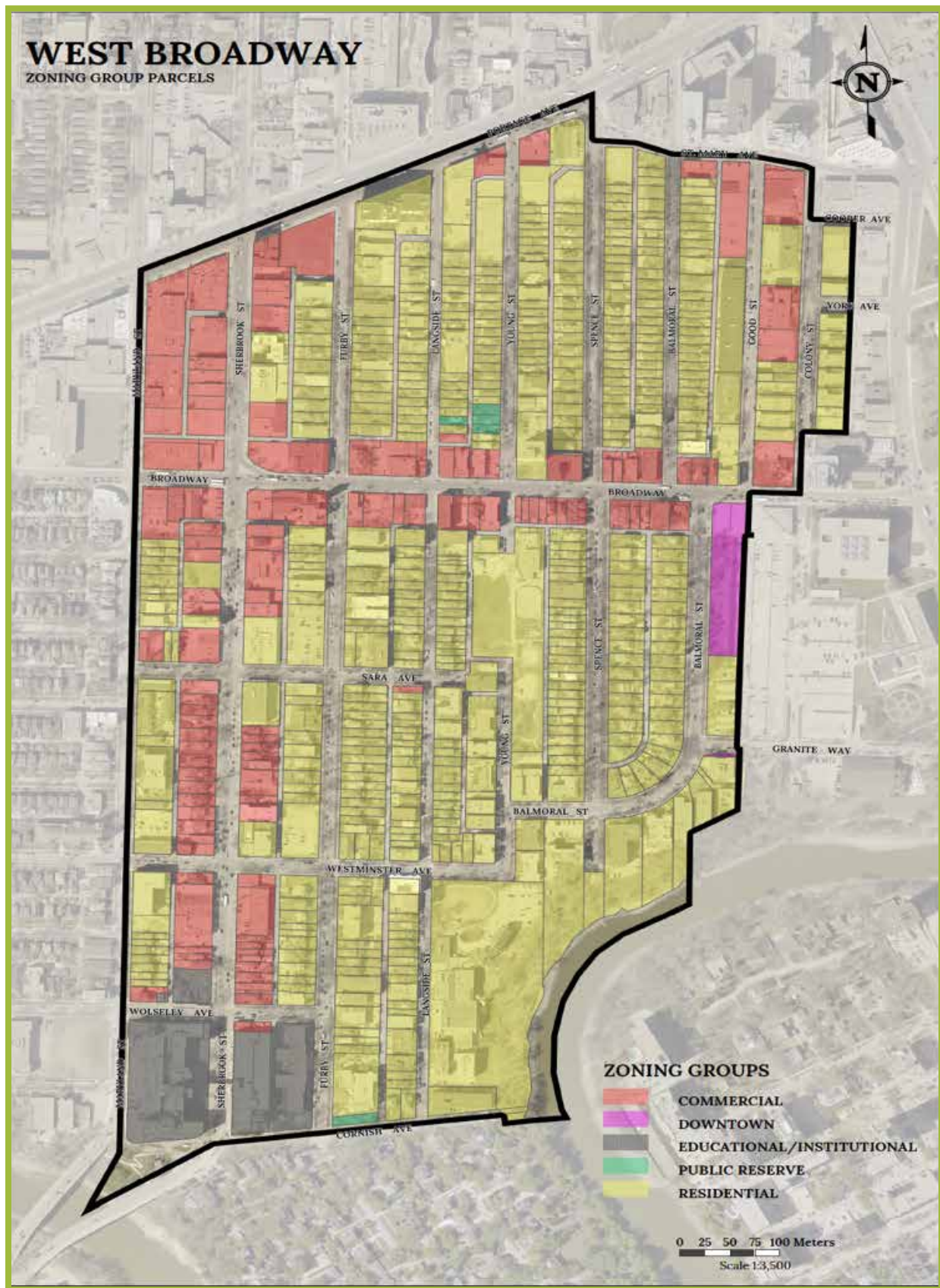
Map 4: Neighbourhood Green Spaces



Created by the City of Winnipeg

A look at Map 5, The Zoning Map shows the variety of Commercial, Residential, Recreational, and Institutional uses that exist.

Map 5: West Broadway Zoning Map



Created by the City of Winnipeg

Neighbourhood Character

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

To the north is the Spence neighbourhood and the University of Winnipeg. To the south is Armstrong Point, a small, affluent residential neighbourhood bordered on three sides by a meander of the Assiniboine River. To the east is Canada Life, a national insurance company and large employer, the Winnipeg Art Gallery, Memorial Park and the provincial legislature. Further east is the downtown core of the City of Winnipeg. To the west lies the Wolseley neighbourhood, which shares some characteristics with West Broadway.

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



Image 3: West Broadway pedestrian friendly

Housing in West Broadway

West Broadway is a primarily residential neighbourhood. A walk down several streets reveals that much of the area is occupied by older, beautiful turn of the century and Victorian style detached family homes and duplexes. This appearance is deceptive, in that while the detached houses have a larger footprint, the majority of the dwellings are actually found inside the many apartment buildings scattered throughout the neighbourhood. The 2021 census shows approximately 3,835 private dwellings, of which some 3,470 or 91.5% are apartments and duplexes (Statistics Canada 2022 a,b). Apartments are found on almost every single street and block in West Broadway and are just as likely to be found in the middle of a block as at the end, with a great many apartments clustered along the banks of the Assiniboine River. Additionally, many homes which appear from the outside to be single family homes are in fact converted to multiplexes on the inside.



Image 4: Langside Street offers a prime example of apartments scattered throughout



Image 5: Example of a Victorian style home in West Broadway

Most West Broadway residents are renters with some 90.56% of households in West Broadway identifying as renters (Statistics Canada 2022 b). In the city as a whole, around 36.9% of households are renters (Statistics Canada 2022 a) - indicating that the West Broadway neighbourhood is home to a much larger proportion of rental households than is typically found throughout the rest of the city.

The cost of housing is somewhat lower for people in West Broadway than it is for the rest of the city. The median monthly shelter costs for renters in West Broadway in 2021 were \$860 - lower than the Winnipeg rate of \$1,100. For owned dwellings, the median monthly cost in West Broadway is \$1,100, compared to \$1,240 for Winnipeg as a whole. (Statistics Canada a,b)

People in West Broadway also move more often than the city as a whole. The 2016 census found that in West Broadway residents were more likely to have moved within the last year, with 35.3% of residents having moved within Winnipeg in the past year, which is more than twice the city average of 14% (City of Winnipeg 2022 c). Some seventy percent of West Broadway residents had moved within the past five years (City of Winnipeg 2022 c). The comparable rate for the City of Winnipeg was around 41% (City of Winnipeg 2020 c).

Survey respondents confirmed this sentiment, indicating that if they were to move, 70% of residents would prefer to stay in West Broadway. This is often tied to people's desire to stay in or near the community if they can. Parents like to see their children continue at the same school, and both families and individuals value the supports, amenities, and services they are able to access in the West Broadway area, making it a desirable place for them to live. Some people move often but try to stay within or close to the neighbourhood to ensure some continuity in their lives. Others move into, or out of neighboring communities, and view the downtown, or the West End as their preferred community.

Neighbourhood Amenities

West Broadway neighbourhood has an array of amenities for the local community. The neighbourhood boasts a number of institutional uses such as a library, a community centre, two public schools and one private school. There are also several health care services such as Misericordia Hospital, Klinik, Four Rivers Medical Clinic and Nine Circles Community Health Centre. West Broadway is home to a branch of Assiniboine Credit Union and a variety of insurance brokers. Maryland Street is home to Food Fare - a mid-sized grocery chain - while Broadway has Pal's Supermarket and Sherbrook has Cornerstop. The neighbourhood contains a good variety of corner stores, small grocery stores, pharmacies, restaurants, clothing shops, a thrift store, and other small businesses. West Broadway is home to many churches of different denominations, several of them with grand architecture. There are a number of service and social agencies that work in the West Broadway area, including 1JustCity, RaY, Acorn Family Place, the Broadway Neighbourhood Centre, Art City, and the many different programs offered through the West Broadway Community Organization. There are a number of parks and community gardens sprinkled throughout the neighbourhood.



Image 6: RAY



Image 7: Community Park



Image 8: Community Garden Image Courtesy of WBCO

Winnipeg's Inner City: History and Current Context

The area that is now Winnipeg was first populated by Indigenous People. In 1670, the British Crown arbitrarily granted a charter to the Hudson's Bay company giving this private company control over land that included much of what we now call Manitoba. In the 1700's when European settlers came to Manitoba, they set up forts on what is now called the Forks and lived, worked, and traded with the existing First Nations inhabitants. Over time, the settlements continued to grow, and the Red River Metis culture emerged. By the late 1860's, the government of Canada set out on a path to acquire land from Hudson's Bay Company, and gain control of what is now Western Canada. Part of this process was the negotiation of Treaty 1, which was intended by Canada to remove First Nations peoples from the prairies and on to reserve lands. This was to make way for European settlers who were enticed to settle and farm on the prairies. Part of this process was also a deliberate military action in 1870 to crush the Metis resistance to Canadian territorial appropriation of Hudson's Bay lands. Eventually Treaty 1 was signed in 1871, and the spirit of this treaty remains unfulfilled by Federal and Provincial governments to this day. Throughout this period, the First Nations, Metis and European settlement continued to grow and expand outward, until the City of Winnipeg was formed in 1880.

West Broadway was originally an affluent suburban neighbourhood on the edge of old Winnipeg and was part of the core circle of neighbourhoods that formed the initial City of Winnipeg in 1880. Winnipeg continued to grow and by 1907 Winnipeg had annexed additional lands including parts of St. Boniface, Kildonan, Assiniboia, and Tuxedo. Winnipeg as a contemporary city was formed through Unicity in 1972, when the greater metropolitan area was merged into a single municipal entity.



Image 9: Sherbrooke Street Postcard 1907-1909. Image Courtesy of "Divided Prairie Neighbourhoods" (Distasio, Maunder, Zell and Quanbury 2018).

The original city of Winnipeg, now the inner city, began to experience a decline after the Second World War, when many residents and businesses moved out to the neighbouring suburban municipalities. This process accelerated after the creation of Unicity in 1972. The sudden addition of these largely suburban areas to Winnipeg's inner core meant that from 1972 onwards, virtually all the growth in Winnipeg took place in these suburban fringes, and this in turn accelerated the decline in population, housing and business investment in the older inner city of Winnipeg. By the 1990's, inner city property values had become so low that many homeowners and landlords stopped maintaining and investing in their properties. During this period, governments also slowed their investment in the inner city, focusing instead on the growing suburban populations.



Image 10: West Broadway's period of decline and disinvestment. Image Courtesy of "Divided Prairie Neighbourhoods" (Distasio, Maunder, Zell and Quanbury 2018).

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

Over the last few decades, the inner city, including West Broadway, has changed. A combination of grassroots organizing government support and private investment is significantly changing the inner city.

As a result of these efforts and investments, and as Winnipeg's economy has grown stronger, housing prices and rents in these areas have increased, as have investments in businesses and the housing stock, social services and community organizations. In many ways, this has benefited the neighbourhood: for example, community organizing helps people feel safer and housing investments have helped improve the quality of housing. Investments in business, services, social services and community organizations have created more employment and a richer web of relationships and connections that are an essential part of the community.

Who Lives in West Broadway?

The population of West Broadway has always been diverse. From the original First Nations peoples, to the Metis settlers, and to the new populations that continue to move into and out of the neighbourhood. One way of describing the West Broadway community is to look at the census data. This makes it easier to see some of the changes over time, and to compare West Broadway with Winnipeg as a whole - highlighting what makes West Broadway unique.

Much of the information in the following section is drawn from census data collected by Statistics Canada.

First, as noted above, the West Broadway Community Organization boundaries do not perfectly match the City of Winnipeg neighbourhood boundaries, and neither of these matches the census tracts used by Statistics Canada. This means that the census information does not perfectly match the neighbourhood as defined by the West Broadway Community Organization and that the available census information is useful for tracking trends but is not a definitive representation of West Broadway. Data for the 2021 census has not been fully released, and represents the census tract (see map 3 above). All other census data is for the City of Winnipeg defined West Broadway neighbourhood.

Note that the 2011 National Household survey used a significantly different methodology than other census processes making it less reliable. Data from the 2011 National Household survey is still used to help identify long term trends.

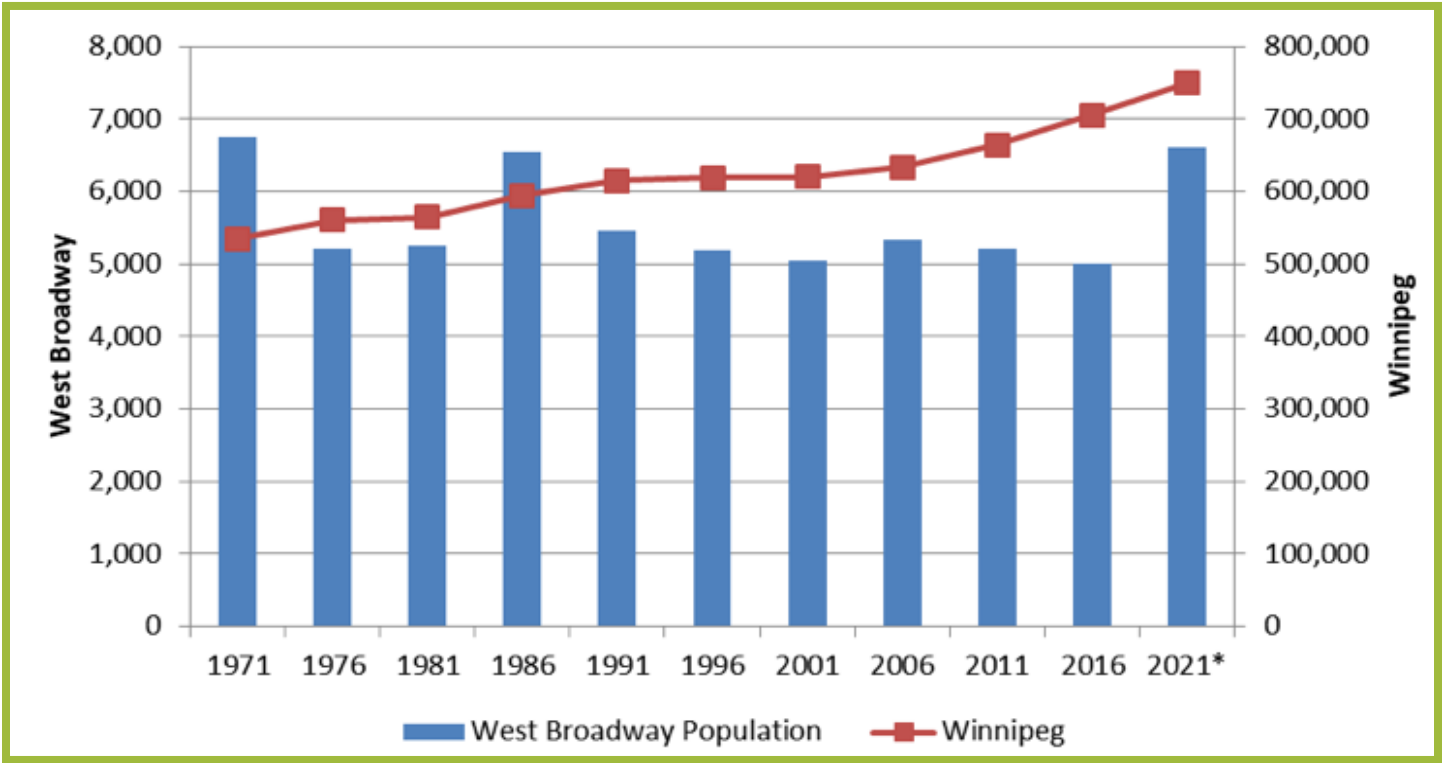


Image 10: West Broadway's population. Image Courtesy of WBCO

Population

In general terms, the West Broadway neighbourhood population has gradually declined from its historical peak, and then bounced back in the last few years. In 1971 the neighbourhood housed 6,745 people and that number has generally declined since then. The 2016 census showed that the neighbourhood population reached an all-time low of 5,010 people. (City of Winnipeg 2022 c.) However, since the last census a private report conducted by WBCO estimated that over 600 units of housing have been added to the neighbourhood, bringing new residents with them. The 2021 Census, for the Census Tract that includes most of West Broadway, and Armstrong Point, shows a significant population increase. With the population growing to 6,600 people (Statistics Canada 2022 b.). This highlights that the population is now growing at a significant rate in West Broadway.

Chart 1: West Broadway Population

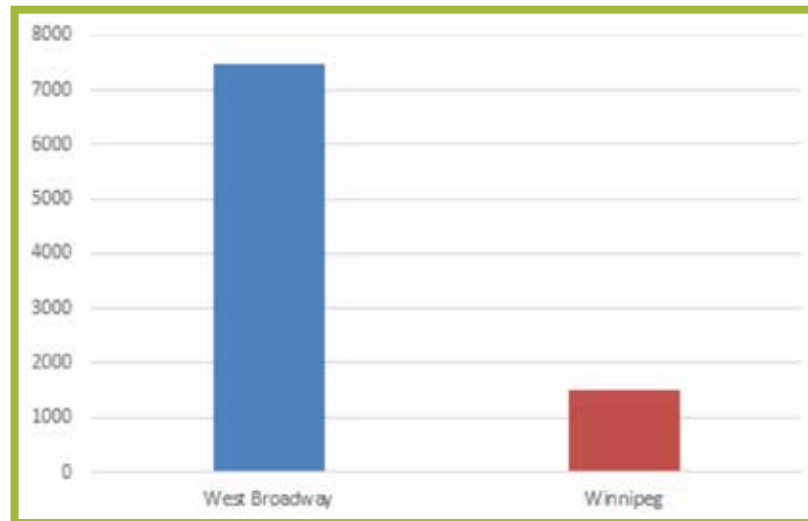


*Census Tract 6020015.00 (does not match CofW neighbourhood boundaries for West Broadway) City of Winnipeg 2022 c,d,e,f,g. Statistics Canada 2022 a,b.

Population Density

West Broadway has almost five times the population per square kilometre when compared to the City of Winnipeg as a whole. In 2016 West Broadway had a density of just under 7,500 people per square kilometer, as compared to the city average population density of 1,518 people per square kilometer (City of Winnipeg 2022 c) See Chart 2 below. This higher density means that more people are using and relying on services, such as garbage removal, snow clearing, sidewalks, community services, streetlights, roads, business services and transit. While there is a measurably greater intensity of service use, the City does not provide a corresponding greater level of service delivery to meet this more intense use based on this density rate.

Chart 2:Population density

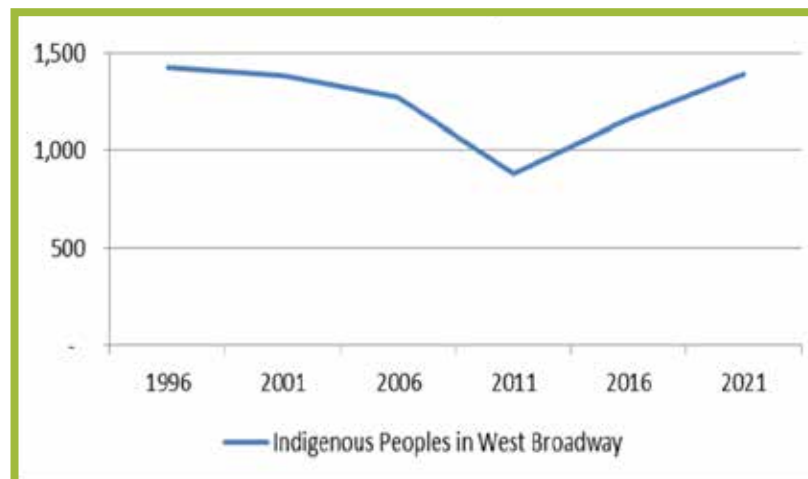


* Population Density is based on 2016 CofW Neighbourhood boundaries

Indigenous Identity

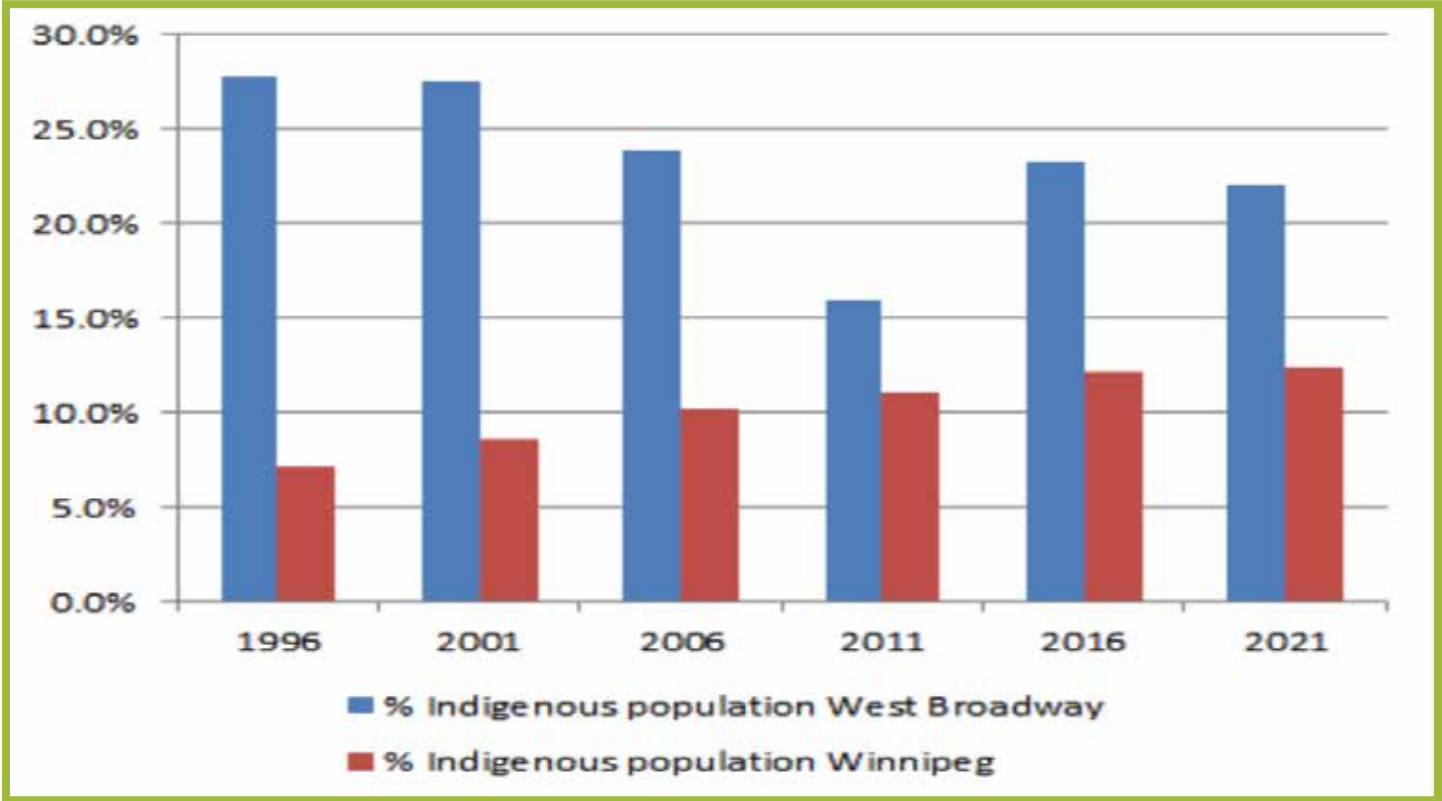
Indigenous peoples have always lived in the area, since before West Broadway was recognized as a neighbourhood, and certainly before the formation of Winnipeg as a municipality. The number of Indigenous people living in West Broadway gradually declined in the 1990's and early 2000's and then started to rebound from a low in 2011. As is shown in Chart 3 below. (City of Winnipeg 2022c,d,e,f,g. Statistics Canada 2022 b).

Chart 3:Indigenous Peoples in West Broadway



The proportion of the population in West Broadway that are Indigenous peoples has followed a similar pattern of change, with the percentage gradually declining to a low in 2011 and then gradually increasing again. In contrast to this, the percentage of the population of Winnipeg as a whole that is Indigenous has grown steadily over the same time period, as shown in Chart below (City of Winnipeg 2022c,d,e,f,g. Statistics Canada 2022 b).

Chart 4: Indigenous population in West Broadway and Winnipeg as per-



The overall number of Indigenous people in West Broadway in 2021 is now close to what it was in the early 2000’s and the rapid population increase in West Broadway is likely playing a significant role in this dynamic.

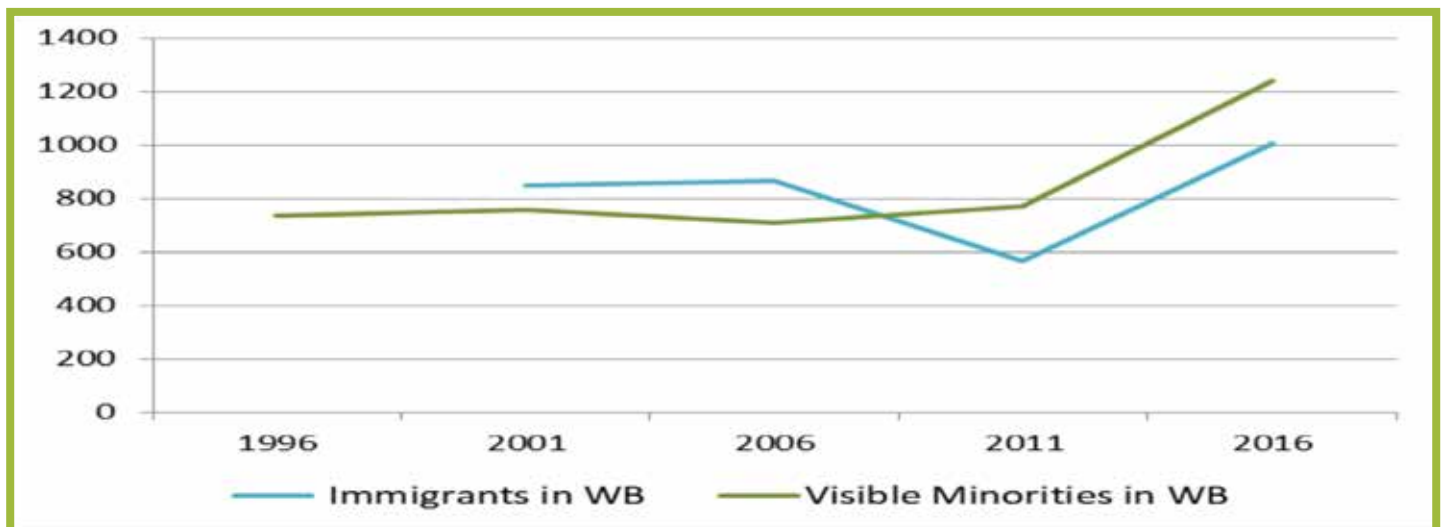
While the overall number of Indigenous peoples in West Broadway has grown in recent years, the proportion of the population that is Indigenous has continued to gradually decline, as the overall population increase was much larger. Despite the changes and trends over time, Indigenous peoples nonetheless represent almost one in four residents in West Broadway. Indigenous peoples continue to be a significant presence in the neighbourhood. This means that specific considerations are needed in all areas of programming and development. Furthermore, unlike most urban dwellers, many Indigenous people maintain strong connectivity with family and communities on reserve and in other rural settings; this dynamic has an ongoing impact on their access to and relationship with the neighbourhood and city which should be taken into account.

The West Broadway Community Organization is uniquely placed in the neighbourhood to engage in and spark wider community involvement in the process of Reconciliation.

Immigration and Visible Minorities

The number of people in West Broadway that are immigrants and visible minorities has been gradually increasing over the last 20 years. As is evident in Chart 5 below. The number of immigrants has increased slightly over each census period, growing from 850 in 2001 to 1,005 in the 2016 census. At the same time the visible minority population in West Broadway is also increasing, rising from 735 in 1996 to 1,240 by 2016 (City of Winnipeg 2022 c,d,e,f,g).

Chart 5: Immigrants and Visible Minorities



While the total number of immigrants and visible minorities in West Broadway has grown, their proportion of the neighbourhood population has also increased, as it has for the city of Winnipeg as a whole. This is illustrated in Charts 6 and 7 below (City of Winnipeg 2022 c,d,e,f,g)

Chart 6: Immigrants as a percentage of population West Broadway and Winnipeg.

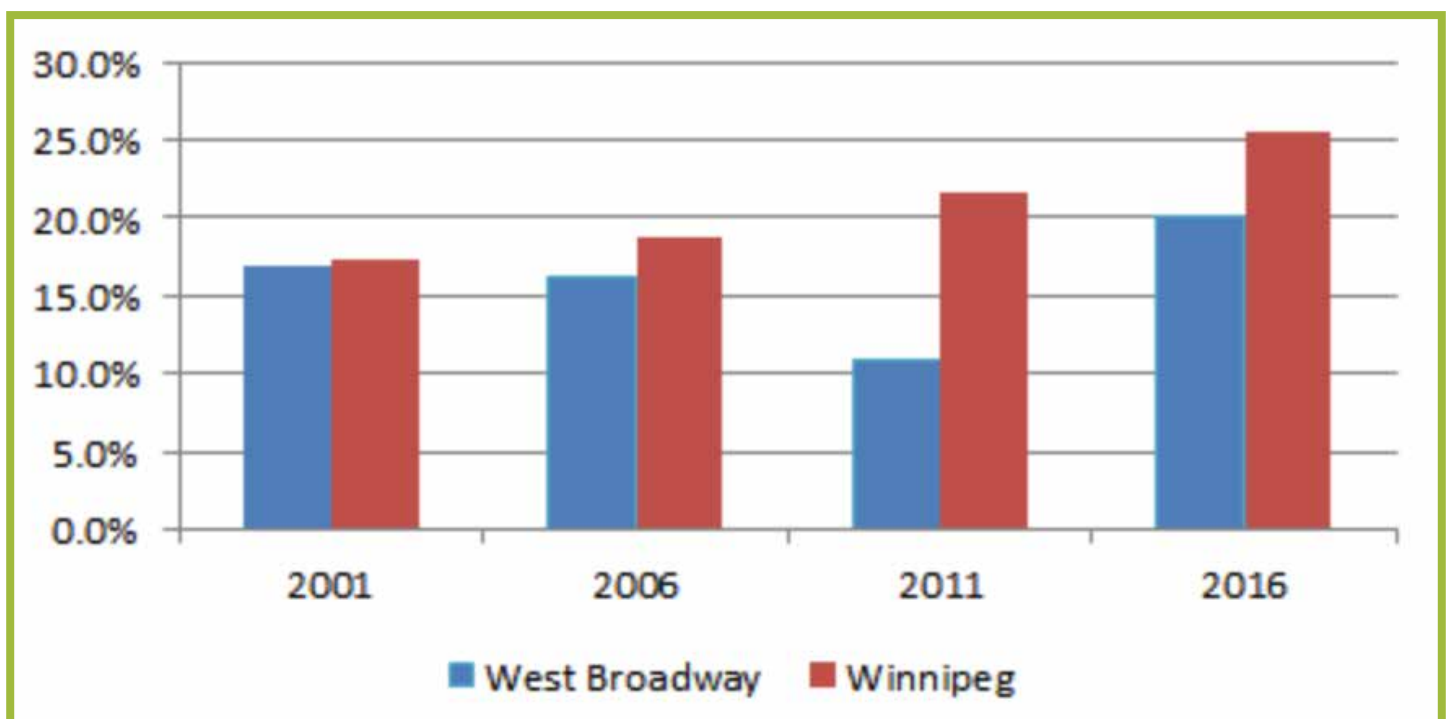
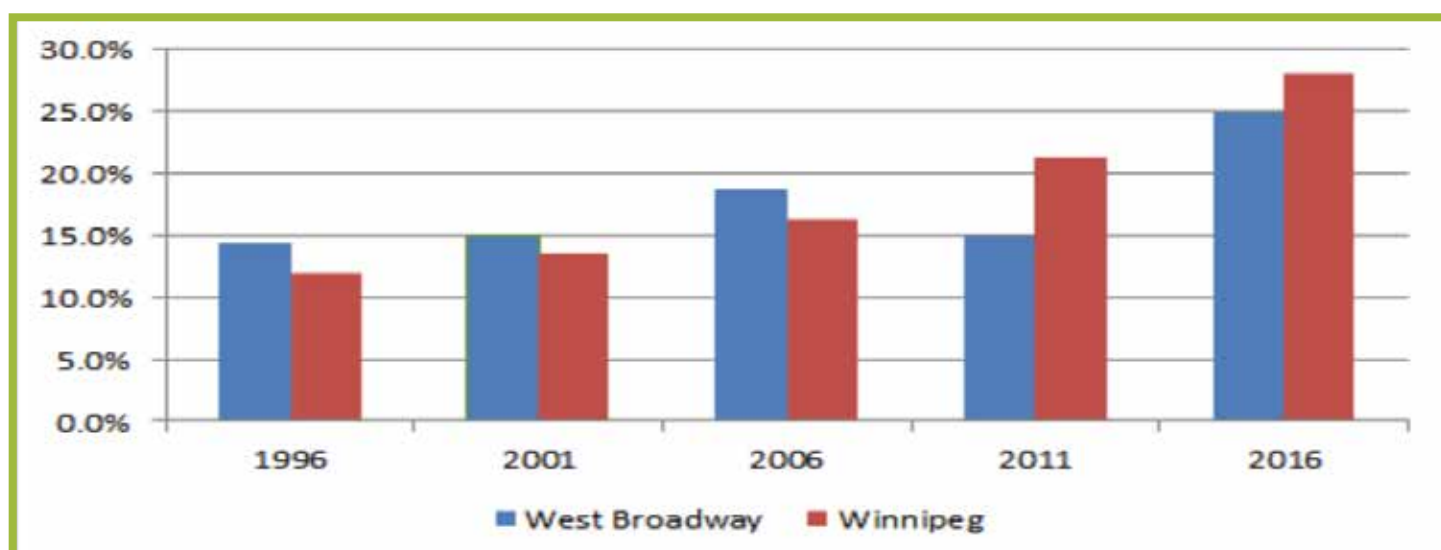


Chart 7: Visible Minorities as a percentage of population West Broadway and



There is no single demographic group driving this change. West Broadway, like much of Winnipeg's core area, is home to shifting waves of newcomers. And while some ethnic groups have larger populations than others, all populations of any size add their own contributions to West Broadway's distinctive, evolving identity. The growing number of immigrants and visible minorities has an impact and flow through demands on services, amenities and programming that are needed within the neighbourhood.

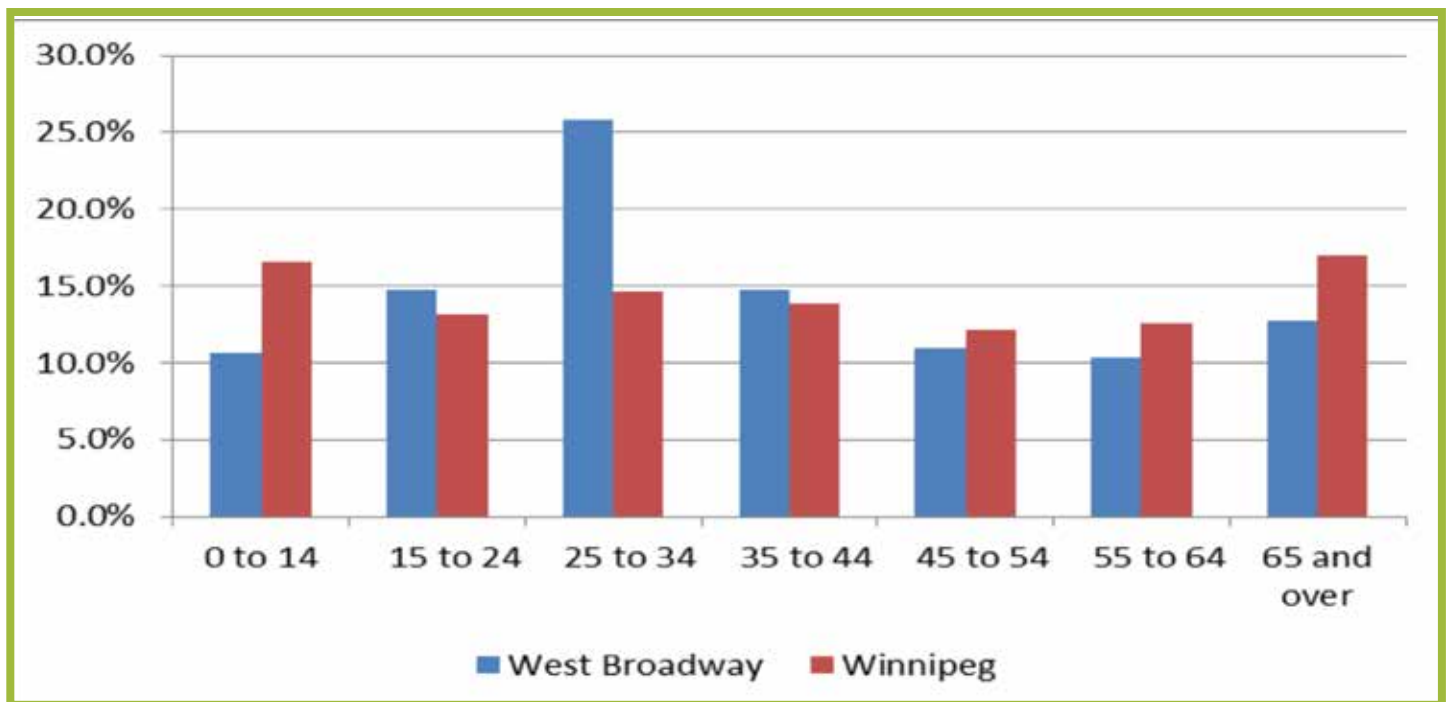
Note on terminology: The term "Visible Minorities" is used by Statistics Canada to describe people who are not white. We recognize that this definition is problematic. This is especially true when discussing many of the older, and inner-city neighbourhoods in Winnipeg, where white people are often the true minority of the population.

Age

The population in West Broadway is somewhat younger than that of Winnipeg as a whole. In the 2021 Census, the median age in West Broadway is 34.4 years while the median age for Winnipeg is 38.8 years. (Statistics Canada 2022 a,b).

Chart 8 below compares the proportion of the population in West Broadway to Winnipeg as a whole. The proportion of very young children in West Broadway is markedly lower than the rate for Winnipeg, while the proportion of people aged 25 to 34 is significantly higher than it is for Winnipeg. These demographics are likely driven by West Broadway serving as a home for many young adults while they attend classes at the University of Winnipeg. Most would move once their classes were completed, making way for a new influx of young university students, keeping the population mix somewhat younger than that of the city as a whole. Younger university students are less likely to have children, which helps to explain the slightly lower portion of very young kids in the neighbourhood. The very high proportion of rental properties in West Broadway make it a natural fit for university students.

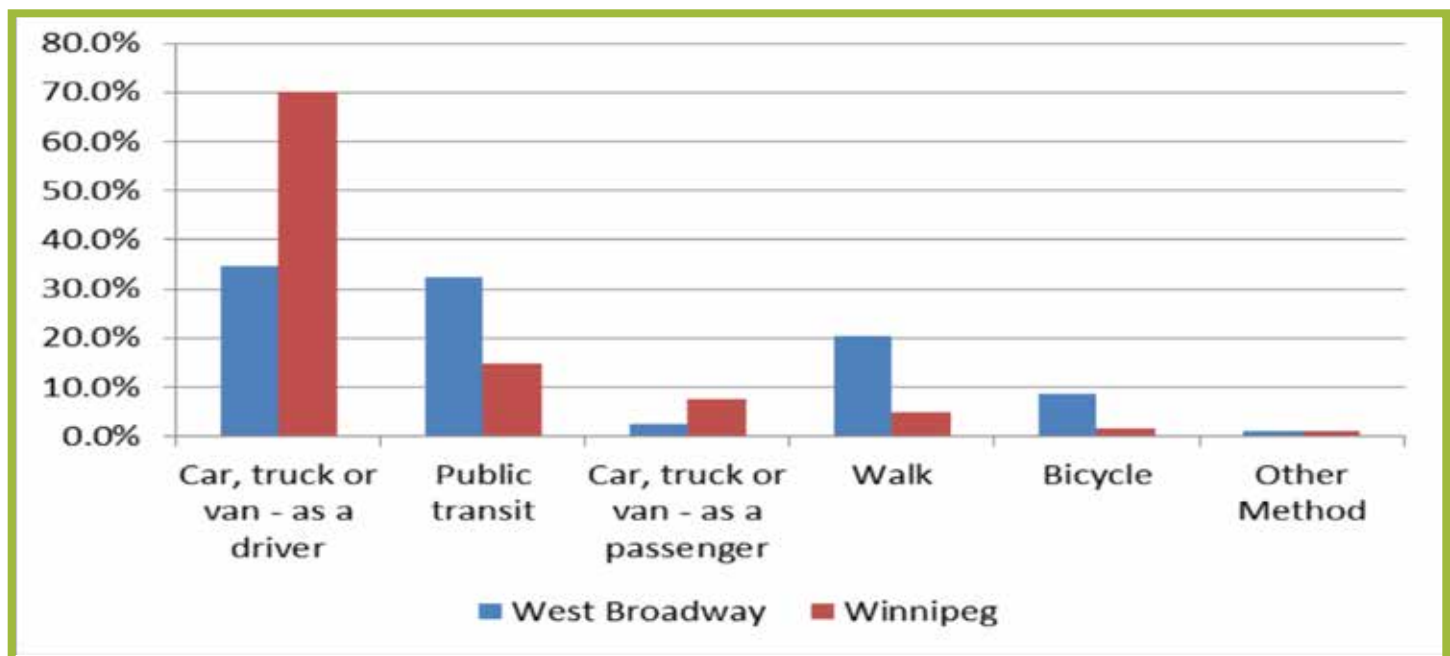
Chart 8: Age distribution West Broadway and Winnipeg (2021)



Mobility and Transportation

The population in West Broadway relies heavily on active transportation to meet their needs, shown in Chart 9 below (City of Winnipeg 2022 c). When compared to the city as a whole, the residents of West Broadway are half as likely to be a driver and one third as likely to be a passenger in a car, truck or van. Residents are more than two times as likely to rely on transit, four times as likely to walk and almost five times as likely to bicycle compared to Winnipeg as a whole. This means there needs to be greater care and attention to sidewalks, bicycle routes and ensuring good access to public transportation. It also means that more people will be using sidewalks and other active transportation routes.

Chart 9: Main mode of commuting (2016)



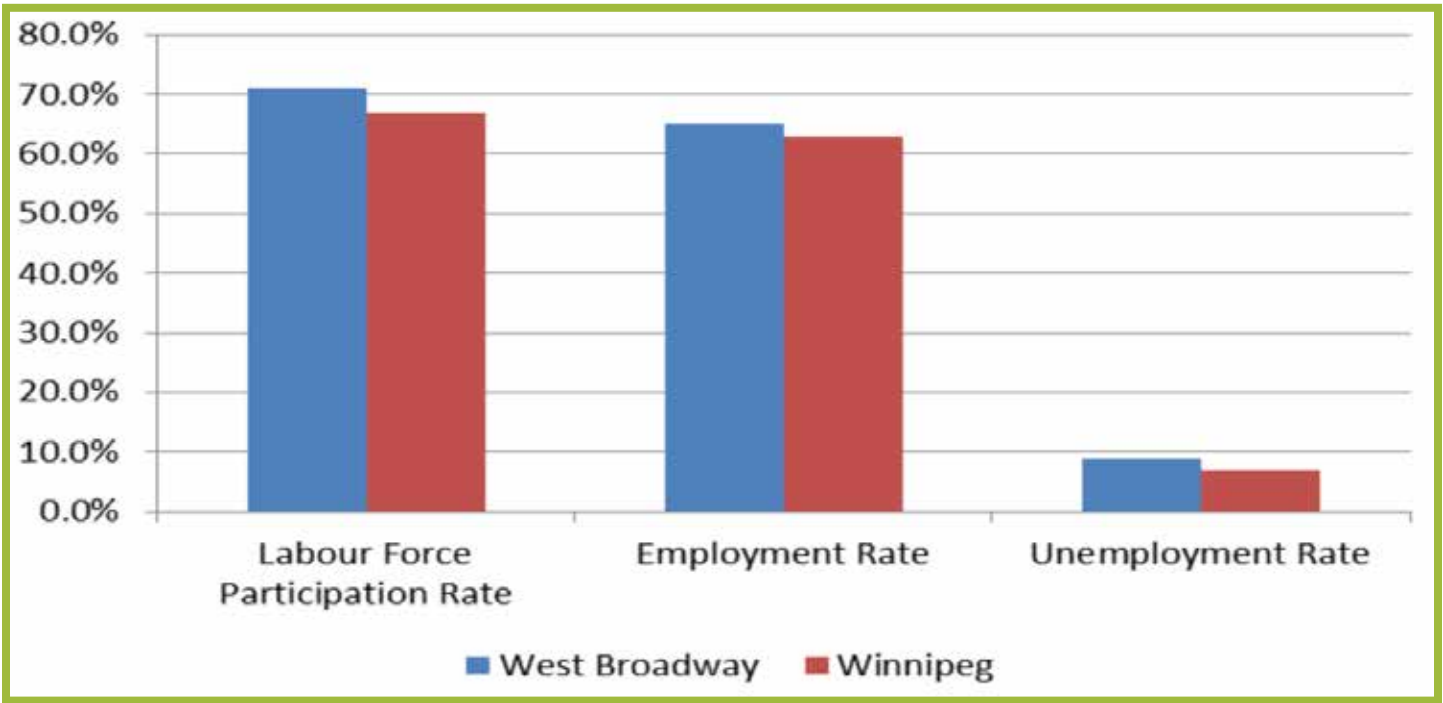
The much greater reliance on active transportation by the residents in West Broadway has policy ramifications for the City of Winnipeg itself. Taken together, the residents of West Broadway are nearly three times as likely to use active transportation. West Broadway as a neighbourhood also has five times the population density that Winnipeg does, and these factors multiply each other. Five times the density and five times the reliance on bicycles means that cycling infrastructure is 25 times more heavily used in West Broadway than the city as a whole. The sidewalks are utilized 20 times more than elsewhere in Winnipeg and transit is utilized 10 times more.

West Broadway residents rely on active transportation and deserve a corresponding intensity of civic services to support the residents and their transportation mode of choice.

Employment and Income

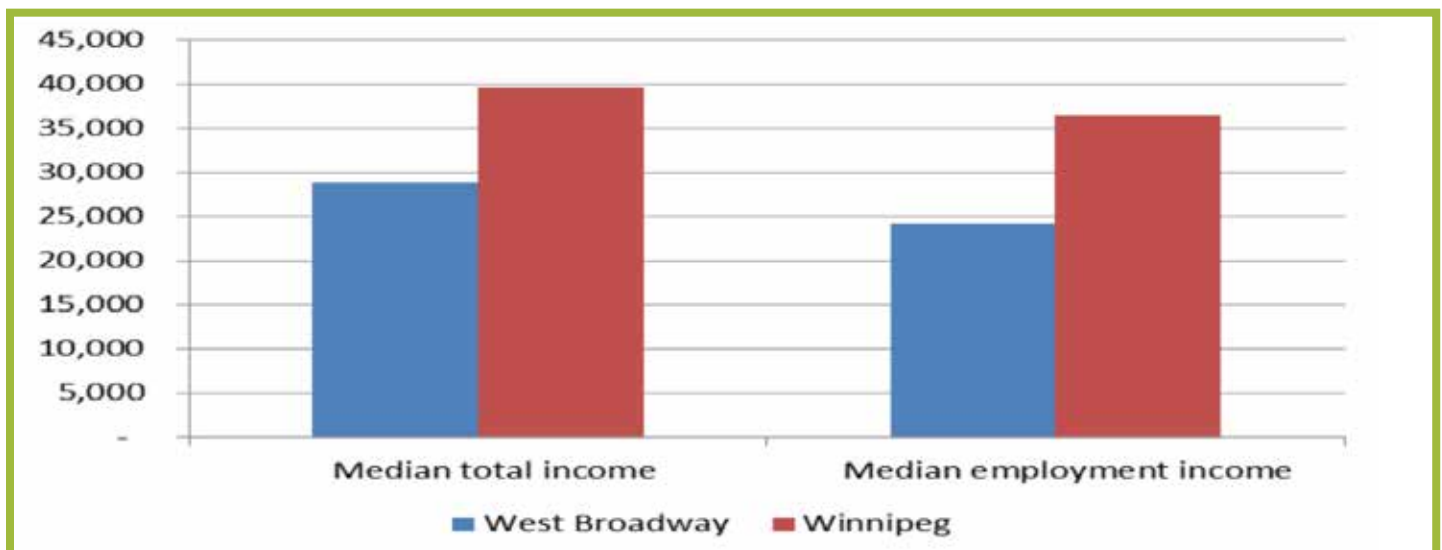
The residents of West Broadway participate in the labour force to a greater degree than the city of Winnipeg as a whole. Based on data in the 2016 census, Chart 10 below (City of Winnipeg 2022 c) shows the residents of West Broadway have higher rates of labour force participation, higher rates of employment, and higher rates of unemployment.

Chart 10: Labour Force West Broadway and Winnipeg 2016



Despite this higher engagement and participation in the workforce, the residents in West Broadway tend to receive lower incomes compared to the city as a whole. Chart 11 below uses census data from 2021 to compare median incomes for all people age 15 and up. (Statistics Canada 2022 a,b). The median income is the point at which half of the residents earn more and half of the residents earn less. In West Broadway median total incomes are almost \$11,000 lower than the median income for the city. When looking at employment the median employment income for residents in West Broadway is \$12,200 lower than it is for the city as a whole. The overall lower income nature of the population in West Broadway means that there is a great need and requirement for additional services and supports from government, community services and business.

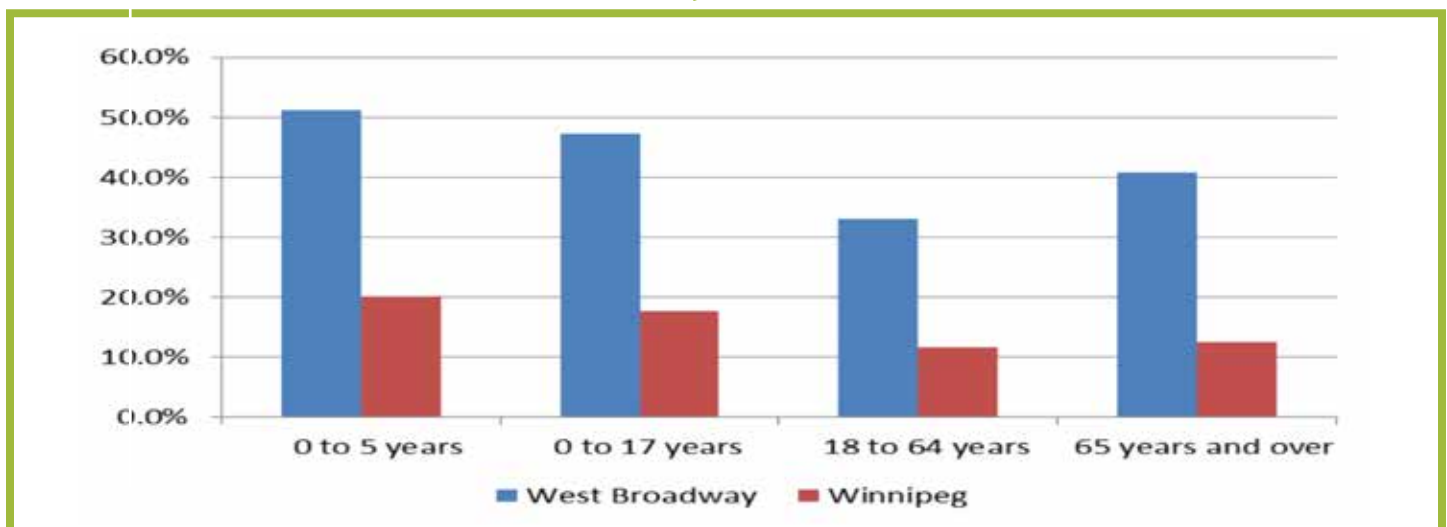
Chart 11: Median Incomes West Broadway and Winnipeg 2021



Lower incomes

West Broadway has a larger portion of the population living with lower incomes compared to the rest of the city. One measure of this is the Statistics Canada with the low-income after-tax measure (LIM-AT). Using the 2020 income data and the LIM-AT, every age bracket in West Broadway shows a greater prevalence of low incomes, seen in Chart 12 below (Statistics Canada 2022 a,b)

Chart 12: Prevalence of low income based on the Low-income after-tax measure (LIM-AT) 2020



As of 2020, some 35.8% of the residents of West Broadway were low income, and it should be noted that low-income status is not spread evenly across populations but in fact falls disproportionately on vulnerable people. Over 50% of children aged 0 to 5 years old in the neighbourhood fall below the low-income measure, while for Winnipeg as a whole, it is a much lower rate of 20% (Statistics Canada 2022 a,b). Similar results are found with seniors age 65 and over with 40% of those in West Broadway falling below the low-income measure – while the rate for Winnipeg is about one third of this at 12.5% (Statistics Canada 2022 a,b).

It is important to note that this data does not include the homeless population that lives in and accesses services in West Broadway, meaning that the census data actually overstates incomes in West Broadway.

Household Size and Makeup

West Broadway's diverse and unique character is also found in the household makeup, which continues to differ from the city as a whole. West Broadway has significantly more single people and substantially fewer married couples than Winnipeg as a whole. The West Broadway neighbourhood averages 1.6 people per household which is lower than the city's average of 2.5 people per household. This is largely due to the significant proportion of households which are 1 person. In 2021 in West Broadway, 60.9% of households are composed of 1 person while the citywide rate is 30.2%. (Statistics Canada 2022 a,b). This is driven, in part, by the much larger portion of post-secondary aged residents living in West Broadway, as noted in the Age section above.

The high number of rental units, the relative affordability of the neighbourhood and the availability of amenities accessible without a vehicle, all combine to attract residents from all income levels to the neighbourhood. While higher income individuals and families can pay more for housing than low-income residents, the strong community sense and the many supportive agencies, organizations and businesses in the neighbourhood and surrounding areas go a long way towards filling in some of the gaps created by a lack of financial resources.

The Homeless Population

Those experiencing homelessness in Winnipeg make up a far larger segment of the population than might be seen at first glance. However, this segment of the population is not adequately captured in the census and statistical data, which leads to discrepancies in services and housing. While there has been an increase in the visibly homeless population in West Broadway, there is also a significant and growing hidden homeless population. This “hidden” group includes people who “couch surf”, live informally in others' houses, live in shelters, live in cars, or who are in transitional housing.

The Winnipeg Street Census, using a Point in Time Count, estimated that there were 1,519 people experiencing homelessness in Winnipeg (Brandon & Nino, 2018) on April 17 and 18, 2018. The Homeless Hub numbers are higher, estimating that in Winnipeg “there are about 135,000 people at risk of becoming homeless, 7,600 ‘hidden’ homeless, 1,915 short-term or crisis sheltered people and 350 living on the streets in Winnipeg” (Homeless Hub, 2020). These numbers indicate that the majority of those who are homeless are not visible, but rather are living provisionally, sharing accommodations, and transiently moving. As this segment of the population is not captured in statistical data they can often get overlooked when considering community composition.

While the exact number of the homeless people within West Broadway are not known, we do know through discussions with both service agencies and community members that there is a significant visible and hidden homeless population. Community priorities must be geared towards meeting the needs of the homeless population.

The 2018 Street Census sheds some light on the demographics of those experiencing homelessness. This census indicates that the most frequent age in which individuals became homeless was 18 and “the most common reason for homelessness was family breakdown (including violence and abuse), followed closely by substance abuse.” (Brandon, J & Nino, C. 2018). Brandon and Nino note the correlation between homelessness and having been in the care of Child and Family Services (CFS) stating that, “more than half of those experiencing homelessness on April 17 & 18 had been in the care of Child and Family Services. Of those that had been in care, 62.4% experienced homelessness

within a year of aging out of care. This depicts the need for services and support for those aging out of care to break the cycle of homelessness before it starts as youth homelessness leads to adult homelessness.” (Brandon, J & Nino, C. 2018). The Street Census identified 455 youth under the age of 29 experiencing homelessness, further reinforcing the need to provide supports and programs for the homeless youth population. The Street census also revealed that Indigenous people are vastly over-represented in the homeless population, making up almost 66% of those experiencing homelessness (Brandon, J & Nino, C. 2018).

While there is governmental support available in the form of Employment and Income Assistance (EIA), the amount of money provided to individuals is often significantly below the need. In Manitoba, a single adult receives a total of \$796/ month (Province of Manitoba, 2022). CMHC data indicates that the average rent for a bachelor unit in the City of Winnipeg in October of 2020, is \$757/ month, while the average rent for a bachelor unit in West Broadway is \$676 (CMHC, 2021) See Table 2 below. This means that an individual on EIA, renting a bachelor unit in West Broadway would need to spend approximately 84% of their monthly income on rent. It becomes clear that EIA rates are inadequate to obtain and maintain safe, affordable housing while also meeting other basic needs. This inadequacy contributes to homeless population and the need to address the discrepancy between EIA rates and market rents.

Table 2: Comparing monthly EIA Rates with Average Rents

Monthly EIA Rates	Average monthly shelter costs for rented dwellings Winnipeg	Average Monthly Shelter costs for rented dwelling West Broadway
\$796*	\$757**	\$676**

*Monthly EIA rates (https://www.gov.mb.ca/fs/eia/eia_general.html)

**For a bachelor unit (CMHC, 2021)

While there is a need to increase monthly allowances, the street census highlights that it is not simply an increase in income that is needed but rather a holistic approach that includes supports and services that will assist the homeless and precariously housed population. This includes access to treatment for substance use, and after care. As well as mental health support and education. This community plan needs to include greater attention to ensuring the holistic needs of the homeless population and how to best plan for housing and related services for this segment of the population.

Summary: Neighbourhood Character

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

However, like all neighbourhoods, West Broadway does face challenges. The people of West Broadway want to work but their employment rate and incomes have not kept pace with this enthusiasm. A high percentage of the population live with low incomes, and this is especially true for seniors and families with your children. While rents and comparable housing prices in West Broadway are still lower on average than the rest of the city, they have increased dramatically over the past ten to fifteen years, making the neighbourhood less affordable. Residents and visitors appreciate the tremendous sense of community and would like to see even more community-based events and activities.



Image 11: West Broadway's population. Image Courtesy of WBCO

What goes into developing the Community Plan

The process of developing a community plan centers on bringing together many different voices, sources of information, data, and listening to as many people as possible. See Image 12. A community plan fits within the existing planning and regulatory context such as Our Winnipeg 2045 and Complete Communities 2.0. It reviews and builds upon existing community plans. It looks at a broad range of data, examples, and sources of information, and it uses different strategies and tools to meet and listen to the residents of West Broadway.



Image 12: Graphic showing the Community Plan process

The following sections detail the different steps in creating this community plan and presents a summary of what was heard throughout this process.

Previous and Current Plans Summary

Part of the process of developing this community plan was to look at current and past plans for the West Broadway neighbourhood.

The themes and recommendations from the current and past plans provide context to community members of opportunities and issues that are already being considered and help to compare where action or inaction, progress or decline has occurred over the years. A significant amount of community energy was put into the development of these different plans over the years. A combination of consultation, collaboration, planning, coordination, action and accountability measures has, from what we have heard from community members, continued to enhance the community.

The plans that have been reviewed as part of this community consultation and plan development process include:

- 2021-2026 Housing Plan
- 2014-2019 Housing Plan
- 2016-2021 Community Plan
- 2013-2016 West Broadway Business Improvement Zone Master Plan
- 2011-2016 Community Plan
- 2010 Safety Plan
- 2009 Green Space Plan
- 2008-2012 Housing Plan
- West Broadway Community Needs and Strengths Assessment Report For Older Adults: 55+ (2016)
- Active Transportation Survey (2016)
- West Broadway Methamphetamine Strategy

Seven broad themes were synthesized from past West Broadway plans and shared at the consultations. This was done partly to allow the community a chance to validate existing priorities and remove issues that were no longer a concern. There was also space for the community to add new or emerging priorities which were then included in subsequent consultations. The existing seven themes were validated:

Increasing Income and Power for Well-Being

Increasing residents' resources through mentorship, education, improved communication, networking, community relationships and both personal and systemic advocacy.

Community Spaces and Environment

Improving the community accessible assets and infrastructure within the neighbourhood. This included enhancing public spaces, promoting awareness and use of green spaces and gardening, good urban planning, quality buildings, more and better usability of existing neighbourhood and community assets.

Mobility and Active Transportation

Improving transportation options, connections and infrastructure with a special focus on improvements for pedestrians, cyclists and transit users.

Image and Perception - Community Pride

Improving both the physical look of the neighbourhood and also the psychological and media perception of West Broadway. Doing so in a way that improves the sense of community and creates opportunities for residents.

Housing, Homelessness and Accommodation

Work towards every resident having housing that is appropriate to their needs, in good repair and affordable. Doing this in a way that builds better community relationships, more affordable housing and a better quality of life.

Community and Social Development

Improve the quality of life of residents and community members through existing and new programs and services. Delivered in a way that builds and strengthens community connections and relationships along with the programs, services and business.

Safety and Security

Improve residents' sense of safety and security through community-based responses to issues. Act to reduce potential dangers in the neighbourhood and engage in education and community building activities.

These seven themes were included in the consultation process to allow participants to verify if they were still valid or not and to add new concerns.

LAHRK Consulting is recommending that WBCO add Reconciliation as an additional lens for this Community Plan.

Reconciliation

Commit to the ongoing work of establishing and maintaining respectful relations with Indigenous Peoples. This is especially relevant for West Broadway, home to a significant Indigenous population.

Consultation Process

Tools Used

The consultations used a variety of participatory tools to provide different options and ways for people to participate and provide input. These included two surveys, six focus groups, attending community events, neighbourhood observation and one-on-one interviews. The two surveys were distributed on paper and online with results collected through Survey Monkey. Surveys were taken door-to-door, were available at many community events, were sent out in Good Food Club boxes, and were available at many service agencies throughout the neighbourhood. Display boards were created that included summary information and past plan priorities that participants were encouraged to validate or add too with dots and sticky notes. The display boards included a PARK process (PARK is an acronym for Preserve, Add, Remove and Keep Out) as a simple way for people to either write out their thoughts and share them on a sticky note, or as a conversation starter where the consultants then took notes and added them to the PARK board.

Copies of the tools are included in Appendices 1 and 2.



Image 12: Modified PARK being used



Image 13: Street Stall

Community-based Events Attended

Between December 2021 and August 2022, the consultants attended 14 events in the community to inform and gain feedback from a cross-section of residents and participants. We informed and invited over 1,343 people to participate at large public community events by reading the poster board summaries, sharing their opinions, asking questions and filling out the survey.

Public Community Events (1,303 people attended):

- One Just City Community Dinner (x2)
- Good Food Club Hamper Distribution (x2)
- West Broadway Community Spring Clean Up
- West Broadway Neighbourhood Centre BBQ
- Art City Parade
- Acorn Family Place
- Bear Clan Walk

Focus Groups (40 people attended):

West Broadway Business Community (virtual)

Community at large (virtual)

Community service agencies (virtual)

Resource Assistance for Youth- focus group

Acorn Family Place

Art City

Key Person Interviews

Three key-person interviews were conducted by LAHRK Consulting.

Survey Participation

For the Community Plan survey some 87 online and paper survey responses were collected by going door to door, sharing at events, and through the West Broadway Community Organization's mailing list and network of partner organizations. The recently completed West Broadway Housing Plan consultations, focus groups and surveys deliberately included a broader focus on the community, so some results and data gathered in the Housing Plan consultation process is also used to inform this Community Plan. Over 150 surveys were completed during the Housing Plan consultation process.

What the Community Said – Priorities

Through the consultation process the seven main priorities identified in the last community plan continue to remain relevant, and almost all of them link to and fit with the framework of Reconciliation. Reconciliation is not a stand alone priority but rather one that is integral to all seven priorities. Therefore a reconciliation lens is needed to view all priorities and actions.

Reconciliation Lens

To uphold our commitment to the ongoing reconciliation process by placing reconciliation at the forefront of all community priorities and actions.

The seven main priorities for the new community plan are:

Community and Social Development

To build on the diverse, busy, friendly and inclusive community by creating community connections and meeting residents' needs.

Housing, Homelessness and Accommodation

To provide appropriate, safe, affordable, housing and housing related supports for all people.

Community Spaces and Environment

To protect, preserve and enhance community recreation, community facilities, green spaces and both the natural and built environments.

Safety and Security

To create a community where all people feel safe and secure.

Mobility and Active Transportation

To build and expand active transportation routes, improve pedestrian mobility, and calm traffic throughout the neighbourhood.

Image and Perception

To foster positive neighbourhood perception through beautification, amenities, art and community connections.

Increasing Economic Well-Being

To foster and encourage local economic opportunities and provide opportunities to help increase income levels.

A summary of the community priorities and what was said during the consultations is presented in the following section. Many of the comments and feedback relate to more than one priority.

For example, people liked the Good Food Club hampers, which falls under Community and Social Development, but it also falls under economic well-being. For the purposes of this report, we have tried to highlight the connections. Numbers in the following sections refer to the responses received throughout the consultation process and/or the survey process and are included to provide the reader with a sense of how frequently a particular issue or item was raised. The frequency of mention is assumed to indicate its relative significance, with larger numbers indicating a larger community concern or interest.

A complete copy of the consolidated consultation and survey results is in Appendix 1.

Reconciliation

Reconciliation was an issue that came through in every priority. While not specifically mentioned by name, comments were received that showed the importance of reconciliation and the need to build it into the community plan. Comments asked for more Indigenous businesses, Indigenous programs and services, culturally diverse programming, and Indigenous-led community gardens. For reconciliation to work, it needs to be built into our daily lives. Therefore, this priority affects and informs how all the subsequent priorities, goals, and action plans are implemented. Reconciliation should be considered as a component, or an additional lens, that applies to every priority. The following sections include some references to the Truth and Reconciliation Commission (TRC) Calls to Action, the Missing and Murdered Indigenous Women, Girls and 2 Spirit (MMIWG2S+) Calls for Justice and the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) Articles as they relate to what we heard from the community. Any subsequent actions should consider the relevant Calls to Action, Calls to Justice and the Articles.

Community and Social Development

The value of community-based programs and services was the largest theme shared by participants with some 568 participant references. Overall people valued the community connections, the people in the community and the programs and services that exist. Many comments mentioned specific programs by name, and some also mentioned new programs that are needed, or requested an expansion to existing programs and services. The comments were broken into five broad themes that all relate to the idea of building community through connections and the direct delivery of programs and services. The five themes are:

- Programs and services - there were many comments that specifically mention the programs and services available.
- Reducing barriers to access - feedback gathered expressed the importance of making sure that people can participate and access programs and services.
- Food security - community members talked about the value of food programs and the need to encourage and expand access to food.
- Personal well-being - many participants commented about existing and needed supports and programs to address social, mental, and physical health.
- Community building - respondents mentioned the importance of building connections and relationships between community members.

What we heard:

"I love living here, have great neighbours, community is diverse, friendly. I really appreciate the neighborhood character here. I never met so many neighbors so quickly - and I've moved around a lot, including in many other Canadian cities."

"Love this place, its vibrancy, it's transit, proximity to downtown, The Forks, etc. Needs more recreational opportunities in the area, and a bit of sprucing up."

"(The Best thing about West Broadway is) The community, different community programs such as Art City, Good Food Club."

"{I like} sense of community and pride in community, events & activities & opportunities for low-income people, events (in non-COVID era) like the Art City parade and the Snoball Festival, low-cost community dinners, Art City, the Good Food Club."

"The diversity of the people who live here. Also, all the great programs and organizations."

"Dense, accepting, diverse, affordable, interesting so many different cultures and backgrounds of people, mix of low and high income, feelings of community."

"Sense of community, location to downtown/transit routes, bike paths, affordable rent, green spaces, shops and services."

The need to provide additional supports, to be inclusive and to recognize diversity is mentioned in the Calls for Justice.

Call for Justice 15.2 : to Decolonize by learning the true history of Canada and Indigenous history in your local area. Learn about and celebrate Indigenous Peoples' history, cultures, pride, and diversity, acknowledging the land you live on and its importance to local Indigenous communities, both historically and today.

Programs and Services

Many references were made to specific types of programs or services community members would like to see improved or added to in West Broadway. The top priorities were youth-specific programs and services for the homeless and precariously housed population. This included 24-hour safe spaces, warming facilities, transitional housing, addictions, and mental health treatment, including a need for more prevention and support programs. Many participants described a preference for a wider variety of programs such as arts, sports and music that stay open later or are integrated into 24 hour safe, drop in centres for youth.

One of the survey questions asked people how they rated services for seniors and for youth. As shown in the charts below, the services for seniors were rated about neutral - neither very poor nor excellent. Services for youth rated better with responses indicating a more positive than negative sense. These responses, coupled with the discussion and conversations indicate that there is an awareness of the many youth-oriented programs and services, such as Art City, and youth programming at BNC. There is much less senior specific programming, and if it does exist, it is less well known.

What we heard:

"More mentorship/peer support programs, in all areas, life skills, employment, housing, relationships, parenting."

"More social supports for people of all ages and diverse backgrounds with sustained funding, so the organizations can focus on the work that they're doing, and not worrying about writing grants to keep the lights on."

"Would also like to see more recreational opportunities for adults (e.g. leisure guide classes, adult learning opportunities)."

"Need a seniors drop-in centre."

"Perhaps a service similar to RAY but aimed at adults."

"More people like those at WBCO getting active and involved!"

"More funding for community programming like Art City and WBCO."

What we heard continued:

“Evening activities and services, festivals, more safer spaces for adults facing challenges, overnight shelter space.”

“More funded youth programs.”

“More social activities, social, recreational.”

“Places open at night.”

“Mens groups/ things to support males.”

“More social service agencies that can provide access to resources and supports, more community events that bring in the locals to get to know each other.”

“More stuff for families and programs too.”

“More programs and night supports.”

This need to provide programs and supports for Indigenous families is specifically mentioned in the Calls to Action and Calls for Justice.

Call to Action 5: . . . to develop culturally appropriate parenting programs for Aboriginal families.

Call to Action 66: . . .for community-based youth organizations to deliver programs on reconciliation.

Call for Justice 15.2: to Decolonize by learning the true history of Canada and Indigenous history in your local area. Learn about and celebrate Indigenous Peoples’ history, cultures, pride, and diversity, acknowledging the land you live on and its importance to local Indigenous communities, both historically and today.

Reducing Barriers to Access

One theme running through all the areas in this section was the need for increased access to those programs and services which already exist. Several concrete barriers to access were identified. These included:

- Awareness - there is a need for better distribution of information about existing programs, which takes into account that different populations and people have different channels to access information.
- Availability - hours of availability continue to be a barrier, in particular to working people, services which are only open during the weekdays are inaccessible to many.
- Inclusivity - there is a need for programs to be inclusive and understanding of the specific needs of Indigenous people. Survey respondents indicated that facilities and services for Indigenous peoples tend to be of poorer quality as seen in Chart 13. Addressing this will take concerted, and ongoing efforts.



Chart 13: Survey Response

What we heard:

“Evening activities and services, festivals, more safer spaces for adults facing challenges, overnight shelter space.”

“I feel barriers like organizations working in silos, not sharing info.”

“More awareness of what is going on in neighbourhood.”
“Better advertising of sports options available”

“{Need a} West Broadway resource guide - share this guide”

“Place for coffee 24/7.”

“More housing and kitchens open more hours every day.”

“I know the community centre exists, but I really don’t know what they do there...more community outreach/PR about initiatives would be great!”

This need to better serve and include Indigenous peoples is formally recognized in the Calls for Justice and Articles, which call for reducing barriers.

Call for Justice 15.7: Create time and space for relationships based on respect as human beings, supporting and embracing differences with kindness, love, and respect. Learn about Indigenous principles of relationship specific to those Nations or communities in your local area and work, and put them into practice in all of your relationships with Indigenous Peoples.

Article 24,1: . . . Indigenous individuals also have the right to access, without discrimination, to all social and health services.

Food Security

Respondents offered 158 comments that fit within the theme of food security. This included both the value of and need for community programs that help address food insecurity, the need for healthy, affordable and alternative grocery options, and the importance of community gardens.

Access to food is a basic human need and throughout the community consultation process it was very clear that many residents rely on community services and programs to help meet this need. Many conversations with residents were held with people while they were meeting their immediate food needs. LAHRK met with and listened to individuals as they were getting their dinner at 1Just City, picking up their food bag from the Good Food Club or while receiving food from the Bear Clan. Residents mentioned the importance of the various programs and their success in helping people meet immediate food security needs.

In many of the conversations, it was clear that people did not have enough income to always purchase the food that they needed, especially as inflation drives up the cost of groceries. Many residents talked about the inadequacy of government support, often noting that EI and EIA payments were insufficient to meet their needs. Instead people noted that they depend on the community organizations and programs to help meet their food security needs.

The Winnipeg Food Atlas, accessed through the Manitoba Collaborative Data Portal shows West Broadway as a neighbourhood with a severe food mirage, where financial hardships makes nutritious food unaffordable for residents, despite being available at local grocery stores(Winnipeg Food Atlas).

Many people prioritized options for better quality, and more affordable produce, with a focus on the need for low-cost grocery options. Community gardens were identified as important parts of food security and important for building social connections (see community spaces and environment section), with many respondents wanting to add more community garden plots. Some respondents asked for edible landscapes in public places such as berry patches, an orchard and planting vegetables instead of flowers.

What we heard:

“Community kitchens so you can cook food hamper supplies.”

“Access to healthier and affordable food in the neighborhood.”

“Food security needs to be a priority because of inflation and lots of working poor cannot access the program.”

“More community dinners.”

“Affordable food (not Pals - cheaper groceries) - have to go to St James for cheap groceries.”

“More access to food (emergency on weekends). Not enough programs/services.”

“A few of my neighbours brought up how we could have some community pantries on various streets. We had someone break into one of our homes last year and all they took was food. That was really sad and pointed to the fact that all community members need support, especially those living in poverty.”

“More Indigenous led community gardens.”

“Encourage more community gardening. More gardening workshops to encourage gardening.”

“Less expensive grocery store in walking distance like No Frills.”

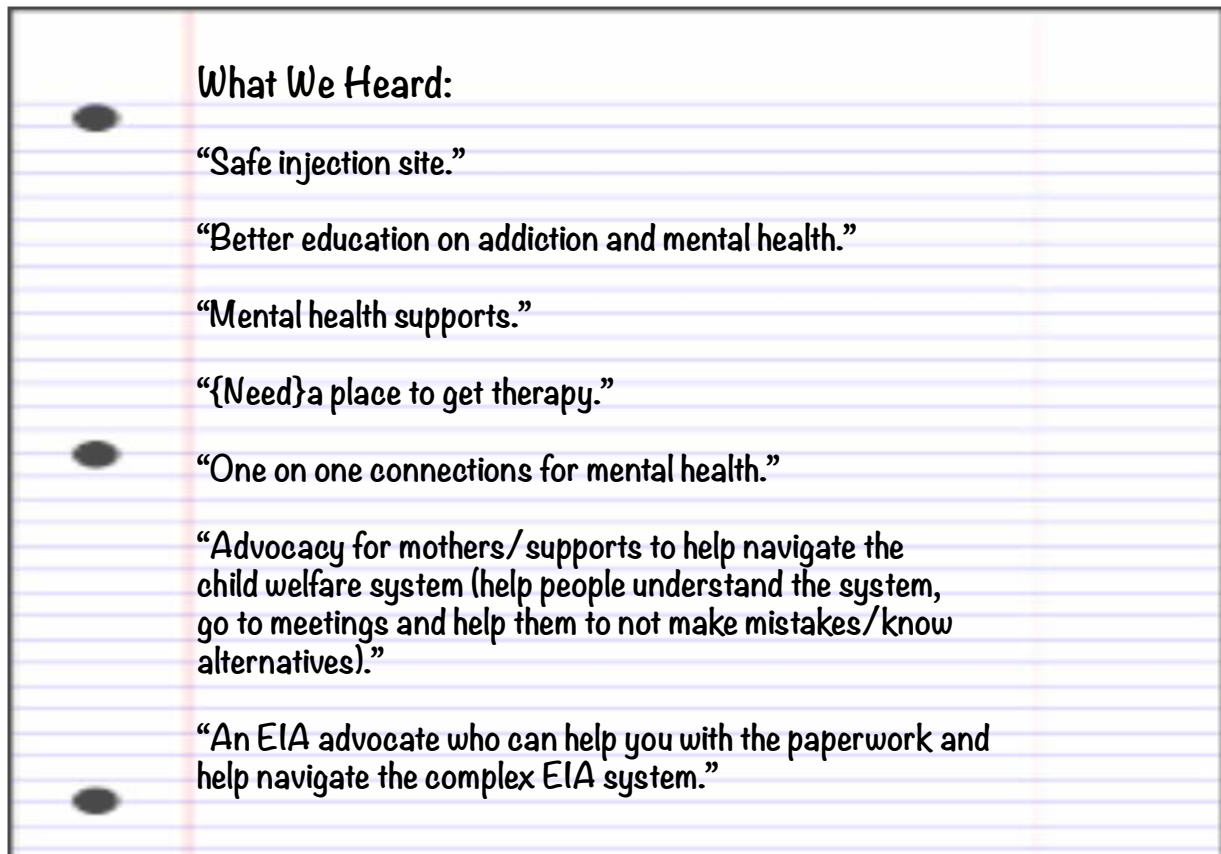
Programs and services to address food security needs issues should include Indigenous perspectives, referenced in the Articles.

Article 23: Indigenous peoples have the right to determine and develop priorities and strategies for exercising their right to development. In particular, indigenous peoples have the right to be actively involved in developing and determining health, housing and other economic and social programmes affecting them and, as far as possible, to administer such programmes through their own institutions.

Personal Well-Being

Many respondents identified the need for an increase in well-being, mental health and addictions supports such as: more health services, safe injection site, harm reduction supplies, help for addictions and access to counsellors in the community.

People, and especially parents, asked for advocates who could help them navigate the CFS system. Training, interventions and supports were mentioned in connection to the need for parenting skills and parent support groups so as to avoid CFS involvement. Many service agencies mentioned issues with youth aging out of care and transitioning between government systems – and the need for additional supports and programs to help youth with this transition.



Personal well-being is also touched on in the Calls to Action, the Calls for Justice and the Articles.

Call to Action 22: . . . recognize the value of Aboriginal healing practices and use them in the treatment of Aboriginal patients in collaboration with Aboriginal healers and Elders . . .

Call for Justice 15.7: Create time and space for relationships based on respect as human beings, supporting and embracing differences with kindness, love, and respect. Learn about Indigenous principles of relationship specific to those Nations or communities in your local area and work, and put them into practice in all of your relationships with Indigenous Peoples.

Article 24,1: . . . Indigenous individuals also have the right to access, without discrimination, to all social and health services.

Community Building

In keeping with the past community plan, many people continue to ask for better communication, relationships and partnership building opportunities between existing programs and services in business, community and government institutions. Increased cooperation and working together is seen to be an effective way of increasing the quality, and quantity of services and programs to benefit the community.

In the survey, two questions are linked to people's sense of well-being: The questions asked if respondents had good relationships with other people as noted in Chart 14, and if they felt like they belonged in West Broadway as noted in Chart 15. These are significant quality of life indicators and the high scores found in the responses highlight the valuable sense of community and connectedness found in West Broadway. Strong relationships and a sense of belonging are especially significant in lower income contexts, where people turn to relationship networks and service organizations to meet their needs. A robust network of connections is essential to help people meet their needs, and, in turn, help nurture a sense of belonging and connectedness. Facilitating good connections and relationships helps boost people's quality of life and reinforces the value of community building.

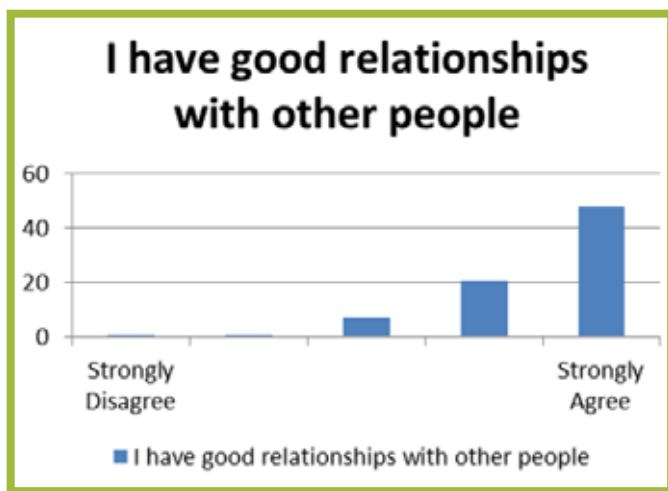


Chart 14: Survey Response re: relationships

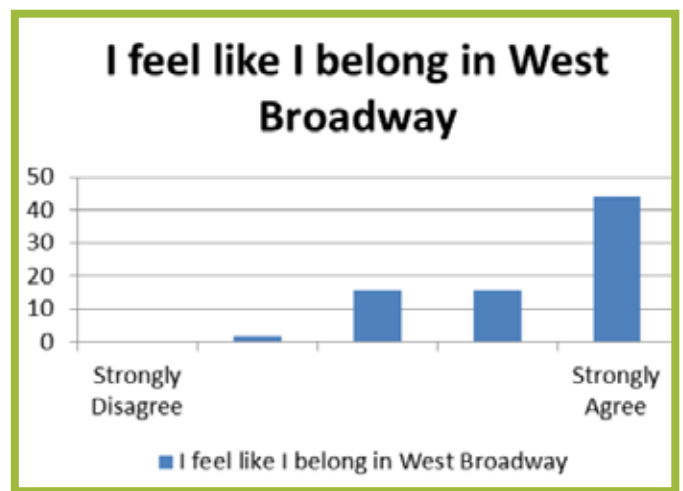
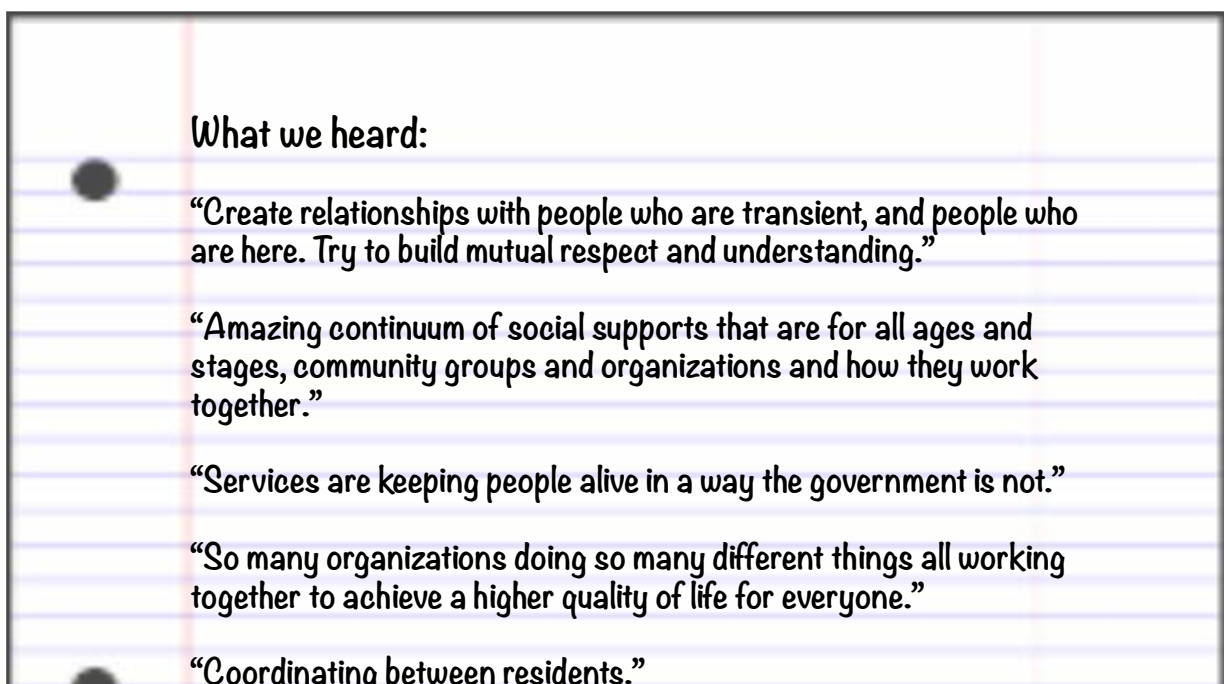


Chart 15: Survey Response re: belongings



What we heard continued:

“Having a mechanism to both promote the various supports available and ensure that there is also communication amongst the agencies to avoid duplication or better support the clients and community.”

“New ways to meet new people/social club, karaoke, bingo, etc.”

“More community events that bring in the locals to get to know each other.”

“More community things for newcomers (welcome newcomers, BBQ, community events).”

“More community opportunities to gather.”

“More opportunities to meet neighbourhood residents.”

Linkages through Community and Social Development

It is important to note how closely tied community and social development are to the themes of safety, food security, economic and personal well-being. It is easy to define safety as simply freedom from ‘criminal activity’ but community members talked much more broadly about issues such as traffic safety, housing safety, and food security. These day-to-day issues often impact people in a much more consistent and direct way than any specific crime. Many of the issues that residents identify as safety issues and quality of life issues are directly tied to economic insecurity.

Housing, Homelessness and Accommodation

The community plan consultation process received 316 comments about housing. In 2020-2021 there was an extensive community consultation and information gathering on the topic of housing for the current West Broadway Housing Plan (2021 to 2026), the community plan feedback re-affirmed the priorities raised in the housing plan.

Many participants say that they would like to see both affordable housing as well as various types of specialized housing that is integrated into mixed use buildings or complexes. Affordable housing is a daunting issue facing both renters and home buyers across the city, housing prices have climbed rapidly over the last decade, while wages and assistance rates have remained stagnant. While this is an issue across the city, the increases in rental rates in the core area have risen even more quickly than more outlying parts of the city, often resulting in forcing people out of their home neighbourhoods.

Affordable is also a poorly defined term. When many residents were asked to clarify what they meant by affordable rental units, they often meant something that would be covered by the housing allowance paid through Employment and Income Assistance (EIA) with Rent Assist. This is often done through Rent Geared to Income (RGI) units that receive government subsidies.

What we heard:

"We know more & more housing is definitely needed for students, seniors, people with disabilities."

"More affordable housing that is well maintained."

"More Social housing projects/subsidized housing."

"More affordable housing/homeless shelters."

"Seniors/housing/home care etc."

"{keep out} Gentrification: big apartments/condos with exorbitant rents (who can afford those??)"

"I would love to see something put in place so MB Housing does not sell off apartments in this area because it is really good for families. Would love to see incentive for apartment owners to stop flipping apartments and displacing lower income renters."

"Desperate need for RGI in neighbourhood (get rid of affordable) no more condos."

"New builds are inaccessible to the community, trying to access units at EIA rates is challenging (they'll have a couple units, but they're gone right away and there is a huge wait list)."

Effective responses to housing issues have many ramifications for the community, and they are a key element in the reconciliation process, mentioned in the Calls for Justice.

Call for Justice 4.6: . . . to immediately commence the construction of new housing and the provision of repairs for existing housing to meet the housing needs of Indigenous women, girls, and 2SLGBTQQIA people . . .

Homeless Population

There were many responses for services and programs that are specific to the homeless population including requests for warming shelters, transitional housing, youth specific services, safe 24/7 facilities and additional shelter options for the homeless population. The visibility of the homeless population in and around West Broadway highlights the incredible need for additional support services, outreach, and underscores the sheer lack of housing available for people with low or no incomes as shown in Chart 16.

This also came through in the survey question that asked about the quality of services for homeless people, with a significant majority of responses indicating poor or very poor quality. Participants also requested more safe, quiet community spaces such as 24hr drop-in centres for youth or women's shelter drop-in.

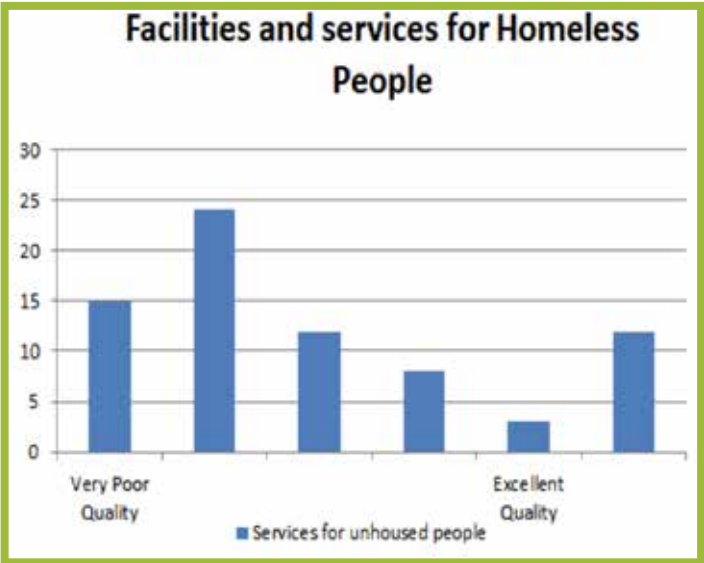


Chart 16: Survey Response re: homeless

What we heard:

“{Add} Safe, affordable housing for homeless, no-income, or low-income people so they don't have to try to camp by the river. Not saying get rid of them -- they deserve somewhere safe to live.”

“A 24/7 safe space/shelter would be huge. We need more of this right here in our West Broadway.”

“Space that is open 24 hours where you can go and chill. Has to be safe.”

“Safe spaces (with kitchens - both men and women).”

“Safe spaces for those who are not youth.”

“Services/ supports for homeless population.”

“Larger support centre for homeless and addiction services.”

The need for safe spaces for and housing is specifically mentioned in the Calls for Justice.

Call for Justice 4.7: to support the establishment and long-term sustainable funding of Indigenous-led low-barrier shelters, safe spaces, transition homes, second-stage housing, and services for Indigenous women, girls, and 2SLGBTQIA people who are homeless, near homeless, dealing with food insecurity, or in poverty, and who are fleeing violence or have been subjected to sexualized violence and exploitation. . . .

Community Spaces and Environment

Respondents offered many comments about community spaces, recreation, and the natural environment in West Broadway. These include comments related to indoor and outdoor public spaces, parks, gardens, and play spaces.

Residents would like to see a wide variety of improvements to community spaces in the neighbourhood, the preservation of existing green spaces and addition of new ones as shown in Chart 17. This includes better promotion and information sharing of existing programs, capacity building training around community gardens, spaces for the homeless and access to a 24/7 public washroom.

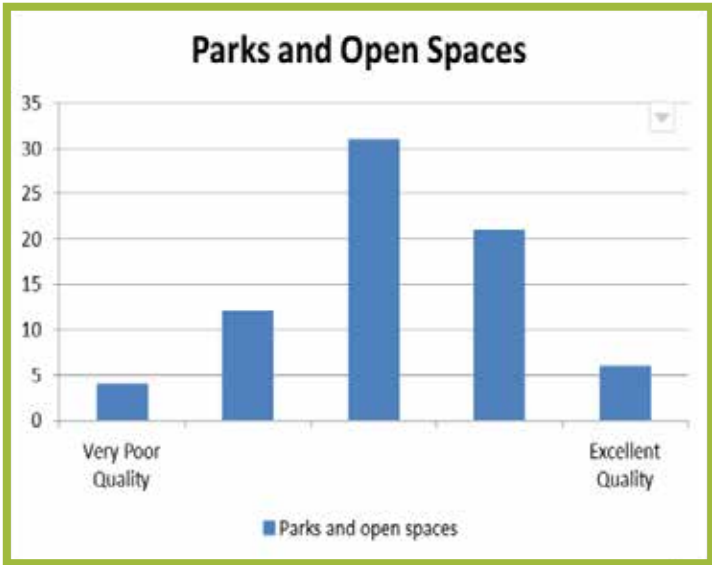


Chart 17: Survey Response re: parks

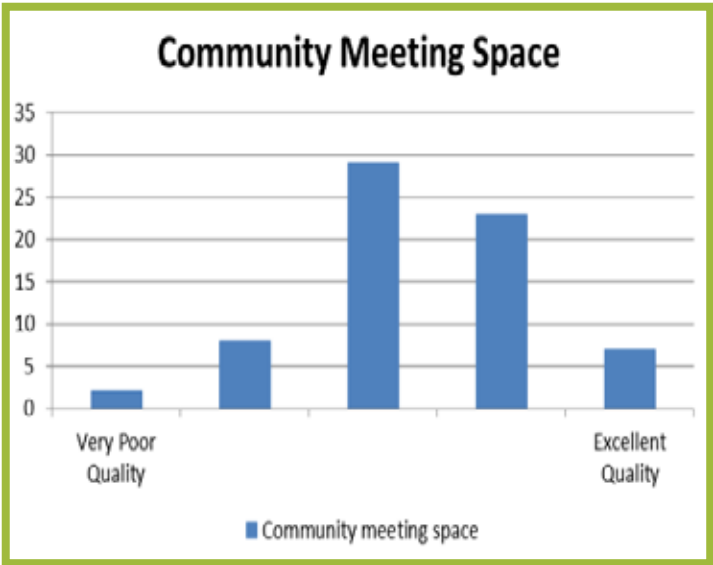


Chart 18: Survey Response re: meeting space

People expressed a need for more places and opportunities where they can see their friends, catch up on the news, maybe get a coffee or snack, and connect as shown in Chart 18. Many of the conversations and surveys took place after two years of people dealing with the Covid epidemic, which made it much more challenging for people to fulfill these needs. It is still worth noting that many residents want, and ask for, more opportunities to connect and build community - and they want to do this in community spaces.

What we heard:

“Access to toilets at night (locks on toilet paper in porta-potties).”

“Water bottle refill stations.”

“I love the trees here, but always feel that they need better care.”

“More open hours for Cornish Library. More indoor public spaces for winter/rain.”

“All peoples restaurant - big tables, pay what you can.”

“Free phone charging stations / outlets.”

“{Add} Schools, pool, parks, library, bathrooms, coffee shop, outdoor music area.”

“More public washrooms available at all times of day. More picnic tables.”

“{Would like} an affordable cafe or local coffee shop, a laundromat,”

Recreation

Many respondents identified recreation options as vital and expressed tremendous appreciation and support for existing programs, facilities and services. Expanding recreation opportunities in community spaces is seen by many as a way to build an even better community for all age groups. Recreation was broadly interpreted to include more organized sports and games facilitated by infrastructure improvements.

Recreation suggestions also included less formally structured activities such as social gatherings, small group games space, drop-in centres, festivals, art, performances a gym and community educational workshops. One of the survey questions asked respondents to rate the recreation programs. As shown in Chart 19, the ranked responses show an overall more positive sense of the existing recreation programs There is certainly interest and enthusiasm for more programs for different ages and demographics.

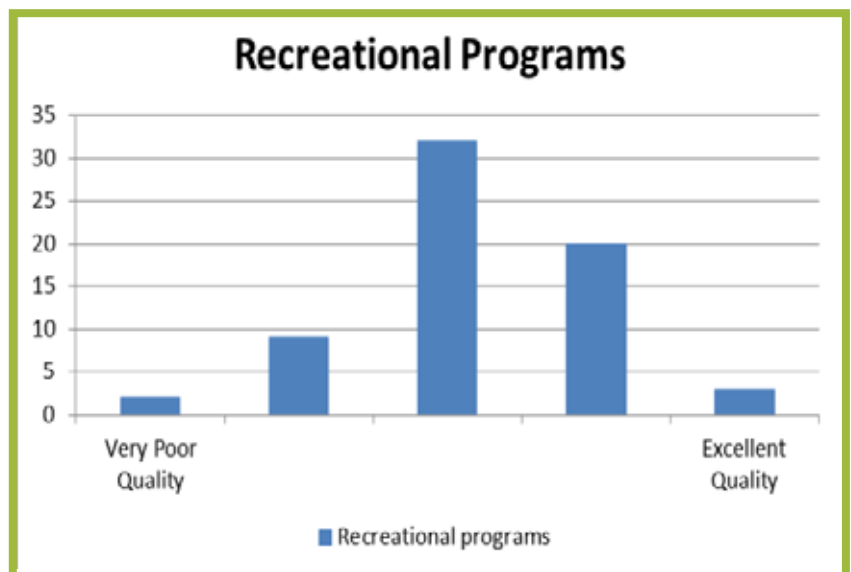


Chart 19: Survey Response re: meeting space

What we heard:

{Need} "Community/fitness center."

"Senior Drop-in Centre."

{Would like} "A swimming pool."

"I would love to see more green areas. I'm not sure any larger parks could be incorporated but perhaps more small green spaces here and there. More community gardens. And more community gardens with support to properly compost? This would help minimize garbage and enable a way to support the community gardens."

"Nicer field or turf field in west Broadway Community Centre. Off leash dog park. Drop-in recreation centre."

"Get the older residents, play lawn bowling."

"Sports, drop-in centre for the youth."

"Sports for teens and adults would be great, better advertising of sports options available."

"I think an indoor recreation facility would be great where there are indoor playgrounds (for those times of the year that it is raining or is too cold outside)."

"Sports for kids - for example, there really should be mini-soccer in the BNC soccer field. It is an underused resource. There are two or three adult groups that regularly play there in the summer, but nothing more organized than friend groups. And it could really use soccer nets!"

Community programming and recreation are also informed by the reconciliation process through the Calls to Action.

Call to Action 66: . . .for community-based youth organizations to deliver programs on reconciliation.

Safety and Security

Many respondents talked about safety issues. This is a broad topic simply because safety means different things to different people in different contexts. Safety is often assumed to be about drugs and crime, but it is also about the broader physical environment and social context that make up the neighbourhood and the community. High traffic volumes and speeding cars are both a physical safety issue and a mobility issue. Bullying, racism and sexism are social safety issues. A person's sense of security is affected by their access to food, income and adequate shelter. Strong social connections can improve a person's sense of belonging, security and affect their safety. Safety and security concerns affect different parts of people's lives and require different strategies and actions in responding to them.

Within this broader view, respondents nevertheless offered more than 100 responses specifically about safety and crime issues. Residents identified crime or activities that tend to exploit people as something they wanted to be removed from the community

One of the survey questions asked people to respond to the statement “I feel safe”, with answers ranked on a scale from “strongly disagree” to “strongly agree”. As shown in chart 20, the majority of respondents replied with an “Agree” or “Strongly Agree”

However, while this sense of personal safety is good, there is a measurable number of people who indicated that they did not feel safe. There were also many concerns expressed about conditions in the neighbourhood being unsafe with anecdotes about specific thefts, violent incidents and property crimes that people wanted to have addressed. When residents talked about these issues, there was also an appreciation for the challenges and issues that people face, and the desire to have more resources available to help people. Many people talked about de-escalation, community patrols, and having more services available 24/7, as being the preferred strategies to help people feel safer.

A walk with the West Broadway Bear Clan patrol highlighted how great the need for these services is every day in West Broadway. Members of the community expressed their gratitude for the services the Bear Clan offered and requested expansion to Bear Clan hours.

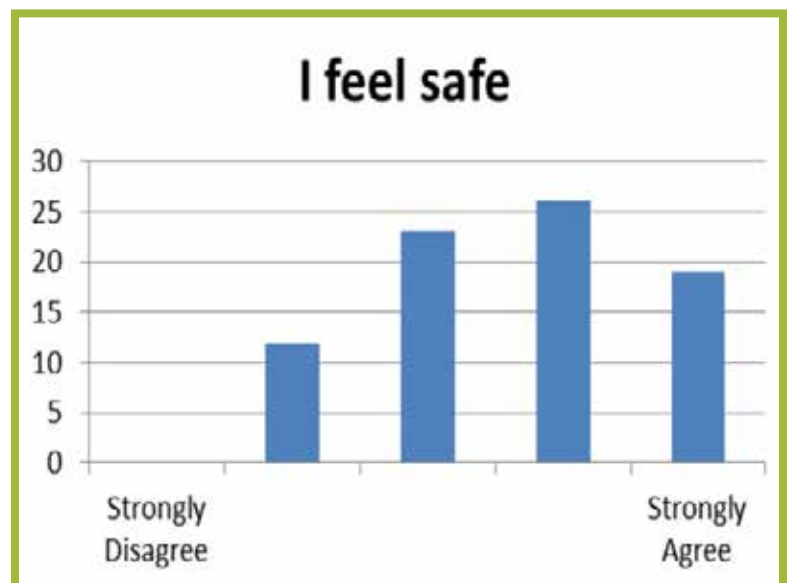


Chart 20: Survey Response re: meeting safety

What we heard:

{Remove} “Feeling of not being safe due to increasing criminality.”

“We need 24 hr. community patrols who are trained in de-escalation and non-violent crisis intervention to help when community members are vulnerable and need support.”

“Safety and security has shifted - responding to folks who were using and how to work in a trauma informed harm reduction - made a lot of progress.”

“Slightly unsafe feeling walking at night, occasional late-night yelling or fighting.”

“Also, now that the weather is starting to warm up, we could see a lot of drug users in back lanes. It is sometimes scary to let kids play on their own, even in your own backyard, because of instances like these.”

“Better policing, better street lighting, better maintained back roads.”

“More security.”

“Stop the police helicopter from constantly circling.”

“Get the police helicopter out of the sky. We are over policed. Defund the police.”

“MORE bear clan patrol”

“Training for police in how to deal with the homeless population (and other people).”

“Bear Clan is awesome at patrolling the areas!”

“We have spent a lot of money changing the entrance and security at our business to make sure that our staff are safe.”

The issue of safety, and safety from crime, is also significant in the MMIWG2S+ Calls for Justice and the UNDRIP Articles, and this is worth remembering as the community response to these issues is implemented.

Call for Justice 15.1: Denounce and speak out against violence against Indigenous women, girls, and 2SLGBTQQIA people.

Call for Justice 15.6: Protect, support, and promote the safety of women, girls, and 2SLGBTQQIA people by acknowledging and respecting the value of every person and every community, as well as the right of Indigenous women, girls, and 2SLGBTQQIA people to generate their own, self-determined solutions.

Article 7,1: Indigenous individuals have the rights to life, physical and mental integrity, liberty and security of person.

Article 7,2: Indigenous people have the collective right to live in freedom, peace and security as a distinct peoples . . .

Mobility / Active Transportation

West Broadway is appreciated for its central location, proximity to downtown and robust access to different transportation options. The many services, community spaces and businesses also mean that residents can easily access much of what they need as a pedestrian, cyclist or transit user. As a neighbourhood, West Broadway community members use active transportation at a much higher rate than the city average.



Chart 21: Survey Response re: streets

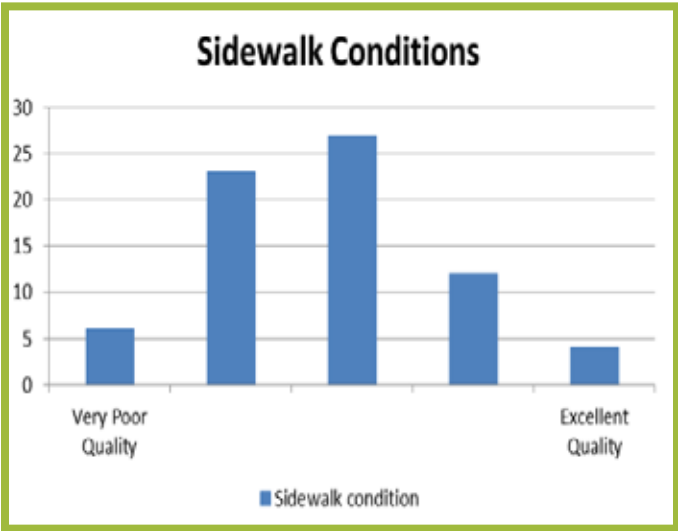


Chart 22: Survey Response re: sidewalks

People overwhelmingly commented on the walkability and pedestrian friendly aspects of West Broadway. While there have been recent improvements, people continue to request additional improvements to active transportation infrastructure that would better support their lives and increase active and green living in the neighbourhood as is shown in Charts 21 and 22. This includes the need for more bike amenities such as more designated active transportation paths, bike racks, and improved back lanes for bike access. Many also asked for increased access to affordable transportation options to run errands such as grocery shopping or socializing.

Respondents also request traffic calming and safety for cyclists and pedestrians, and the elimination of cars cutting through the neighbourhood. Specific requests were made for traffic calming around tot lots and along Young street between Portage and Broadway. Other requests included improving pedestrian safety through additional street lighting, sidewalk improvements, quicker snow clearing (as shown in Chart 23) and new crosswalks.

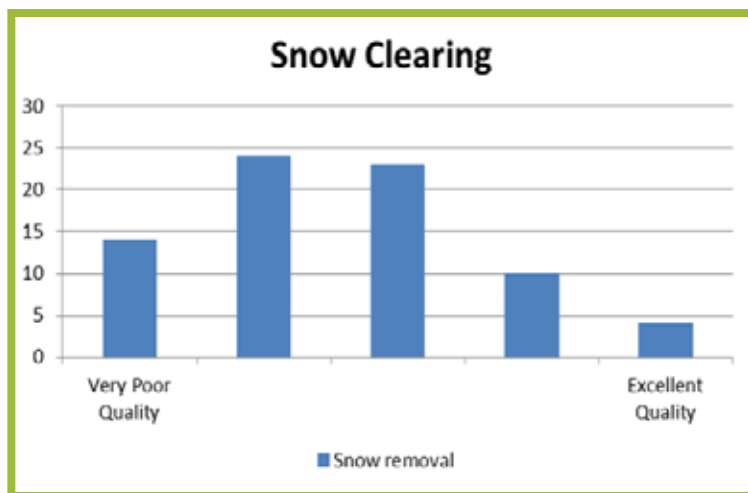


Chart 23: Survey Response re: snow clearing

What we heard:

“I love how close it is to downtown, ability to walk everywhere and the friendly neighbourhood.”

“Sidewalks and streets are too icy and need to be sanded ASAP.”

“It’s close to things. I walk to work, to church (when it meets in person), to gym. Not everything I need is in walking distance, but a lot of things are.”

“More bike lanes!”

“Walking & biking bridges across the river and more bike paths in general.”

“Free/low-cost transit service.”

“Drivers ignore the crosswalk on Broadway at Young. Need a stop light.”

“I love how walkable the neighbourhood is.”

“Bike lane on or parallel to Broadway,”

What we heard continued:

“Sign on Langside/Young back lane tot lot ‘slow down, children playing.’
One or two speed bumps on Young between Broadway and Portage.”

“Designate some residential streets for active transportation only. This will lessen congestion, cars speeding through the neighbourhood, and air pollution.”

“Large flower boxes on the residential streets to slow traffic and make the neighbourhood more appealing.”

“Make residential streets only for active transportation. This would mean less cars racing through the neighbourhood, decrease congestion, and make less air pollution.”

“Keep walking paths and sidewalks accessible year-round.”

“More buses (all routes).”

Image and Perception

Residents are aware that the broader community may have a negative perception of the West Broadway neighbourhood. Residents note that media reports and anecdotes often highlight negative characteristics about the neighbourhood. The residents themselves, however, see West Broadway as a tight knit community where many people know each other personally or at least recognize each other on the street. Comments were made that compared West Broadway to a small town where you know everyone you pass while walking down the street. Residents described the community as friendly, creative, and resilient, and would like the wider city’s image of West Broadway to match the internal perception that residents have.

Residents also acknowledged that there is room to continue to make West Broadway better and to look better. The ideal expressed for West Broadway is a beautiful, safe and clean neighbourhood that everyone wants to be a part of.

In the survey, one of the questions asked about the commonly mentioned issue of garbage in the community. Chart 24 displays how people perceive the quality of garbage removal services. While the aggregated answers tend to show a somewhat positive perception, there are still a significant number of responses in the poor to very poor categories.

This indicates that there is still more work to be done for both municipal and private waste removal services.

Part of the concern with garbage in the community is a recognized need for regular back lane cleanups of bulky waste and scattered household waste. The presence of this visible garbage contributes to negative perceptions of the neighbourhood, while also highlighting community needs, and opportunities for improvement.

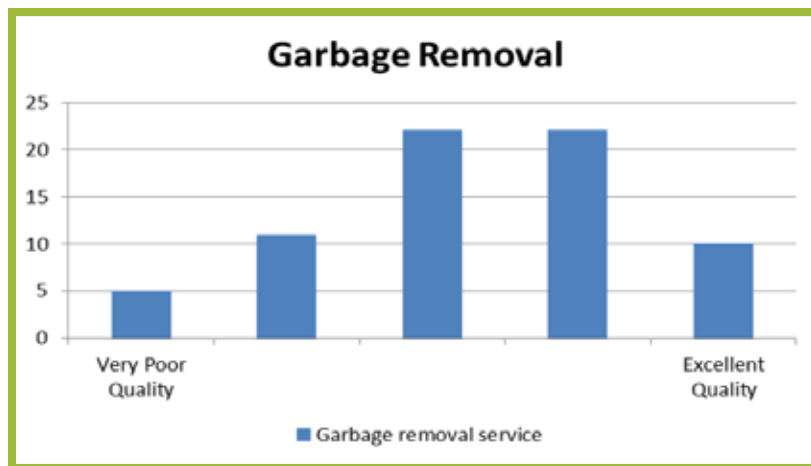


Chart 24: Survey Response re: garbage

What we heard:

{Add} "Flowerpots on the streets."

"Community garbage collectors, pick up all dirty containers garbage -> take to deposit then city pick up."

"More regular clean-up of sidewalks, etc. is needed to remove the insane amounts of garbage that is visible."

"More boulevard trees, way, way more."

"More garbage cans on side streets."

"Park benches throughout the neighbourhood."

"It is often full of garbage due to people going through dumpsters and/or trash cans due to poverty/homelessness."

"More neighbourhood cleaning and maintenance of public spaces: picking up garbage, etc."

"Large flower boxes on the residential streets to slow traffic and make the neighbourhood more appealing."

"I love how close the houses are to the sidewalk and how diverse the housing on that part of the street is."

Increasing Economic Well-Being

Many people in the consultation process mentioned high costs for housing, food and other necessities. Repeatedly we heard about the need for affordable food options, more food security, and the need to keep affordable housing. As noted in the census information, the employment rate and participation in the labour force are slightly higher in West Broadway than in the City of Winnipeg as a whole, however incomes are generally lower. What this means is that the people in West Broadway want to work, and are working, but they are earning wages that are lower than the city as a whole. While not specifically mentioned by name, one of the priorities is to increase incomes to livable wages, as a way to help people meet their needs through their incomes. We also heard appreciation for the small local businesses and a desire to have more locally owned and operated businesses in the community.

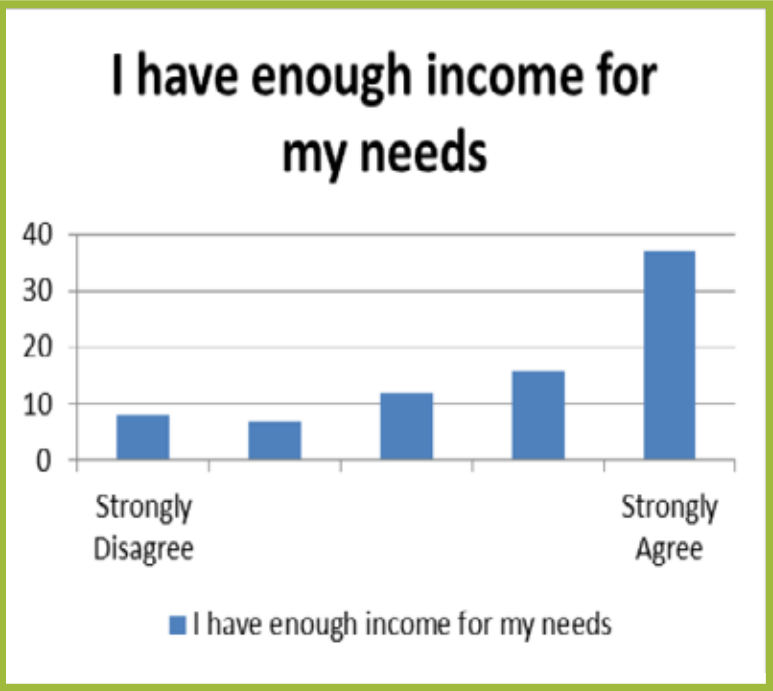


Chart 25: Survey Response re: income

In the survey, the question with the second lowest average score, was the question about income. While many people in the neighbourhood indicate that they “strongly agreed” that they had enough income, as shown in Chart 25, there is a noticeable number of respondents that “strongly disagree”. This indicates that there is a significant portion of the population in West Broadway that is lower income, and face challenges in their lives because of this. This survey result is in line with the Census data presented above, and with the stories people shared during the consultations.

West Broadway is a lower income community, with significant incidences of low incomes among children and seniors. While employment is not a strategy that will work to boost children’s incomes, it can work to boost the incomes of their parents.

In the case of seniors, many of them are on fixed incomes and are drawing modest pensions, Old Age Security benefits (OAS), and the Guaranteed Income Supplement (GIS). Boosting incomes for seniors in these cases means advocating for better pensions, OAS and GIS benefits.

Many respondents, and especially youth, talked about increasing access to education and training as an effective strategy to increase employability, which can then boost people’s incomes.

What we heard

“More job training, help getting first jobs, also how to maintain jobs once you have them.”

“Adult educational facilities.”

“Jobcentre - maybe like day labour.”

“Community training program.”

“Everyone needs a basic guaranteed income.”

“More indigenous businesses”

“Training:

first aid and naloxone training

community training program

anger management classes

communication class - teaching communication skills, how to be professional, dealing with system negotiate, personal relations”

Improvements to education, training, and employment are also part of reconciliation.

Call to Action 7: . . . a joint strategy to eliminate the educational and employment gaps between Aboriginal and non-Aboriginal Canadians.

Article 7,2: Indigenous people have the collective right to live in freedom, peace and security as a distinct peoples . . .

Business

Many responses mentioned the importance of the business community in West Broadway. The many businesses offer services that many residents and visitors rely on and are part of the economy, offer employment and are part of what makes the streets and neighbourhood interesting. Many residents have a special love for one or two specific businesses that they frequent. There is a broad appreciation for the “community-driven entrepreneurial spirit” and the many small-scale unique mix of shops, locally owned, and using local talent, vendors, products and content.

What we heard:

{need} “Small business support.”

“Retail.”

{Payment for} “odd jobs/ clean up (could include removal of graffiti, clean up).”

“More Indigenous Businesses.”

“More BIPOC businesses.”

“Another second hand resource, for clothes, small appliances.”

“I would remove the large chain businesses.”

{need} “living wage employment opportunities for all.”

“More small businesses.”

Looking forward to new businesses coming into main floor at Muse flats.

{I like} “The inclusion and versatility: two nearby grocery stores and restaurants and specialty stores close by.”

“Businesses that own property have done well and property values have gone up.”

“The shops along Sherbrook are great -- would be nice to have more throughout the area.”

“I'd like a hardware store in the neighbourhood, so I don't have to drive to a big-box store. I like shopping for clothes locally and was sad to see emk close; more clothing shops would be welcome.”

Conclusion

West Broadway is a neighbourhood seeped with character, history and diversity. Residents appreciate the broad array of supports and services that exist. Overall residents' needs are being met but there is a desire to continue to build on the existing programs and supports and continue to work to meet the needs of all community members. The Community Plan is an essential tool to help collect, codify and identify community needs into a concise document that will help guide the community. It shows a picture of the whole neighbourhood and recognizes the ways each individual piece interacts with all of the other pieces. Understanding this allows people to see ways we can better utilize and prioritize resources, and also find information that can be missed with a narrower focus.

West Broadway is an amazing neighbourhood, vibrant, diverse, green, easy to get around and close to everything. It is not without its challenges, however the deep and supportive networks of relationships in the community are hard to find anywhere else. The ability of community members to work for positive changes is what keeps the community moving in such a positive direction year after year.

In exploring solutions, it is clear that more than one solution is needed. People want more community programming, both to build and maintain the wonderful feel of the West Broadway neighbourhood and to help people work on issues that are not directly related to poverty. However, there are also many areas where people would prefer the autonomy, dignity, and freedom of simply having sufficient financial security to make their own choices rather than relying on social programs. It is through a combination of these two strategies (increasing both income levels and social programs) that the unique qualities of the West Broadway community can be preserved while the quality of life of its current population can be raised.

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Appendix 1: Combined Consultation and Survey Data

West Broadway 5 year Community Plan

This survey is open for everyone connected to West Broadway. It should take about 10 minutes, and your answers are completely confidential. You can return this survey, or pick up more copies at the West Broadway Community Organization, 222 Furby Street or fill it out online <https://www.surveymonkey.com/r/GBGS6RT>

A total of 87 Community Plan surveys were collected. This section used the template of the survey to present a summary of the responses.

In 2020 LAHRK also facilitated the development of a West Broadway Housing Plan. The Housing Plan survey tool was designed to include comments, feedback and suggestions that could be used in the Community Plan. 158 responses were collected for the Housing Plan.

Question 1: What is your main connection to West Broadway?

Live (69) Work (12) Volunteer (19) Recreation (26) Other (please explain) (8)

- Take programs
- Good Food Club
- Semi-homeless
- Use services
- Shop and eat in WB support local businesses
- I live on Roslyn Cresc across the Cornish Path Trail.
- Shop and dine
- Live nearby in Wolseley, and am always walking in and around West Broadway

Question 2: What can be done to improve the health or social services in West Broadway?

- Free/low-cost transit service.
- More walk in clinics, advertise / awareness of social services.
- Employees/ volunteers able to meet in homes/ or do drop-offs if needed.
- This is a big question. For health services, there are numerous clinics in the area. Having Klinik on Sherbrook I believe is a benefit to the area. On a broader health perspective: I think we face the same issues as other parts of the city but on a larger scale. Particularly the issues of drug use and homelessness. I'm not sure about what type of outreach is currently happening, but perhaps more is needed. On a different note, more regular clean-up of sidewalks, etc. is needed to remove the insane amounts of garbage that is visible. Or a campaign to keep the area cleaner? I am unsure of what would need to be done to improve social services as I am lucky enough not to be needing those at the moment.
- More affordable & safe housing, calmed traffic, more presence of bear clan patrol, more trash pick-up.
- An ER.
- Outreach patrol similar to downtown. More connections to those in need by walking the neighborhood.

- More and investment = target.
- Approving more medication. Really listening to people about our needs.
- Make it safer for the average person to even take their garbage out without harm.
- Safer Area.
- More poverty relief services.
- Sharing circles, maybe talking groups.
- Walk-in clinic.
- Get rid of that overly expensive Pal market.
- Don't know.
- More health.
- Affordable housing.
- Affordable housing, more access to resources for people who use drugs, stop the police helicopter from constantly circling, direct those resources.
- Street service for homeless and sick.
- Home care and housing.
- Affordable safe housing.
- I would love to find a trustworthy female family doctor in the neighborhood but the practices of most are full.
- The homeless population seems to have grown in the past few years, so any resources for them.
- More accessible large scale recycling.
- Government funding in housing.
- More needle clean up.
- Affordable housing, and mental health supports.
- Garbage pickup, clean up in back lanes fire safety, vacant homes.
- More hospitals.
- Volunteer at Klinik.
- Housing advocacy, food security initiative.
- Less noise at skate park after 11PM.
- More community outreach, harm reduction.
- More affordable housing.
- Whole of Winnipeg needs better education on addiction and mental health.
- More responsible landlords. Better communicating between tenants and landlords.
- More needle clean up.
- More funding from all levels of government. There are great services here but they shouldn't be trying to work on a shoestring budget.
- More on the ground patrols/bear clan etc. keeping problem areas (aka bridges) clear, and address encampments as they pop up. If the Misrecordia opened back up as an urgent care.
- I think we have plenty of health and social services in the neighbourhood. I don't want WB to become the home of the poverty industry. What we need are fewer people who need social service, so addressing the root causes, more income support, more good deeply affordable housing, etc.
- There appears to be a lot of homeless individuals in the neighborhood. I know that that is a problem city-wide, but because West Broadway is so close to downtown, I find that there are a number of them here as well. I honestly don't know the solution for them but I hope the neighborhood can do better in addressing this problem. Also, now that the weather is starting to warm up, we could see a lot of drug users in backlanes. It is sometimes scary to let kids play on their own, even in your own backyard, because of instances like these.
- More neighbourhood cleaning and maintenance of public spaces: picking up garbage, etc.
- West Broadway is very lucky to have incredible services. I would be curious if there are enough affordable daycare spaces within the neighbourhood.
- A few of my neighbours brought up how we could have some community pantries on various

streets. We had someone break into one of our homes last year and all they took was food. That was really sad and pointed to the fact that all community members need support, especially those living in poverty.

- More walk in clinics . A dyna lab that can be accessed. Advertise for social service outlets . I don't think people know where these are.
- We are pretty well provided with medical clinics, pharmacies, and dentists. Health and social service issues are, broadly speaking, consequences of poor or no housing and low incomes. So the best thing we can do to build up the community is improve access to housing and to income support programs.
- More hands on or Zoom cooking classes for people. One on one connections for mental health. Phone buddy program. Personal connections for elders Babysitting courses and help finding affordable sitters. Provide information on where to access computer courses to improve personal or job skills.
- Large garbage bins & set areas for tent camps. Perhaps a stone fire area to help control fires.
- I feel that BNC needs to be more accessible to people who live in this community. There are lots of activities that take place there that bring in people from outside of the community. That doesn't make sense to me.
- Perhaps when it goes back to "normal" having a doctor do home visits.
- Having a mechanism to both promote the various supports available and ensure that there is also communication amongst the agencies to avoid duplication or better support the clients and community.
- More supportive housing for folks who need help.
- Designate some residential streets for active transportation only. This will lesson congestion, cars speeding through the neighbourhood, and air pollution. Encourage more community gardening More gardening workshops to encourage gardening.
- Less garbage on the streets Make residential streets only for active transportation. This would mean less cars racing through the neighbourhood, decrease congestion, and make less air pollution.
- Less garbage on the streets Make some streets non-vehicle--i.e. just for active transport, with only emergency vehicles. This would make less vehicle congestion, less cars speeding through "short-cuts", less pollution, more walking, etc.
- Perhaps less clustering of service agencies. I cannot imagine that we need to add to the existing services.
- Clinic like services that would be accepting of all.
- More of a variety of social services such as small group meetings, small group activities and opportunities to volunteer.
- Listen to the people who work and live there just as you are doing.
- Access to clean, public washrooms -sidewalks cleared more quickly in winter -Safe walk program.
- There are lots of people pan-handling, such as at corner of Westminster & Sherbrook, and near the McDonalds and Rexall on Portage. They need to be contacted for what social services they need, so they don't have to panhandle.
-
- **Question 3: What community facilities are needed in West Broadway to help meet your needs?** (Examples: schools, neighbourhood centre, parks, sports etc.)
- Safe consumption site.
- Senior Drop in Centre.
- Dog park, neighbourhood watch, clinic, EIA/ Manitoba Housing Advocate.
- I'm not sure that more facilities are needed, but rather an upgrade to the ones that exist. I would love to see more green areas. I'm not sure any larger parks could be incorporated but perhaps more small green spaces here and there. More community gardens. And more community gar-

dens with support to properly compost? This would help minimize garbage and enable a way to support the community gardens. On a different note, I think a way to help those who are homeless and struggling with mental and drug issues, organizations like Ray, etc. are great. But there needs to be a way for the community (that wants to) also to help. The problems will not go away overnight, but how do we as community learn to safely help others? In my limited time, I would love to know how at times how to help others better. More information provided to the community as to how they can connect and help. For example, a few weeks ago I was walking to Rexall and passed 5 homeless individuals sitting around in a shopping cart/cardboard camp. After leaving Rexall, I felt urged to buy them something to drink. One individual of the group came with me to McDonald's to get the drinks and we had a nice chat. But I felt horrible leaving with only having provided drinks after hearing the despair of this individual. It was all I could afford extra that day. And so much more than food is needed. I have no idea who I could direct them to? Or who I could call to help them? Bear clan? Other organizations? So it may be the lack of knowledge that is preventing us from improving the area. As a citizen of this area, I would like to know how to better help these individuals. Both facilities are needed to support them more, as well as increased knowledge to the community for those of us who would like to help.

- Affordable good-quality housing, some way of helping me (a cis femme) feel safer at night.
- Nicer field or turf field in west broadway community centre. Off leash dog park.
- Drop in recreation centre.
- Housing - affordable and accessible.
- After hours drop in and warm up station.
- Neighbourhood centres, community kitchens.
- Good Food Club.
- Parks, food kitchens, social spaces, markets.
- They're pretty much all there.
- Sports, recreational service, activities.
- Everything.
- Get the older residents, play lawn bowling.
- Sports, drop-in centre for the youth.
- Expand access to food, wolseley family place, expand bear clan/ mama bear clan.
- Always more parks, affordable residences.
- Learning centre for students.
- Housing.
- Beat cops.
- I know the community centre exists but I really don't know what they do there...more community outreach/PR about initiatives would be great!
- Nothing for me.
- Sherbrook pool. playgrounds.
- Safe needle drops.
- Sports for teens and adults would be great, better advertising of sports options available.
- Mulvey school, nearby bus services, bike lanes.
- Low income housing improvements.
- Better programs out of BNC, currently run for small interest group(s) (one volunteer has become quite overbearing which may hinder others from getting involved).
- Sports, soccer.
- Parks, community centre.
- Parks, schools, recreation.
- Banking, medical.
- A place to get therapy.
- Pharmacy, neighborhood centre, community club.

- Neighbourhood centre, and parks.
- More sports.
- Neighborhood centre, safe injection sites, gyms.
- Community centres, more recreation.
- More programs and night supports.
- More garbage cans near sidewalks and public paths. Tidying up the river walk.
- Schools, pool, parks, library, bathrooms, coffee shop, outdoor music area.
- I'd love it if the BNC was better used, more vibrant, including the park. Definitely getting better use by the soccer guys but could be way more. So not so much a need for new facilities as using what we have more.
- I think an indoor recreation facility would be great where there are indoor playgrounds (for those times of the year that it is raining or is too cold outside). It would also be great if there are more day care and french immersion schools nearby. The catchment school for french in our area is Sacre Couer and I find that that is a little out of the way from West Broadway.
- More public washrooms available at all times of day. More picnic tables.
- Park space is really challenging because of the size, age, and density of the neighbourhood. However, more high-quality greenspace would be amazing. I would love to see a partnership to upgrade community gardens, and turn the cornish path into a high-quality nature space so people have a little bit of accessible "wilderness".
- Hiking paths.
- I may be wrong but I don't think we have a splash pad. We could benefit from that.
- Better green spaces.
- Seniors groups .
- Sports for kids - for example, there really should be mini-soccer in the BNC soccer field. It is an underused resource. There are two or three adult groups that regularly play there in the summer, but nothing more organized than friend groups. And it could really use soccer nets!
- Outhouses for street people.
- The facilities are great in West Broadway. I am more concerned with keeping them accessible for everyone (the parks, the neighbourhood centre, etc.). There have been incidents of racism in the community - an attempt by one household to control the area around BNC. This makes the space unsafe for a vulnerable portion of our community, and that isn't right.
- Not that I can think of, thank you.
- Looking forward to the proposed new build with spaces for aging LGBTQ folks, as we are a large presence in West Broadway and many of us would prefer to stay in the area as our housing needs change.
- More low income, low barrier housing.
- Community gardening spaces a community greenhouse park benches everywhere.
- Park benches throughout the neighbourhood Large flower boxes on the residential streets to slow traffic and make the neighbourhood more appealing.
- Park benches, large flower pots on residential streets to slow and discourage vehicles.
- Schools. Shops. A functioning library would be great.
- Good balance right now.
- More attention to green space. Keep walking paths and sidewalks accessible year round. A greater variety of shops (books, hardware, etc).
- All the facilities I need are already here.
- Decent coffee and breakfast/lunch type food within 200m or short walking distance of our building @578 Broadway. Sending patients to Sherbrook is often too far.
- Art City is great, but is more geared to kids. I'd like to see an arts centre focused more on adults, with ceramics taught, beading stitches, weaving, watercolours, etc. I'd also like to see maybe a walking group, and in the winter, a snow shoeing (with snow shoe rentals) and cross-country ski-

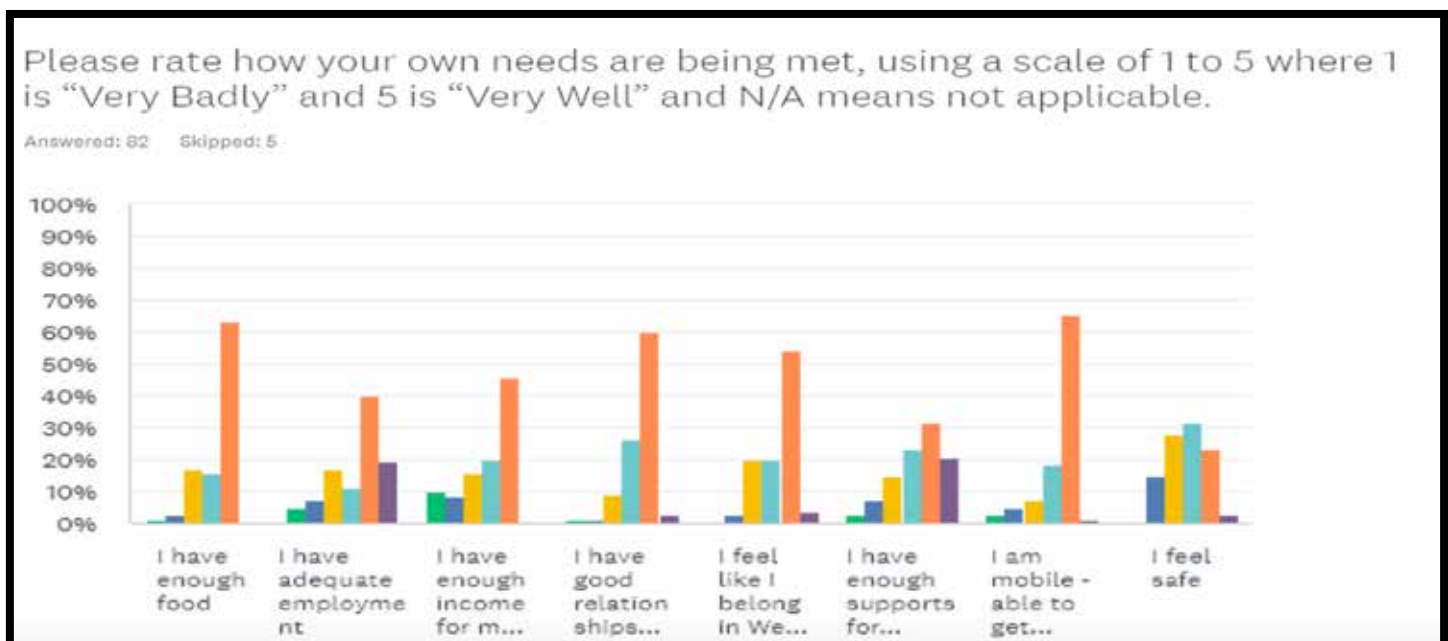
ing (with rentals) group.

- Better street lights.
- Sport fields ie baseball .

Question 4: Please rate how your own needs are being met.

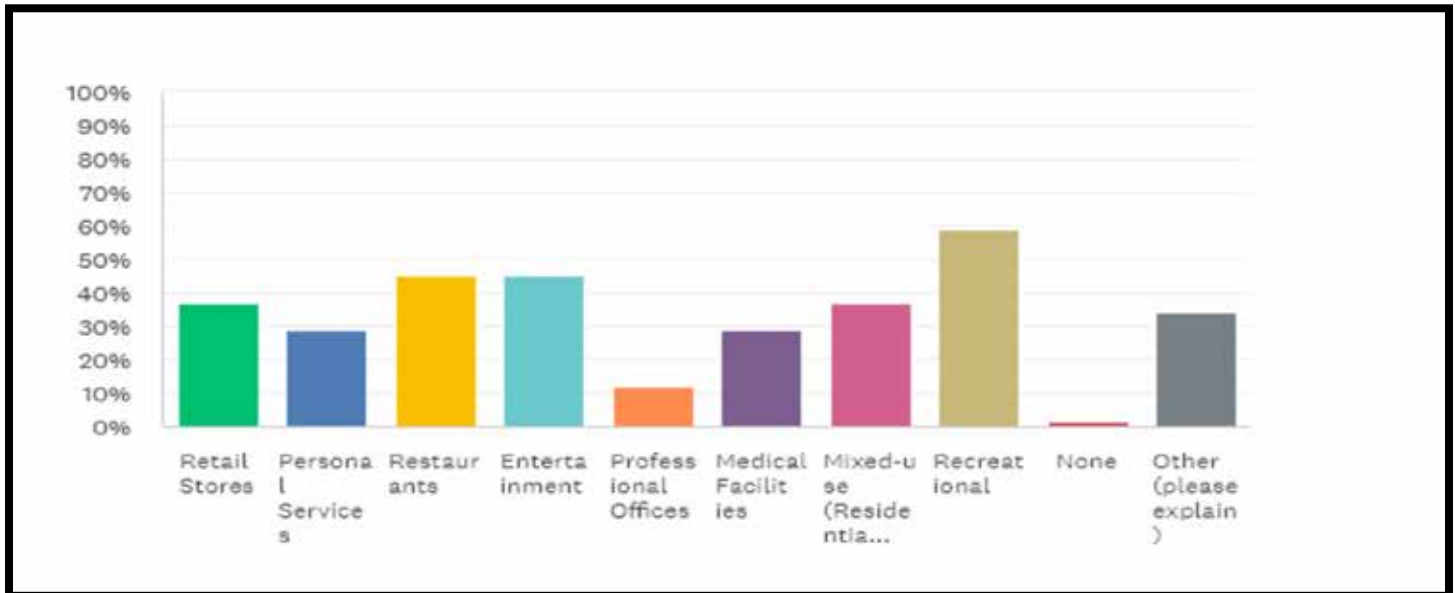
Using a scale from 1 to 5 where 1 is “Very Badly” and 5 is “Very Well” and N/A means not applicable. Please circle your answer.

	Very Badly				Very Well		N/A	Weighted Average
	1	2	3	4	5	N/A		
I have enough food	1	2	14	13	52	0	4.38	
I have adequate employment	4	6	14	9	33	16	3.92	
I have enough income for my needs	8	7	13	16	37	0	3.83	
I have good relationships with other people	1	1	7	21	48	2	4.46	
I feel like I belong in West Broadway	0	2	16	16	44	3	4.31	
I have enough supports for mental health or addictions	2	6	12	19	26	17	3.94	
I am mobile - able to get around	2	4	6	15	53	1	4.41	
I feel safe	0	12	23	26	19	2	3.65	



Question 5: What kind of new services or commercial spaces would you like to see in West Broadway? Please circle all that apply.

retail stores (27) personal services (21) restaurants (33) entertainment (33)
 professional offices (9) medical facilities (21) mixed-use (residential & commercial) (27)
 recreational (43) none (1) other (please explain) (25)



- Better and more affordable grocery stores. The Foodfare on Maryland is ridiculously expensive for what it offers and buying perishables there is very questionable!
- Adult educational facilities
- Sidewalks and streets are too icy and need to be sanded ASAP
- Safe use space for opioid users
- Job centre - maybe like day labour
- Gyms
- Affordable grocery stores
- Home care
- Curling
- Grocery store
- Bakery
- Supermarkets
- Housing that allows pets
- Community centre
- Decent grocery store(s) with reasonable prices and good quality food.
- Music/art stores/schools
- More open hours for Cornish Library. More indoor public spaces for winter/rain.
- Winnipeg's core lacks a hardware store
- Low income, low Barrier housing for LGBTQ community
- Grocery stores

Question 6: Please rate the quality of the public facilities and services in West Broadway.

Using a scale from 1 to 5 where 1 is “Very poor quality” and 5 is “Excellent quality” and N/A means not applicable. Please circle your answer.

	Very poor quality			Excellent quality		N/A	Weighted Average
	1	2	3	4	5		
Street condition	6	17	37	9	2	3	2.77
Sidewalk condition	6	23	27	12	4	3	2.79
Trees on public property	1	13	29	19	10	2	3.33
Fire protection	1	10	17	25	12	10	3.57
Police protection	3	9	30	12	9	11	3.24
Garbage removal service	5	11	22	22	10	4	3.30
Snow removal	14	24	23	10	4	0	2.55
Parks and open spaces	4	12	31	21	6	1	3.18
Recreational programs	2	9	32	20	3	8	3.20
Community meeting space	2	8	29	23	7	6	3.36
Services for youth	1	4	20	27	7	15	3.59
Services for seniors	2	8	31	12	2	19	3.07
Services for unhoused people	15	24	12	8	3	12	2.35
Services for Indigenous peoples	6	19	16	7	5	21	2.74

The following questions are optional. They help us know which groups of people are answering this survey - and who is missing.

Question 7: Marital Status?

Single (30) Married (20) Common-law (10) Divorced/Separated (11) Widowed (1)

Question 8: What is your age? Please circle your answer

Under 18 (0) 18 to 24 (1) 25 to 44 (35) 45 to 64 (31) 65 and older (8)

Question 9: What is your gender?

Male (28) Female (38) Trans (2) Other (4)

Question 10: What is your ethnic background? (Ex.: Italian, Cree, French etc)

Indigenous	16
Canadian	10
White	9
Scottish/Irish/UK/English	8
Mennonite	3
European / East European	2
Chinese	2
Jewish	2
Latina	1
Filipino	1
Asian	1
Hispanic	1
Jamaican	1

Question 11 What was your combined household income before taxes last year?

Under \$10,000 (12)
\$10,000 to \$19,999 (5)
\$20,000 to \$29,999 (8)
\$30,000 to \$39,999 (7)
\$40,000 to \$49,999 (7)
\$50,000 to \$59,999 (2)
\$60,000 to \$69,999 (4)
\$70,000 to \$89,999 (9)
\$90,000 and up (15)

Question 12 Which street do you live on?

Community plan survey

Balmoral (6) Broadway (1) Colony (0) Cornish (0) Furby (13) Good (0)
Langside (18) Maryland (6) Mostyn (0) Portage (0) Sara (2) Sherbrook (8) Spence (6)
St. Mary (0) Westminster (0) Wolseley (0) Young (3) Other (please explain) (10)

Appendix 2: Consultation materials


Survey

The Community Plan survey tool is presented above in Appendix 1 with consolidated results.

PARK board

Respondents were asked to tell us what they wanted to Preserve, Add, Remove and Keep Out of West Broadway.

Let's Talk About West Broadway Neighbourhood



<p>What do you think are the BEST things about West Broadway?</p>	<p>What do you think should be ADDED to West Broadway?</p>
<p>What should be REMOVED from the neighbourhood?</p>	<p>What should be KEPT OUT of the neighbourhood?</p>

Neighbourhood Map



Focus Group questions

Q1: WHAT CHANGES HAVE YOU NOTICED IN WEST BROADWAY OVER LAST 5 YEARS?

Q2. HOW DO YOU THINK COMMUNITY PRIORITIES HAVE CHANGED SINCE THE LAST COMMUNITY PLAN?

2016-2021 Community Plan Priorities

1. Community and social development (food security, community events, support personal well-being, support local initiatives, expand recreation)
2. Housing and Accommodation (implement Housing Plan, impacts of gentrification, affordable housing, encourage compatible housing, housing support for low-income/ vulnerable groups)
3. Image and Perception (celebrate diversity, strengthen mixed-use, improve signage, clean wash-rooms, garbage pick-up)
4. Community Spaces and Environment (new gathering/ green spaces, community gardens, cycling/ walking routes, create partnerships between business/ community)
5. Mobility and Transportation (better bike lanes, walkable paths, lighting)
6. Safety and Security (implement safety plan, coordinate resources, build relationship with police, walking patrol, school resource officer, citizen patrol)

Q3: WHAT DO YOU THINK SHOULD BE PRESERVED IN WEST BROADWAY? WHAT ARE THE BEST THINGS?

Q4: WHAT DO YOU THINK NEEDS TO BE ADDED TO WEST BROADWAY?

Q5: WHAT DO YOU THINK SHOULD BE REMOVED FROM WEST BROADWAY?

Q6: WHAT DO YOU THINK SHOULD BE KEPT OUT OF WEST BROADWAY?

Q7: Share with us: The Best Spots, The Worst Spots or potential sites for change (neighbourhood map use for discussion)

Community Display information. Used in focus groups, street stalls and community events.

WEST BROADWAY COMMUNITY PLAN

Community Group Meeting
February 17, 2022

WHAT GOES INTO THE COMMUNITY PLAN?



WHAT IS A COMMUNITY PLAN?

What is a Community Plan?

- A community plan seeks to create vibrant balanced communities by:
- Identifying the physical elements (such as buildings, sidewalks, streets etc.) within a defined geographic neighbourhood, that work well or could be improved upon
- Identifying the strengths and challenges facing the community of people, organizations and businesses
- Working off of a shared, community-based vision
- Building on past community plans and successes
- Including clear goals and action plans to move towards the goals
- Directing where the community wants to go and clear strategies how the community can move towards it goals
- Adhering to the City of Winnipeg guidelines for Complete Communities

WHAT DOES THE COMMUNITY PLAN DO?

The Community Plan will:

- Run from 2023-2027
- Provide direction and guidance to the community, the West Broadway Community Organization and other partners
- Reflect residents' ideas and goals for the community
- Build on the previous community plan 2016-2021
- Be based on the City of Winnipeg's Complete Communities
- Be used to help create a vibrant and balanced community
- Will help direct the community meet the needs of all residents
- Improve the quality of life for West Broadway residents

KNOW YOUR COMMUNITY BY THE NUMBERS



Did you know: The majority of West Broadway residents are renters? This makes the community uniquely sensitive to rent increases and rent regulations!

Demographics	West Broadway	Winnipeg
Population	5010	705,244
People Per Km Sq.	7,429	1,915
Visible Minorities	24.8%	28%
Aboriginal Identity	23.2%	12.2%
Average Persons per household	2	3
One person households	56.8%	30.1%
Average number of children at home	1.6%	1.7%
Families headed by a single parent	33.5%	18.5%
Individual median income	\$21,866	\$35,121
Household median income	\$30,527	\$68,331
Renters	91.6%	35.1%

Did you know: West Broadway has almost 4 times as many people per area that Winnipeg as a whole? That means 4 times as much activity!

Mode of Transportation	West Broadway	Winnipeg
Car, Truck, van	34.7%	70%
Public Transit	32.4%	14.9%
Walk	20.4%	4.9%
Bicycle	8.8%	1.8%

All Statistics based on the 2016 Census and 2011 National Household Survey

Housing	West Broadway	Winnipeg
Occupied Dwellings	2,950	281,040
Single Detached House	6%	60%
Duplex	4%	1.7%
Apartment 5+ Storey	19%	13%
Apartment under 5 Storey	68%	18%
Other	1%	7%
Change in Average value of Dwelling	36.95% (up to \$256,987 in 2016)	23.27% (up to \$317,516 in 2016)

Highlights

- People in West Broadway are more likely to use alternative methods of transportation (5 times more likely to walk, 8 times more likely bicycle and twice as likely to use public transit)
- West Broadway is more densely populated with a high percentage housed in low-rise apartments
- West Broadway has a lower number of persons per household
- West Broadway incomes are significantly lower than the City of Winnipeg

NEIGHBOURHOOD BOUNDARY

