The William Whyte Neighbourhood Housing Plan was created in conjunction with the Dufferin Neighbourhood Housing Plan with funds from the City of Winnipeg Housing Improvement Zone. Research and consultations were prepared by BridgmanCollaborative Architecture in partnership with the Social Planning Council and community-based researchers between April and October 2012. The five-year plan is intended to guide the efforts of the William Whyte Residents Association and their neighbourhood partners until 2018.

Many thanks to everyone who participated!
Contents

“I’m very proud of the William Whyte and Dufferin communities for their impressive efforts to make these areas safer and healthier places to live. The level of collaboration and cooperation being demonstrated will bring unlimited potential.”

- Minister of Housing and Community Development, Kerri-Irvin Ross

● WANT TO KNOW MORE?
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Introduction

What is a Neighbourhood Housing Plan?
A Neighbourhood Housing Plan is developed in consultation with community members. It includes a vision for the neighbourhood supported by action statements to achieve goals. The City considers the Neighbourhood Housing Plan when development is proposed in the neighbourhood. If a development proposal does not fit within the vision of the Plan, the developer may be required by the City to consult the community.

Neighbourhood Housing Plans reflect current housing issues and respond with vision, goals, and initiatives for the future. Not all neighbourhoods have a housing plan. Most are covered by the City plan called OurWinnipeg. When neighbourhoods qualify for additional planning documents, it is an indicator of neighbourhood change, pressure, problems or risks. The act of funding a housing plan acknowledges a neighbourhood in need of support. In general, neighbourhoods with funded housing plans belong to Housing Improvement Zones (HIZ). These zones are defined as Major Improvement Areas and Rehabilitation Areas by the City and receive funding for improvements. The Dufferin neighbourhood is not officially in a Housing Improvement Zone and does not qualify for HIZ money.
Over 50 of the city’s 483 boarded buildings are found in William Whyte. The neighbourhood has the highest number of 311 complaints when compared to other neighbourhoods and one of the highest incidences of crime.

William Whyte is one of Winnipeg’s oldest neighbourhoods and one with many challenges. The last Neighbourhood Housing Plan was conducted in 2001. Over a decade has passed and William Whyte residents still feel the intense pressures of boarded and burned buildings, vacant lots, crumbling housing stock, crime and violence, and lack of enforcement of By-laws throughout the neighbourhood. Based on a 2011 City report over 50 of Winnipeg’s 483 boarded buildings are found in William Whyte. The neighbourhood has the highest number of 311 complaints in the city and one of the highest neighbourhood crime rates. William Whyte is a neighbourhood in need of action for housing improvement.

Recognizing that the Dufferin neighbourhood shared similar challenges, but had no access to funds for a housing plan, the William Whyte Residents Association forged a partnership with the Dufferin Residents Association of Winnipeg to review the area in a shared planning process. The partnership involved a twelve-person Central Planning Team comprised of stakeholders from both communities. The team interviewed professional planning consultants and selected BridgmanCollaborative to develop the plans.

Residents determined that fewer, more actionable initiatives would be the goal of this housing plan. Residents want a simple, actionable plan that is honest about problems and respectful of people.
Bridgman Collaborative brought together a diverse team of local people and subject matter experts. Three community-based researchers and three Neighbourhood Immigrant Settlement Workers (NISW) formed a Participatory Action Research (PAR) team. The team was active in contacting, connecting, and conducting research in the neighbourhood. Collaboration with the Social Planning Council of Winnipeg (SPCW) included consultation partnership and analysis of the housing issues faced by Dufferin and William Whyte. Two volunteers from the University Faculty of Nursing, one a local resident, also assisted with consultations.

The eleven-member team engaged in eighteen neighbourhood events and consulted with over 200 people to create this plan. Both housing plans were reviewed in draft form by members of the Central Planning Team, Resident Association Board members and the research team. Feedback was incorporated to create this neighbourhood Housing Plan.
It is neighbourhood people who will bring a plan to life. Engaging the diverse populations in Dufferin and William Whyte was a goal of the planning process. The team was highly successful at engaging with people, and attribute their success to the William Whyte Volunteer and Program Coordinator, Dufferin Community Development Worker, researcher diversity and consistent participation in community events.

Working with local people was a goal. The employment of community based researchers was intended to help ensure local people continue to play a significant role in future neighbourhood plans.

The team assisted with development of the survey tool, conducting neighbourhood photography, consulting on the graphic design for posters and reports, conducting door-to-door inventories of boarded and derelict housing, conducting an inventory of benches and bins along Selkirk, Corydon and Osborne (comparative study), coordinating community events, participating in interviews, and documenting resident input at community workshops. The diversity and skills of the PAR team helped ensure broad participation from many people in the neighbourhood.

The employment of community based researchers was intended to help ensure local people continue to play a significant role in future neighbourhood plans.
Data for the housing plan was collected using surveys, interviews, workshops and research. In addition to workshop sessions coordinated for the purpose of the housing plan, the research team members attended community gatherings at Andrew’s Street Family Centre, Fridays at the Bell Tower, and Aboriginal Visioning to gather information in informal settings. Information was cross-referenced between the research methods to ensure consistency.

William Whyte and Dufferin share many similarities. In fact, most people consulted for the plans viewed both William Whyte and Dufferin areas as “the neighbourhood.” Housing Plan vision, goals and initiatives are shared by both communities, however each plan reflects the unique characteristics of the two neighbourhoods. Consistently in surveys, workshops, and interviews, people - friends and family - were identified as the most liked component of the neighbourhood.

Friends and family were identified as the most liked component of the neighbourhood
Consultation Team

**Participatory Action Research (PAR):**
Community-based research that involves and recognizes the unique knowledge and strengths of local experts.

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**Alana Ring-Woodard**
I am a St John’s resident and an outreach worker for the Winnipeg Rental Network (WRN) out of the North End Community Renewal Corporation (NECRC) office, which is in William Whyte. The (WRN) is a non-profit initiative providing a web-based database that makes it easier for people to find affordable rental housing. Working with BridgmanCollaborative, I created, collected, coded, and entered all survey data. I co-facilitated housing consultations, researched By-laws and fire insurance information and interviewed a Realtor/Landlord to help with William Whyte and Dufferin’s housing plan. I acted the role of “vacant lot” in a skit for Meet Me at the Bell Tower. Community members had a lot to say about what should be built on their vacant lots! Another great learning experience was driving and walking around to survey, document and take pictures of how many vacant lots and boarded houses there really were in the area.

If the housing plan could do one thing, it is to decrease the vacant and derelict housing in the neighbourhood and to create affordable housing, green space for vegetable or fruit gardens, tot-lots or expansion of yards.

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**Denise Greyeyes**
I was hired as a Community Consultant for the team. I have lived in the North End for over 10 years and raised three children while living here. My role was to be the contact and friendly face that other community members can identify with. I participated in community consultations. It was nice to see community members come out and give us their ideas and thoughts. I have done hours of coding transcripts from various meetings. WOW! Talk about reading and thinking. I developed a little spreadsheet to help keep track of the data. It is disappointing that many homes are still vacant and or boarded with housing being such a concern. How many times we have heard from people how hard it is to find good quality affordable housing. If this housing plan does anything, I hope it proves to be a useful tool to create what residents are saying is needed.
I am a William Whyte Resident and am happy to have been a part of the making of our new housing plan. As a resident and an active part of the community I see the challenges and many strengths of our neighbourhood. I hope this plan will make quality affordable housing more accessible for those who call the William Whyte and Dufferin neighbourhoods home. I want to see renters who receive fair treatment and who have safe and reliable housing that meets their needs.

**Neighbourhood Immigrant Settlement Workers (NISW)**

The NISWs in the William Whyte neighbourhood form a team of three individuals representing a diversity of nationalities, cultures and languages. Venantie Nutmende came to Canada in 2007 and speaks 7 different languages. Th’lay Htoo also came to Canada in 2007; she lived in a refugee camp in Thailand, but now owns a house in the William Whyte neighbourhood. Erna Andersen is a citizen of Denmark, but immigrated to Winnipeg in 2008.

The NISWs support newcomers to Canada living in the William Whyte and Dufferin neighbourhoods by facilitating access to service providers and the community at large. During the process of gathering data for the Housing Plan, the team carried out surveys and focus group interviews with various groups of newcomers living in the two neighborhoods.
Central Planning Team

The Central Planning Team is a partnership of William Whyte and Dufferin with support from the City of Winnipeg and the North End Renewal Corporation. Participants:
Dave Dessens - City of Winnipeg
Dale Harik - NECRC
Annette Champion-Taylor - WWRA
Charity Hostetter - WWRA
Bill Forrest - WWRA
Herbert Herrera - WWRA
Th’lay Htoo - WWRA
Jordan Penner - WWRA
Levett Demchuk - WWRA
Jessie Leigh - DRAW
James Favel - DRAW
Eric Choptain - DRAW

BridgmanCollaborative & Social Planning Council of Winnipeg

BridgmanCollaborative is an architecture and planning firm dedicated to Making Public Work. We specialize in comprehensive Master Planning which begins with citizen participation. We value local knowledge and respect people in our process of working together. We endeavor to reflect complex issues in a clear manner. We understand that the cornerstone of community economic development is citizen engagement.

The Social Planning Council of Winnipeg (SPCW) is a non-profit, membership-based organization committed to providing leadership in improving social conditions through effective solutions, progressive public policy, community development and partnerships. The SCPW’s approach is to work through collaboration, building local capacity and community engagement in addressing issues and needs.
Our Plan in the context of the Big Picture

The William Whyte neighbourhood housing plan was developed in consultation with community members. It includes a vision for the neighbourhood supported by action statements to achieve goals. The City will consider this document when development is proposed within the William Whyte neighbourhood. This housing plan is an informing document, the City plan *OurWinnipeg* is a governing document.

A review of *OurWinnipeg* (the official development plan guiding growth and change for the city), LiveSafe! (a tri-level government initiative), and *HomeWorks!* (a Provincial housing strategy and policy for Manitoba) was conducted to assess how resident vision, goals and initiatives worked within the context of municipal and provincial planning documents.

The City plan addresses many of the needs described by residents for the William Whyte and Dufferin neighbourhood housing plans. Neighbourhood goals are on track with City goals, particularly with respect to reduction of vacant lots and derelict buildings, increasing recreation and leisure opportunities for equitable access with other Winnipeg neighbourhoods, and development of affordable housing throughout the city.

Want to know more about other planning documents? See the back of this plan for a list of resources.
There are four sections and fifteen subsections in OurWinnipeg. Each subsection has directions for action. The majority of applicable directions for this housing plan are located in “A City That Works.” Residents for this housing plan sent a clear message - they felt their neighbourhood was not working.

Directions that apply to this housing plan are shown in blue in the graphic on the left. Dark blue directions were more applicable than light blue ones based on resident feedback.

The Directions for housing, recreation, safety and security were on-track with neighbourhood needs and goals identified during consultation. Resident Association representatives from Dufferin and William Whyte met directly with City representatives from By-law enforcement in the housing plan process. Residents believe through good communication and mutual respect they can continue to build their working relationship with the City to achieve their vision, goals and initiatives.

Evidence of the City commitment to “Implementation” directions was beginning to emerge according to residents. Continued advocacy and participation by the City Councilor in neighbourhood housing issues was identified as integral to the success of the Residents Associations. The Councilor actively participated in consultations for this plan.

“Provide leadership in encouraging and enforcing property related housing standards that create and promote safe living conditions for homeowners, tenants and for communities as a whole.”
- Our Winnipeg, Housing Direction 4
LiveSAFE!

LiveSAFE! is a tri-level government strategy for crime prevention described in *OurWinnipeg*. The strategy was presented to City Council in 2008. The policy states “efforts must be measurable.” A twenty-one block area was selected for implementation of the strategy through pilot projects. The area is primarily located in William Whyte and Dufferin. The LiveSAFE! Working Group is co-led by the Chief of Police and the Director of Community Services.

LiveSAFE! was not well understood by neighbourhood residents. Most residents had not heard of LiveSAFE!. Resident Associations and most service providers had heard about it, but were unclear about the program, the role of the LiveSAFE! coordinator, and the partnership opportunities available. Resident Associations felt strongly that if LiveSAFE! was to have relevant and measurable outcomes for residents, regular communication between the Coordinator with Resident Associations is important.

**FACTS about LiveSAFE!**

- LiveSAFE! is a City crime prevention & suppression strategy
- *Crime Prevention Through Environmental Design (CPTED)* is an important aspect of LiveSAFE!
- LiveSAFE! recognizes that health, education, recreation and economics factor into crime suppression
- The strategy encourages participation of community groups and citizens in initiatives.
- The Community Services Department of the City committed to investing in sports equipment for inner-city sites. Sport Programs in Inner City Neighbourhoods (S.P.I.N.) was part of the LiveSAFE! crime prevention policy.

HomeWorks!

HomeWorks! is a housing strategy and policy framework for Manitoba. Neighbourhood need, described in interviews, surveys and workshops for the Housing Plans, were accurately reflected in the Provincial plan. The link between housing and: health, economic development, education, community development, immigration, labour force, income security and social development are central to HomeWorks!.

Housing plan data mirrored HomeWorks! with respect to the physical, financial, psychological and locational factors that impact people’s housing experiences. The HomeWorks! strategy emphasizes that housing is a central and stabilizing force in people’s lives. It acknowledges that “when people live in a neighbourhood where they feel safe and secure, they are more likely to actively participate in the community.”

Residents in housing crisis attended workshops for the William Whyte Housing Plan. Their contributions emphasized day-to-day burdens associated with housing problems. People communicated that a concentration of poverty and housing in disrepair “ghettoized” their neighbourhoods. Many residents want to see affordable and supportive housing located throughout Winnipeg to reduce the concentration of issues, including crime and violence, associated with housing of last resort in their neighbourhoods.

This housing plan emphasizes that while many residents are working together in a positive manner for a safer community - William Whyte and Dufferin are not complete communities. Unequal levels of poverty, property vacancy, crime, By-law infraction, housing distress and dereliction in comparison to other Winnipeg neighbourhoods make William Whyte and Dufferin unique in their high need within the Winnipeg context.
People

In William Whyte, 34.9% of residents are under the age of 19.

A demographic snapshot of the neighbourhood, like the one below, reveals a diverse population. Aboriginal peoples, evenly divided between Métis and First Nations people, make up 44.5% of the population. Immigrants, a majority of them arriving from the Philippines, make up another 20.7% of the population. Many of the immigrants in William Whyte came to Canada recently (within the last 10 years).

The neighbourhoods in the North End have the youngest populations in Winnipeg, and in William Whyte 34.9% of residents are under the age of 19. Almost half of the families (44.2%) are lone-parent led. Census statistics show that households in William Whyte tend to be larger than in other Winnipeg neighbourhoods. This was echoed in our consultations where people spoke about there being many extended families and larger families with three or more children in the area.

Want to know more about William Whyte demographics? See the back of the plan for a link to the 2006 census.
The majority of residents we spoke with for the Housing Plan said that they live in, and stay in, William Whyte because it is affordable. This is important for the people in the area, as their median household income is less than half of the Winnipeg average at $24,756.

The diversity in the neighbourhood is both a strength and a source of conflict. Tension regarding home owners and renting tenants was a common theme in neighbourhood workshops. Some home owners stated their perception that neighbourhood issues are concentrated in rented dwellings. This was particularly problematic in housing that is in very poor condition as where there is frequent turn-over. Housing of last resort attracts tenants of least responsibility. Renting tenants complained that issues with housing begin with the poor conditions and lack of repairs which are the responsibility of landlords.

Some Aboriginal participants were frustrated by the perception that newcomers had better access to infill housing, quality rentals, and more support services generally. Newcomers felt vulnerable to landlords who they perceived to take advantage of their lack of knowledge and experience in Canada. Newcomers and Aboriginal people alike shared experiences of racism, most frequently from landlords.

Racial and cultural tensions are a reality. With many social service agencies supporting particular populations, competition for financial, educational, and employment supports and resources often becomes racialized and tensions, usually based on misunderstandings, become more apparent. The diversity of opinions and experience is both a strength and challenge for the William Whyte not observable in all Winnipeg neighbourhoods. Despite the challenges associated with difference, diversity and good neighbours were among the top reasons survey participants reported liking the neighbourhood.
William Whyte has 2,400 households in an area of 60 blocks. With a population of 6,220 people it is a medium sized Winnipeg neighbourhood. The population is growing. From 2001 to 2006 the neighbourhood has had an 8.6% increase in residents. The population growth rate is more than four times that of Winnipeg (2% growth).

Housing in the area is among the oldest stock in the city of Winnipeg with over 50% of residences built before 1946. The census reports over 17% of homes are in need of major repair and 30% of homes in need of minor repair. However, “need of repair” is a subjective self-assessment. Perception of major and minor repair and maintenance requirements may be highly variable.

Given door-to-door review of the neighbourhood and the high number of boarded and derelict properties, housing stock appears to require repairs at a much higher level than reported in the census. Of the 2,400 households, 620 are apartments and 1,335 are single family dwellings. Over 60% of homes in the area are rented.

The population of William Whyte is growing more than four times faster than the population of Winnipeg.
Nine houses have been boarded for over seven years in William Whyte.

Throughout the neighbourhood boarded buildings and vacant properties contribute to the negative perception of the area. Nine houses have been boarded since 2005 in William Whyte. Long-term derelict houses are often subject to arson as well as interior Building and Fire Code violations. The Vacant Buildings By-Law permits residential boarding for one year only.

In 2011, William Whyte had 740 calls to the City 311 system related to the Neighbourhood Livability By-Law. The call statistics exclude complaints regarding vegetation or boarded buildings. By-law infractions continue to be a serious issue in William Whyte. Reporting infractions to the City’s 311 is done by the Resident Association and individuals. On average, the WWRA organize three By-Law walks a month and report the infractions to 311 via email. The average number of infractions recorded per year by the WWRA has been about 500. Residents report conducting additional independent By-law walks at least two additional times a month.
William Whyte

This map shows the William Whyte neighbourhood as defined by the City of Winnipeg. It is highlighted in white and bounded by Arlington to the West, Main St. to the East, the south side of Redwood to the North and Selkirk to the South. After Salter however, only the north side of Selkirk is part of William Whyte.

The 6 yellow properties are schools; green are parks and open space, often on school property, and represent only 3% of the total neighbourhood area. Brown indicates vacant properties, which make up 3.6% of the neighbourhood. The 60 properties bounded by blue are owned by the City and the 27 properties bounded by green are owned by the Province.
When a By-law infraction is reported to the City, the following steps take place:

1. A By-law officer is sent to investigate
2. At that time they may issue an order
3. The resident is given reasonable time to make the correction
4. The officer returns. If work is complete, file is closed. If work has begun but is not complete, an extension may be granted. If no compliance, a Common Offence Notice (CON) is issued. If the order involved garbage in the yard, the City will conduct a clean-up and change costs to the property tax bill.
5. A Judicial Justice of the Peace conducts a hearing where the resident is asked for a plea.
6. If the plea is guilty, the judge issues a fine. If not guilty, the matter goes to trial. Fines are in the range of $125 to $800 but have been as high as $9,000 for repeat offenders.

The Resident’s Association met with the Manager of the Community By-Law Division to establish a dialogue for community-based approach and tools to manage By-Law issues. Collaboration, education and enforcement are shared goals of residents and the City for By-Law enforcement.

The City does prioritize calls based on risk, particularly risk of fire or risk to public safety. The WWRA intends to work with the City on an efficiency model to report By-Law issues.

Collaboration, education and enforcement are shared goals of residents and the City for By-Law enforcement.
Pritchard Park is centrally located in William Whyte neighbourhood. Newcomers access Neighbourhood Immigrant Settlement Worker services. The wading pool and skating program attract thousands of residents. In July 2012, the pool hosted over 3,500 neighbourhood children - double the number of children using wading pools in other areas of the city. The Pritchard Park skating program provides 20 hours of skate time per week in winter. City staff and over 30 volunteers run the program. The total number of children that registered for the program was 257. The total number of children that logged in each day (total over the skate program) was 1,315. These numbers do not include the children that were not registered for the program.

The small building is the coordination hub for a range of programs for children, youth, and seniors. The site once had basketball nets (now removed), a play structure and swings that need replacing. The facility does not meet City universal design standards for persons with disabilities and does not have any viewing windows to the outside park. A key principle of the LiveSAFE! initiative is crime prevention. Recreation is a fundamental prevention strategy. William Whyte and Dufferin do not provide organized team sports on par with other neighbourhoods. Children and youth have few opportunities to develop critical skills for life-long health and wellness. Participation in recreation and leisure is restricted by the low-incomes of many residents. There is no community centre in the William Whyte neighbourhood. Investment into the Pritchard Park hub would have many community benefits for both Dufferin and William Whyte.

Gathering places are at a premium in the neighbourhood. The closure of the Merchant Hotel was a success. However, the closure left a gap for some residents who accessed socialization opportunities like karaoke, BINGO and talent nights. The recreation and leisure goal for the neighbourhood is to provide a balance of opportunities for residents of all ages.
Likes

Community participation in gardening, Citizens On Patrol, Speed Watch, community clean-up events, and Pritchard Park activities are strengths of the neighbourhood.

William Whyte is a character area with mature trees and older homes. The neighbourhood includes good access to transportation, schools, corner stores and other amenities. The neighbourhood has some new housing and many older homes. It remains an affordable neighbourhood to purchase a home. William Whyte is served by a multitude of non-profit organizations and supports. While the transportation and services are a benefit to life in the neighbourhood, people emerged as the number one factor most enjoyed in William Whyte and Dufferin. In a survey of over 200 residents, nearly 60% stated that the best thing about the neighbourhood is the people. Described as an area with: “(an) incredible sense of community”, “good neighbours”, and “lots of diversity”, respect for difference emerges as a clear strength.

Neighbourhood Immigrant Settlement Workers operating out of the Pritchard Park Recreation Centre reported a spike in requests for garden plots to grow food by newcomers to the area in 2012. Demand exceeded availability of garden plots. Gardening was identified as an important activity for multiple newcomer groups. Similarly, gardening (particularly for indigenous herbs) was a goal of participants at a community health and housing session, through the Aboriginal Visioning Housing Circle and the Bell Tower event.

Youth activism is emerging as a neighbourhood strength that is strongly supported by residents. Community participation in gardening, Citizens On Patrol, Speed Watch, community clean-up events, and Pritchard Park activities are strengths of the neighbourhood.
Dislikes

Second to issues of crime and violence were complaints about garbage, “bad” neighbours who did not upkeep property, and general lack of care for the neighbourhood.

Over half of the people surveyed reported that they did not feel safe in William Whyte and Dufferin. The same percentage (54%) wanted to see police foot patrols in their area. Safety concerns were the most disliked factor of life in the neighbourhood. Throughout consultations, personal experiences of crime, violence, gangs, and negative traffic associated with the sex trade in the neighbourhood were reported.

Second to issues of crime and violence were complaints about garbage, “bad” neighbours who did not upkeep property, and general lack of care for the neighbourhood. Issues with sub-standard housing and challenges with landlords was another significant issue for residents. The housing plan team attended three home visits with Darrel Stavem of the Tenant Landlord Cooperation (TLC). Complaints gathered at workshop sessions were supported by documented conditions ranging from moderate to severe infractions of the Neighbourhood Liveability By-law (NLB).

Want to know more about the Neighbourhood Liveability By-Law in Winnipeg? See the back of this plan for details.
Service requests and By-law infractions in Winnipeg are reported through a centralized system, 311. Complaints from January 2011 to May 2012 in William Whyte were divided into four categories and mapped.

Graffiti, highlighted in yellow, represents the fewest number of complaints. These properties are located on corners and could indicate territory marking by gangs.

Housing complaints are in outlined in blue. These complaints relate to yard, exterior, interior, vacant or boarded housing issues.

Green indicates a request for tree maintenance (pruning, fallen or hazardous trees).

Garbage, indicated in red, makes up the majority of (multiple) concerns in the William Whyte neighbourhood. Garbage concerns vary from overflowing bins to abandoned waste pick-up.
Properties with two colours indicate one complaint from each category highlighted. The 226 yellow dots identify properties with multiple complaints. Multiple complaints have been defined as three or more reports made to 311 over a period of at least two months.

This map shows a neighbourhood that is overwhelmed. Garbage and housing issues exist everywhere. Some blocks, such as Aberdeen between Andrews and Powers, are filled with multiple garbage complaints. The bulk of complaints are located in the Northeast bordered by Redwood, Charles, Burrows and Main Street.

The Northwest corner bordered by Redwood, Arlington, Burrows and McKenzie Avenue has the fewest number of complaints; which echoes what was said in community workshops. This part of William Whyte was thought to be the nicest area in the neighbourhood.

It is obvious that there is an abundance of work to be done in William Whyte to bring it up to the living standards we see in other neighbourhoods in the City.
Crime Prevention Through Environmental Design (CPTED)

What is (CPTED)?
CPTED tries to influence the decision making process of criminals before they choose to act. The preventative approach evaluates factors in the built environment. The strategy is based on over forty years’ of thinking about urban planning and design. Concepts include the ideas of “defensible space” - which is the way people create boundaries around their property - and “natural surveillance” which is how people watch activities around their space. Both concepts emphasize the importance of developing spaces where people can see and be seen. The phrase “eyes on the street” is part of CPTED thinking for the urban environment. More observation and less isolation translates to lower crime in CPTED terms.

CPTED also evaluates the quality of public space and the level of care extended to property. Property maintenance is an expression of ownership and is integral to CPTED. Broken windows, strewn garbage and graffiti are environmental factors that invite crime. CPTED emphasizes that a clean and well maintained environment is less susceptible to criminal activity.

Overflowing garbage behind a Selkirk and Charles business communicates the message that the space is uncared for. The business has no exterior building lighting at the back and has mesh grates on the widows. Vegetation growing by the Hydro pole coupled with the abandoned mattress make this location vulnerable to crime - particularly arson. The photos shown were taken on different dates and illustrate a continued garbage issue in proximity to the business. Communication with the business owner about the risk to the neighbourhood created by the site is an important. Partnership between the BIZ Association and Resident Associations is integral for CPTED success.
Territorial reinforcement is another important aspect of CPTED. The goal is to encourage community members to observe, maintain and engage in their neighbourhood. When businesses are located in a residential neighbourhood, the appearance, maintenance and approach to security all impact residents. Chain link fences and razor-wire fence topping communicates the absence of a physical presence and a reduced risk of being detected. “Good” defensible space should not create a fortress effect.

Jarvis Avenue presents many challenges for the Dufferin neighbourhood due to the number of businesses with chain link fences and razor wire, overgrown vegetation along buildings, graffiti, and low investment in exterior landscaping and lack of exterior building lighting. Due to the isolation of Jarvis Avenue, it has a concentration of activity associated with the sex trade. Narrow alley spaces between industrial buildings and building entries with set-backs facilitate, rather than deter, criminal activity.

While lighting will not solve crime, in challenged areas such as the church stairs on Charles and Burrows it can be a deterrent to some criminal activities. Similarly, overgrown vegetation creates an unfriendly pedestrian environment and should be managed.

“Second generation” CPTED has evolved to include social, economic and environmental factors evaluated in a holistic analysis. Second generation CPTED extends to risk assessment, profiling, and evaluation of the social web of factors that contribute to criminal behavior. Promoting understanding of basic CPTED concepts like the preferred approach to defensible space, property maintenance, and the importance of natural surveillance in the neighbourhood are important goals for the Resident Associations and their neighbourhood partners.
CPTED tries to influence the decision making process of criminals before they choose to act. The preventative approach evaluates factors in the built environment.
Crime and violence are serious issues for residents. Crime statistics for William Whyte during the period of time between January 1, 2012 and July 31, 2012 are among the highest in Winnipeg. Violent crime including shootings, sexual assault and robbery are an ongoing threat. A seven month time frame was selected to capture statistics across a range of seasons.

It is a troubling picture. High concentrations of crime contribute to the stigma of communities in crisis and discourage new residents from staying in the area. The CPTED picture for both William Whyte and Dufferin shows that the fabric of the neighbourhood is worn thin by many factors that impact housing - particularly crime and violence. Lack of community-based housing recreational resources are a factor of increased crime based on CPTED principles. Many residents expressed concern that the neighbourhood “shuts-down” at dusk. Crime statistics in William Whyte are almost twice that of Dufferin. Of the city’s 29 shootings in this time period, 8 were in William Whyte.
Residents reported frequent streetlight outages and low-light scenarios. An analysis of lighting levels was provided by the City for four streets. The City reported acceptable or higher than average lighting levels on Charles, Jarvis, McKenzie and Selkirk. Residents strongly disagreed with the analysis in presentations.

**ACTIONS:**
Document locations of low light levels when they occur and report to 311. Map low light levels to track frequent outages. Keep a log book of the outages or low levels with dates and locations.

Residents reported that Johns approach neighbourhood women and children for sex. Sex trade workers stated the majority of Johns are men from outside the neighbourhood. Residents feel other Winnipeg neighbourhoods would not tolerate Johns and sex trade workers in close proximity to their homes.

**ACTIONS:**
Work with LiveSAFE! partners.
Consult with other Residents Associations: Spence, and Point Douglas

Robins Donuts is a hub for vehicles, but lacks a neighbourly feel. A CPTED analysis concluded that at any given time (24 hour observation cycle) the number of vehicles outnumber restaurant patrons. Lighting and fencing are adequate, but vehicle loitering is a challenge.

**ACTIONS:**
Work with the BIZ association and neighbourhood partners to open a dialogue with the owner regarding the issue.

Jarvis Avenue is isolated and perceived as unsafe. Industrial and commercial business owners in general do not landscape and fence their properties with respect to the their residential neighbours. The rail yard bi-section of the city creates an isolated area and neighbourhood challenges.

**ACTIONS:**
When an industrial area borders a residential area, industrial design guidelines emphasizing CPTED should be introduced by the City. Work with City & LiveSAFE! partners to explore opportunities.

Pritchard Park is a neighbourhood hub of activity challenged by outdoor equipment in disrepair, insufficient exterior lighting, and an undersized facility. There are no views to the park from inside the building and therefore no natural surveillance. The building is not accessible for persons with disabilities. 90 Sinclair is a new and accessible building challenged by an “isolated” location. Recreation and leisure activities are integral to crime reduction.

**ACTIONS:**
Engage all levels of government for the redevelopment of Pritchard Park and work with City partners to provide economically accessible activities at 90 Sinclair.
Neighbourhood Issue Case Studies

Traffic Tensions
Conflict between schools and residents regarding illegal loading zones and drop-off areas was identified by residents on three occasions. The traffic division of Public Works confirmed no permits have been issued to block traffic using pylons and direct traffic in one-direction only. Resolution with the Immaculate Heart of Mary and Holy Ghost schools is important in William Whyte and Dufferin to reduce neighbourhood tension with institutions.

Sidewalk and Curb Conditions
Sidewalks and curbs that do not comply with City accessibility guidelines create barriers for residents. Uneven surfaces are difficult to navigate and can result in injury. Projecting vegetation pushes pedestrians closer to the road and does not conform to good CPTED principles. When residents have reduced mobility, poor sidewalk and curb conditions can increase isolation because people are more reluctant to leave their homes. Barrier-free sidewalks and curbs are important to neighbourhood residents.
495 Dufferin

Exterior appearance can disguise interior violations of Building and Fire Code, and the Neighbourhood Livability By-law. Tenant Landlord Cooperation (TLC) facilitated three home visits for this plan. The visits were intended to contextualize renting tenant housing issues in Dufferin and William Whyte. The condition of the house at 495 Dufferin became part of the public record in May 2012 as part of a process to hold the landlord accountable for violations. The home is located next door to two new infill homes.

Conditions were so poor that the house was deemed unfit for habitation. The landlord is a multiple property owner in the neighbourhood. Only through resident communication to TLC or other agency such as the Residential Tenancies Branch or Winnipeg Rental Network would the conditions have been discovered. The renting tenant remained in the poor condition housing out of fear of the landlord, and an inability to find alternate affordable housing. Non-functional washrooms (toilet and or shower) are a common complaint to TLC. Although the conditions of 495 Dufferin were extreme, similar challenges (with lower concentration of issues) were evident in all three home visits conducted for the purpose of the Housing Plan.

TLC reports that the low rate of Employment Income Assistance is connected to poor housing conditions. Slum landlords often refuse to make basic repairs for tenants.

Exterior appearance can disguise interior violations of Building & Fire Code, & Neighbourhood Livability By-law.
Bench Bin Comparative Study
Residents reported a need for more benches and bins in the neighbourhood. The research team surveyed nine blocks of Selkirk Avenue and an equal distance on the commercial section of Corydon Avenue. Selkirk and Corydon have a comparable number of bins (23 to 24). However, Corydon bins provide a recycling option. Corydon bins showed investment by the Corydon Avenue Biz while many Selkirk bins looked worn. Corydon had 23 benches and Selkirk had only 10. Increasing the number of benches, particularly associated with bus stops, is an important goal for neighbourhood residents.

Vacant Lots and Boarded Properties
The impact of a boarded property in a neighbourhood is dramatic. Loss of vitality, character, community and shelter are just a few of the observable impacts a boarded house can have. The longer a house is boarded, the more it deteriorates. The Vacant Buildings By-law 79/2010 states “the owner of a vacant residential building is entitled to obtain a single Boarded Building Permit for the building, valid for a period of one year from the date it is issued. The permit is automatically transferred to the next owner of the building. No additional permit without Designated Committee approval or occupancy certificate.” Extended boarding of homes in the neighbourhood is a risk to community safety and it is illegal. They are targets for arson and negatively impact neighbours. Nine houses in William Whyte have been boarded since 2005 - over seven years. There is no 2005 inventory for Dufferin. The 2010 Vacant Buildings By-law has tougher enforcement for non-compliance and larger fines. According to the By-Law “If no action is taken on a vacant building and the property owner has been convicted of an offence under the Vacant Buildings By-Law No. 70/2010, the City will initiate the Taking Title Without Compensation Process.” In 2010 there were 78 vacant buildings in William Whyte. In 2011, there were 50. Enforcement by the City is critical for this issue.

Vacant lots also have negative impact on neighbourhoods. City mapping data of May 2012 illustrated 130 vacant lots in the William Whyte and Dufferin neighbourhoods. Of these, 34 are owned by the City and 4 are owned by the Province. Residents support the practice of converting lots that are not “buildable” into community gardens or selling the lots for personal yard expansion. Active ownership expressed through maintenance is important to residents.
Housing

Derelict House
The word “derelict” means many things, including abandoned, run down, and neglected. In Winnipeg, homes that are unoccupied are permitted to remain that way indefinitely, as long as the yards are maintained, and they do not pose a safety or fire hazard. By law, boarded houses are only supposed to be in that state for one year. Winnipeg’s Vacant Buildings By-Law sets standards for buildings, and is meant to reduce the amount of time that buildings remain vacant and boarded through fees and regular inspections. If a building does not meet the standards set out in the by-law, The City can take possession of the property.

All properties in Winnipeg, whether occupied or vacant, are subject to the Neighbourhood Liveability By-Law. The neighbourhoods have seen increasing vigilance by the City regarding how derelict homes are boarded. This by-law sets standards for the property, including the yard and the inside of homes. Things like plumbing, heating, handrails, and windows must be up to a certain standard for a house to be considered ‘habitable.’ In William Whyte and Dufferin, many homes require major repairs in order to be up to this standard. The low incomes of tenants and owners alike are often a barrier to repairing houses as needed.

Houses that appear derelict on the outside are a problem in the neighbourhood because they bring down property values and give residents a sense that the owner does not care about the neighbourhood. As shown in the case-study of 495 Dufferin, and reinforced by the focus group held on housing and health, homes that are derelict on the inside risk the health and safety of occupants. Addressing both will be critical for revitalizing the neighbourhoods.
Existing House

Housing in William Whyte is among the oldest in Winnipeg, with ¾ of homes being 50 years old or older (53.6% are more than 65 years old). These houses add character and historic value to William Whyte. They were built at a time when high quality materials and impressive workmanship were used, meaning they are or can be high quality with the proper maintenance. Many larger houses have been converted into rooming houses, duplexes and tri-plexes.

Without maintenance, however, these homes are at risk of losing their value. Some people who bought the houses do not have the money to maintain them properly. As structural issues become more expensive to fix than the house is worth, owners board them and leave them vacant or rent them in unsafe conditions.

Vacant Lot

A vacant lot is a piece of land without a permanent structure on it. There were 130 vacant lots in William Whyte and Dufferin as of a City mapping inventory in summer 2012. The City owned 34 of the properties, the Province owned 5 and the remaining 91 are privately owned. This number does not include boarded houses. These lots are spread throughout the neighbourhood, and because of their different sizes, shapes, and features, offer various opportunities for better use. Many residents in the consultation said they use these lots to cut across long blocks while walking through the neighbourhood. Others use them as green space, a place for their kids to run and play in a neighbourhood lacking in parks and fields. However, because the lots are not well maintained, lit, or used, they create safety concerns for residents. In surveys and consultations, the majority of residents agreed that they want more housing, and especially relatively affordable housing, on the vacant lots that are large enough for such a use. For the other lots, paths with lighting and benches, community gardens, tot-lots, and other community uses were recommended.
Infill Housing

“Infill housing” describes a new home being built on an existing lot. Any housing built in William Whyte in recent decades would therefore be considered infill. Due to various grants, programs and tax incentives available over the past ten years, much of the infill housing in William Whyte has been designed for affordable home ownership. Generally these are geared to ‘modest income’ families as they both provide and require more stability than renting. Infill housing tends to be more challenging and costly for developers, and because of the lower housing values in William Whyte, private developers rarely invest in housing in the neighbourhood. At the same time, not-for-profit housing organizations are facing reduced funding for programs and higher building costs, including much higher costs for City-owned vacant lots.

Apartment

In a neighbourhood with many renters and many single and two-person households, apartments provide critical affordable housing. They are less costly and time consuming to maintain than detached homes.

In 2011, the vacancy rate for bachelor apartments in the neighbourhood was zero, and for one bedroom apartments was below 2% (a healthy rental market is said to have a vacancy rate of at least 3%). This increases rents and means people living in apartments are less likely to complain about problems out of fear of losing their home and having nowhere else to go. Residents, landlords, and social service workers consulted for this plan spoke of the need for balance between maintaining apartments to an adequate standard, and keeping them as relatively affordable rental properties.

In 2011, the vacancy rate for bachelor apartments in the neighbourhood was zero, and for one bedroom apartments was below 2%.
Survey

The Housing Plan survey was designed and conducted by the community research team. Surveys were often facilitated one-on-one with residents. Verbal translation of the survey was provided in four languages. 205 residents completed the Housing Plan survey. The goal was to obtain boundary-wide consultation. The survey map was divided into six areas. Residents were asked to indicate the area of the neighbourhood where they lived. Fewer people participated from area B, the northwest corner of William Whyte, than other areas. Area B also had fewer 311 calls and lower instances of crime. Participation was evenly dispersed in Dufferin and William Whyte across all other areas of the neighbourhood.

205 Residents surveyed

Area A: 27
Area B: 9
Area C: 30
Area D: 25
Area E: 24
Area F: 34
No area selected: 56

205 residents completed the Housing Plan survey. The goal was to obtain boundary-wide consultation.
54% of participants identified as Aboriginal, 11% as newcomers and 28% as “other.” Renters comprised 57% and home owners comprised 20% of residents surveyed. People staying with friends or family (informally housed or couch-surfing) were 9% of those surveyed. Most people who participated in the survey had lived in the neighbourhood between one and four years. More than 20% of people had lived in the neighbourhood for over twenty years.

Multiple responses were allowed regarding what was missing in the neighbourhood. Benches, bins and banks ranked high with respondents - but foot patrols ranked first with over 106 of 205 residents wanting to see police walking in their neighbourhood. Splash pad, park, and gardens were all identified as things that residents felt were needed in the neighbourhood.

Crime and violence were the most disliked factor or neighbourhood life. Proximity of friends and family was the most liked. About half of residents felt safe in the neighbourhood - half did not.

Over 56% of participants communicated that their home was in need of some repair or maintenance. More residents had interior housing issues than exterior, and of those 40% of problems related to plumbing.

Residents want quality affordable housing. People want simplified grant applications for “fix-up” grants and continued emergency repair support grants. Residents who rent wanted more support and less red tape when they encounter problems with their landlords.
Workshops

Neighbourhood maps were used with workshop participants to document neighbourhood character and areas of concern. When asked to identify challenged areas, consistently people responded that problems with housing were “everywhere.” The 311 map data confirm that By-law problems are blanketed throughout the neighbourhood.

By-law enforcement was a common theme in workshop sessions. Residents are exhausted by the 311 complain-based system. Homeowners were drawn to the neighbourhood for affordability, however renting tenants often felt only the lowest quality housing stock was actually in-budget. Renters felt challenged to find rent matched to income - particularly for those on Employment Income Assistance. All residents are waiting for a municipal solution for bulk waste removal in the neighbourhood. Consistently residents discussed crime and violence as major concerns in Dufferin.

Unanimously, residents agreed that if the housing plan does one thing, it should ensure William Whyte and Dufferin are equally respected with other Winnipeg neighbourhoods. For residents, respect translates into equal enforcement of laws and By-laws, maintenance of properties, investment in infrastructure and provision of recreation and leisure options.
Interviews

Interviews were conducted with a wide range of people with experience in William Whyte and Dufferin. A diverse group was selected in an effort to balance the many perspectives regarding housing in the neighbourhood. People who work in a range of private and public sector roles shared opinions for the plan.

Key Interview Points:

- Housing providers can be selective when choosing tenants. Kinew has a wait-list of 2000 people. Demand far exceeds supply of affordable housing.

- The home-ownership model is not for everyone and can have costly consequences when housing mismatch is pushed forward. Lessons learned from NEHP emphasize the need for both quality rental and ownership opportunities.

- While slum landlords are a serious neighbourhood problem, non-payment of rent and property damage are risks for housing providers.

- In the home ownership market, a two-income household where both people earn minimum wage full-time can qualify for a home-loan of approximately $175,000.00. By utilizing available tax incentives, low-cost land, and financing, new in-fill homes can be a reality for residents with good credit.

- Home inspections for grant applicants has reduced “band-aid” exterior fix-ups that disguise interior blight.

- Support for renters and home owners has shifted from a workshop and hot-line model to an advocacy model.

- Dufferin has no access to Housing Improvement Zone funds.

- The Province provides $30,000 to both Dufferin and William Whyte for fix-up grants.

- William Whyte has access to $160,000 annually through its Housing Improvement Zone designation. The WWRA allocates this funding towards programs such as Minimum Home Repair grants, Exterior Fix-up grants, Development Cost Offset grants, Housing Coordination, Residents Association Capacity Building, TLC, and support to new rental projects and new infill homes.

- Neighbourhood blight and lack of maintenance increases risk of criminal activity.

- The neighbourhood desperately needs improved parks and open space.

- Loss of businesses and increase of social services has caused a significant shift in the neighbourhood away from commercial viability.

- Loss of existing commercial units through transformation into residential units or service agencies would have a negative impact.

- Focused urban development to prevent sprawl would be ideal in the neighbourhood.

- Respect for the neighbourhood by residents and outsiders is often lacking.

- The Housing Plan should be simple, clear and applicable to the lives of neighbourhood residents.

- Bulk waste dumping and garbage issues are major barriers to improving neighbourhood image.

- By-Law enforcement is critical to neighbourhood improvement.
Vision:
Our VISION is an overarching statement for the neighbourhood.

Our vision is for William Whyte to be a respected neighbourhood with: quality affordable housing, services, amenities, and enforcement of all laws and by-laws equally with other areas of the City of Winnipeg; a safe place where residents can be proud to live.
With over sixty service providers, both governmental and non-governmental, in the Dufferin and William Whyte neighbourhoods, there are many important partnerships that support development and programming in the area. Housing Plan GOALS are intended to guide the efforts and investments of community partners to ensure they are on track with real housing needs and priorities as defined by community members.

The residents have defined ten GOALS and five INITIATIVES. Initiatives are actionable items that will be carried forward by the Dufferin Residents Association of Winnipeg and the William Whyte Residents Association with their community partners. The Resident’s Associations have committed to developing a five-year work plan to implement their initiatives.

The Residents of Dufferin and William Whyte believe in the importance of the Neighbourhood Housing Plan as an informing document. The Associations will document their activities toward the fulfillment of initiatives and present their activities towards the initiatives at their respective Annual General Meetings.

Through action, advocacy, and accountability the Resident Associations are striving to make significant improvements in their neighbourhoods with the help of their community partners.
Goals

1. Reduce vacant lots and boarded housing through infill housing. Housing type needs include: single family residences (4-5 bedrooms), housing with secondary suites, “pocket suites” and efficiency suites, affordable apartments. A mix of housing for rent and ownership is required. Municipal incentives for land sales are required. Partner with City and Province to develop a strategy to support development of vacant lots and derelict houses as a top priority.

2. When vacant lots are “unbuildable”: enable residents to establish neighbourhood gardens; establish tot-lots and small parks; support yard expansion through sales of lots to existing residents. Partner with the City to assist residents with acquisition of property for yard expansion and community gardens.

3. Establish partnerships with private property owners of vacant lots for interim uses prior to development (such as greenspace). Provide an incentive for private owners. If the RA is permitted to use a lot, RA will coordinate Green Team to maintain the lot (grass cutting) in the summer.

4. Work with the City on a solution for bulk waste removal. Continue working with the City Councillor to resolve the issue. Continue documentation of the problem. When community clean-up is organized, partner with City to provide removal of waste.

5. Provide randomized-route police foot-patrols for more “eyes and ears” on the street. Partner with the Winnipeg Police Department to discuss the concentration of crime and resident concerns.

6. Increase advocacy for renting tenants impacted by sub-standard housing. Fight slum landlords. Continue to partner with TLC, WRN and RTB and the City.

7. Continue grant and funding programs to renovate, repair, or remove dilapidated existing housing. Ensure homeowners, landlords and renters are aware of available grants. Direct residents to North End Community Renewal Corporation resources as grants are always changing - simplify applications.

8. Include more benches, bins and bus shelters along major routes in the neighbourhood to be on-par with other City streets. Work with the BIZ association and the City.

9. Achieve equal enforcement of laws with other areas of the City. Do not accept the “north end” as a neighbourhood for crime. The north end is not a dumping ground. Work with media regarding the impact of negative perception reporting. Work with the City and Councilor regarding waste removal.

10. Work with partners to ensure Dufferin is designated as Housing Improvement Zone. Communicate the importance of HIZ status to the future of Dufferin to the City and Province.
### Initiatives

*Our INITIATIVES are actions for Resident Associations and residents to carry forward over five years.*

<table>
<thead>
<tr>
<th>Initiative</th>
<th>How?</th>
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| Campaign to enforce City By-Laws                                         | 1. Work with City By-law division  
2. Media attention & activism  
3. Put pressure on officials  
4. Educate residents and direct required actions  
5. RA to lead a project for lane-facing addresses on residences  
6. Work with By-law division to assist RA and individuals in reporting infractions using standard method |
| Make By-law enforcement an action theme for one year of Resident Association activities. |                                                                                                                                 |
| Expand the Tenant Landlord Cooperation (TLC) Program                      | 1. Work to get funders on board  
2. Advocate to direct resources to the program  
3. Work to remove the perception that TLC is a “group” - it is only 1 person  
4. Ensure TLC is included in the housing plan  
5. Write letters of support and gather testimonials |
| Promote resident awareness of grants and resources                        | 1. Work in partnership with Community Development Coordinators  
2. Advertise in newsletter & newspaper  
3. Work toward revision of application forms with funding partners  
4. Work with partners on a “one-stop-shop” or checklist for grants |
| Provide incentives for people to stay                                    | 1. Promote safety/cleanliness  
2. Support business development  
3. Advocate for recreation/leisure options |
| Develop a neighbourhood “green” plan                                     | 1. Expand inventory of gardens and parks  
2. Provide recreational spaces  
3. Advocate for redevelopment of Pritchard Park  
4. Coordinate garbage collection with City after community cleaning events  
5. Provide green-team vacant lot maintenance to private owners who allow RA to use the plot for gardening |
Financial resources for housing and neighbourhood development are limited. Housing Improvement Zone funds do make positive impacts in neighbourhoods where they are applied. Given the lack of funding for Dufferin through an HIZ designation, and the intense need in William Whyte, funders need to reevaluate the dispersion of monies for neighbourhoods in need. Tax incentives and low-cost lots for infill development should be priorities for William Whyte and Dufferin.

People came out to participate and be heard in the housing plan process. “We must do better for future generations in the neighbourhood” one resident wrote. Residents are demanding action for By-law infractions and criminal activity. Overwhelmingly, residents are fed-up with the complaint based system of 311 where they are accountable to track and report neighbourhood issues. Until Dufferin and William Whyte are complete communities, and neighbourhoods that “work”, enticing residents to stay will remain a challenge. High mobility will be the norm, and striking a greater balance of the owner/renter ratio will remain an elusive goal.

Both the City and Province have recognized the challenges of William Whyte and Dufferin. The goals of this plan reflect the Directives for Housing in Our Winnipeg and are on task with the policies and strategies identified by the Provincial framework HomeWorks!.

If this Housing Plan does one thing, it should guide action toward positive change in the neighbourhood and honour the efforts of the many people who participated in this plan.

“We must do better for future generations in the neighbourhood.”
If our neighbourhood housing plan does one thing it should...
WANT TO KNOW MORE? Follow these links for more detailed information


HomeWorks!.  http://www.gov.mb.ca/housing/homeworks.html


http://www.gov.mb.ca/minister/minhouse.html

CPTED.  http://ebookbrowse.com/110414-cra-urban-security-sm-pdf-d224041240w


Neighbourhood photo inventory of vacant lots, boarded buildings and developed lots since 2005 (William Whyte) is located in the appendix.

Want to know more about the image on the back page? Turn it upside-down to read the answer!
What is this? Blue rectangles are vacant properties in William Whyte and Dufferin as of May 2012 based on City data.