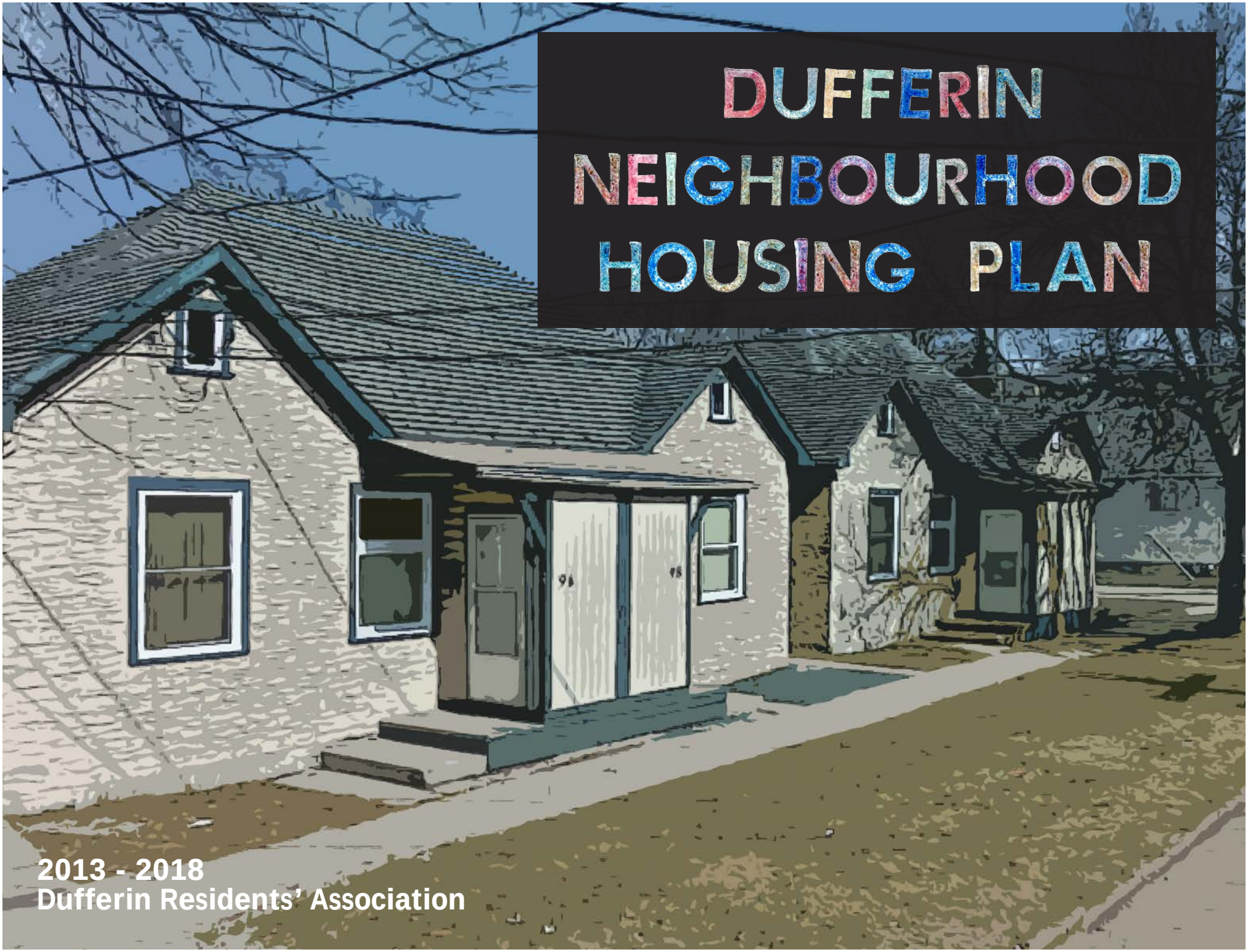
DUFFERIN
NEIGHBOURHOOD
HOUSING PLAN
2013 - 2018
Dufferin Residents' Association

The Dufferin Neighbourhood Housing Plan was created in conjunction with the William Whyte 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!

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"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?
This symbol is found throughout the document. It indicates more information is available about the fact, program, policy or statement you are reading. A list of references and websites is located at the back of the document.

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Introduction

Neighbourhood Housing Plans reflect current housing issues and respond with vision, goals, and initiatives for the future.

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, a 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 in a *Housing Improvement Zone* but is a *Major Improvement Area*. Dufferin does not qualify for HIZ money but does qualify for fix-up grants through the *Community Housing Improvement Initiative.*

Although there are only 790 households in Dufferin, the number of 311 calls, vacant and boarded properties, and crime statistics are comparable to neighbourhoods more than twice their size.

Dufferin is a neighbourhood in need of action for housing improvement. High numbers of boarded and derelict buildings, vacant lots, and housing in disrepair are key issues of concern. Although there are only 790 households in Dufferin, the number of 311 calls, vacant and boarded properties, and crime statistics are comparable to neighbourhoods more than twice in size. Recognizing the need in Dufferin, the City agreed to a combined neighbourhood plan process for the William Whyte and Dufferin communities.

The Dufferin Residents Association of Winnipeg (DRAW) incorporated in 2005 as a not for profit organization formed by area residents. The role of DRAW is to provide leadership opportunities within the community for residents and work in partnership with organizations, government, business and other stakeholders toward renewal and revitalization of the community. DRAW activities have included: community gardens and clean-ups, walking groups, distribution of the *Dufferin Star* Newsletter, and committees to address the needs and concerns of residents. The Dufferin Housing Committee was established in 2010. The creation of this Housing Plan is a significant milestone for the association.

Partnership between the Dufferin Residents' Association of Winnipeg and the William Whyte Residents' Association enabled Dufferin to access resources for this housing plan.

The PAR team was active in contacting, connecting, and conducting research in the neighbourhood.

Over 200 people were consulted to create this plan.

The partnership involved a thirteen-person Central Planning Team comprised of stakeholders from both communities. The team interviewed professional planning consultants and selected BridgmanCollaborative to develop the plans.

BridgmanCollaborative 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 the 2013 - 2018 Neighbourhood Housing Plans.

Process

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 Dufferin Community Development Worker, the William Whyte Volunteer and Program Coordinator, 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. Housing plan team members attended community gatherings at Andrew's Street Family Centre, Fridays at the Bell Tower, and Aboriginal Visioning to talk about neighbourhood housing in more informal settings. Information was cross-referenced between the research methods to ensure consistency.

Dufferin and William Whyte 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

What do you like
MOST about your
neighbourhood?
My Friends
Everything close
diversity
heart & Whimpy
Friendliness of
people

ONLY

Consultation Team

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

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 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 one thing, I hope it proves to be a useful tool to create what residents are saying is needed.

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 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 Bylaws and fire insurance information and interviewed a Realtor/Landlord to help with William Whyte and Dufferin's housing plan. I acted the role of a 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 this housing plan does one thing, it would be 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.

Jordan Penner

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 resident associations with support from the City of Winnipeg and the North End Community Renewal Corporation.

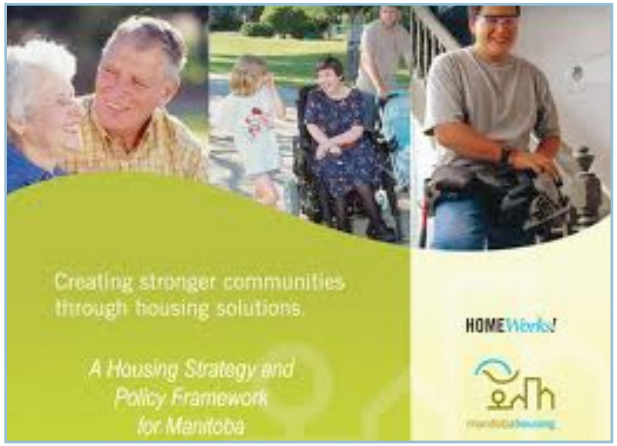
James Favel - DRAW
Lisa Dutka - DRAW
Eric Choptain - DRAW
Herbert Herrera – WWRA
Dale Harik – NECRC
Levett Demchuk - WWRA
Bill Forrest –WWRA
Th'lay Htoo - WWRA
Annette Champion-Taylor – WWRA
Charity Hostetter – WWRA
Jordan Penner – WWRA
Jessie Leigh – DRAW
Dave Dessens – City of Winnipeg

BridgmanCollaborative & Social Planning Council of Winnipeg

BridgmanCollaborative is an award -winning 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 the process of their participation. We endeavor to reflect complex issues in a clear manner. We understand that the cornerstone of community 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 Dufferin 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 Dufferin 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*)*, Live*SAFE*! (a tri-level government initiative), and Home*Works!* (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 Dufferin and William Whyte 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 *OurWinnipeg,* Live*SAFE!* and Home*Works*? See the back of this plan for a list of resources.

OurWinnipeg: The Four Sections

Section One: A City That Works

City Building	Safety and Security	Prosperity
Housing	Recreation	Libraries

Section Two: A Sustainable City

Sustainability	Environment	Heritage

Section Three: Quality of Life

Opportunity	Vitality	Creativity

Section Four: Implementation

Relationship Building	Strategic & Operating Plans	Monitor, Measure, Improve

"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

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.

According to residents, more evidence of the City's commitment to "Implementation" directions was beginning to emerge during the course of the plan. 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 this plan.

LiveSAFE!

Live*SAFE*! 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 Live*SAFE*! Working Group is co-led by the Chief of Police and the Director of Community Services.

Live*SAFE*! was not well understood by neighbourhood residents. Most residents had not heard of the strategy. Most service providers had heard about it, but were unclear about the program, the role of the Live*SAF*E! coordinator, and the partnership opportunities available. Residents felt strongly that if Live*SAFE*! was to have relevant and measurable outcomes in the neighbourhood, regular communication between the Live*SAFE*! coordinator and the Residents' Associations was important.

FACTS about Live*SAFE*!

- Live*SAFE*! is a City crime prevention & suppression strategy
- ***Crime Prevention Through Environmental Design (CPTED)*** is an important aspect of Live*SAFE*!
- Live*SAFE*! recognizes that health, education, recreation and economics factor into crime suppression
- The strategy encourages participation of community groups and citizens in initiatives.
- Live*SAFE!* recognizes that crime prevention involves more than policing. Integrated and strategic actions aimed at promoting the wellbeing of the community through social, economic, health, educational and recreational measures, with a particular emphasis on children and youth.

Home*Works!*

Home*Works!* is housing strategy and policy framework for Manitoba. Neighbourhood need, described in interviews, surveys and workshops for the Dufferin Housing Plan, was 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 Home*Works*!.

Housing plan data mirrored Home*Works!* with respect to the physical, financial, psychological and locational factors that impact people's housing experiences. The Home*Works!* 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 Dufferin 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 – Dufferin and William Whyte 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.

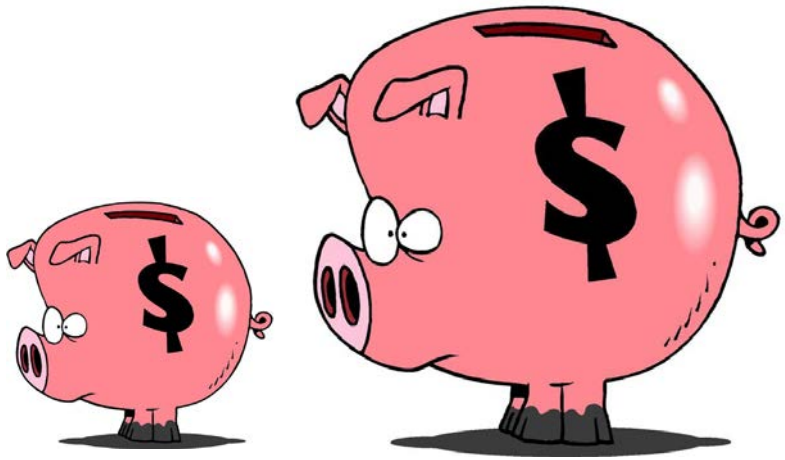
People

Over 20% of the population of Dufferin is under the age of nine.

A demographic snapshot of the neighbourhood, like the one below, reveals a diverse population. Dufferin has about 2,000 residents in 790 households. 26.8% of Dufferin residents are First Nation while 20.1% are Métis. Immigrants, a majority of them arriving from the Philippines, make up another 21.3% of the population.

The neighbourhoods in the North End have the youngest populations in Winnipeg, and in Dufferin 21.3% of residents under the age of 9. Families in Dufferin tend to be large and 41.3% of families with children have three children or more. Almost half of the families (45.6%) are lone-parent led. While home to many large and extended families, 35.0% of Dufferin residents are single adults, living on their own and 21.0% live in two person households. This has implications for the type of housing they need and prefer.

Want to know more about Dufferin demographics? See the back of the plan for a link to the 2006 census.



Dufferin
median household
income: $23,210

Winnipeg
median household
income: $49,790

Dufferin's population is growing 10 times faster than Winnipeg as a whole.

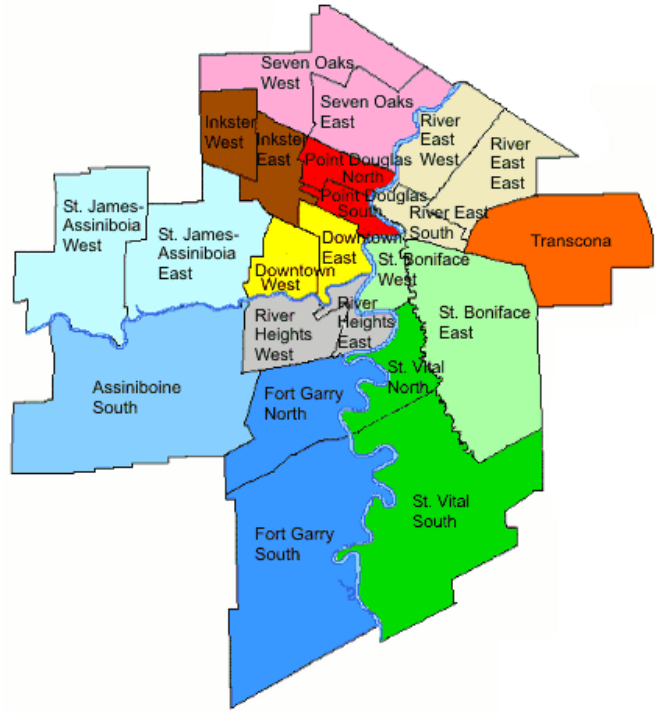
Dufferin has had extreme fluctuations in population over the past 30 years. In the 1970's, Dufferin lost almost 40% of its population. After small increases in the 1980's, residents continued to leave the area in the 1990's. Recently, more people have been moving to, and staying in, Dufferin. In fact, Dufferin's population is growing 10 times faster than Winnipeg as a whole (19% growth vs 2%).

There is a concentration of poverty in the Dufferin neighbourhood. The median family income is less than half that of the city median family income. Houses in Dufferin are aging. Most were built over 50 years ago, and many (almost 20%) are in poor condition and in need of major repair. Homes are more likely to be rented (67.9%) than owner occupied (32.5%). This combination of factors contributes to the reality of a neighbourhood in need of investment.

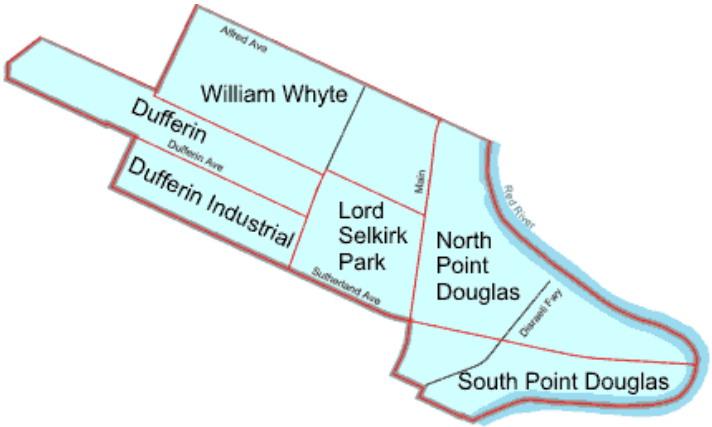
Neighbourhood diversity is both a strength and a source of conflict. Tension regarding home owners and renting tenants was a common theme in workshops. Some home owners perceived that neighbourhood issues are concentrated in rented dwellings. High turn-over and "bad neighbours" were often associated with housing in very poor condition. Housing of last resort attracts tenants of least responsibility. Renting tenants complained that issues with housing begins with the poor conditions and lack of repairs which are the responsibility of landlords.

Newcomers and Aboriginal people alike shared experiences of racism, most frequently from landlords. Tensions between racial and cultural groups, usually based on misunderstandings, do surface in Dufferin. The diversity of opinions and experience is both a strength and challenge - one that is 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 Dufferin.

Place



Dufferin is located in Point Douglas North shown in red



Dufferin is a small neighbourhood located in the Point Douglas North census cluster in central Winnipeg. Street boundaries include Dufferin Avenue, Selkirk Avenue, Salter St. and McPhillips. The neighbourhood is just north of Dufferin Industrial and the Canadian Pacific railroad tracks. There are multiple challenges for Dufferin that are associated with location. The industrial boundary results in an isolated neighbourhood edge. With only two residences facing Jarvis, there is little "natural" surveillance and neighbourhood activity along the souther border of Dufferin. Crime, violence and traffic related to the sex trade result. The edge condition of Dufferin is made worse by industrial businesses and the rail yards that do little to respect residential character of the adjacent area through the use of landscaping, lighting, or even general upkeep and maintenance. Many residences close to the industrial boundary also use of high fences, some even employ razor wire. The result is an unfreindly and disconnected feeling around the industrial edge of the neighbourhood.

The need for dedicated resident resources and support in the Dufferin neighbourhood was identified in 2005 by a group of concerned residents. As a result the Dufferin Residents' Association was formed in partnership with the Community Education and Development Association (CEDA). In 2010 the North End Community Renewal Corporation (NECRC) replaced CEDA in the partnership, obtaining funds for DRAW to hire a full-time staff person. In 2012 the DRAW took on full ownership of the initiative, applying for, and reciving, funds to keep their full-time staff. DRAW is housed out of the North End Community Renewal Corporation of Selkirk Avenue where they receive administrative support. The partnership with NECRC and many other community partners are critical to the success that the Dufferin Residents' Association.

Want to know more about these census maps? See the back of this plan for details

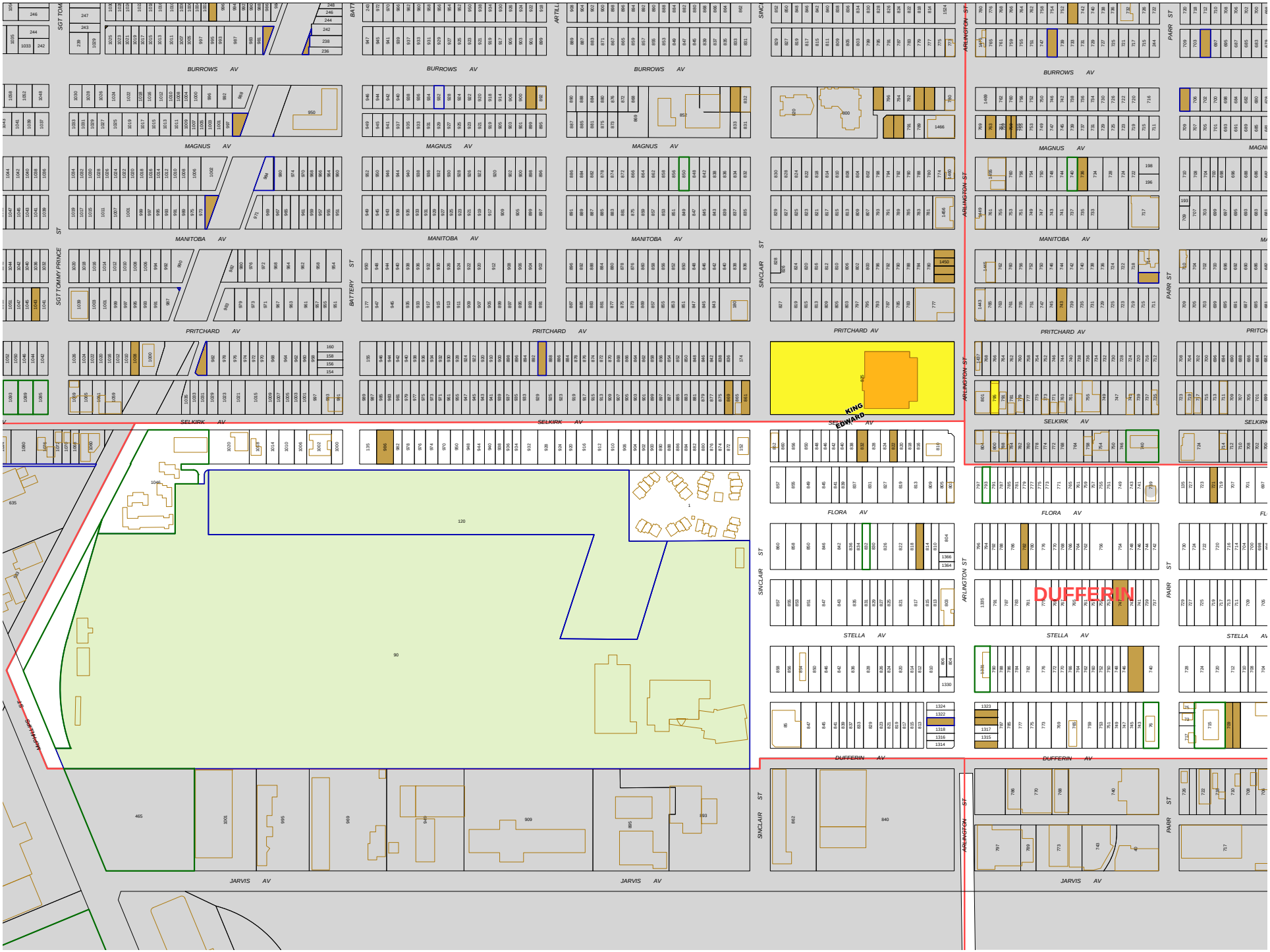
The relationship of low household income and participation in sport is well documented. Increasing access, particularly for young people, to sports and recreation is an integral part of crime reduction based on the LiveSAFE! strategy.

North Centennial Recreation and Leisure Facility (green building), and Centennial pool (brown building) photographed in the early morning.

The Dufferin Residents Association of Winnipeg hold meetings at the North Centennial Recreation and Leisure Facility at 90 Sinclair Street. While the facility is located in the Dufferin neighbourhood, residents reported feeling disconnected from the resource due to its location at the edge of the neighbourhood. Residents emphasized a lack of belonging and ownership informed their opinion that 90 Sinclair was "not for them."Dufferin residents lack a "home base" for their activities. They are often welcomed by community partners, including the many private non-profit groups.

The building was completed in 2010 and the park was enhanced in 2011. Although the building is lit at all times, residents report that the dark park and connected field are perceived as unsafe. Many residents remain unaware of the indoor pool. Access to sports, recreation and leisure activities at 90 Sinclair was limited by economics and affordability for many residents.

City staff were very helpful when housing plan activities were organized at the facility. Single-use passes were provided as draw prizes for residents who helped with the housing plans. The gap between resident engagement and the facility may be related to: costs to use the facility, location, lack of team sports, and/or lack of engagement of neighbourhood volunteers. The relationship of low household income and participation in sport is well documented. Increasing access, particularly for young people, to sports and recreation is an integral part of crime reduction based on the Live*SAFE!* strategy. Communication between the Dufferin Residents Association of Winnipeg and City recreation partners is important to make best use of the 90 Sinclair asset.


DUFFERIN
KING EDWARD
BURROWS AV
MAGNUS AV
MANITOBA AV
PRITCHARD AV
SELKIRK AV
FLORA AV
STELLA AV
DUFFERIN AV
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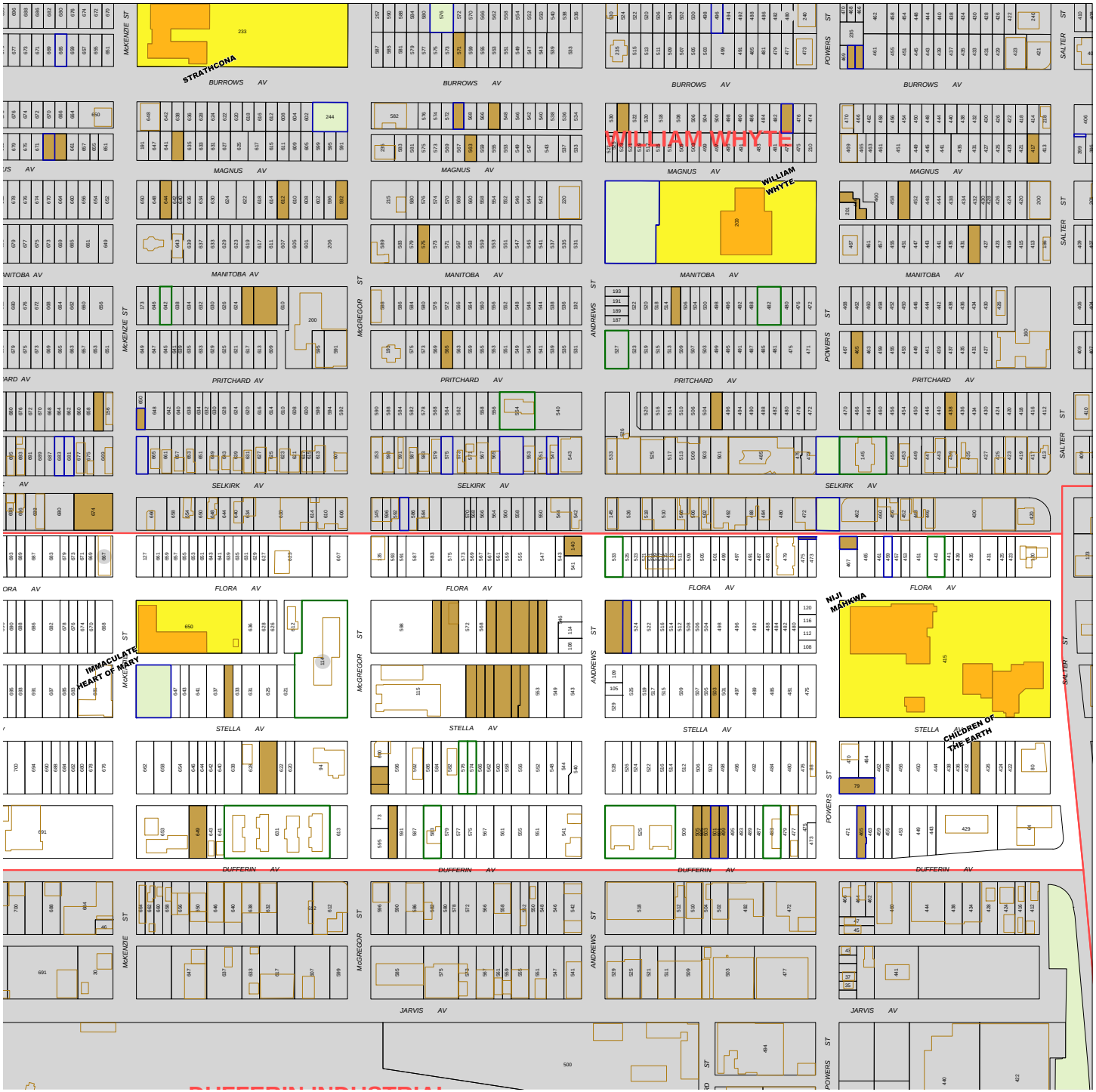


Dufferin

This map shows the Dufferin neighbourhood boundaries as defined by the City. Boundaries are: McPhillips St. to the West, Salter Ave. to the East, Flora Ave. (up to Arlington) and Selkirk (up to McPhillips). The yellow properties are schools. The green properties, owned by the City, are parks and open space. Excluding 90 Sinclair, greenspace represents only 0.5% of the neighbourhood. The 46 brown properties are vacant land. The 10 properties outlined in blue are owned by the City and the 15 properties outlined in green are owned by the Province.

- Vacant Residential
- Provincial Land
- City Owned Parcel
- Places of Worship
- Parks & Open Space
- School Buildings
- School/Day Care

Pritchard Park wall of skates

Pritchard Park Site

Pritchard Park is centrally located in William Whyte and accessed by Dufferin residents. Dufferin newcomers engage Neighbourhood Immigrant Settlement Worker services. The wading pool and skating program service thousands of residents. In July 2012, the Pritchard Park pool hosted over 3,500 neighbourhood children - more than double the attendance of other area wading pools. Investment into the Pritchard Park hub was supported and would have many community benefits for both Dufferin and William Wyte.

Places to gather were identified as important for residents. The closure of the Merchant Hotel was viewed as a success by many, though it has left a gap for some residents who accessed socialization opportunities like karaoke, BINGO, talent nights and food hampers. The future use of the Merchant Hotel will shape activity along Selkirk Avenue.

Neighbourhood character varies within Dufferin. Although most people consulted for the plans viewed both William Whyte and Dufferin areas as "the neighbourhood," residents described four distinct character areas within Dufferin. Flora Place was described as a nice, quiet neighbourhood area. Central Dufferin was characterized as having a mix of "good" and "bad" housing, the narrow strip toward McPhillips was described as good housing and the area closest to Salter and Jarvis was identified as the most challenged part of Dufferin.

Dufferin newcomers engage Neighbourhood Immigrant Settlement Worker services at Pritchard Park.

Boarded buildings and vacant properties contribute to the negative perception of the area.

Of the 483 vacant buildings documented by the City as of April 2012, 20 were located in Dufferin and an additional 5 were in Dufferin Industrial. The City documented a reduction of 3 vacant buildings from the 2012 inventory. The Vacant Buildings By-Law permits residences to be boarded for one year. Commercial properties can be boarded longer with yearly fee increases. In William Whyte, a vacant property and boarded building photo inventory has been maintained since 2005 by North End Community Renewal Corporation. Based on that inventory, nine derelict properties have been boarded for over *six years*. Prior to this plan, no photo inventory existed for Dufferin. A photo inventory of boarded buildings and vacant lots has been created by the community research team of both Dufferin and William Whyte as part of this plan. The inventory also documents vacant lots converted to gardens and yard expansions. The inventory is located in the appendix of this plan. There are 220 properties documented in the inventory, 37 in Dufferin and 183 in William Whyte. The inventories are available in the appendix.

Based on 2011 City statistics, Dufferin had 165 calls to the City 311 system related to the Neighbourhood Liveability By-Law. The calls excluded complaints regarding vegetation or vacant buildings. The same number of calls were received for the Weston neighbourhood (which is also bounded by an industrial area and rail yards). Weston has more than double the number of households (2,320) and almost three times the population. High numbers of complaints regarding liveability, concentrations of derelict buildings, and the challenges of the industrial boundary should make Dufferin a candidate for Housing Improvement Zone (or equivalent funding) status.

Of the 483 vacant buildings documented by the City as of April 2012, 20 were located in Dufferin and 5 in Dufferin Industrial.

Want to know more about the Vacant Buildings By-law or Neighbourhood Liveability By-Law in Winnipeg? See the back of this plan for details.

Likes

Community participation in gardening, walking groups, community clean-up events is gaining momentum through the support and coordination of the Dufferin Residents Association of Winnipeg and their neighbourhood partners.

Dufferin is a mature neighbourhood with 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 which is valued by residents. Dufferin 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.

Youth activism is emerging as a neighbourhood strength that is strongly supported by residents. Community participation in gardening, walking groups, community clean-up events is gaining momentum through the support and coordination of the Dufferin Residents' Association of Winnipeg and their neighbourhood partners. The Indian Family Centre, Aboriginal Visioning, North End Stella Community Ministry and many other non-profit partners assist in providing valuable resources to the community.

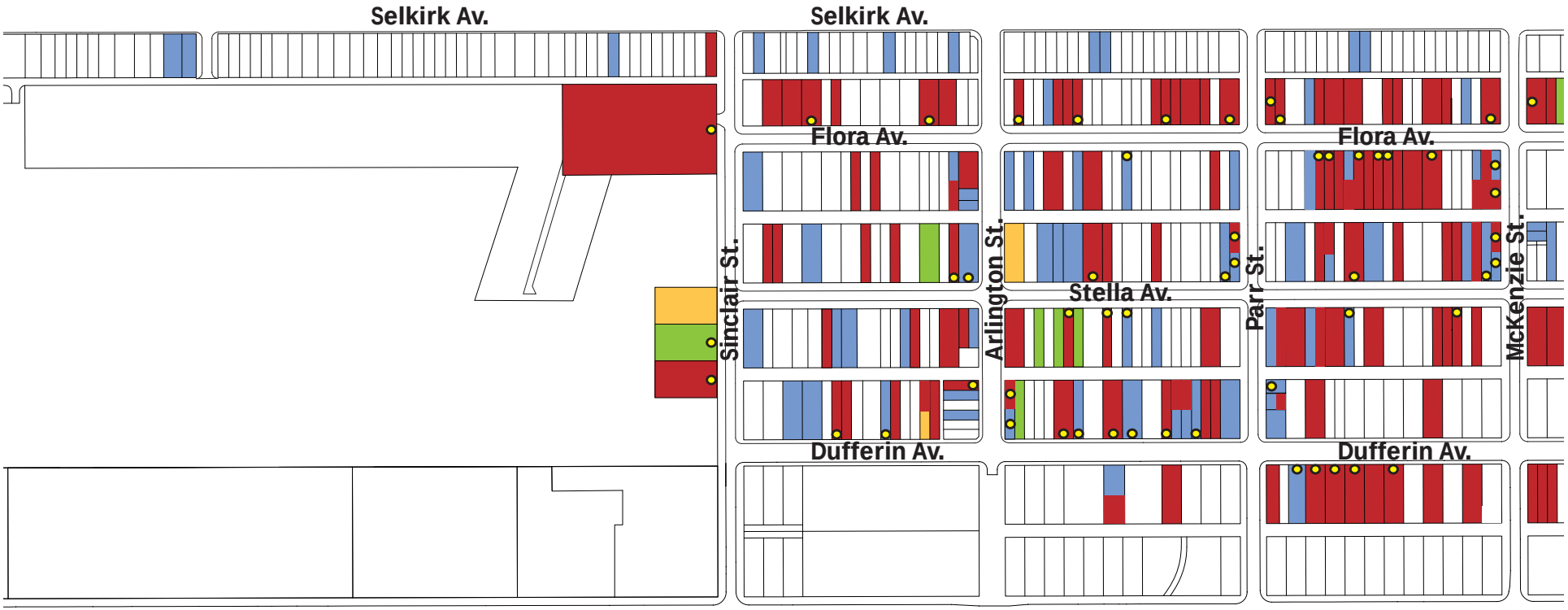
Dislikes

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 Dufferin and William Whyte. 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.

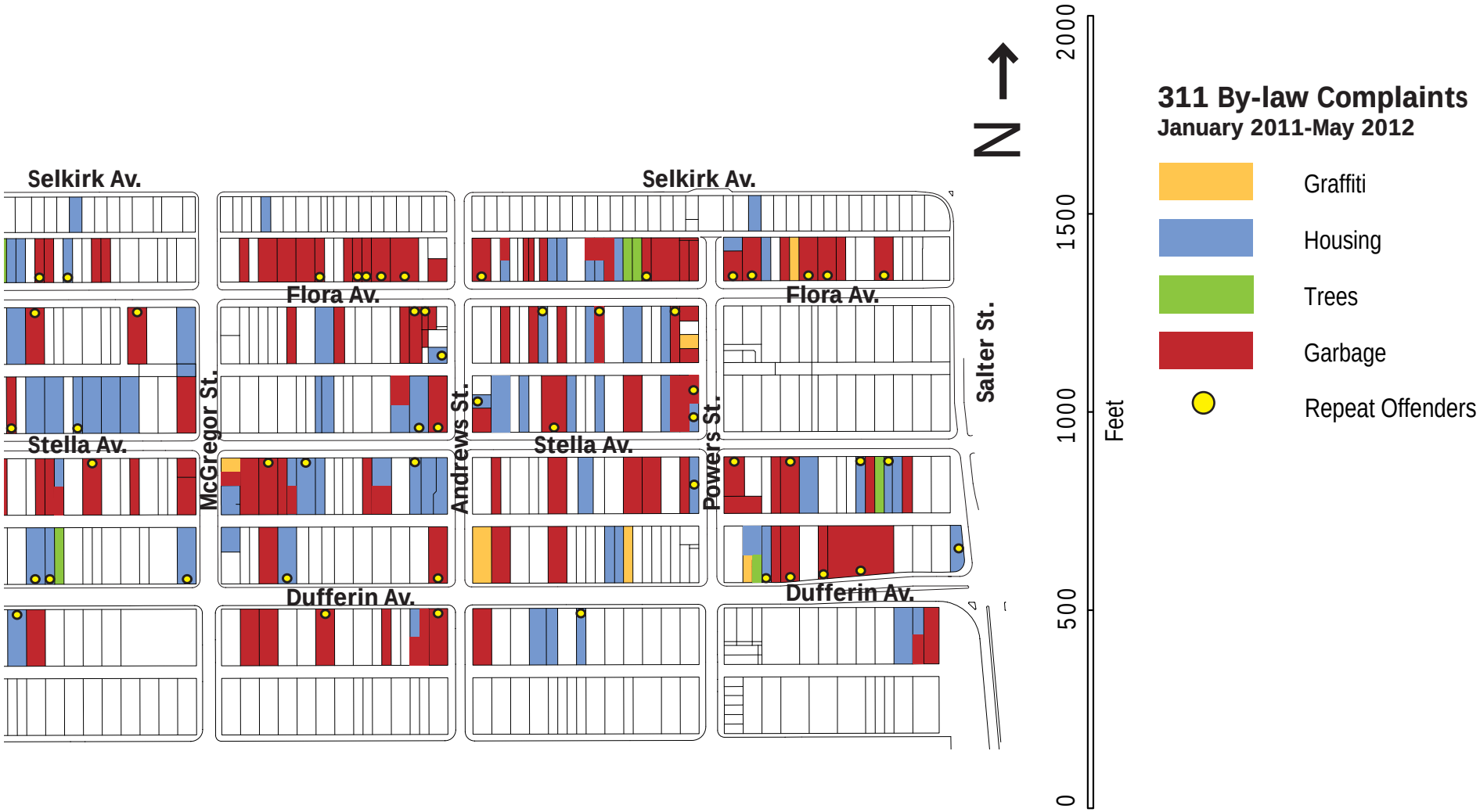
Second to issues of crime and violence were complaints about garbage, "bad" neighbours who did not upkeep property, and general lack of care for the neighbourhood. Issues with sub-standard housing and challenges with landlords were another significant issue for residents. The housing plan team attended three home visits with Darrel Stavem of NECRC's 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 Dufferin were divided into four categories and mapped. Graffiti, highlighted in yellow, represents the least amount 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 Dufferin neighbourhood. Garbage concerns vary from overflowing bins to abandoned waste pick-up. Properties with two colours indicate one complaint from each category highlighted. The 107 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. Although not included in the City boundaries of the neighbourhood, the south side of Dufferin Ave was added to this map. Multiple garbage complaints are clustered on the south side and impact the neighbourhood. The 311 map shows



how widely dispersed complaints are throughout the neighbourhood. Concentrations of complaints are related to blocks. For example, the south side Flora Ave.,between Parr and McKenzie, shows a block packed with multiple 311 garbage complaints. In fact, the three blocks between Flora and Stella, between Parr and McKenzie show the highest number of complaints in the Dufferin neighbourhood. With 790 households in Dufferin, over half of the properties in the neighbourhood have had complaints reported. There is work to be done 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. Phrases like "eyes on the street" are part of CPTED 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.

Poorly maintained 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 Selkirk Avenue Biz Association and DRAW is integral for CPTED success.
Territorial reinforcement is another important aspect of CPTED. The

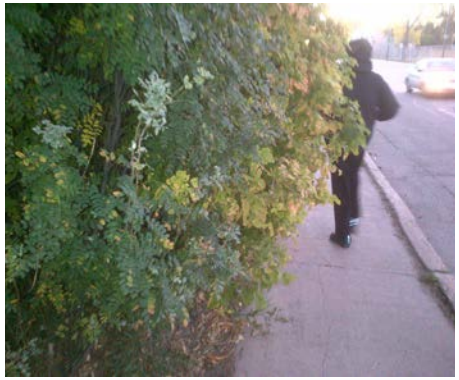
goal is to encourage community members to observe, maintain and engage in their neighbourhood. When businesses are located in a residential neighbourhood, the appearance and approach to maintenance and security all impact residents. Chain link fences and razor-wire fence topping communicates the absence of a physical presence and a reduced risk of being detected. "Good" defensible space should not create a fortress effect. The key to crime prevention through fencing is to emphasize the presence of people engaging in natural surveillance. 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. City design guidelines for exterior lighting and landscape for industrial businesses that border residential neighbourhoods is desirable as a CPTED action.

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 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 DRAW and their neighbourhood partners.

Jarvis at night

Overgrown vegetation

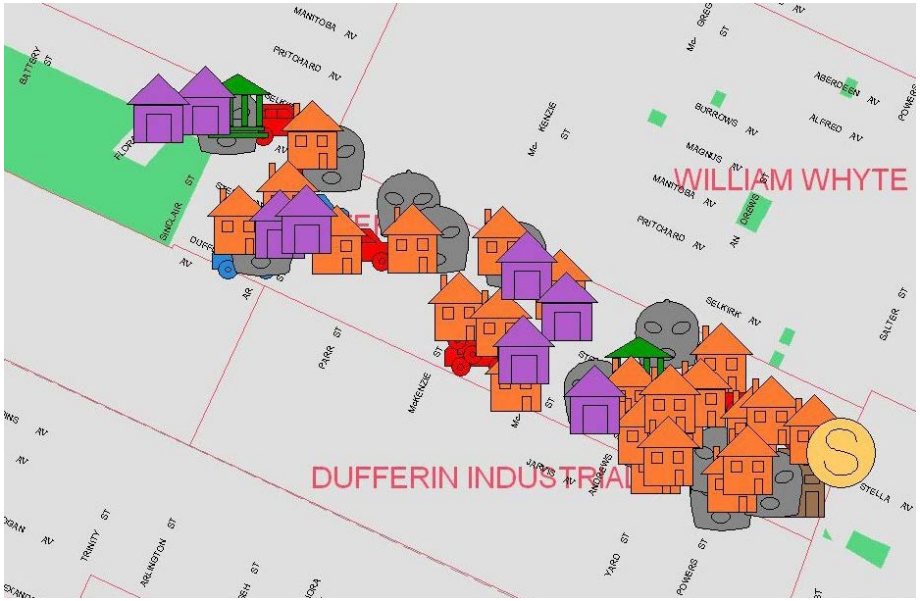


Vegetation encroaching on sidewalk

CPTED tries to influence the decision making process of criminals before they choose to act. The preventative approach evaluates factors in the built environment.

Set-back entries are unlit and provide niches for criminal activity, garbage accumulation, and

Jarvis Avenue unintended bench used by sex trade workers



Map 3. Dufferin Crime Stats January 2012 - June 2012

Map 4. William Whyte Crime Stats January 2012 - June 2012

Crime and violence are serious issues for residents. Crime statistics for Dufferin during the period of time between January 1, 2012 and July 31, 2012 show wide-spread incidences of crime throughout the neighbourhood. The seven-month time frame was selected to capture a recent area picture across a range of seasons.

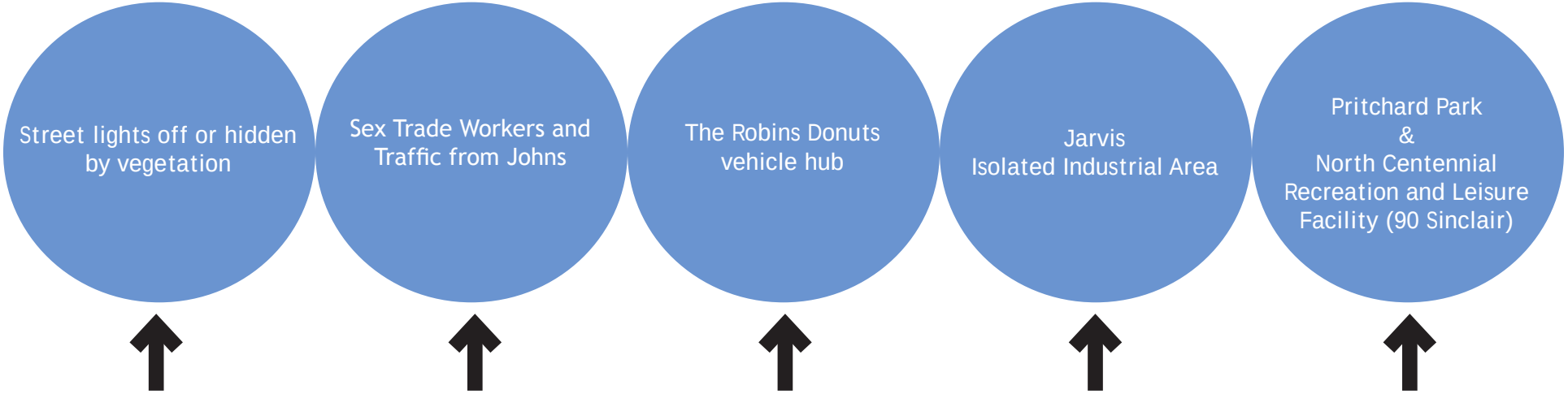
It is a troubling picture. High concentrations of crime contribute to the stigma of a neighbourhood in crisis and discourage new residents from staying in the area. The Crime Stat picture for both William Whyte and Dufferin shows that the fabric of the neighbourhood is worn thin by many factors that impact housing - particularly crime and violence. High crime is made worse by few community-based neighbourhood recreational resources.

Many residents expressed concern that the neighbourhood "shuts-down" at dusk. Crime and violence in the area is significant.

- Break & Enters - Commercial
- Break & Enters - Other
- Break & Enters - Residential
- Robbery - Commercial/Financial
- Robbery - Non-Commercial/Financial
- Sexual Assault
- Shooting
- Theft Motor Vehicle - Actual
- Theft Motor Vehicle - Attempt Only

Want to know more about CPTED or Crime Stat? See the back of the plan for a resources.

CPTED Challenges



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. With assistance of Community Development Worker, place a dot on a neighbourhood map 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 these activities.

ACTIONS:

Work with Live*SAFE*! partners.
Consult other Residents Associations regarding their approach: 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 BIZ 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 do not address their property as part of a neighbourhood. 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 & Live*SAFE*! 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 physically accessible. 90 Sinclair is a new and accessible building challenged by an "isolated" location. Recreation and leisure activities are integral to crime reduction.

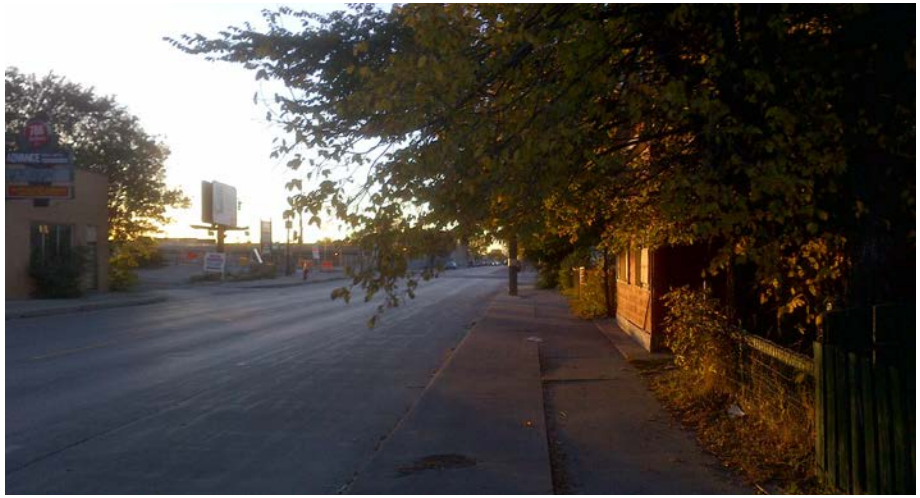
ACTIONS:

Engage all levels of government for the improvement of Pritchard Park and work with City partners to provide accessible activities at 90 Sinclair.

Neighbourhood Issue Case Studies

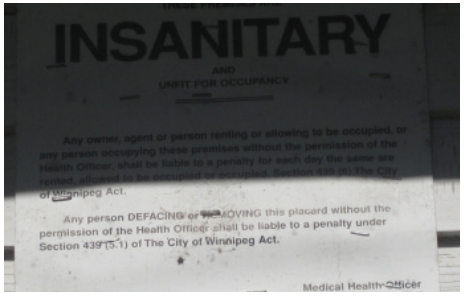
Traffic Tensions

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 cause tension for many 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.



495 Dufferin

Exterior appearance can disguise interior violations of Building and Fire Code, and Neighbourhood Liveability By-law. NECRC's Tenant Landlord Cooperation (TLC) facilitated three home visits 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 agencies such as the Residential Tenancies Branch or the 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 (EIA) 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 Liveability 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. Selkirk has fewer than half the number of benches than Corydon. Increasing the number of benches, particularly associated with bus stops, is an important goal for neighbourhood residents.

625 Stella Ave. July 2012

625 Stella April, 2009
(Google Maps, Accessed 2012)

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.

Boarded properties are a serious concern due to risk of arson and impact on neighbours. The Vacant Buildings By-Law permits residential boarding for only one year. Nine houses in William Whyte have been boarded since 2005 - over *six* 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."

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

274 Powers April 2009 (Google StreetView, Accessed 2012)

274 Powers July 2012 boarded since 2005 with more extensive fire damage than Google 2009 image.

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, they do not pose a safety or fire hazard, and they are properly boarded. 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.

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.

Apartment

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%.

Infill Housing

"Infill housing" describes a new home being built on an existing lot. Any housing built in Dufferin 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 Dufferin 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 Dufferin, 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.

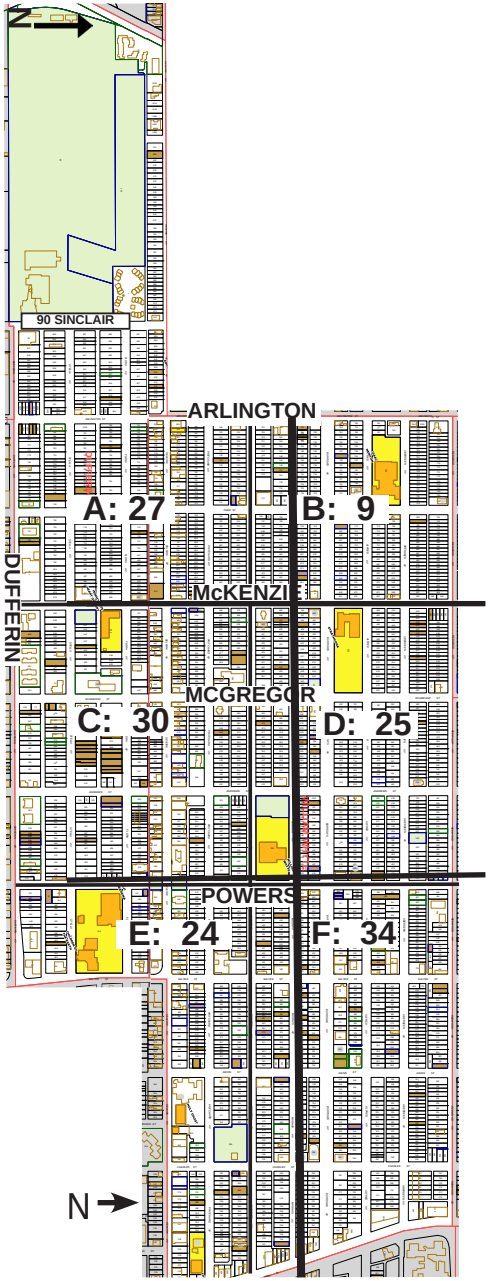
Existing House

Housing in Dufferin tends to be older and less maintained than in other Winnipeg neighbourhoods. These houses add character and historic value to Dufferin. 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 of the houses large and have been converted into rooming houses, duplexes and tri-plexes.

Without maintenance, 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.

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.

Survey



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

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.

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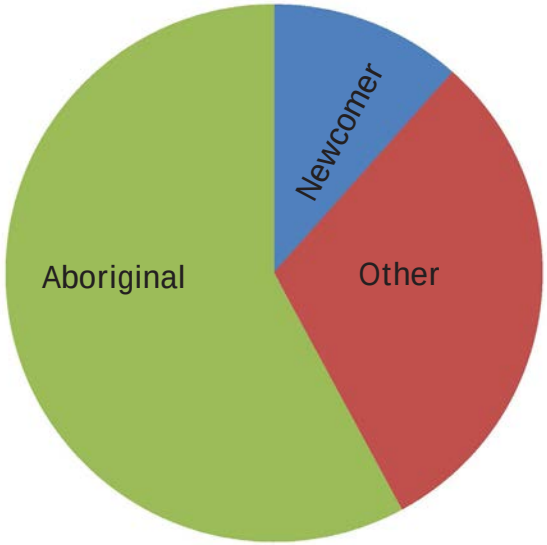
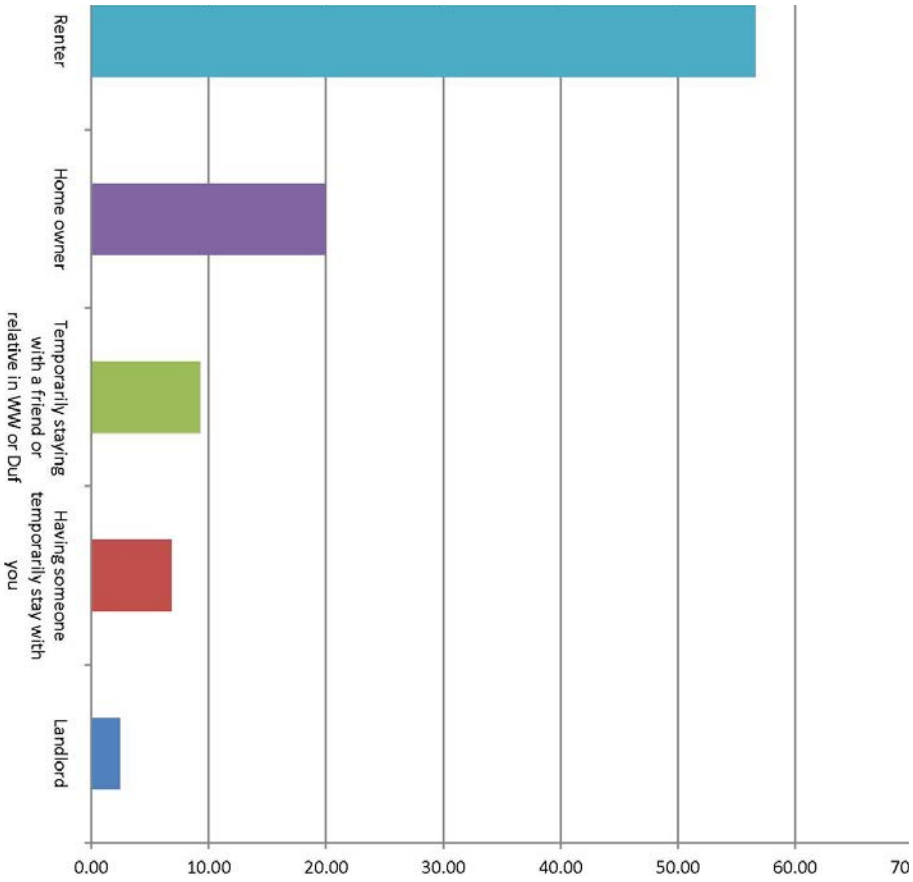
Survey





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. 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. In Dufferin, people consistently identified four character areas within the neighbourhood: Flora Place, Selkirk Avenue from Arlington to McPhillips, Dufferin "central" from Sinclair to McKenzie and east Dufferin from McKenzie to Salter. The east portion of the neighbourhood was considered the most challenged part of Dufferin with respect to housing stock. Jarvis was identified as an isolated edge, although technically outside of the neighbourhood area.

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 Dufferin and William Whyte 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 (HIZ) funds. Access to HIZ (or equivalent) funding is important for the neighbourhood.

• 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.

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

Housing Plan

Vision:
Our VISION is an overarching statement for the neighbourhood.

Our vision is for Dufferin 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.

Goals:

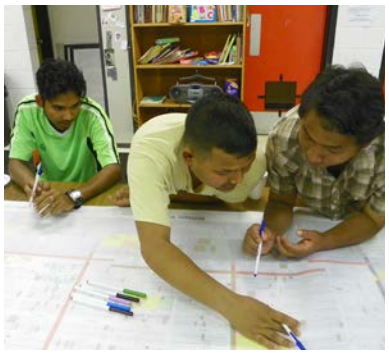
Our GOALS are intended to guide the direction of work in the field of housing for service providers, City, and Province. Partners will lead actions towards goals. However, goals cannot be achieved without the participation of our community members.

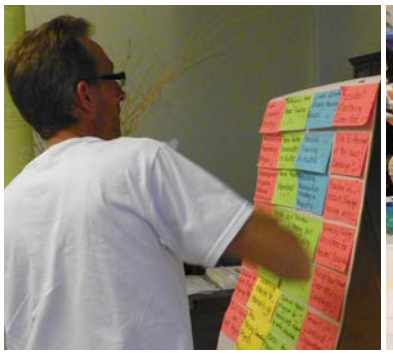
With over sixty service providers, both governmental and non-governmental, in the Dufferin and William Whyte neighbourhoods, there are many important partnerships that support development and programming in the area. Housing Plan GOALS are intended to guide the efforts and investments of community partners 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 Residents' 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. Without designation as a Housing Improvement Zone, Dufferin does not have access to the same levels of support and funding as other Winnipeg neighbourhoods. HIZ designation, or equivalent access to funds, is an important goal for Dufferin.





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, Province and NECRC 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. The City should identify "unbuildable" lots in the neighbourhood.

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 and LiveSAFE! 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 NECRC, 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.
   Work with partners such as North End Community Renewal Corporation as 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 (or equivalent funding resource designation).
    Communicate the importance of HIZ status to the future of Dufferin to the City and Province.

Initiatives

Our INITIATIVES are actions for the Residents' Association and residents to carry forward over five years.

Initiative	Who will carry it forward?	How?
Campaign to enforce City By-Laws	Residents' Associations Community partners City By-law division	1. Work with City By-law division 2. Media attention & activism 3. Put pressure on officials 4. Educate residents and direct required actions 5. Engage residents in neighbourhood CPTED training and activities Make By-law enforcement an action theme for one year of Resident Association activities.
Expand the Tenant Landlord Corporation (TLC) Program	Residents Associations NECRC Neighbourhoods Alive!	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 resident and landlord testimonials of TLC support and advocacy
Promote resident awareness of grants and resources	Residents' Association NECRC	1. Work in partnership with Community Development Coordinators 2. Advertise in newsletter & newspaper 3. Work toward revision of application forms with funding partners
Provide incentives for people to stay	Residents Associations City Province	1. Promote safety/cleanliness 2. Support business development 3. Provide recreation/leisure options
Develop a neighbourhood "green" plan	Residents Associations Universities and schools City NECRC	1. Expand inventory of gardens and parks 2. Provide recreational spaces 3. Advocate for redevelopment of Pritchard Park 4. Support citizen CPTED reviews & advocate for improved lighting 5.Provide Green Team services for vacant lot maintenance if RA is allowed to garden the lot

Summary

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. 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 Home*Works!.*

We must do better for future generations in the neighbourhood.

If our neighbourhood housing plan does one thing it should...
More affordable housing
Be INVITING Invigorating Interesting!
Inclusive Services fo All Many B
Strict Bylaw Enforcement as it pertains to housing & other related issues!
Together we are stronger
Safe place to Live
Shorty's
PLUMBING & HEATING
799-3959

WANT TO KNOW MORE? Follow these links for more detailed information

OurWinnipeg. http://speakupwinnipeg.com/ourwinnipeg/

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

LiveSAFE!. http://winnipeg.ca/clkdmis/DocExt/ViewDoc.asp?DocumentTypeId=2&DocId=5741

2006 Census. http://winnipeg.ca/census/2006/

2006 Census William Whyte and Dufferin. http://winnipeg.ca/census/2006/Community%20Areas/Point%20Douglas%20Neighbourhood%20Cluster/Neighbourhoods/Point%20Douglas%20South/default.asp

Neighbourhood Liveability By-Law. http://www.winnipeg.ca/cms/bylawenforcement/

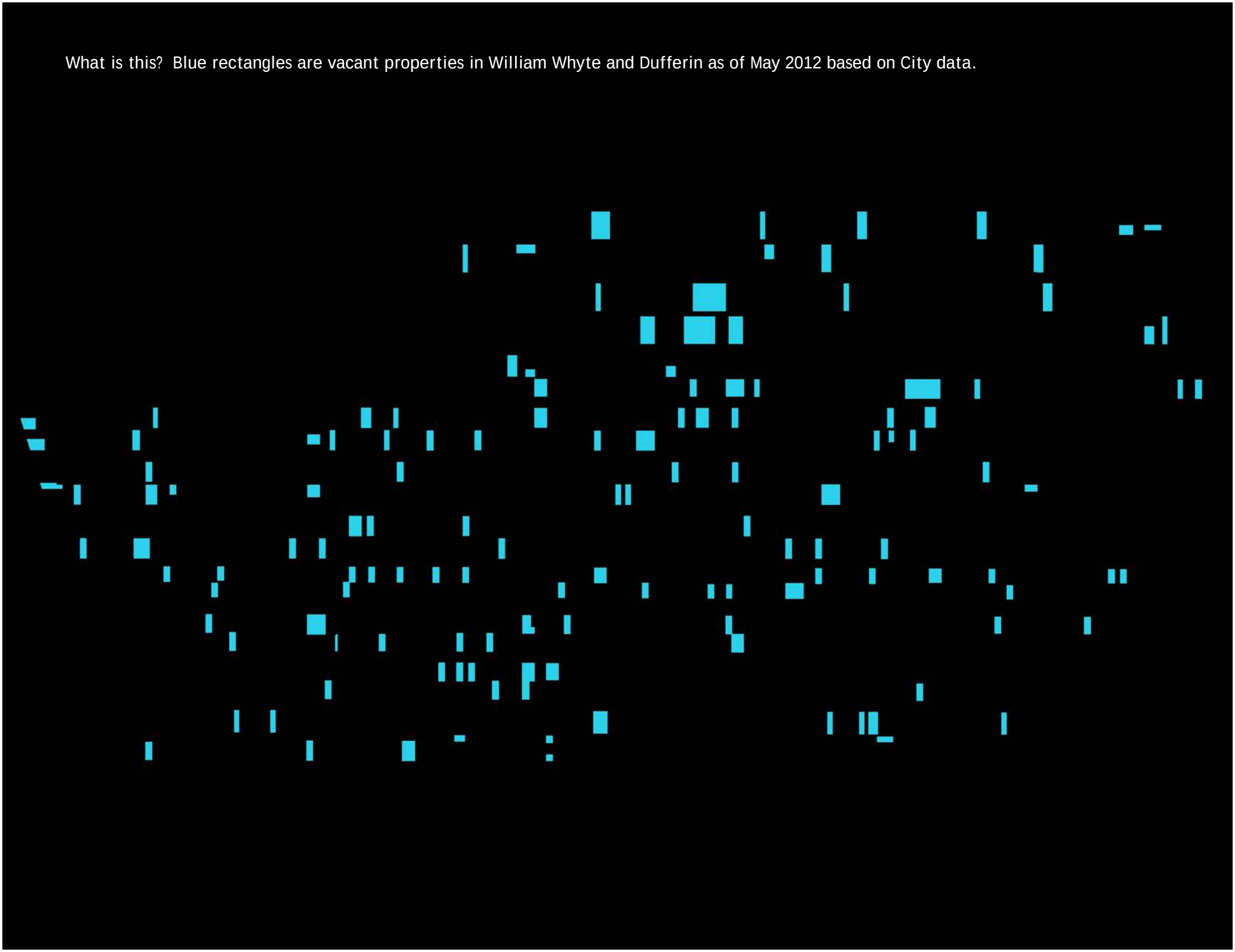
Vacant Buildings By-Law. http://www.winnipeg.ca/cms/bylawenforcement/vacantbuildings.stm

Crime Stat District 3. http://www.winnipeg.ca/crimestat/

Winnipeg Sport Policy Framework. June 14 ,2010. http://ebookbrowse.com/winnipeg-sport-policy-framework-discussion-paper-final-pdf-d303719679.

A Profile of Crime Prevention Issues in Winnipeg. http://www.sciencessociales.uottawa.ca/ipc/eng/documents/Winnipeg-.pdf

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.