

PART III
BACKGROUND

The background document was completed in September 2006. The document reflects data and information gathered up to that year; therefore changes to the neighbourhoods since that time period are not reflected in the following pages.

Introduction

West Alexander and Centennial are two of the oldest neighbourhoods in the City of Winnipeg and are centrally located in the heart of the city. Their early development began with the arrival of the Canadian Pacific and the Midland Railway spur line, and grew rapidly as industry and commerce began expanding in response to the city's economic opportunities.

In the absence of planning and regulatory control, development proceeded at a rapid pace as industries and warehouses were erected to support the manufacturing and trade industries that helped to position Winnipeg as the "Gateway to the West." Ultimately this resulted in conflicts in land uses, and increasing fragmentation of the residential district as transportation corridors were developed to move goods to market. In some areas, secondary and support industry replaced housing, while the need for accommodation for many new immigrants grew exponentially.

Much has changed since the neighbourhoods' early development that has shifted emphasis towards residential living and thereby discouraging incompatible development. Nevertheless, the neighbourhoods are still confronted by challenges related to economic disparity and physical decline. New challenges lay ahead, as the scarcity of land for development is juxtaposed against significant investment in new and planned facilities by the health, medical science and education sectors and a complement of commercial and industrial entrepreneurs interested in investing in the area. From these challenges however, exist potential opportunities for the neighbourhoods, including employment, education and training, business improvement and residential development.

The Background Study of the West Alexander and Centennial Neighbourhoods has been prepared to provide a snapshot of the neighbourhoods - both their physical form as well as their social and economic environment. It describes what we know about the area and what influences are shaping its future.

The Study, in its final form will serve as the basis to guide development of the West Alexander and Centennial Neighbourhood Plan.

CHAPTER 14
Study Area

In order to better define the study area, this chapter provides a brief synopsis of the neighbourhoods, their geographic boundaries in relation to the City of Winnipeg, and the reason why the Neighbourhood Plan is needed.

14.1. Neighbourhood Boundaries

The geographic boundaries of West Alexander and Centennial Neighbourhoods include: McPhillips, Xante and Trinity Streets on the east, Logan Avenue on the North, Notre Dame Avenue on the South and Lizzie and Hargrave Streets on the west.

West Alexander and Centennial comprise a total land area of 1.93 square kilometers or 476 acres. The population density of the Centennial Neighbourhood is 4,474.7persons/per km2, while West Alexander represents a density of 2,969.2 persons /per km2. This compares to the city of Winnipeg with a total land area of 475.2km2 and a population density of 1,303.8 persons/ per km2.

14.2. Regional Context

The neighbourhoods are situated immediately west of Winnipeg's Downtown including the Historic Exchange District. To the north, lies Dufferin Industrial Park and the CPR Mainline; to the south, the residential neighbourhoods of Spence, Central Park, and St. Matthews and further east, the Weston Neighbourhood.

14.3. Neighbourhood Overview

The combined population for the neighbourhoods is approximately 6,500. When compared to City averages, their populations can generally be characterized as being of lower income. Additionally, the neighbourhoods have a high percentage of housing in need of repair and a high ratio of renters to owners, compared to



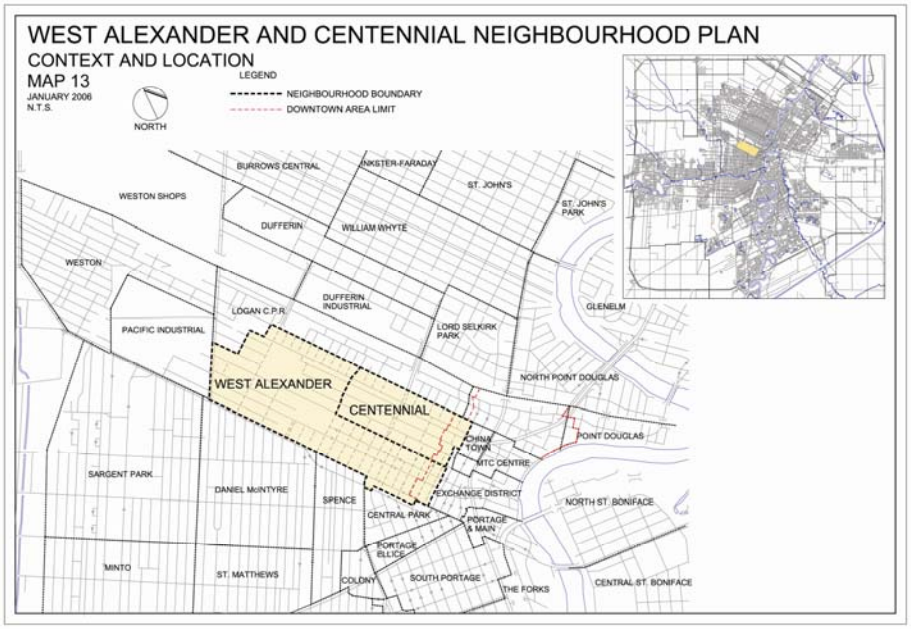
the City averages.
At the same time, residents express positive views of the neighbourhoods due to the strong social infrastructure, a caring business community and the potential for economic development leading to job creation. A sense of pride and neighbourliness is evidenced by street interaction and community involvement at schools and community events.

The neighbourhoods are culturally diverse, with the Aboriginal population accounting for the largest cultural group, followed by the Fillipino and South East Asian community.

Commercial development is well established along major arterial streets, which intersect the area and define the edges of the two neighbourhoods.

The area is also home to a very intensive and growing medical and biotechnology precinct. Health Sciences Centre, the University of Manitoba Medicine and Pharmacy faculties, the recently developed Virology Lab, and the emerging "Bio-Med City" concept along with a significant number of related uses come together to create a critical mass of inter-related medical, biotechnology and health research capacity.

Neighbouring precincts also influence the area, most notably the industrial district to the north and west, and the Exchange District to the immediate east, and the Red River Community College Downtown Campus and



University of Winnipeg Continuing Education Division located therein.

14.4 Why Plan?

Intensification of major medical institutions and health research facilities in the vicinity of the Health Sciences Centre and the Virology Lab coupled with development of Red River College Downtown Campus adjacent to the University of Winnipeg Continuing Education Bannatyne Campus has precipitated demand for scarce land and resources to support the growth needs of these institutions. Located within the heart of the neighbourhoods of West Alexander and Centennial, these new and emerging facilities contribute significantly to the city's economic future.

At the same time, their presence exerts significant and ongoing pressure on the residential precincts within the neighbourhoods, making attempts to stabilize and rejuvenate them more difficult.

Presently, the Winnipeg Foundation is completing a five-year process within the Centennial neighbourhood aimed at neighbourhood rejuvenation, with a focus on education and community development. They have committed to a minimum investment of $500,000 per year for five years. More recently, the Province of Manitoba designated West Alexander and Centennial - Neighbourhoods Alive! Communities, offering funding towards local capacity building to address neighbourhood issues.

Striking a balance that supports and encourages growth and development of health/science and post-secondary institutions while protecting and enhancing the quality of the residential neighbourhoods is the basis for development of a Neighbourhood Plan for West Alexander and Centennial.

Chapter 15
History of the Neighbourhood

In attempting to better understand how a neighbourhood exists in the present day, it is important to take a look at the historical roots of how that neighbourhood was established and the events that contributed to shaping its current urban form. This chapter examines the history of the two neighbourhoods.



15.1 Centennial

The Centennial Neighbourhood came into being around 1878 with the subdivision of land owned by Alexander Logan, for industrial expansion west of Isabel Street. A portion was sold to the Dufferin Park Association and used for outdoor sports activities such as horse racing, cricket and rugby. Later, Dufferin Park land was sold for residential development and for construction of the original Dufferin School on Patrick Street.

With the coming of the railway in 1882, and anticipated housing demand, Logan subdivided his property into small residential lots for employees affiliated with the C.P.R. A variety of housing accommodation was constructed from small 3 room shanties, to boarding houses, tenement houses and hotels.

Many of these earlier houses were soon encroached upon by industry and commerce, creating isolated residential enclaves, and the larger homes and hotels were soon converted to rooming houses providing low rental accommodation. This change brought an influx of working class people into the area. Although the British and Scandinavians initially dominated the area, it became home to many new immigrant populations, who tended to settle within distinct ethnic enclaves.

In 1885, with the completion of Transcontinental Railway, Winnipeg became the “Gateway to the West”. The wholesale and garment industry grew in close proximity to the residential area and provided employment for the local labour force.

The Midland Railway, a subsidiary of the Great Northern Pacific Company, was built to move freight from warehouse locations between Princess Street and McPhillips Ave. The Midland Freight shed officially opened on March 18, 1903.

Besides polluting the neighbourhood, the railway had a detrimental effect on the cohesiveness of the community when it bisected the residential area between Ross and Pacific Avenues. Major transportation corridors for moving freight from warehouses to market further exacerbated the residential community by isolating the area east and west of Isabel Street.

Fragmentation and isolation led to a significant decline of the neighbourhood post WWII, and in spite of several initiatives proposed by the municipal government, it was not until 1974 that the area became the focus of a comprehensive neighbourhood revitalization effort. At that time, Centennial was designated a Neighbourhood Improvement Program, under changes to the National Housing Act. Through a city led, participatory planning process, parks were upgraded and expanded, streets and sidewalks were upgraded and subsidized housing replaced noxious industry and vacant land. Homeowners and landlords were offered incentives to repair their aging dwellings through grants and low interest loans under the Residential Rehabilitation Assistance

Program. The NIP Program became a catalyst for new commercial and residential development, and the Freight House, which symbolized the neighborhood's early growth as a mixed-use industrial and residential community built upon the railway, was converted into a recreation/leisure centre.



Freight House – on former Midland Railway Co. site

During this period, citizen involvement was at its height, strengthened by networks established between local schools, agencies, concerned residents and business owners. Major redevelopment issues such as a proposal to develop an overpass over the rail yards connecting Sherbrook to McGregor St was successfully defeated through a collaborative community effort and Winnipeg's first community policing program, Operation Affirmative Action was piloted as a crime prevention initiative.

In 1986, Core Area Initiative, funded by the three levels of government introduced a Neighbourhood Facilities program to the West Alexander and Centennial Neighbourhoods. Focused on enhancement of facilities that contributed to the quality of life for local residents, CAI allocated funding for capital improvements to health, social, and educational facilities in both of these neighbourhoods.

16.2 West Alexander

West Alexander developed slightly later than Centennial and was one of the first true residential neighbourhoods to develop before, during, and shortly after the real estate boom of the early 1880s. The area along William Avenue developed for a number of reasons; inadequate public transportation, poor roads, and proximity to work were important consideration. This area was close to the commercial centre of the community – Main Street, the growing warehouse district, City Hall, and the shops and related businesses of the Canadian Pacific Railway (CPR).

A study of City of Winnipeg Building Permit Ledger Books for the area from 1900-1915 supports the statement that the area was "a vibrant residential neighbourhood." After 1900, the area slowly shifted to a more immigrant-based population, although much of the area retained its middle-class standing, as opposed to the more labour-settled areas immediately north and south of the CPR tracks. Many of the older pre-1890 homes were replaced by newer residences during the pre-World War I era. A number of churches, serving both the 'established' population and the new immigrant communities, were also built during this period. Business blocks, apartments and other amenities all grew as the area developed and evolved.

Further west, the area bound by Arlington, Notre Dame and William Ave was the last part of the area to be settled, and was initially occupied by the Scandinavian community in the period between mid 1940's and 50's.

In 1947, West End Memorial Community Club located at Arlington Street, between McDermot and Bannatyne Avenue, was built on a parcel of land donated to the City by a wealthy Winnipeg family. The club had a rich legacy in sports including hockey and cricket and served as a popular youth drop



McDermot Avenue looking west from Main Street, ca.1881. Note the extensive residential development on both sides of McDermot Avenue for several blocks west of Main Street. (Photo courtesy of the Archives of Manitoba)

centre in the 60's and early 70's. In 1991, under the Core Area Initiative, a new centre was built to replace the aging building and renamed the Burton Cummings Community Centre.

In 1919, the Manitoba Medical College, located adjacent to the Winnipeg General Hospital became a Faculty within the University of Manitoba. It was the first and only, medical school in Western Canada for several decades, devoted almost exclusively to undergraduate training. By the early 1950's, the scope of its programs grew and the faculty became a major medical education centre for graduate and postgraduate training in clinical medicine, basic biomedical sciences and population health.



Manitoba Medical College and Cadham Laboratory ***Source:*** *University of Manitoba Faculty of Medicine www.umanitoba.ca*

In 1973, The Health Sciences Centre located between Sherbrook, Tecumseh, William and Notre Dave Ave was established through provincial legislation, amalgamating the Winnipeg General Hospital, The Children's Hospital Of Winnipeg, The Manitoba Rehabilitation Hospital and the D.A. Stewart (Respiratory) Hospital under a single administrative authority. What followed was an extensive (30 year) land assembly and redevelopment program, which led to replacement of existing turn of the century buildings and the construction of modern, state of the art medical facilities.



City of Winnipeg Central Works Yard – Tecumseh at Ross/ Elgin Avenues

The City of Winnipeg's Central Works Yards, located between Elgin and Alexander Ave, east of Arlington Street served for many years as the primary site for the production of asphalt and storage of gravel for road construction. The site was also a central depot for maintenance of the City's heavy equipment and machinery used by city crews. The uses on the site were a chronic issue for adjacent residents, often overwhelmed by traffic and air pollution from the operations. In 1994, the City of Winnipeg dismantled the asphalt plant and relocated a portion of the Yards to Weston Industrial Park to make room for development of the "state of the art" Federal Virology Lab which opened in 1997. In 1978, the City designated West Alexander a Neighbourhood Improvement Program Area. As with Centennial, funding provided under the Residential Rehabilitation Assistance Program (RRAP) assisted homeowners and landlords with necessary housing repair; and a program of infrastructure renewal, including demolition of railway bridges from the abandoned Midland Railway spur line and realignment and reconstruction of streets to act as a buffer between the Central Works Yards and the residential area was undertaken. Improvements to neighbourhood parks, development of new day care facilities and the addition of a multi-purpose space at Victoria Albert School to provide services and programs to a growing refugee and new immigrant population which settled in the area, was completed.

During this period, resident homeowners east of Sherbrook began to mobilize to protect the residential area from commercial intrusion and worked to preserve and protect both residential and heritage assets in the vicinity. The Sherbrook-McDermot Residents Association was established and remains an active voice for the community today.



Health Science Centre – 700 William

CHAPTER 16
Community Profiles

The preceding chapter has provided the history of both the West Alexander and Centennial neighbourhoods; how they were established and the events that contributed to the urban form we see today. This chapter will provide a current community profile for the West Alexander and Centennial neighbourhoods. First, neighbourhood statistical facts will be presented. This will be followed by an overview of the neighbourhood perception, as viewed by local stakeholders. The final section of this chapter will outline challenges and opportunities facing these neighbourhoods.

16.1 Neighbourhood Statistics

This section provides a statistical overview of West Alexander and Centennial, which is intended to give a "snapshot" of the people that live in these neighbourhoods. Information provided includes population, ethnic diversity, and income. The following information provided in this section has been gathered from Statistics Canada.

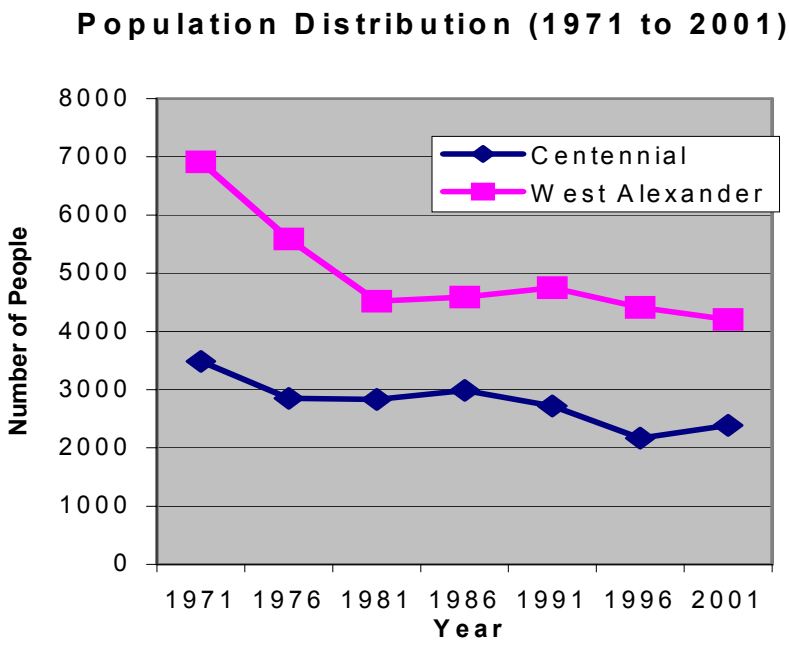
Population

The Census (Statistics Canada, 2001) counted a population of 6,530 residents in the West Alexander/Centennial neighbourhoods. The Centennial neighbourhood accounted for 2,385 residents and the West Alexander neighbourhood for 4,145 residents. During a period from the year 1996 to 2001, the Centennial neighbourhood population increased by 220 residents, and the West Alexander neighbourhood decreased by 210 residents. This decrease in the West Alexander neighbourhood population is reflective of an overall population trend that has been occurring over a thirty-year period.

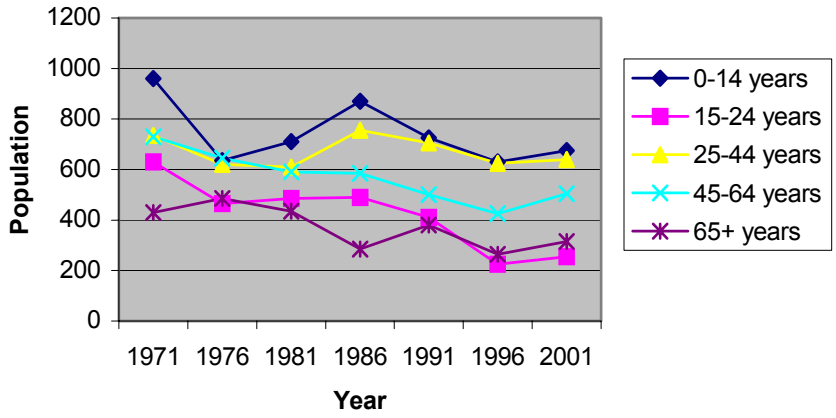
Beginning in 1971, there has been a loss of nearly 2,710 people in the West Alexander area compared to loss of approximately 1,095 people in Centennial over the same thirty-year period. These trends in population may be attributable, in part, to the significant housing starts in Centennial by Manitoba Housing and Renewal Corporation and to the long-term (20-year) land assembly program undertaken to support the expansion of the Health Sciences Centre (HSC).

Age

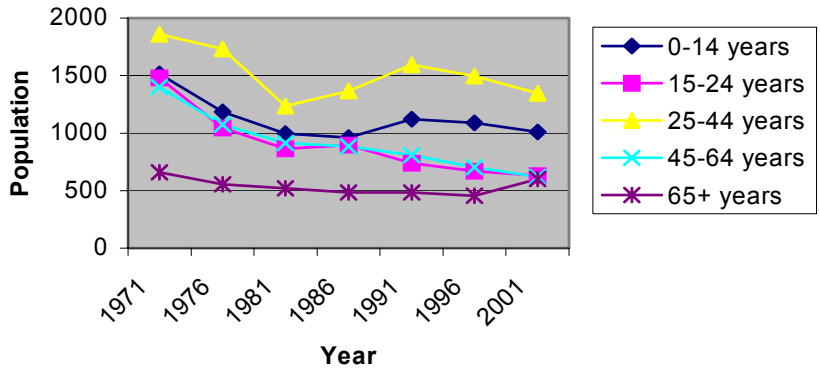
The age distribution shows that 29.6% of the population falls within the 25-44 age group, 26.35% falls within the 0-14 age group, and the group made up of people 65 years and older makes up 27.7% of the total population.



Centennial Population Trend (by age group)



West Alexander Population Trend
(by age group)



Families

There are 1,505 families in the two neighbourhoods, with an average family size of 3.15 persons. Since 1996, there has been a 63.2% increase in 3-person households and a 16.1% decrease in 4 or 5 person households. Family size is generally larger than the City of Winnipeg average of 2.85 persons per household.

Marital Status

In Centennial, 48.7% of persons 15 years of age or older are single and 26.2% are married or living common-law. In West Alexander, 44.3% are single and 39% are married or living common-law.

Lone Parent Families

Lone parent households make up 38.45% of the total households in both neighbourhoods. Centennial showed a 23.4% increase in the number of lone parent households between 1996 and 2001. Females head 92.1% of the lone parent households.

Mobility

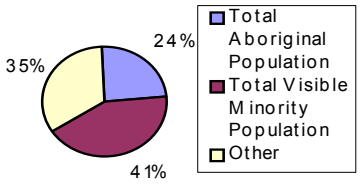
Approximately 70.4% of the population living in the area over five years did not move and 41.1% of the population who have lived in the area one to four years did not move. This suggests that the population has been relatively stable over the last five years.

Ethnic Diversity

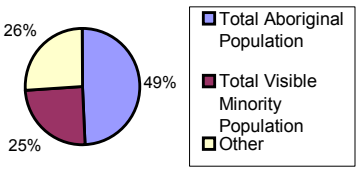
Both neighbourhoods are culturally diverse with the Aboriginal population (First Nations, Metis or Inuit) accounting for the highest percentage. According to the 2001 Census, 24.1% of the population in West Alexander and 49.9% in Centennial identified with an Aboriginal group. Interestingly, there was a 23.1% increase of the Aboriginal population in the West Alexander neighbourhood from 1996 to 2001.

Approximately 35% of the population is comprised of visible minorities. The two largest visible minority groups are Filipino (14.22%) and Southeast Asian (8.03%). The West Alexander neighbourhood has a much higher percentage of Southeast Asian, Chinese, Filipino and African groups than the Centennial neighbourhood.

West Alexander Ethnicity



Centennial Ethnicity



Language

According to the Census, the language spoken most often at home in both neighbourhoods is English (88.76%). In West Alexander, the next most common languages spoken at home are Tagalog, followed by Ojibway and Cree, Portuguese, and Vietnamese. In Centennial, other than English, the most common languages spoken at home are Ojibway and Cree, followed by Tagalong and Portuguese.

Income

Income influences the living and working conditions in the community, which are key factors affecting the socio-economic environment. Economically, the West Alexander Neighbourhood has a higher average family income than Centennial - but they are both below the City of Winnipeg average.

In Centennial, the average family income is $26,018 and in West Alexander, it is $37,498. From 1996 to 2001, the income increased by $4,177 in Centennial and by $9,390 in West Alexander. The average family income citywide is $63,567.

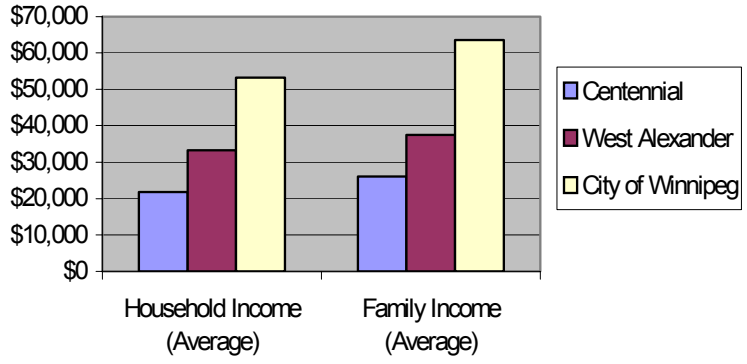
Low Income Cut-Off

The low income cut-off (LICO) is based on the average percentage of income a household spends on basic needs, plus 20%. Within the two neighbourhoods, 58.55% of all households live below the LICO, compared to a citywide average of 24.7%.

Unemployment

Employment status is based on all persons aged 15 years and older who are actively seeking employment or are employed within the workforce. Despite the lower incomes, there are positive signs in the labour force. The employment rate for West Alexander is 53.2% while Centennial is at 40.5%. The participation rate improved from 48% in 1996, to 54% in 2001 and the unemployment rate dropped from 23% in 1996 to 13.5% in 2001. The largest occupation gain was in the trades followed by transport and equipment operators, the applied sciences, and health occupations. Increased employment opportunities at the Health Sciences Centre and the emerging Virology Lab may have contributed to this trend.

Income Distribution (2001)



Source: Community Data Netwok Custom Census Data, Statistics Canada, 2001



Education

Information from the 2001 Census reports that 27.6% of residents in Centennial twenty years of age and older have less than a Grade 9 education. In West Alexander the corresponding number is 20.5%. Comparatively, the City of Winnipeg is at 7.8%. In the Centennial neighbourhood, 30.1% have post-secondary education, while in West Alexander, it is 43.9%.

16.2 Neighbourhood Perception /Sense of Community

In undertaking a neighbourhood planning process, it is critical to identify the neighbourhood perception, or the sense of community, as seen through the eyes of those who live, work, and play in the area. In the autumn of 2004, eighteen interviews were conducted with residents, organizations, business, and institutions that are located in the West Alexander and Centennial neighbourhoods. Additional insight was gained through conversations with both the West Alexander and Centennial Area Neighbourhood Plan Technical Advisory Committee and the West Alexander and Centennial Area Neighbourhood Plan Stakeholder Committee. The following has been derived from those formal interviews and

conversations with local residents and community stakeholders. Community stakeholders who participated in the interviews perceived that the neighbourhood population is declining, and attribute this, in part, to a decline in quality residential housing stock. Correspondingly, community stakeholders perceived that along with a decline in population and housing stock, the neighbourhood is experiencing an increase in crime against persons and property, and increased emergence in youth gang activity.

Despite some of these negative perceptions, fueled by neighbourhood decline, the neighbourhood residents' and stakeholders interviewed also expressed positive views of the neighbourhoods. One example is the view that the ethnic makeup of the neighbourhood population is becoming more diverse. These interview participants noted this ethnic diversity is seen as an asset to the stability of the community, as many ethnic groups are making strong ties to the community through active participation in community organizations and activities.

16.3 Neighbourhood Challenges and Strengths

This final section of the chapter will outline challenges and strengths within the West Alexander and Centennial neighbourhoods – as identified by the individuals who participated in local stakeholder interviews.



Challenges

When asked to identify neighbourhood challenges, participants identified safety as the most significant issue. More specifically, the participants indicated that safety for visitors and staff of the Health Sciences Centre, Red River College students, and local residents who deal with gang related activity was a major focus of the discussion related to safety. Likewise a question of how to address the potential threat to personal safety was recognized as a challenge to be overcome.

The second major challenge is the deteriorating housing and building supply. Interview participants noted that there continues to be boarded buildings, vacant lots, and a shortage of quality housing. These same interview participants perceive that the combined lack of safety and quality housing have contributed to a decline in neighborhood population and stability. Business owners interviewed supported these comments and stressed the importance of a strong residential neighbourhood as being integral to their success and longevity in the community.

A third challenge, related to a decline in quality housing stock, is that the Health Sciences Centre wishes to expand in order to replace their aging and outdated buildings and to provide vehicle parking for patrons and staff. To that point, the Health Sciences Centre is currently confronted with a deficiency of 1200 parking stalls. Likewise, the University of Manitoba (Bannatyne campus) is facing a deficit of 500 vehicle parking stalls. Consequently, the challenge of accommodating the needs of the Health Sciences Centre and the University of Manitoba (Bannatyne campus), while at the same time recognizing and addressing the neighbourhood residents concerns of institutional buildings and parking lots creeping into their residential neighbourhood, was identified. The current trend of surface parking lots replacing residential and commercial properties around the Health Sciences Centre, Red River College and in the northwest sector of West Alexander, have contributed to these concerns.

Strengths

Interview participants identified the people in the area, strong business, community relationships, and services available in the area as key strengths. Both those new to the area and long time residents continue to express a desire to stay in the community. More than half of West Alexander and



Centennial residents have lived in the area for over ten years. Interview participants identified that increasing the number of owner occupied homes would contribute to the stabilization of the neighbourhood. In addition, interviewees identified that there may be an opportunity to create affordable housing opportunities for students attending the University of Manitoba (Bannatyne Campus) and Red River College, and for those wishing to live in the area.

Interview participants also identified existing organizations and institutions as central to the positive growth in the West Alexander and Centennial neighbourhoods. Social and recreational organizations, effective schools, and safe, well-used public spaces are all vital. There are a number of organizations that play a critical role in building linkages among residents and groups, supporting community capacity building, and giving a voice to vulnerable groups.

In the Fall of 2003, The Winnipeg Foundation launched a community-based initiative to help renew the Centennial Neighbourhood. The five-year project is focused on education and community development. This initiative has led to the creation of the Centennial Community Improvement Association. The Association has completed a Housing Plan and is working on Safety and Neighbourhood Plans. The Winnipeg Foundation has four objectives within the project:

To improve the prospects of students living in Centennial Neighbourhood, through a family literacy initiative, pre-school or in-school programming and broader community supports;
To assist Dufferin School, where appropriate, to develop enhanced programming for its students and families; To support local residents and community service agencies with their efforts to influence the quality of life in Centennial Neighbourhood; and
To identify the most effective practices that might be extended through public policy to other inner city neighbourhoods.
The McDermot-Sherbrook Residents' Association was founded in 1991 with a mandate to preserve the residential community of West Alexander. The Association has conducted comprehensive neighbourhood studies and has recently completed a housing inventory of the entire community.

Both the West Alexander and Centennial Neighbourhoods have been designated Neighbourhoods Alive! Communities, through the Province of Manitoba, which is expected to further enable their organizational capacity and strengthen their neighbourhood networks.



CHAPTER 17
Zoning

Zoning is the major tool, in which land use is directly controlled. If used properly, it can create stability, predictability, and can also facilitate orderly development. This chapter will examine the current zoning found throughout the two neighbourhoods.

The West Alexander and Centennial Neighbourhoods have undergone two major rezonings over the last 20 years in an attempt to define limits of commercial /industrial expansion and mitigate pockets of non-compatible uses that contribute to neighbourhood decline. In 2004, the most easterly portion of the West Alexander and Centennial area was brought under the *Downtown Bylaw 100/2004.*

The current zoning by-law (*By-law 6400/94*) is undergoing major review, which may redefine zoning categories further.

17.1 Residential Zoning

Much of the residential neighbourhoods are zoned "R2-T", which permits one and two family dwellings and, conditionally, limited multiple-family development. In some cases, though, building lots do not meet lot area requirements, which can be a barrier to development or re-development.

An exception to this is on the south side of Alexander and the north side of Pacific, which are presently residential, but zoned Industrial.

17.2 Commercial Zoning

Most commercial zoning in the area is "C2", which is an intensive regional-oriented designation. Much of this reflects the nature of many of the commercial properties along heavily utilized Regional Streets. However, there may be a need to see if some existing commercial sites might be better zoned to reflect more of a neighbourhood orientation, rather than a regional orientation.

Commercial "C2" zoning has also been applied to the medical precinct in the vicinity of the Health Sciences Centre. This reflects an attempt to facilitate development within the confines of an agreed upon development precinct with the "best fit" zoning district available at the time. A review of this zoning may certainly be a primary output of this planning process.

17.3 Industrial Zoning

Industrial zoning districts are, for the most part, located in the northwest portion of the planned area, including the City's public works facility as well as the Virology Lab. As is the case with the HSC precinct, this zoning may very well bear serious review.

There are also a number of industrial properties in the area bounded by Logan, William, Princess and Notre Dame, which are zoned residential and, as such, are non-conforming.

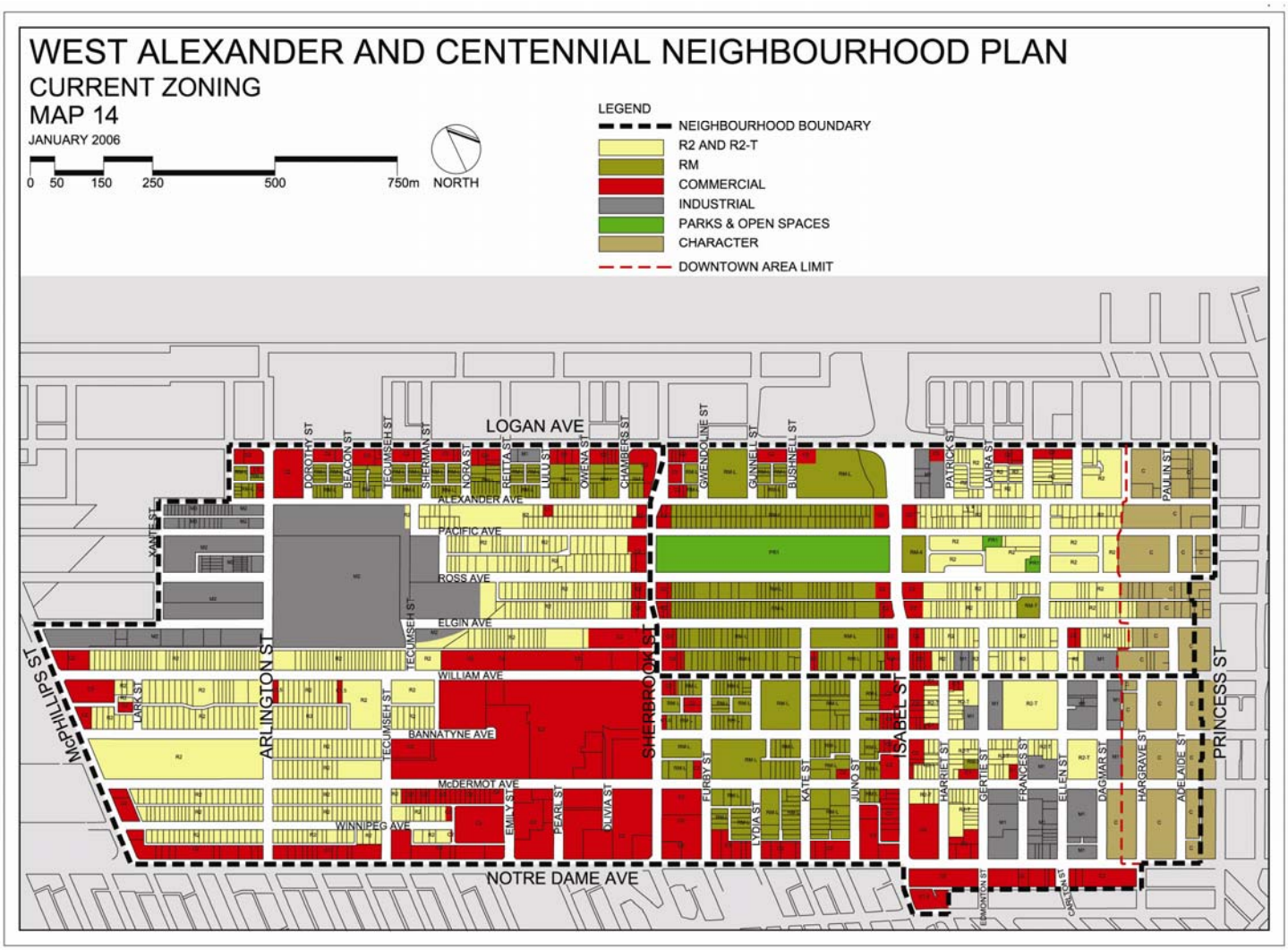
17.4 Parks and Open Space

The Freight House Recreation Site and two small park parcels east of Isabel Street adjacent to the Manitoba Housing Complexes located along Ross and Pacific Avenues are zoned "PR" while many established parks, including Dufferin Park, Lizzie Playground, Sister MacNamara Park and the Burton Cummings Community Centre site are zoned R2 (two family residential), or RM-4 (low-density multi-family). A review of existing park zoning should be considered.

17.5 Character Area

With the adoption of the *Downtown Zoning By-law 100/2004*, the most easterly portion of the West Alexander and Centennial neighbourhoods were incorporated into the Downtown area, as defined by the By-law. The intent of Character Area Zoning is to encourage compatible uses and to reinforce the valued built forms found within them. Situated immediately adjacent to the Exchange District, which was declared a National Historic Site in 1997, this portion of the West Alexander and

Centennial Neighbourhoods contains some of the early warehouses and office buildings reflective of the Character Area.



CHAPTER 18
Heritage Assets

A number of buildings representing the city's early settlement and architectural heritage are found in the West Alexander and Centennial neighbourhoods. The City of Winnipeg, Heritage Buildings Committee has listed or designated over 50 buildings, including prominent homes, warehouses, office buildings, schools and churches as important heritage assets. While many of the buildings have undergone modifications or changes in use over the years, their presence contributes to the character of the neighbourhood and preserves the history of the people who initially settled here. This chapter provides a background on some of the historical buildings in the neighbourhoods as well as a list of buildings from the City of Winnipeg Building Conservation List and the Historical Buildings Inventory.

Heritage Assets

As one travels east from Sherbrook Street, a number of historical buildings representing early settlement and what the area provided to the citizens of Winnipeg can still be found.



Carnegie Library, 380 William Avenue shortly after its completion, ca. 1905. (Courtesy of the Provincial Archives of Manitoba.)

The Carnegie Library, 380 William

The William Library was perfectly located by City Council to serve a well settled, middle-class population, near the commercial and political centre of the City and on a major east-west thoroughfare.

The former Carnegie Library came into being after a written request was sent by head librarian J.P. Robertson asking for assistance from the wealthy American philanthropist Andrew Carnegie (1835-1919).

From Carnegie's secretary came a response to the librarian's letter in October 1901: "If Winnipeg will pledge itself to maintain a free public library at a cost of no less than $7,500 yearly and provide a suitable site, Mr. Carnegie will be glad to give $75,000 for the erection of a library building." According to the report on the Carnegie Library produced for the City of Winnipeg's Historical Buildings Committee: "Preoccupied with servicing the more immediate needs of the spreading city, City Council took several months before giving full approval to the offer. By March 1902, Council minutes record a resolution that the City accept the donation and "heartily pledge itself to comply with the requirements of said Andrew Carnegie". A site was purchased consisting of 10 lots on the corner of William Avenue and Ellen Street for $12,200 in what was a vibrant residential neighbourhood with good proximity to downtown."



561 McDermot Ave. Former Manitoba Medical College (1884-1906) St. Regis Apartments

Formerly Manitoba Medical College and opened in Nov 1883. In 1906 it was converted into an apartment block. Tenants were middle class clerks, accountants, assistant managers and foreman. During the 30's and 40's the block had little changeover in occupants

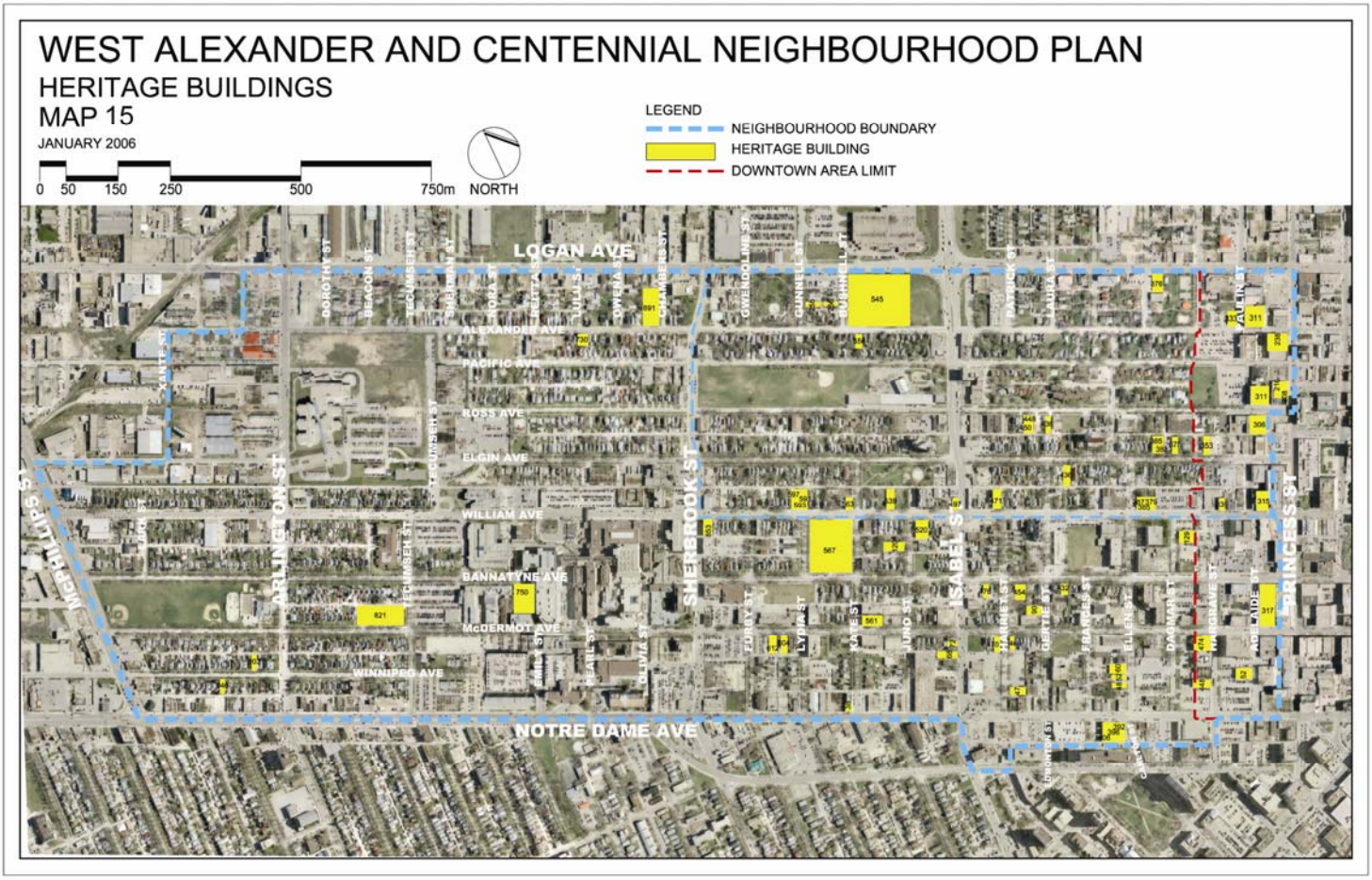
Central Normal School, 442 William

Built in 1906 from plans by Samuel Hooper (1861-1911). The former Central Normal School served as the headquarters for teacher training for more than

forty years. It was the key institution for elevating the educational level of children and formulating educational philosophy and curriculum. In 1949 it was taken over by Manitoba Department of Health and Welfare. Government offices were vacated in 1979 and the building remained vacant and boarded until its conversion in the late 80's under the Provincial/Federal Co-op housing program.



561 McDermot Ave. Former Manitoba Medical College (1884-1906) St. Regis Apartments



Municipally designated sites in West Alexander and Centennial Neighbourhoods
Building Conservation List

Structures that have been declared historic by the City of Winnipeg based upon recommendations by the Historical Buildings Committee. Buildings are classified as Grade I, II or III with Grade I buildings representing outstanding examples of architectural and historical merit.

Property Address	Approx. Date of Construction	Building Name	Classification
121 Kate Street	1882	William Ashdown House	Grade III
444 Logan Avenue (moved from 232 Bell St)	1894	Penrose House	Grade III
321 McDermot	1912	Finnie-Murray Bldg (Western Glove Bldg)	Grade III
442 William Ave	1904/06	Provincial Normal School	Grade II

Municipally designated sites in West Alexander and Centennial Neighbourhoods
Historic Buildings Inventory List

Structures which have not been formally researched and evaluated but which may have architectural or historical significance and may be candidates for the Building Conservation List.



454/456 Bannatyne Avenue, Taylor Duplex

Property Address	Approx. Date of Construction	Building Name
52 Adelaide St	1910	Douglas and Company Bldg
311 Alexander Ave.	1906	Bemis Bag Building
333 Alexander Ave.	1901	Ebenezer Evangelical German Church
545 Alexander Ave.	1936	Dufferin School
556 Alexander Ave.	1882	Duplex
691 Alexander Ave.	1906	German Lutheran Church of the Cross
730 Alexander Ave.	1921	McLean Mission
432 Bannatyne Ave.	1882	J.W.T. Wilson House
454 Bannatyne Ave.	1881	Taylor Duplex
476 Bannatyne Ave.	1882	G.J. Stevens House
567 Bannatyne Ave.	1929	Hugh John McDonald School
750 Bannatyne Ave.	1905	University of Manitoba, Faculty of Medicine
256 Bushnell Street	1882	Apartments
129 Dagmar Street	1907	Shaarey Shomayim Synagogue
353 Elgin Ave.	1894	C.H. Allen House
375 Elgin Ave.	1884	C. McDougall House
383 Elgin Ave.	1882	J. Campbell House
388 Elgin Ave.	1897	J.W. Buchanan House
436 Elgin Ave.	1894	G.J. Lee House
48 Ellen Street	1905	D.C. McNeil House
52 Ellen Street	1904	T. Wilson House
60 Ellen Street	1882	Duplex
294 Ellen Street	1903	Free Kindergarten and Settlement

90 Gertie Street	1906	Frontenac (Rizal) Apartments
255 Gunnell Street	1895	W.W.W. Wortman House
448 Hargrave Street	1912	Clark Brothers Warehouse
474 Hargrave Street	1907	Manitoba Telephones Building
47 Harriet Street	1891	E. Green House
68 Isabel Street	1892	Rev. J.J. Roy House
72 Isabel Street	1890	J. Gilhuly House
120 Juno Street	1882	G. Ashdown House
38 Kate Street	1903	Williamson Block
376 Logan Ave.	1901	Zion Swedish Lutheran Church(Christ the King Ukrainian Catholic Church)
317 McDermot Ave.	1904	Miller, Morse and Company Building
460 McDermot Ave.	1903	G.H. Davidson House
470 McDermot Ave.	1895	A.T. Davidson House
561 McDermot Ave.	1884	Manitoba Medical College Regis Apartments)
604 McDermot Ave.	1893	J.E. Briggs Duplex
612 McDermot Ave.	1893	J.M. Scott House
821 McDermot Ave	1907	McDermot Ave. Baptist Church
392 Notre Dame Ave.	1906	Warburton Block (Manitoba Apartments, Electro Building)
396 Notre Dame Ave.	1908	Stevens and Son Ltd. Building (Abyssinian Grocery)
406 Notre Dame Ave.	1909	Notre Dame Building
306 Ross Ave.	1905	Leadley Building (Bill Worb Furs)
311 Ross Ave.	1904	Paulin-Chambers Building
332 Ross Ave.	1881	J. Villiers Duplex
436 Ross Ave.	1905	J.E. Fisher Terrace
448 Ross Ave.	1900	Dr. T. Beath House
450 Ross Ave.	1882	Manson House
727 Sherbrook Street	1907	B.L. Baldwinson House
729 Sherbrook Street	1904	Heimskingla News & Publishing Company
853 Sherbrook Street	1910	Columbia Block
315 William Ave.	1906	Tees and Persse Warehouse (Red River College)
339 William Ave.	1905	Lauzon Block (Winnipeg Trading Post Building)
379 William Ave.	1900	Rannard Duplex
385 William Ave.	1896	J.D. Landers House
387 William Ave.	1887	P. McGuire House
471 William Ave.	1910	Victoria Court
497 William Ave.	Ca.1882	Retail Block (Ding Ho Restaurant)
520 William Ave.	1898	Wesley Methodist Church (Chinese Mennonite Brethren Church)
539 William Ave.	1895	G Olafson House
563 William Ave.	1906	Holyrood Court Apartments
591 William Ave.	1902	T.E. Dewitt House
593 William Ave.	1907	C.A. Hill House
597 William Ave.	1902	W.K. Blair House
903 Winnipeg Ave.	1914	Church of Jesus Chris of Latter Day Saints, Mormon (St. Mary the Virgin Catholic Orthodox Church)
946 Winnipeg Ave.	1916	Reformed Presbyterian Church



460 McDermot – F.H. Davidson House (1903)



563 William Avenue, Holyrood Court Apartments (1906)

CHAPTER 19
Land Use

Land Use is distinguished from Zoning in that it describes what the land is being used for rather than how it is classified.

The West Alexander and Centennial neighbourhoods are comprised of a mix of land uses and land use districts. These include residential communities, concentrations of intensive institutional uses, primarily in the medical, biotechnology, and education spheres, and industrial uses. Commercial land uses are also scattered throughout, including locally-oriented commercial outlets as well as more intensive regional commercial uses, which are primarily located along the regional arterials that run through the area and along the periphery of the neighbourhoods.

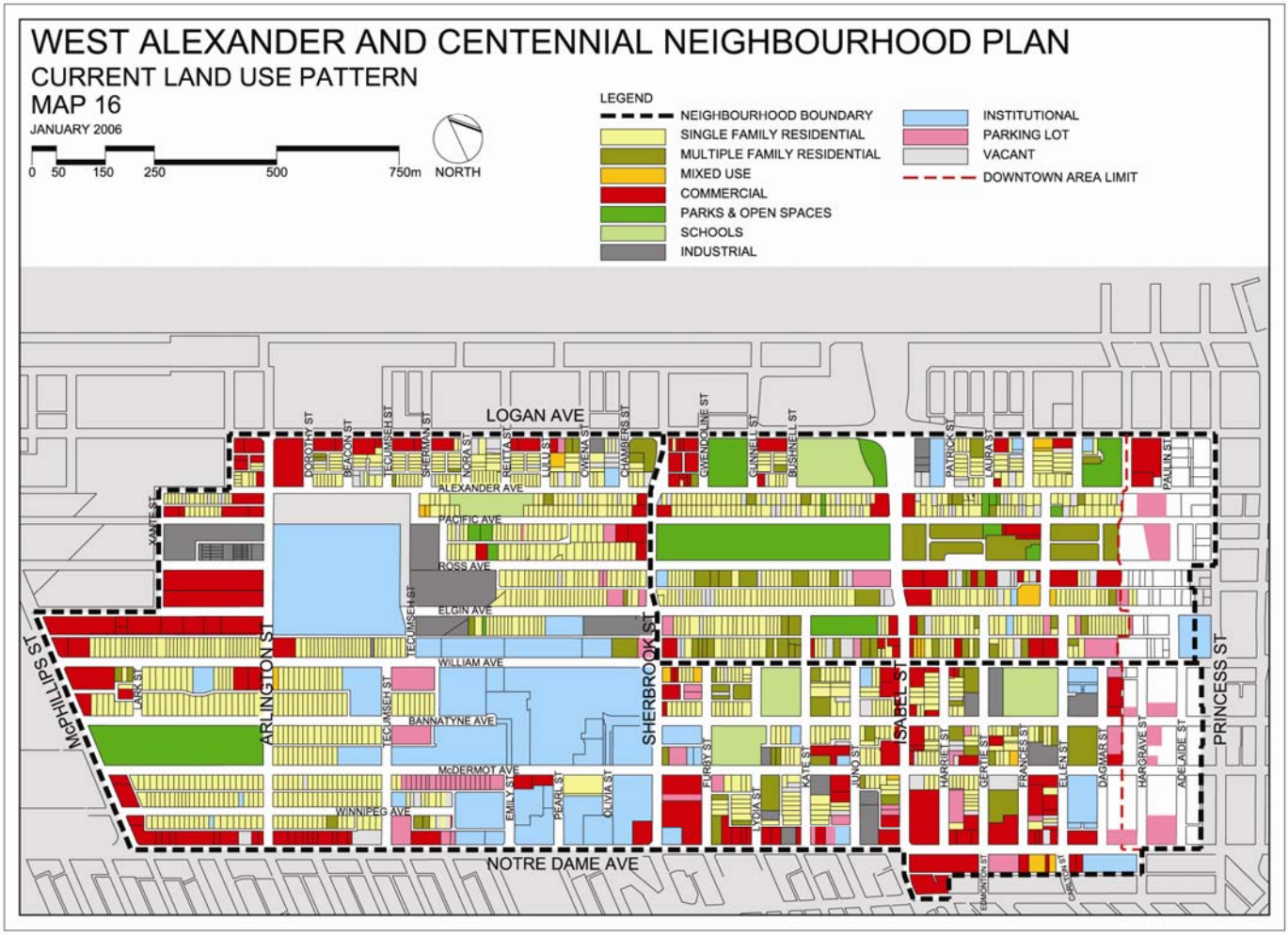
19.1 Land Use Distribution

Land Use is typically described within five categories, namely:

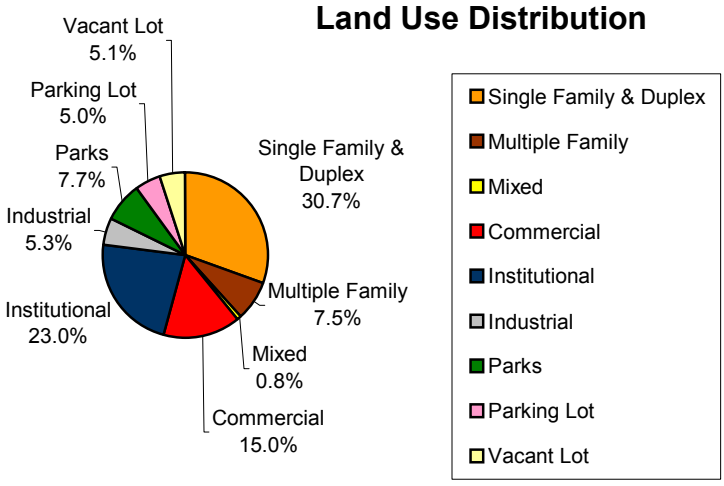
- *Residential*
- *Commercial*
- *Industrial*
- *Institutional*
- *Parks and Open Space*

Within the total land area, less than half is occupied by residential housing. Institutional uses make up close to 25% of the area, followed by commercial uses, parks, vacant lots and parking (surface lots and parking structures)

The planned area consists of a number of residential areas or



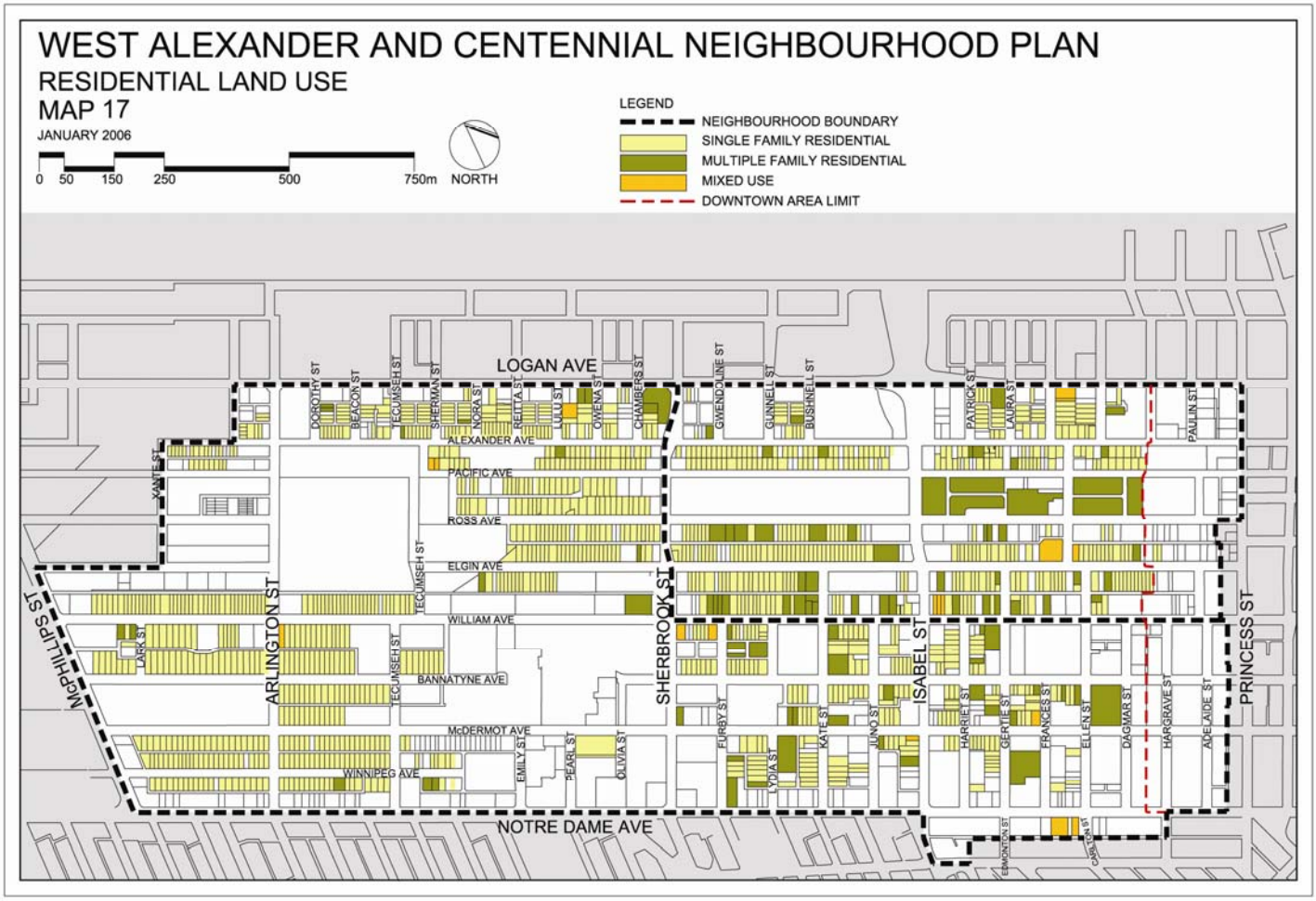
precincts that are distinct and separated from each other by major areas of non-residential uses or major traffic arterials. For purposes of data gathering and analysis, however, the planned area has been separated into the two neighbourhoods of West Alexander and Centennial, as defined by the City of Winnipeg.



19.2 Residential Precincts

Approximately 38% of the land area of West Alexander and Centennial is occupied by residential housing. The majority of dwellings (80%) are single and two family detached units. Single family detached and duplexes housing are located in significant pockets to the west of Tecumseh and north of the Health Science Centre (from Elgin Ave to the south lane of Logan Ave).While a large portion of the area east of Sherbrook Street contains single and two family dwellings, this area also contains a mix of multiple-family dwellings.

The majority of multi-family units, which are made up primarily by triplexes, row houses, and walk-up apartments, are located on scattered lots and interspersed between single and



two-family dwellings. A significant pocket of multi-family housing is located in the area bounded by Isabel and Paulin Street, Ross and Pacific Avenue. 64 licensed rooming houses are scattered throughout the neighbourhoods, many of which have been converted from single-family homes. A small pocket of single-family homes located along Alexander and Ross Avenues between Arlington and Xante St are surrounded by industrial and regional commercial uses.

Housing Tenure

The 2001 census reports a total of 2,520 dwelling units in the combined neighbourhoods. Of these, 1,201 buildings (48%) represent single, two and three family units. Approximately 60% of these buildings are owner occupied (source: City of Winnipeg Assessment Data, May 2005). Rooming houses are scattered throughout the two neighbourhoods offering low-cost housing for individuals. Typically, a rooming house is a converted single-family dwelling offering three or more bed-sitting rooms and shared bathroom facilities. The City of Winnipeg License Branch reports that there are 38 licensed rooming houses in West Alexander and 26 in the Centennial neighbourhood. When one factors in apartments, row housing, and mixed-use commercial/ residential properties, the ratio of ownership to rental indicates a significantly higher percentage of non-resident owners in the combined neighbourhoods (70%). By comparison, citywide averages are reversed, with approximately 64% of dwellings being owner-occupied. Owner-occupancy is typically viewed as a measure of neighbourhood stability.

The highest concentrations of owner-occupancy in West Alexander are located between Sherbrook and McPhillips Street from Winnipeg to Pacific Ave.; and in Centennial along Elgin Avenue as well as Patrick, Laura and Ellen Streets.

Average monthly rents reported in Centennial according to 2001 Census was $341 while West Alexander rents were $450. Winnipeg's average rents in 2001 were $541 per month.

Public Sector Supported Housing

The Manitoba Housing and Renewal Corporation undertook a number of provincial housing starts in the neighbourhoods of West Alexander and Centennial from approximately 1975 to 1993. For the most part, these projects were developed to provide rent-geared to income housing to address affordability and improve the quality of housing options for low to moderate income renters (See Table 1).

The Co-op Home Start Program, injected new dwelling units into the neighbourhood through the conversion of institutional buildings (including the former Normal School at 442 William Ave. and the Manitoba Telephone Building on McDermot Ave.) into multi-tenant "rent geared to income" housing co-operatives. During this same period, two new non-profit housing projects were developed including the

Table 1: Provincial Housing Units Constructed in the West Alexander and Centennial Neighbourhoods

	Centennial Neighbourhood		West Alexander Neighbourhood		
	Constructed Pre 1980	Constructed 1980 - 1993	Constructed Pre 1980	Constructed 1980 - 1993	Constructed 1994 - 1995
Direct	188 units	162 units	24 units	21 units	0 units
PNP	0 units	48 units	0 units	105 units	11 units
Urban Native*	0 units	19 units	0 units	2 units	0 units
Post 1985 Urban Native*	0 units	8 units	0 units	1 unit	0 units
Infill	0 units	32 units	0 units	3 units	0 units
Total	188 units	263 units**	24 units	132 units	11 units

*These counts include both new construction and retrofits/upgrades to older housing units; therefore an accurate count of housing starts cannot be provided.

**The total under this column does not add up because some of the units were constructed and are counted under both the Infill program and Urban Native programs.

International Refugee Committee (IRCOM) Apartments at McDermot and Ellen Street, and Winnipeg Housing Rehabilitation Corporation's Apartment at 90 Francis Street.

Over the past ten years, however, there has been no public sector supported housing starts. In 2005, as part of the Winnipeg Foundation's Centennial Project, 26 new rental units, including 10 rent-geared to income family homes and 16 single, self contained rooms ("Pocket Houses") were initiated. Additionally, three homes have been renovated and sold to local residents and first time homeowners through the Winnipeg Real Estate Board's Housing Opportunities Program (HOP).

Age & Condition of Residential Buildings

Approximately 50% of the housing stock in Centennial was built prior to 1946 with the average year of construction pre-1912. After 1946, residential development slowed to a near standstill until the period between 1971 and 1980 with the introduction of the Neighbourhood Improvement Program. Acquisition and development of the former Midland Railway land east of Isabel and the assembly of vacant residential lots for affordable housing peaked over this ten-year period as new units were constructed under the Federal/Provincial Non-Profit Housing Agreement, and the Provincial Government's Affordable New Homes Program.

Similarly, 53 % of West Alexander's existing stock was built prior to 1946 with the average year of construction of most of these dwellings pre 1916. Approximately 30 % were built between 1946 and 1970. The majority of post war era homes were built in the most westerly

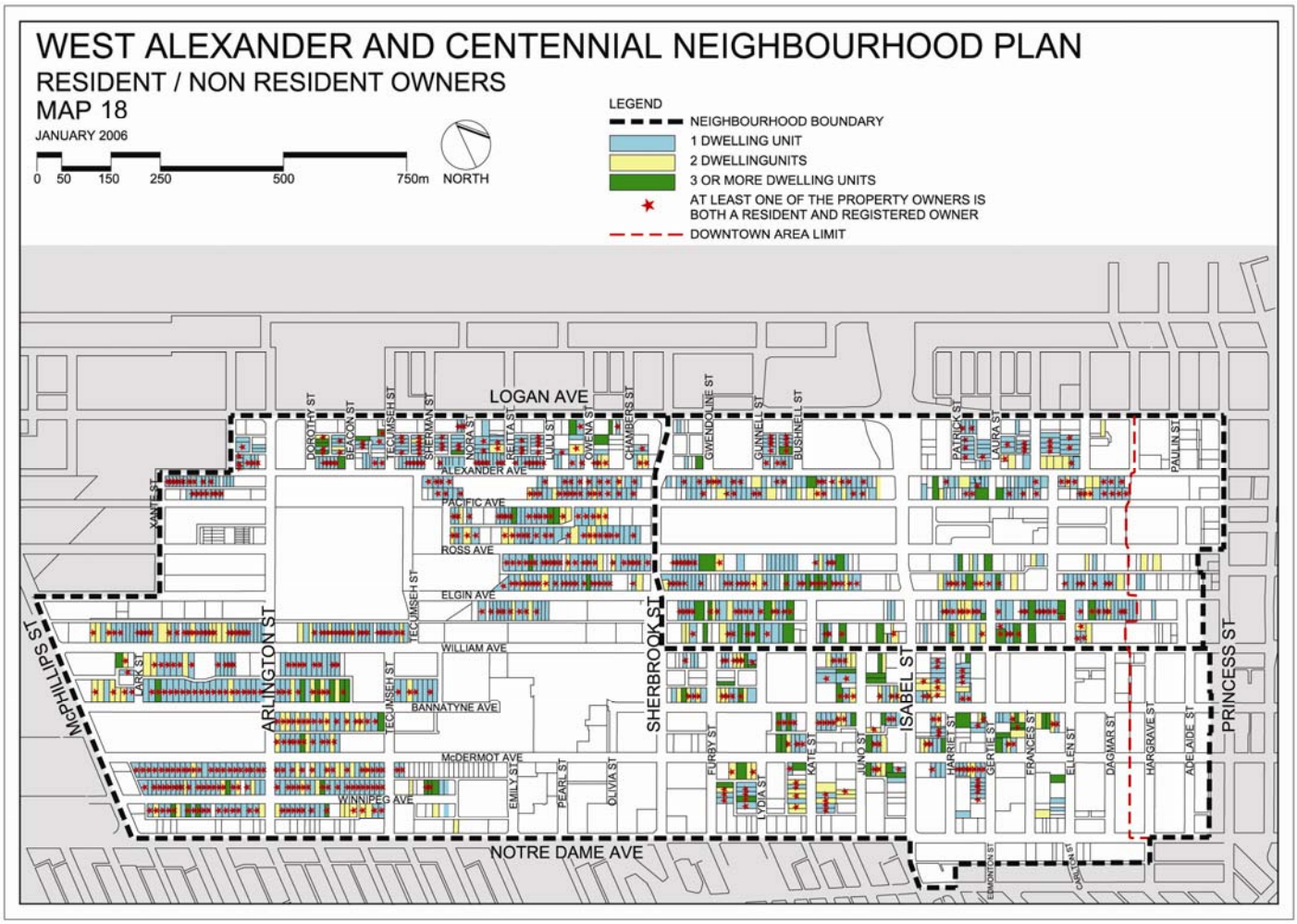


Table 2: 2003 Assessment of Residential Building Conditions

Housing Condition	Centennial	West Alexander	TOTAL
Fair	124	174	298
Good	188	595	783
Poor	54	40	94
Very poor	38	9	47
TOTAL	**404**	**818**	**1222**

portion of the West Alexander Neighbourhood.

An exterior assessment of residential homes conducted by the Planning Department in July 2003 indicates that approximately 64% of the residential stock (excluding apartment blocks) is in good condition and 24% is in fair condition. The remaining 12% are in poor or very poor condition, requiring substantive repair or are currently vacant and/or boarded (See Table 2).

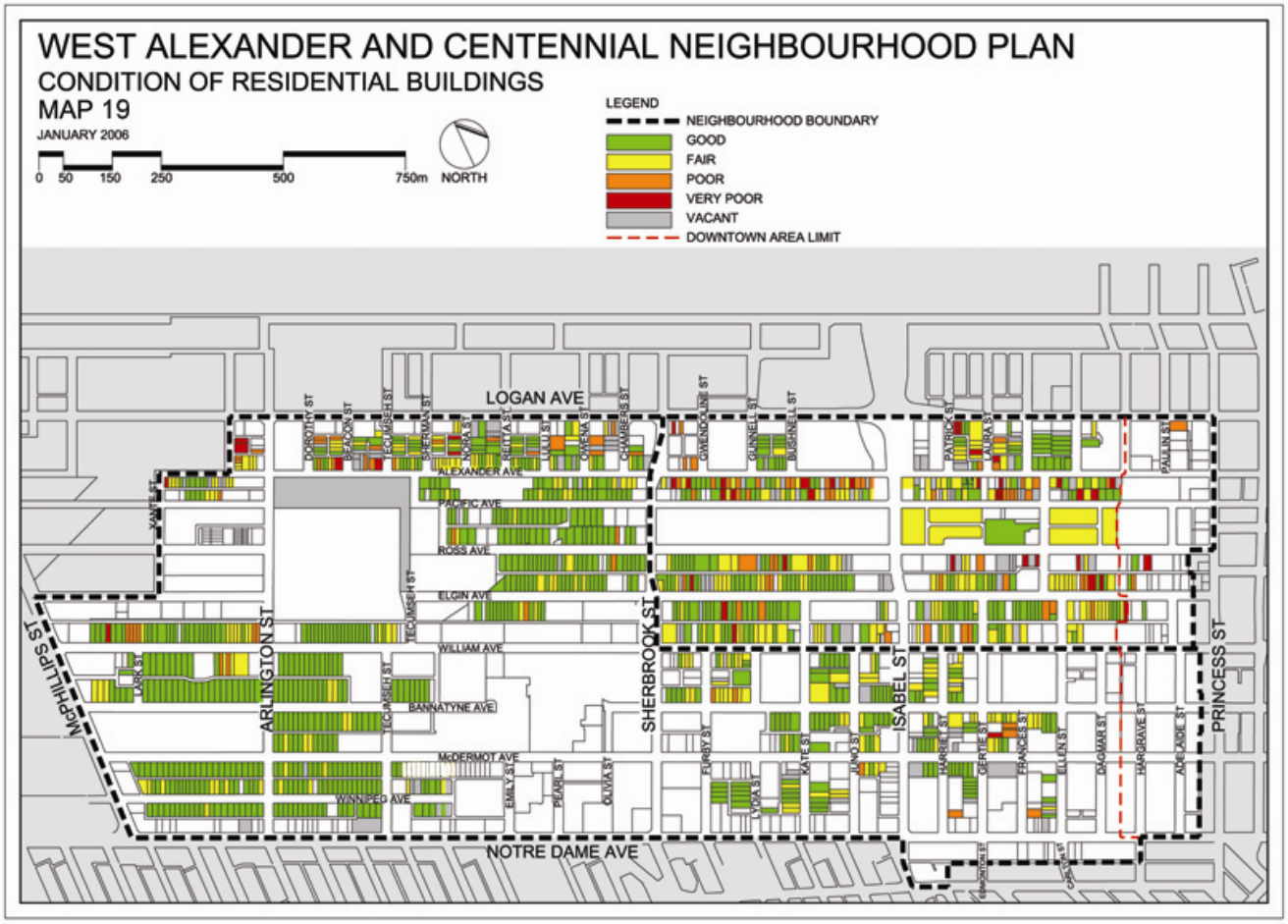
The City of Winnipeg Vacant Building Registry reported a total of 45 vacant boarded buildings in the combined neighbourhoods of West Alexander and Centennial. Between 1999 and 2005, the City had issued 246 building permits for residential additions and alterations. No new residential building permits were issued during this period.

Demolitions and Vacant Lots

Over the 20-year period from 1981 to 2001, 105 dwellings were demolished. An additional 20 dwellings were demolished under the Unsafe and Hazardous Building By-law over the 4-year period from June 1998 to June 2002.

Introduction of the Vacant Boarded Building Bylaw in 2003





has shifted the emphasis from demolition to rehabilitation. Vacant lots currently represent approximately 5.1% of the total land area of the neighbourhood, most of which were formerly occupied by private dwellings. A significant number of these sites were absorbed by the City of Winnipeg through the tax sale process while others have been redeveloped as surface parking lots or other non-conforming uses.

Residential Market Values

Over the 4-year period from 1999 to 2003, City Assessment reports that market values for single-family residential dwellings in the Centennial Neighbourhood have declined by 1.8% while the West Alexander Neighbourhood has seen a modest increase in value of 6.1%. This compares to an overall change to market values between the periods from 1999-2003 of 15% within the Inner City Market Region. Citywide market value changes during this period were 23.2%.

Values for multiple dwellings faired slightly better at 12.65%, while office/retail values changed by 9.7% and industrial values rose by 14.77% within these two neighbourhoods.

2001 Census reports that the Average Value of residential dwellings in Centennial is $38,053, while West Alexander values were cited at $60,247. Winnipeg residential dwelling values at this Census period were reported as $100,525.

Summary

Housing within the two neighbourhoods can be summarized as follows:

- Aging stock and cost of repair to dwellings has resulted in demolition of a number of properties throughout the area. In some locations, housing has been replaced with surface parking lots (through rezoning and conditional uses as non-accessory parking) while others are being cleared to support development needs of the Health Science Centre and University of Manitoba, Bannatyne Campus.

- The ratio of resident owners to non-resident owners occupants of private dwellings has been declining steadily over the last 40 years, attributable in part to the lure of new neighbourhoods, and in response to neighbourhood land value depreciation.

- Public and non-profit rent geared to housing units contributes to a significant inventory of affordable housing for low to moderate-income households in both neighbourhoods.

- Single family homes located between Arlington and Xante Street, Pacific and Alexander Ave are surrounded by established light industry and emerging regional commercial uses, virtually isolating this area from the larger residential community to the south and east.

- Land and housing values (both private rental and ownership) are markedly below the City's average, suggesting that the neighbourhood offers opportunity for affordable housing development.

- The numbers of vacant lots and buildings situated along residential streets provide opportunity for land assembly for infill housing or conversions to encourage housing development that attract individuals looking for downtown living or work-place proximity (e.g. hospital, community college, factories and warehouses).

- While the neighbourhoods offer a variety of housing choices for low-income households, there is a scarcity of housing options for moderate to high-income earners.



19.3 Institutional Precincts

One of the unique characteristics of the West Alexander and Centennial neighbourhoods is the presence of a number of major medical, biotechnology, and/or educational institutions. These institutional nodes or precincts are intensive, have long-term needs for expansion, represent significant economic opportunities for the future, and appear to inter-relate with each other.

There are three such precincts:

- Health Sciences Centre/University of Manitoba Bannatyne Campus;
- Virology Lab Precinct;
- Exchange District Education Precinct.

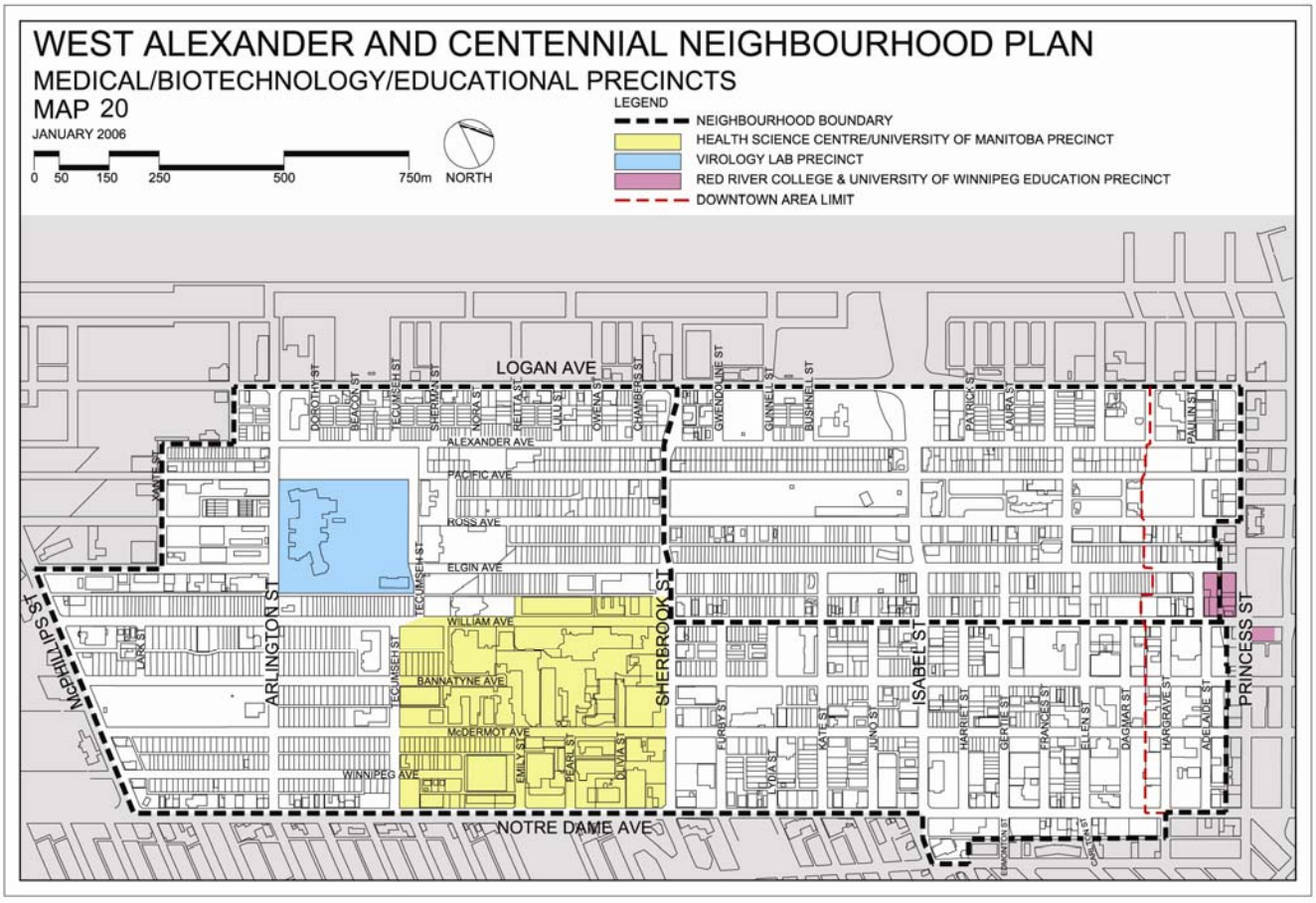
Health Sciences Centre /University of Manitoba Bannatyne Campus:

The Health Science Centre (HSC) is a major patient care, research centre and teaching hospital, serving patients from Manitoba, Northwestern Ontario and Nunavut. Occupying approximately 30 acres of land, the HSC together with the University of Manitoba offer facilities that support medical training, research and education.

The hospital and university "complex" currently occupy the West Alexander area bounded by the north side of Notre Dame Ave., the east side of Tecumseh St., the north side of William Ave, and the west side of Sherbrook Street (except for the Dialysis Unit located on the east side of Sherbrook). In recent years, three new facilities were developed or expanded at the site, including Cancer Care Manitoba, the John Buhler Research Centre (Manitoba Institute for Child Health), and the Manitoba Clinic. The Manitoba Adolescent Treatment Centre located at the south- east corner of William and Tecumseh was constructed in 1983.



Health Science Centre



HSC is currently undergoing some redevelopment and expansion of their campus. Construction of the new Critical Care Facility at the northeast corner of William and Sherbrook Street is completed. The complex replaces the aging emergency care facilities and offers a trauma centre and operating theatres. HSC is also in the initial construction phase for the Siemens Institute of Advanced Medicine (SIAM), to support and complement current research and treatment in the fields of neurology and oncology. Additionally, HSC is currently constructing a 1300 stall parkade adjacent to the existing Emily Street Parkade, and will begin construction shortly on a four star hotel, which will be located across from the William Avenue parkade, and next to the new SIAM project.

Cancer Care Manitoba's newest facility is located at 675 McDermot Avenue immediately behind the Rehabilitation Hospital on the HSC/U of M campus. Providing consultation and treatment for those living with cancer and blood disorders, Cancer Care's McDermot site has been designated a Provincial "Centre of Excellence" in prostate care and research.

The John Buhler Research Centre is home to the Manitoba Institute of Child Health. Completed in 1999, this centre is dedicated to pediatric medical research and offers 30,000 sq. ft. state of the art research space per floor to a wide variety of pediatric disciplines. It is the largest research facility of its kind in Western Canada.

The Manitoba Clinic, located at 790 Sherbrook Street, is a "private multi-specialty medical clinic", occupying 70,000 square feet in a recently expanded facility. The clinic comprises over 60 physicians and offers a diverse range of professional medical programs and health care services. A number of commercial tenants such as a pharmacy, optician, delicatessen and hearing aid centre occupy the main floor of the complex. A 3-storey parking structure is also located on site. The clinic has capacity for expansion of an additional 60,000 square feet.

The Cadham Provincial Laboratory located at 750 William Ave. is the central public health, microbiology reference laboratory for surveillance and early warning system for a host of communicable diseases that threaten population health. It operates an Infection Control program in support of rural hospitals; long-term care facilities and Manitoba Health disease control programs. It is also the sole centre for laboratory services in virology, chlamydiology and infectious diseases and serves patients, practitioners and public health units in Manitoba, Northwest Ontario, Nunavut and Saskatchewan. The centre participates in training of health care professionals, and liases with the Canadian Science Centre for Human and Animal Health to provide a national service of public health activity.

The Manitoba Adolescent Treatment Centre, located at 120 Tecumseh Ave. occupies the site of the former Montcalm Elementary School. The centre offers intervention and intensive long-term treatment (including hospital programs) for children and youth experiencing psychological, psychiatric and or neurodevelopment disorders. Services are offered at the centre and on an outreach basis for children and their families throughout Manitoba, Nunavut and North-western Ontario.

University of Manitoba, Bannatyne Campus: The University of Manitoba Bannatyne Campus is co-located with the Health Sciences Centre and is the primary teaching site for graduate studies in the faculties of medicine, dentistry, and allied medical specialties such as rehabilitation medicine and health research. The faculty of Pharmacy is locating to a new facility which is currently under construction.

Development and planned expansion of many of these institutions over recent years has resulted in increased demand for off-street parking to accommodate staff, students, patients and visitors to these facilities. Parking studies conducted by the HSC indicate that there is a current deficiency of 1220 parking stalls in the vicinity of the HSC/U of M Campus "complex". With that said, the University of Manitoba recently completed a parking structure at the corner of Bannatyne and Tecumseh designed to accommodate 300

stalls in the first phase with an additional 250 stalls to be added in the future.

Virology Lab Precinct

The Canadian Science Centre for Animal and Human Health, National Microbiology Laboratory (Virology Lab), is the only laboratory in the world to house Level 4 human and animal combined research. Located on Arlington Street, between William and Pacific Avenues, the centre has recently been appointed a Canadian Centre for Disease Control and headquarters for the Public Health Agency of Canada. The prominence of this centre in the research field has filled the centre to capacity and plans are currently underway to build an 8 storey administrative building on the site to accommodate up to 300 public health professionals.



Canadian Science Centre for Animal and Human Health, National Microbiology Lab (virology Lab)

The International Centre for Infectious Disease (ICID) is a recently established non-profit national organization operating as a catalyst in "*fostering innovation and fighting disease*" amongst researchers, educational institutions, private laboratories and government. It is still in its early development and does not as yet have a physical presence in the Centennial/West Alexander area. However, it is involved in a number of initiatives including, promoting the development of an "Innovation Facility" on city owned lands to the north and east of the National Microbiology Laboratory. The facility/facilities would serve as product development incubators to help bring innovations to the marketplace.



Red River College, Downtown Campus

Winnipeg Blood Services, located at 777 William Avenue, was constructed in 1999. Winnipeg Blood Services is a not-for-profit, charitable organization "whose sole mission is to manage the blood and blood products supply for Canadians". As one of 17 regional centres across the country, Winnipeg Blood Services operate blood donor clinics; bone marrow and organ donor transplant registries and the processing and distribution of safe blood products to hospitals across Manitoba, Saskatchewan and Northwestern Ontario. The centre contains its own laboratory and participates in transfusion medicine research and development. Blood donor services are offered on-site as well as on an outreach basis throughout the province.

Exchange District Education Precinct

Red River College, Downtown Campus and Language Training Centre: The Downtown Campus of Red River College opened its doors in a restored Heritage Buildings located at the corner of William and Princess Street in 2004. The college provides post-secondary diploma, certificate, cooperative education, and advanced diploma programs. The "Market Driven Training Centre", located in the downtown campus, works in partnership with business, industry, professional organizations, and agencies to deliver training under contract that meets the needs of the Manitoba workforce. The college is currently operating at near capacity with a population of 2000 faculty and students. The popularity of this new centre has precipitated discussion around potential expansion of programs in nearby downtown buildings. The College is committed to ensuring delivery of relevant programs and services targeted to Aboriginal students and has developed successful entry-level programs to enable post-secondary training amongst underrepresented groups, including new immigrants, through their Language Training Centre located at 123 Main Street.

University of Winnipeg Continuing Education: The University of Winnipeg's, Division of Continuing Education is located across the street from Red River College Downtown Campus at 294 William Ave. The campus offers customized part-time and full time diploma and certificate

programs in professional development fields. The new College and the existing University off-campus programs have made a significant contribution to the renewal of Winnipeg's Downtown and the Historic Exchange District.



University of Winnipeg, Continuing Education

Health and Related Institutions

Manitoba Lung Association located at 629 McDermot Ave is a non-profit, non-governmental organization, which was founded over 100 years ago as the "Sanatorium Board of Manitoba." The mission of the Manitoba Lung Association is to improve lung health through research, community programs, educational services and resource distribution. Efforts are focused on asthma, chronic obstructive pulmonary disease, tobacco reduction, occupational health, the environment and continued tuberculosis control.

Ronald McDonald House, located at 566 Bannatyne Avenue opened its doors in May 1984 to provide a home-away-from home for up to 14 out-of-town families from Manitoba, Saskatchewan and North western Ontario whose child is undergoing treatment for serious illness at Children's Hospital in Winnipeg. Ronald McDonald House is a short-term residential facility.

Health Action Centre, located at 425 Elgin Ave. (at Ellen St), is a Winnipeg Regional Health Authority Community Health Centre, providing comprehensive health services to the members of the surrounding community. Services include: primary health care, outreach services including social workers, community health workers and a congregate meal program, a senior citizen day hospital, Midwife Services, Public Health, Home Care, Community Mental Health, Geriatric Program Assessment, Shared Care and is a Community Connections Site. The Centre occupies the lower level of a St. Andrew's Place, a non-profit senior citizen's residence owned and operated by SAM Management Inc

Summary:

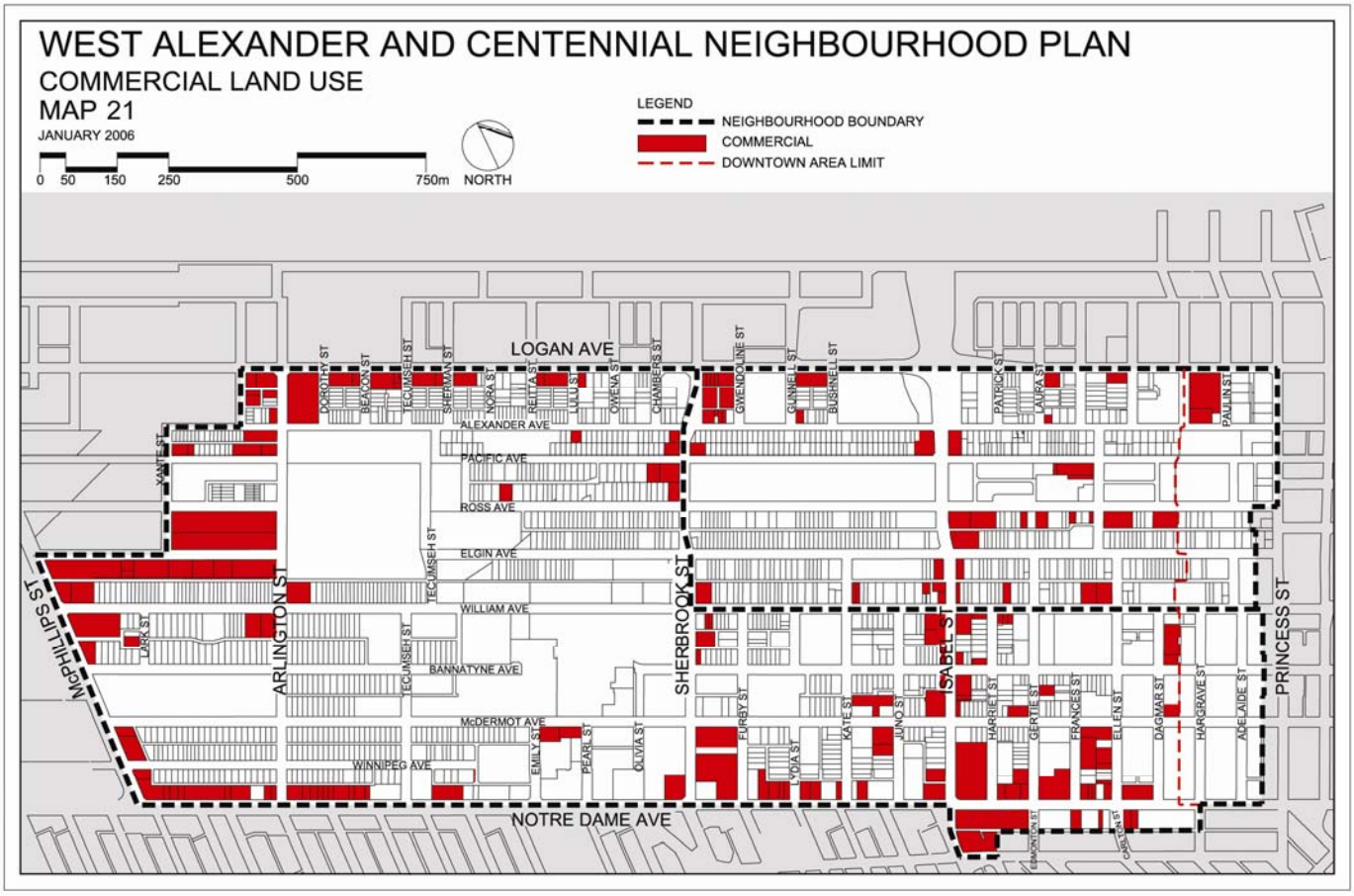
The Institutional Precincts in the neighbourhoods of West Alexander and Centennial can be summarized as follows:

- Growth of the health, medical, and biotechnology institutions within the area is expected to accelerate with new development planned by the Health Science Centre, the Health Science Centre Foundation, the University of Manitoba Bannatyne Campus and the Federal Virology Lab.
- Secondary health related industries are emerging along corridors adjacent to the Health Science/U of M Bannatyne campus in response to major institutional development.
- A shortage of off-street parking to accommodate staff, students, and visitors is creating pressure on the residential areas that surround the institutions.
- Institutional growth is expected to generate employment, encourage training and education to support the health/science and technological sector, and create additional spin-offs in the area of housing and local commercial development.
- A shortage of available land to support institutional development may present future challenges to the residential precincts.

19.4 Commercial Precincts

Patterns of commercial uses appear to be influenced by location and proximity to major institutions, transportation nodes, landmark districts, zoning, and use of adjacent land.

Approximately 15% of the land area of West Alexander and Centennial is occupied by commercial uses. Commercial precincts are primarily located along the arterial and collector streets, which intersect the neighbourhoods, including Sherbrook, Isabel, Arlington, Logan, Notre Dame and McPhillips Street.



Much of the commercial development has a regional orientation, which typically demands greater accommodation for customer parking. As a consequence of scarce commercial land supply, parking demand has resulted in a loss of residential buildings for accessory and non-accessory surface parking lots to support commercial enterprise.

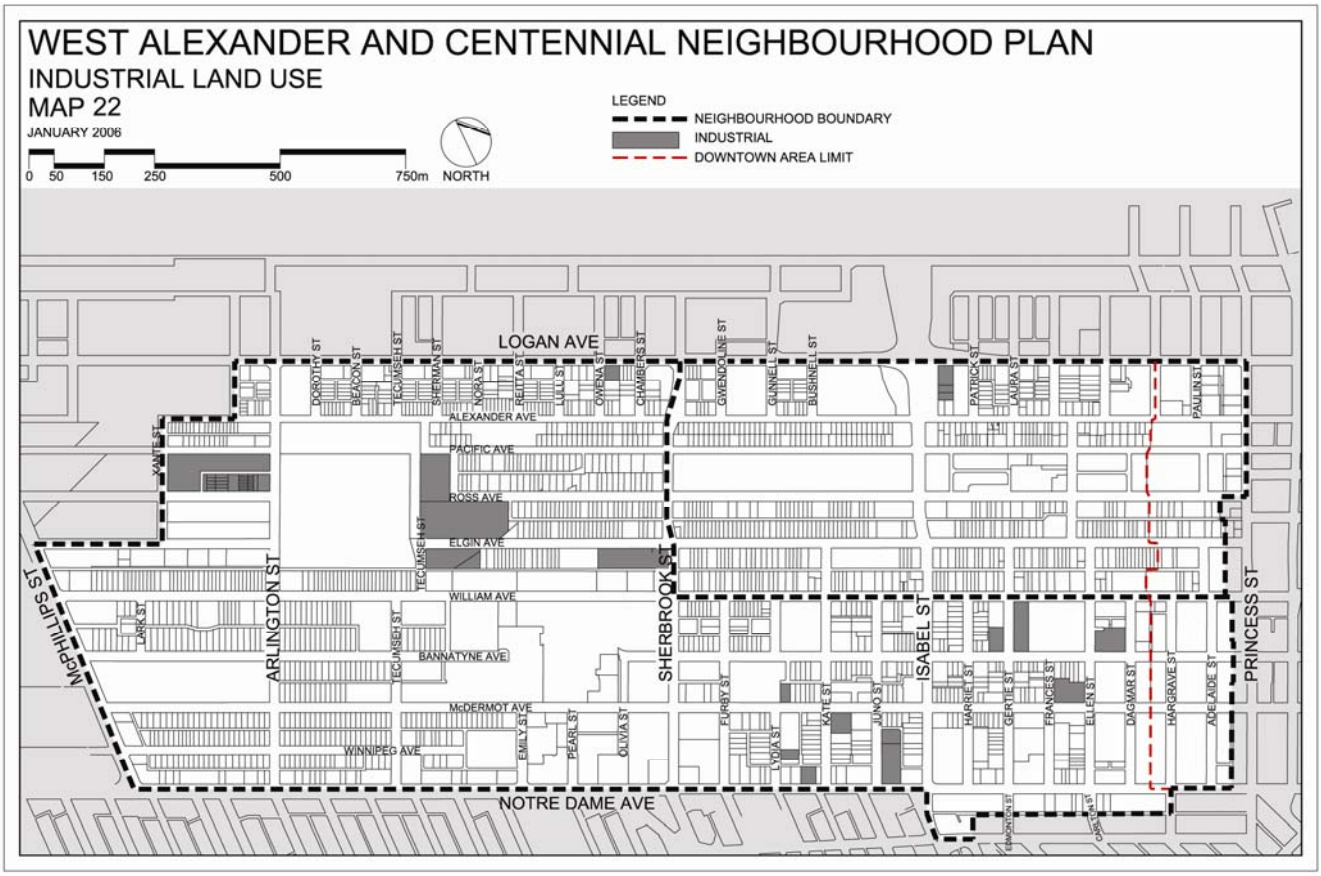
Commercial land values for both office and retail are generally lower in this area compared to other parts of the city. The City of Winnipeg Assessment Department reports that commercial sales have increased by approximately 9.7% between 1999 and 2003.

Summary

- Regional commercial development can be attributed in part to the prominence of major transportation corridors that intersect these inner city neighbourhoods to the outer regions of the City and beyond.
- Scarcity of land to accommodate customer parking is creating pressure on adjacent residential precincts.
- New health services and related commercial development is emerging in the vicinity of the Health Sciences Centre and U of M Bannatyne Campus to respond to the growth of these institutions.
- The industrial precinct west of Arlington Street is becoming more commercial in its orientation and a number of auto body and auto related services are currently established on Arlington Street between William to Logan Avenues.

19.5 Industrial Precincts

Industrial uses residing in the neighbourhoods are for the most part vestiges of the area's early development and its proximity to the Canadian Pacific Rail Yards and the Historic Exchange District



Approximately 5% of the total land area of West Alexander and Centennial (15.85 acres) is occupied by industrial uses. This is a significantly smaller proportion of land dedicated for industrial uses when compared to industrial zoning designation for the area (i.e. 10.8% or 51.66 acres). This can be attributed in part to the land zoned "M2" and occupied by institutional uses such as the Federal Virology Lab and Public Health Agency on Arlington Street; conversions of existing warehouses to residential and commercial enterprises in the vicinity of the Exchange and Downtown, as well as the demolition of industrial uses and conversion to surface parking lots. Additionally, the "M2" designation west of Arlington between Elgin and Alexander appears to be re-emerging as a commercial precinct focused on contractor establishments, auto supply and service, printing services, food services, and distribution centres.

Most of the warehouse/industrial buildings developed to service the Midland Railway spur along Ross Avenue are currently vacant or operating with multi-tenant, commercial/institutional uses. In addition, surface parking lots are replacing industrial sites, particularly in the vicinity of the Exchange District and the Downtown
Relocation of a portion of the City of Winnipeg's central yards in the early 1990's, made room for the development of the Federal Virology lab. Immediately east of the Lab, the City continues to operate its signals and heavy equipment shops, as well as fleet maintenance services. Vacant City owned land to the north and west of the Virology Lab continue to be zoned industrial.

Logan Avenue continues to support a limited number of industrial uses, most of which are located east of Isabel Street. Evidence of new industrial development (e.g. Arctic Ice) is beginning to emerge in the North Logan Industrial Area, where infrastructure is in place to support more intensive uses.

Summary

Industrial precincts in the West Alexander and Centennial neighbourhoods can be summarized as follows:

- There has been a steady decline in the number of industrial uses in the two neighbourhoods, which can be attributed in part to the availability of land in serviced industrial areas.

- Industrial zoning is expected to continue to influence land use in the western portion of the West Alexander neighbourhood and along the portion of Logan Avenue that adjoins intensive industrial development.



19.6 Parks and Open Space Precincts

Parks, open space and recreation facilities occupy approximately 7.7% of the total land area (23.084 acres) of the West Alexander and Centennial neighbourhoods. It encompasses land owned by the City of Winnipeg and developed as playgrounds/athletic fields as well as City owned buildings, which operate as community recreation centres. This analysis does not factor in schoolyard sites, some of which are furnished with play structures and contain limited athletic fields with baseball backstops or soccer pitches which can provide after school activity.

Recreation Facilities/Community Centres

Burton Cummings Community Centre – 960 Arlington Avenue

Constructed in 1990 to replace the former West End Memorial Community Centre, the centre serves citizens who reside within the West Alexander and a portion of Centennial as well as neighbourhoods to the south and west. Burton Cummings Community Centre offers a large gym for sports with adult/youth drop in and scheduled basketball/indoor soccer programs. A community hall that seats 300 people, offers Bingo once per week.

Both the gym and the hall are available for rent. A computer lab with Internet access has been established at the site for both drop in and regular users.

The site provides a small play structure and a wading pool operated by City of Winnipeg Staff over the summer months.

Well-maintained athletic fields support programs hosted by the club, including baseball, cricket and soccer in summer as well as hockey and skating over the winter season. A field house/change building is located at the McPhillips Street end of the site.

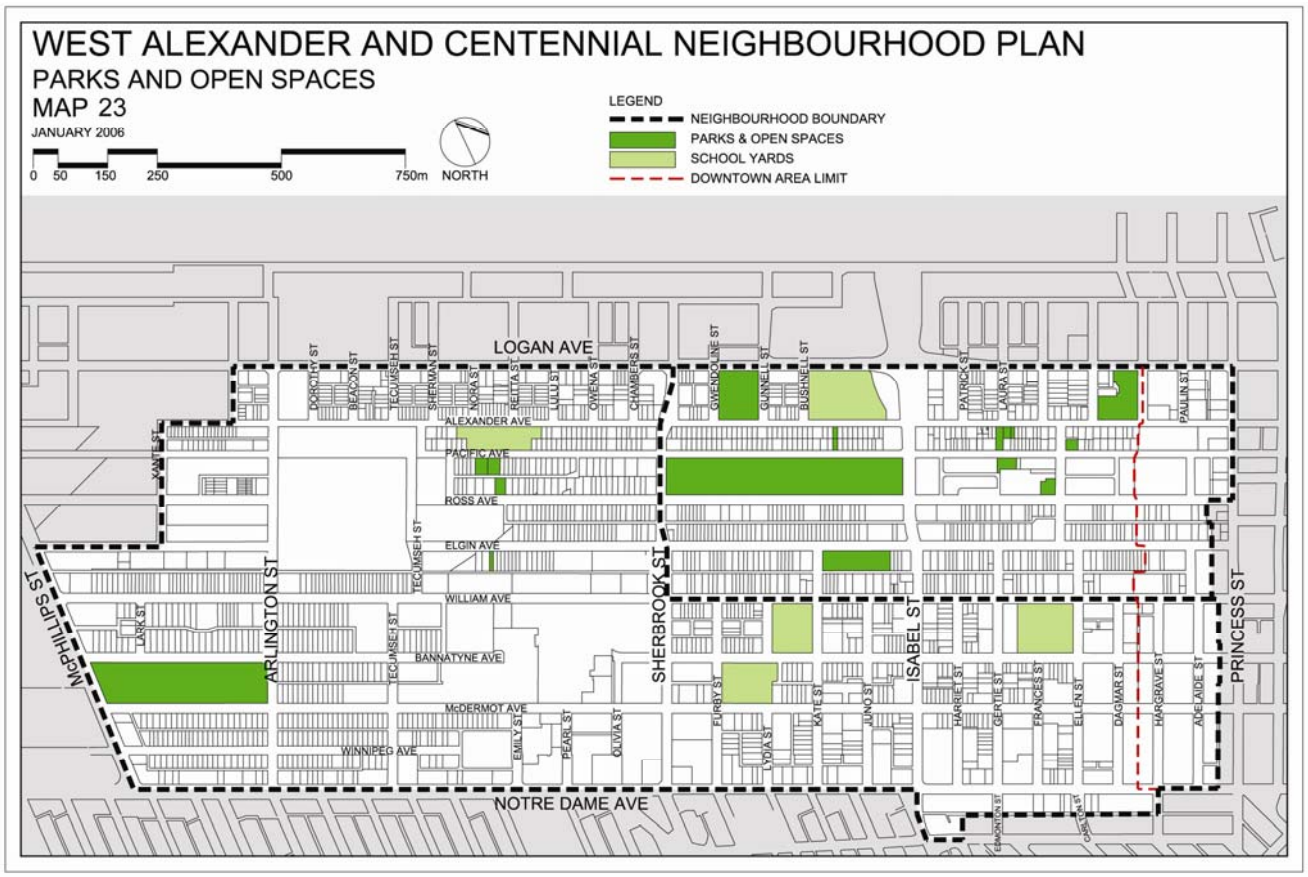
Freight House Recreation Centre – 200 Isabel Street

Established as a community centre, in the early 70's, the building was once the warehouse terminal for the Midland Railway spur-line, which ran between Ross and Pacific Avenues in the West Alexander and Centennial Neighbourhoods. The City of Winnipeg owns and allocates/leases space for a diversity of services including: Freight House Day Nursery, Winnipeg Boys and Girls Club (656 members ages 6 – 19), Cadet Corps.

The city operates a Leisure Centre on the Second Floor of the building with a fully equipped weight room and training facility. The sites offers a full sized gym for use by the community on a scheduled and drop in basis and is rented to schools, such as Mennonite Collegiate Institute, and private groups including the Health Sciences Centre Men's Basketball league.

Central Community Centre, a volunteer run community club operates from the centre offering a number of community services and programs, including a food bank, a senior's drop-in centre, arts and crafts and sports activities. The main hall, which seats 480 people is programmed for Bingo 6 days a week and is available for private rental for social gatherings, conferences and events. Revenue derived from bingo programs and rentals are reallocated for community-based programs at the centre.

Athletic fields are allocated for Soccer, Baseball, and Hockey. An outdoor pool and wading pool is operated by the city during summer months. A play structure, gazebo and seating areas are also found on the site.



Site issues identified include removal of the hill located at the western edge of the fields at Sherbrook Street, and the desire to upgrade equipment and develop youth oriented recreation facilities such as a skateboard park have been discussed at the community level.

Parks and Open Spaces

Both West Alexander and Centennial exceed open space standards for the City of Winnipeg, which are 3.8 acres per 1,000 people. Centennial has just over 18.5 acres of open space (compared to the City standard of 8.5 acres) and West Alexander has approximately 19.5 acres (compared to a City standard of approximately 17 acres). While Centennial has a number of dedicated parks and playgrounds, most of the open space in West Alexander is located on schoolyards and community centre athletic fields.

In Centennial, the parks that do exist are deficient or in need of upgrading. For instance, it is apparent that they are somewhat sterile in function and that there is a lack connectivity between sites.

In general, play structures are aging and some are in need of replacement. Some sites are targets for graffiti while others are void of trees and shrubs. An upgrade – which could include enhancing the sense of place and creating a welcoming environment which could be a sanctuary and meeting place for neighbourhood residents, is needed for most sites.

The following is a listing of the neighbourhood park sites in Centennial/West Alexander:

Roosevelt Park- Located on Elgin Ave, west of Isabel, this site provides a play structure, wading pool and change building. Originally designed with a small bowling green, the site was redeveloped as a large open area.

Lizzie Playground – Considered one of the priority parks by the Centennial Resident Committee for upgrades, the site is well used offering a wading pool and spray

component, a change building, play structure, basketball court and a ball wall. Connections (pathways) into the park are found at all of the corners. Mature shrubs and trees and sitting areas attract individuals, families and children from the area, year round.

Pinkham Park – Developed as a site for passive and active play, the park has lost some of its play value and attractiveness due to wear and tear. The site would benefit from upgrades.

Pinkham Linear Parks – The parks consist of small site links between Pinkham Park and Sister MacNamara Playground, providing a connection through the neighbourhood north to Pinkham School and south to William Avenue. Plans to replace the play structure on the site located immediately adjacent to Pinkham day care centre are in development.

Sister MacNamara Playground – This site was developed under the Core Area Initiative Program in the late 80s and offers a passive park and wading pool for area children and families.

Freight House Playground- The current site is developed with a play structure, seating areas, a gazebo, and picnic tables. Freight House offers the only outdoor swimming pool in Winnipeg's central area. To support the large youth population who participate with the Boys and Girls Club and Rossbrook House, planning is underway to redevelop the fields to the west of the Freight House Building with youth appropriate facilities (e.g., skateboard park, basketball, etc.)

Burton Cummings Playground – This playground has been designed for families with young children and includes a small play structure, seating areas, picnic tables and barbeque areas. The site also provides a wading pool.



Burton Cummings Community Centre

Dufferin Park – One of the oldest parks in the city, Dufferin Park provides a wading pool, change facility, playground, walkway and passive green area. The site has mature trees for shade with seating areas which add a quiet place of respite from the adjacent Logan Ave (major truck route).

Ircom Playground – developed to provide children and families a safe active play area adjacent to the family housing complex initially developed to house the influx of refugees in the mid to late 1980's. The site is maintained by the City of Winnipeg to serve residents within this high-density housing area.

Ross-Ellen Playground and Pacific Park – With construction of new subsidized family housing units on the former Midland Railway site in the mid 1980's, consideration for outdoor play opportunity for families with young children within site of their family home led to the development of two small parcels of land as playground/parkettes. The Ross-Ellen Site is equipped with a play structure and seating area, while the Pacific Ave Park is equipped with a swing set and seating.

Ellen Pacific Tot Lot – developed on a former residential site, this 50x50 foot site is geared to more passive uses and includes a sand box and seating area. Mature trees line the perimeter of the site providing shade and relaxation for adults and young children.

Linear Park connecting Freight House with Dufferin School; between Alexander and Pacific Ave at Laura St.-While not designated park space, this 25 foot linear pathway connects Dufferin School with the Freight House Community Centre. The site includes lighting, benches and shade trees.

Vacant city owned land between Ross and Pacific Avenue, east of Midland Housing Development: A 100 ft. vacant strip of land, zoned R2 adjacent to the Midland Housing project has served as an informal play area for children and adults for a number of years. While undeveloped, the site serves as an effective buffer between a hard surface parking lot operated by the City of Winnipeg and the adjacent warehouse district. Interest in designation of the site as park and redevelopment to incorporate

children's play components and an active playing field has been championed by Rossbrook House's WiWabagooni alternative school program and residents living near the site.

10 ft buffer strip- adjacent to lane, north side of Elgin Ave. from Arlington to Notre Dame Ave. – owned by the city and maintained by Public Works, this 10 foot wide sodded area provides a visual buffer between the intensive commercial uses and the residential area to the south.

Summary

- Parks and Open Spaces occupy approximately 19 acres of land in the Centennial Neighbourhood, which exceeds the ratio of park space per 1,000 people typically found in inner city neighbourhoods (Centennial population: 2,210) Some of this land is developed as athletic fields, however the neighbourhood has a number of small, mature parks with wading pools and play structures.

- West Alexander has a somewhat lower ratio of park space (18 acres) however population of the area is double that of Centennial. Most of the parks and open space are located on schoolyard sites as 4 of the 5 schools in the combined neighbourhoods are located in the West Alexander Neighbourhood. Typically school sites provide limited play value, however most contain athletic fields and/or small play structures for after school activity.

- All of the parks are in need of some repair and/or replacement of equipment.

- Both neighbourhoods provide access to programs and recreation services through locally managed community centre facilities.

- More linkages between park sites, community centres, schools and neighbourhood institutions would contribute to a more pedestrian oriented community. Further examination and rationalization of park spaces in relation to use and geographic connectivity would be of benefit to the residential neighbourhoods.



Chapter 20
Neighbourhood Schools & Facilities

Five public schools are located in the West Alexander and Centennial neighbourhoods. As well, three off-campus programs are run from independent sites. The Child Guidance Clinic of Winnipeg, which offers school based support services for children and families, is also located in the area.

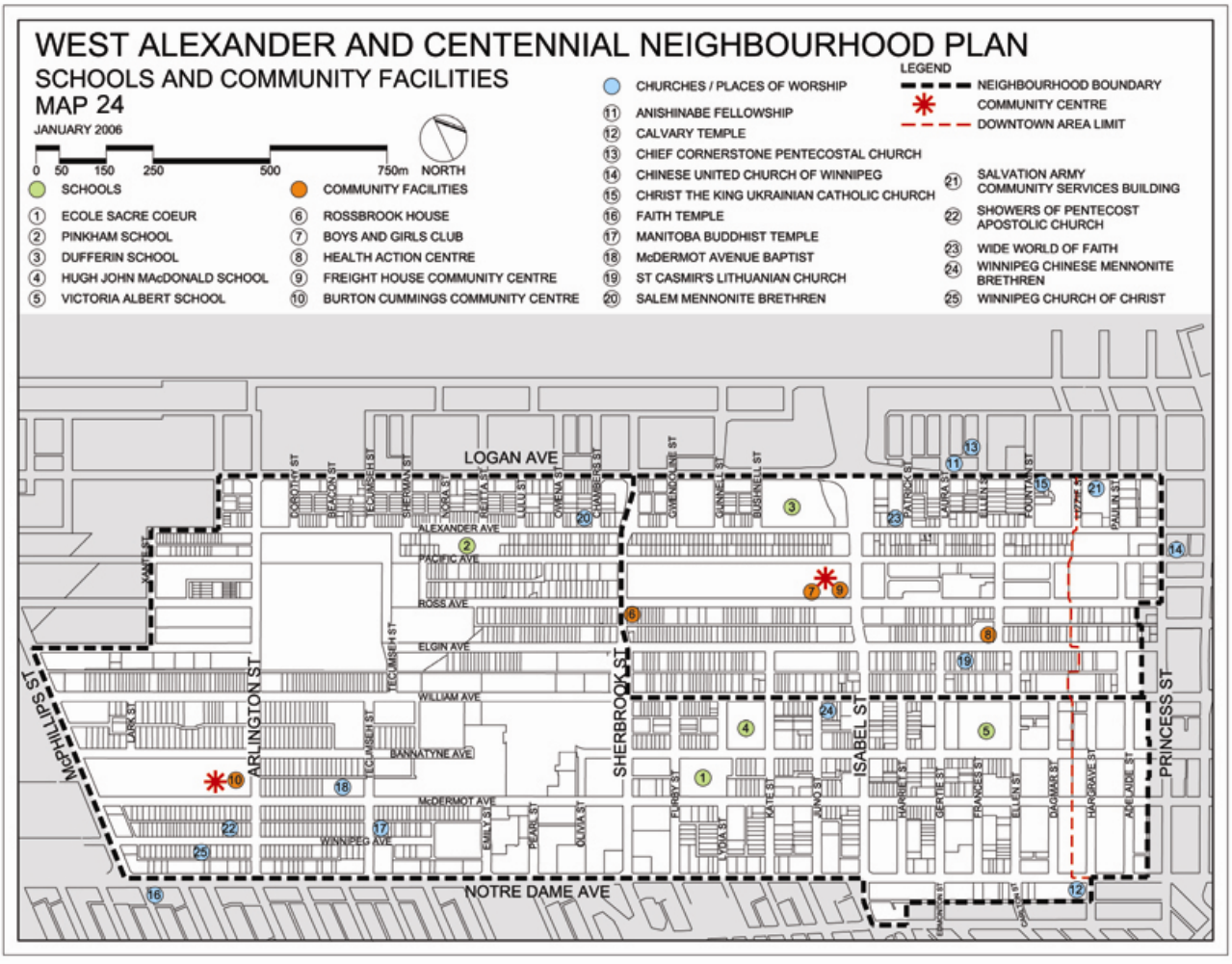
20.1. Neighbourhood Schools West Alexander

Victoria Albert School is located at 110 Ellen Street (at William Ave.), and offers programs to children entering nursery to grade 6. School enrollment is approximately 415 representing students from diverse cultural backgrounds including a significant enrollment of new immigrant and refugee children. The school offers support in the area of English as Second Language, and is one of the few schools in the Division to offer a daily breakfast program. It includes a playground structure and athletic field for after school activity.



Hugh John McDonald is a Junior High School (Grades 7-9) located at 567 Bannatyne Ave. Enrollment at the school is approximately 246 Students. The schoolyard offers a hard surface running track and basketball courts.

Ecole Sacre-Coeur was constructed in 1992 as Winnipeg School Division #1's French Immersion Milieu School for the central district. Formerly located in the former Somerset School at 775 Sherbrook, the new school was built at 809 Furby Street, between Bannatyne and McDermot Ave.





Students from kindergarten to grade 8 come from a wide catchment area, and most children are bussed to this program. The school has an enrollment of approximately 220 students. The site contains a play structure, hard surface area and an athletic field.

Pinkham School, located at 765 Pacific Avenue (between Lulu and Nora St), was built in 1989 to replace the original school, which had been built 85 years earlier. The school has a population of approximately 236 students. A



day care for infants and preschoolers is housed at the school. Among the many cultures reflected in the school population are Portuguese, Aboriginal, Filipino, Chinese, Vietnamese, Laotian, and Caribbean. The site includes athletic fields and a play area for the neighbourhood after school hours.

Centennial Schools

Dufferin School is located at 545 Alexander Ave, between Bushnell and Isabel Street, south of Logan Ave. There are 244 students, from nursery to grade six who attend the school. Dufferin's school population is distinctive in that 90% of the children are aboriginal. The Winnipeg Foundation has established a partnership with Dufferin School as part of a five year funding commitment under the Centennial Project to develop enhanced programming for its students and families.

Rossbrook House School Programs: Established in 1976, as a 24-hour neighbourhood centre for children, youth and young adults under the leadership of Sister Geraldine MacNamara, Rossbrook House "offers a constant alternative to the destructive environment of the streets."

In 1977, Rossbrook offered its first of what was to become three alternative school programs for inner - city Aboriginal students who are academically able but have not been successful because of problems with attendance. The programs provide positive academic experiences in small group settings in order to build success in learning and in job related skills. Positive self-identity and pride in indigenous culture and traditions encourage students to make healthy life choices.

- *Eagles Cir*cle is an off campus junior high school program operating out of Rossbrook House, 658 Ross Ave at Sherbrook St. The program is affiliated with Hugh John McDonald Junior High School.
- *WiWabagooni* is an elementary school program for students from grade 3 to 6. The program is affiliated with Victoria Albert School and located in a renovated warehouse space at 346 Ross Ave.
- *Rising Sun*, located at 429 Elgin Ave., offers a continuous progress model in academic courses so that students whose lives interfere with their ability to be at school on a regular basis, or who are in treatment programs, detention or at home with new babies or sick children can still achieve success in getting their high school credits. The program is linked with Gordon Bell High School.



The Child Guidance Centre of Winnipeg, located in the former Ellen Douglas School at 700 Elgin Ave provides clinical services to students, families and schools in three school divisions and various independents schools in Winnipeg. Professional services of psychologists, social workers, reading clinicians, audiologists and speech/language pathologists are offered on site and in various schools in the city.

Summary

- West Alexander and Centennial Neighbourhoods contain a number of elementary schools and a junior high school within reasonable walking distance from the residential areas.
- Education programs targeted towards special populations and the neighbourhoods' diverse cultural community are offered within each of the schools and in off campus settings.



McDermot Avenue Baptist Church

20.2 Churches/Places of Worship

A wide range of denominations are located in or adjacent to the West Alexander and Centennial neighbourhoods. Many of these facilities are engaged in community outreach to the neighbourhoods that surround them while serving a wider congregational following. Parking needs at some facilities have precipitated significant land assembly for development as surface parking lots to accommodate parishioners and casual weekday parking.

Churches/Places of Worship located in or adjacent to the Centennial Neighbourhood:

Table 3: Churches/Places of Worship in Centennial

Name	Address
Anishinabe Fellowship (Presbyterian)	287 Laura St
Chief Cornerstone Pentecostal Church	294 Ellen Street
Chinese United Church of Winnipeg	281 Pacific Ave
Christ the King Ukrainian Catholic Church	263 Fountain Ave
Salem Mennonite Brethren	691 Alexander Ave
Salvation Army Booth Centre	180 Henry Ave
St Casmir's Lithuanian Church	432 Elgin Ave
Wide World of Faith (Non-Denominational)	465 Alexander Ave
Winnipeg Chinese Mennonite Brethren	520 William Ave

Churches/Places of Worship located in or adjacent to the West Alexander Neighbourhood:

Table 4: Churches/Places of Worship in West Alexander

Name	Address
Faith Temple	968 Notre Dame Ave
Huasing Buddhist Temple	585 Cumberland Ave.
McDermot Avenue Baptist	821 McDermot Ave
Showers of Pentecost Apostolic Church	903 Winnipeg Ave
Winnipeg Church of Christ	946 Winnipeg Ave.
Calvary Temple (Pentecost Assembly)	400 and 440 Hargrave Street
First Mennonite Church	922 Notre Dame Ave
Manitoba Buddhist Temple	825 Winnipeg Ave.

20.3 Day Care Centres

A number of licensed day care centres operate in the neighbourhoods providing a range of services to infants, preschool and school age children on a full time, part-time, and casual basis. Three of the centres are school based; two are work-place centres, while others provide services from community facilities. The list does not include licensed family day care homes or unlicensed child care services available in the community.

Freight House Day Nursery Inc: 215 Isabel & 505 Ross Ave.
The centre merged with the former Playmates Pre-School Program operated by Health Action Centre and provides two sites in the Freight House Recreation/Leisure Centre:

- *215 Isabel Street: Licensed for 28 infant and pre-school spaces;*
- *505 Ross Ave: Licensed for 48 infant, school age and preschool spaces.*

Pinkham Day Care – 765 Pacific Avenue & 759 Ross Ave
Operates from two sites: Pinkham Elementary School and 759 Ross Avenue:

- *765 Pacific Ave: (Pinkham School): Licensed for 40 infants and pre-school children;*
- *759 Ross Ave.: Licensed for school age children.*

Victoria Albert Day Care Inc.: 110 Ellen Street & 545 Alexander Ave.
This centre operates from two school sites, Victoria Albert and Dufferin Elementary Schools:

- *110 Ellen Street (Victoria Albert Elementary School) – Licensed for 36 pre-school and school age children*
- *545 Alexander Ave (Dufferin Elementary School) – Licensed for 26 pre-school and school age children*

Kid Gloves Day Care, Inc.: 555 Logan Ave.
A work-place day care attached to Western Glove Works at 555 Logan Ave., first priority for placement is for children whose parents work at this plant. The site is licensed for 50 infant, preschool and school age children.

Children at the Centre, Inc: 330-60 Pearl St.
Licensed for 46 infant and pre-school children. Priority placement is for children whose parents work at the Health Science Centre, Cancer Care Manitoba and the U of M Bannatyne Campus.

Two centres are located on the edge of the neighbourhoods including one in the Exchange District and the other in Central Park:

- *Rupertsland Day Care: 107-201 Princess Street (Dynasty Building). Licensed for 40 infant and pre-school children;*
- *Central Park Child Care: 101 – 461 Cumberland Ave. Licensed for 45 pre-school and school age children.*

20.4 Youth Drop-In Centres:

Three centres are focused on support to children and youth and provide a range of activity and services.

Rossbrook House – *685 Ross Ave*
Provides a 24-hour drop-in centre for children and youth that is comfortable, safe and an alternative to the streets. The centre is also the site of an alternative education program for Junior High School students. Rossbrook has recently added an addition to their facility to offer a wide variety of programs for children and youth.

Boys and Girls Club of Winnipeg – Door # 4 – Freight House Community Centre
Provides after school and weekend drop-in for children aged 6-19 after school and weekends. One of 6 sites located throughout Winnipeg, the Freight House has one of the largest memberships in the city (656 children and youth).

Salvation Army Community Services Centre Harbour Light) – 324 Logan Ave.
Provides a drop in for youth and young adults including a Midnight Basketball League and Floor Hockey.

20.5 Adults and Seniors Drop-in Centres:

Second Time Around Seniors Club – Freight House Community Centre

Summary

- Both West Alexander and Centennial Neighbourhood offer a diversity of places of worship for both the local community and for people throughout the city.
- Child care programs are offered for both pre-school and school-age children at a number of sites throughout the area; however waiting lists continue to grow at some sites.
- The Centennial Neighbourhood has been home to one of the oldest, established 24-hour youth centre, Rossbrook House, offering respite and programs for children, youth and young adults.
- The Boys and Girls Club of Winnipeg, located at the Freight House, provides after-school and weekend programs to a large number of local youth.

Chapter 21
Traffic & Transportation

As is the case with most centrally located neighbourhoods, West Alexander and Centennial are intersected with a significant number of Regional Streets. These streets carry large volumes of traffic between more suburban areas and the downtown as well as significant volumes of traffic to the major institutional uses located therein. These Regional Streets, which either form boundaries to the neighbourhoods or else represent significant barriers within them, include Notre Dame, William, Logan, McPhillips, Arlington, Sherbrook, and Isabel. Both McDermot and Bannatyne are considered to be collector streets, which carry lower, but still significant volumes of traffic.

21.1 Traffic Volumes

Regional Streets

Regional Streets typically carry 20,000 or more vehicles per day and connect large development areas including major residential areas, the central business district, regional shipping centres, large industrial and commercial area and other major activity areas. Generally Regional Streets are full tie truck routes.

2005 Average Weekday Daily Traffic Flow

Street Name	Street Sections	Average Daily/ Weekday Volumes
Logan Ave.	McPhillips to Arlington	22000
	Arlington to Sherbrook	18000
	Sherbrook to Isabel	22000
	Isabel to Princess	21000
William Ave.	McPhillips to Arlington	7000
	Arlington to Sherbrook	11000
	Sherbrook to Princess	10000
Notre Dame Ave.	McPhillips to Arlington	40000
	Arlington to Sherbrook	41000
	Sherbrook to Isabel	31000
	Isabel to Fort	15000
McPhillips St.	Notre Dame to William	33000
	William to Logan	38000
Arlington St.	Notre Dame to Logan	16000
Sherbrook St.	Notre Dame to Logan	16000
Isabel St.	Notre Dame to William	24000
	William to Logan	27000
Princess St. (one way southbound)	Logan to William	16000
	William to Notre Dame	14000

Note: Numbers denote the two-way total traffic on each street section. All traffic is derived from most recent traffic counts. These may have been taken from 1996 to 2005 inclusive

Source: *City of Winnipeg Public Works Department Transportation Engineering Division's 2005 Traffic Flow Map*

Collector Streets

24-Hour Traffic Counts on One Way Collector Streets - McDermot and Bannatyne Avenues (Between Lydia and Furby Streets)

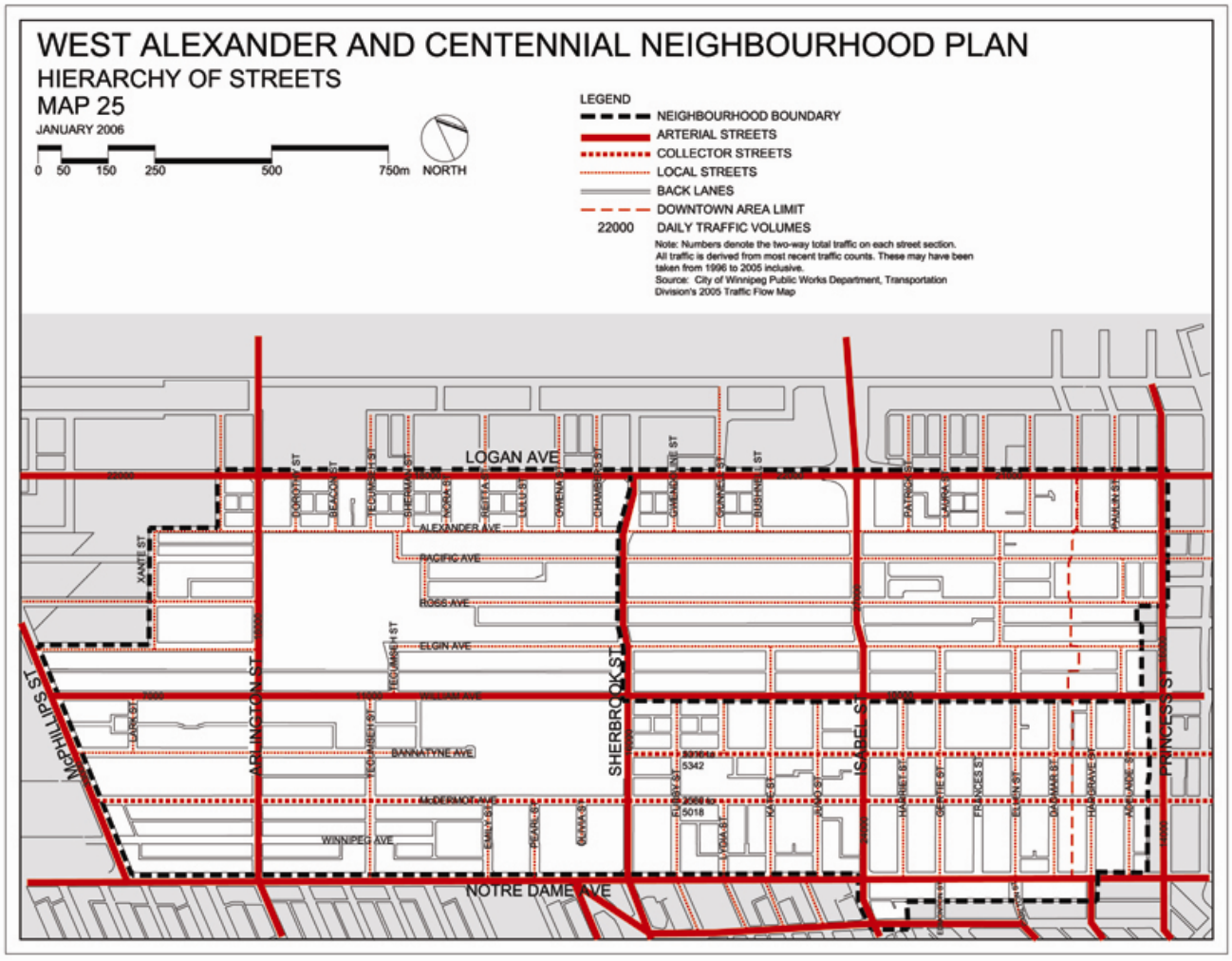
Street Name	Street Section	Date	Weekday Daily Average
Bannatyne Ave (one-way westbound)	Lydia to Furby	June 2002	5018
		Nov 2003	5264
		Aug.2004	5342
McDermot Ave (one-way eastbound)	Furby to Lydia	June 2002	5018
		Nov 2003	2580
		Aug 2004	4649

Source: *City of Winnipeg Public Works Department, Transportation Engineering Division*

21.2 Traffic Operational Issues

The City's Public Works Department, Transportation Division has identified a number of operational issues on the following streets in West Alexander and Centennial:

Location	Issue
Isabel/Ross Pedestrian Corridor	High Number of Collisions
William/Isabel/Logan	Lack of left turn lanes increases rear end and side swipe collisions and reduces vehicular capacity
Sherbrook/William	Requests have been received for northbound left turn phase. Under review
Arlington/William	Requests received for southbound left turn phase. There is presently a lack of Right-of-Way to construct left turn lane
William, in front of Parkade, west of Sherbrook	A median will be constructed to restrict movements in/out of the parkade
Arlington/McDermot	Installation of a pedestrian corridor in the future would be desirable. Presently almost warranted
William/McPhillips	There are above average collisions at this intersection. West bound right turn onto McPhillips is prohibited
William/Ellen	The existing signal could be potentially removed and replaced with a pedestrian corridor. This would be a long term proposal
William Pedestrian	This corridor may be moved to an overhead walkway location
McDermot	Backed up during hospital shift changes



Proposed Geometric Improvements (Road Alignments):

Proposed Work	Outcome
Widening Logan Avenue at Arlington Street on the south side	To add median for left turns
Widening of Isabel (Balmoral) on west side from Elgin to Ellice	To add median for left turns
Minor Road Widening on Notre Dame Avenue within Right-of-Way	

21.3 Proposed Capital Work - Street Improvements

The following street improvements are included within the City of Winnipeg's Five-Year Capital Budget:

Location	Time Frame (tentative)
Notre Dame Ave from Main Street to Isabel Street	2010
William Ave. from Sherbrook to Arlington Street	2007
Logan Ave. from Rietta St. to Gwendoline St.	2011

Residential Streets

The table to the right provides a list of potential future residential street renewal projects in the West Alexander and Centennial Neighbourhood, which is prepared annually and includes an anticipated annual program over the next 3 years. The list does not include regular street maintenance activity.

Street Name	Street Section
Kate Street	Elgin to William Avenue
Kate Street	McDermot Avenue To Notre Dame Avenue
Furby Street	Notre Dame Avenue to McDermot Avenue
Harriet Street	McDermot Avenue to Bannatyne Avenue
Dagmar Street	Notre Dame Avenue to William Avenue
Pacific Avenue	Isabel Street to Ellen Street
Pacific Avenue	Ellen Street to Princess Street
Patrick Street	Logan Avenue to Alexander Avenue
Laura Street	Alexander Avenue to Logan Avenue
Lizzie Street	Alexander Avenue to Logan Avenue
Bushnell Street	Alexander Avenue to Logan Avenue
Beacon Street	Alexander Avenue to Logan Avenue
Nora Street	Alexander Avenue to Logan Avenue
Lulu Street	Alexander Avenue to Logan Avenue
Owena Street	Alexander Avenue to Logan Avenue
Chambers Street	Alexander Avenue to Logan Avenue
Alexander Avenue	Sherbrook Street to Isabel Street
Pacific Avenue	Sherbrook Street to Isabel Street
Pacific Avenue	Sherbrook Street to Tecumseh Street

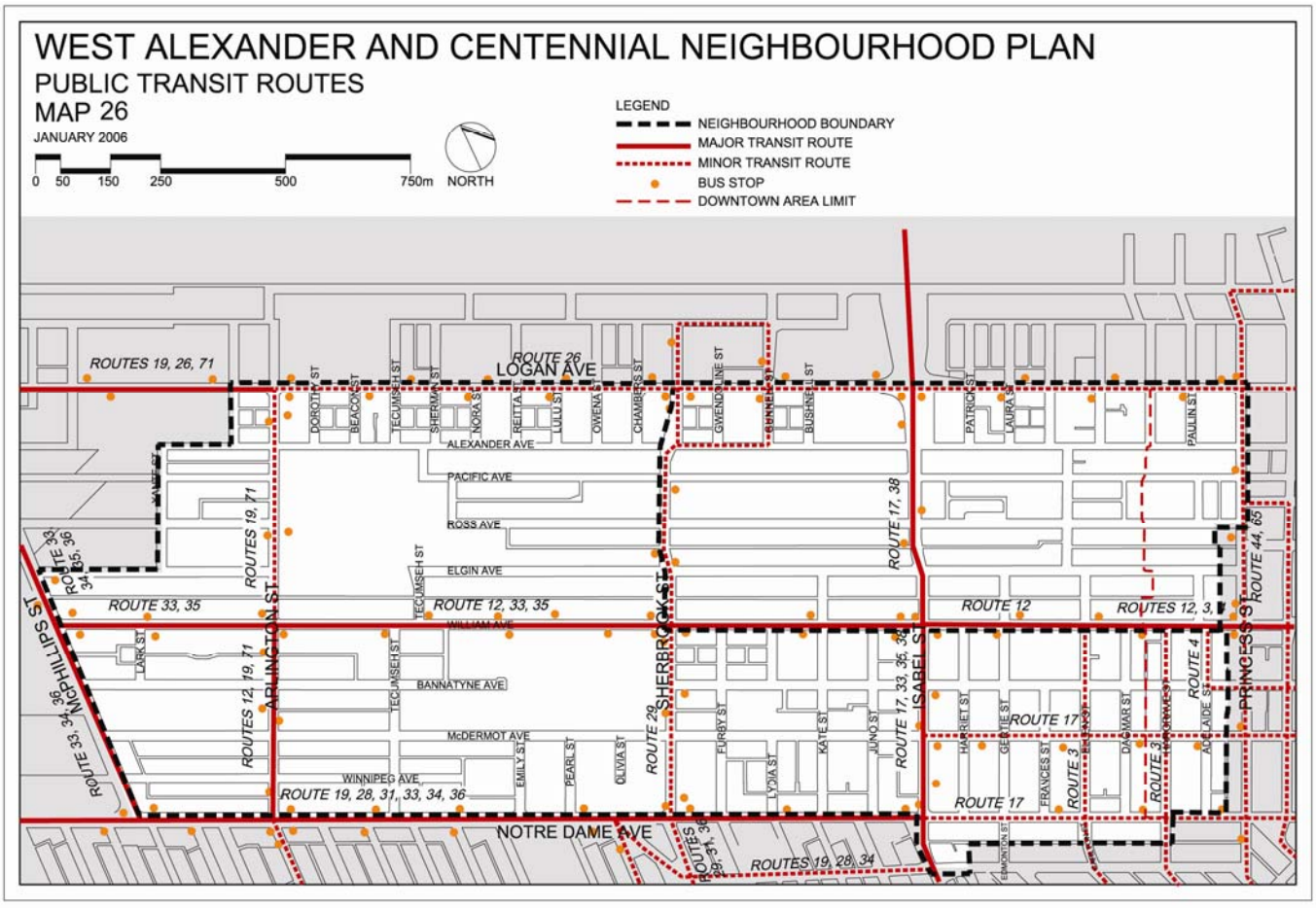




21.5 Public Transit

Generally, the busiest bus stops are at or near the Health Sciences Centre, (which is one of the largest employers in Winnipeg) as highlighted in red on the spreadsheet. The other major bus stop areas tend to be at transfer points, such as William & Isabel, Notre Dame & Sherbrook, and Notre Dame & Arlington. Otherwise, the transit usage tends to be relatively normal for an inner-city neighbourhood. On the service supply side, this area has a very good level of service, since most of the routes tend to cross through on their way to downtown, the Maples, or to Red River College (both campuses).

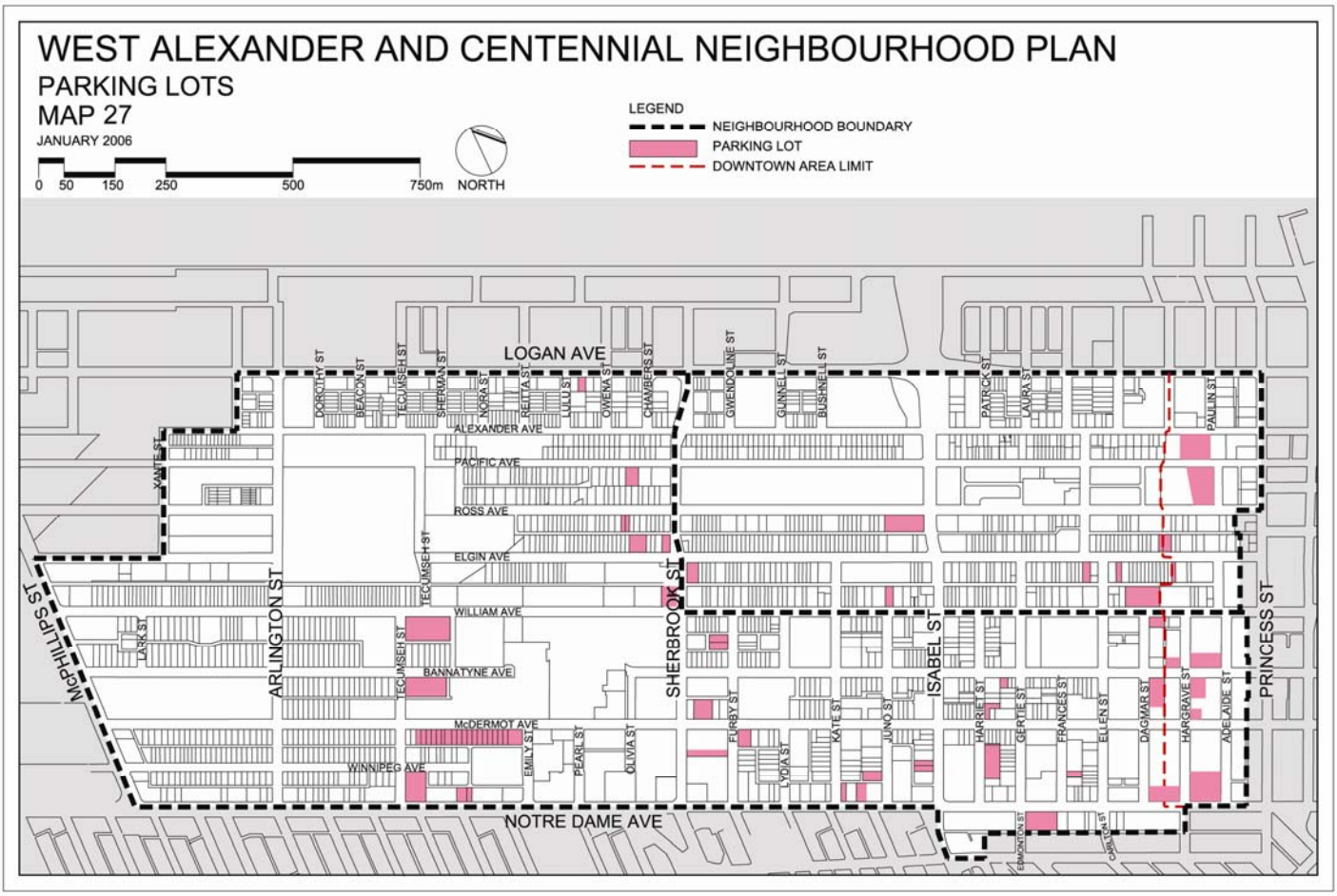
Bus stop locations, particularly those that have been set back from intersections have posed inconvenience for riders. Transit is prepared to work with the community to develop a strategy to address this and other issues related to transit service.



21.6. Parking

The issue of parking and vacant lots is a significant one for the area. Pressures from the various institutional users have given rise to the creation of several surface parking lots where buildings once stood. While some of these have been appropriately located, many of them have been within developed in predominantly residential areas. Given that there are a number of vacant lots in the area, this practice may continue in the future, without policy guidance.





Chapter 22
Summary of Findings & Next Steps

The background report provides an extensive catalogue of information about the existing nature of the West Alexander and Centennial neighbourhoods from a planning, development, and land use perspective. It also provides a snap shot of the existing social and demographic character of the area. This chapter will attempt to summarize the key findings of the background report.

An understanding of the existing conditions of the neighbourhoods is a critical first step in the process of formulating a plan for the future. This chapter will also identify some of the implications of the key findings for planning.



22.1 Summary of Key Findings

The following is a summary of the more significant aspects of the information collected to date to assist in identifying what the implications might be for planning.

- Every possible type of land use can be found somewhere in the plan area.
- Almost one half of the total land area contains uses other than residential.
- The distribution of uses is not random but follows a pattern characterized by a series of grouped uses that shape distinct sub-areas.
- There are instances where the use of land is not accurately reflected in the current zoning.
- Residential areas exist as residential enclaves that are separated from each other by other areas of non-residential uses or major roadways.
- Residential areas consist mostly of single-family dwellings with a mix of multi-family dwellings being predominant in some of the sub-areas.
- Two-thirds of all single-family homes are owner occupied and are in good condition with the remaining one-third considered to be in fair or poor condition.
- Aging housing stock and the cost of repairs has resulted in demolitions and vacant housing stock.
- The presence of major institutional facilities associated with medical, bio-technology, and education are a unique and significant characteristic of the plan area and these facilities will continue to expand and redevelop.
- Commercial land uses are primarily of a regional or citywide nature and rely upon exposure to major streets or one of the primary institutional facilities for access by customers who do not live in the neighbourhood.
- Pure industrial uses have generally evolved into other types of uses that are available under the broad range of uses currently found within the remaining industrial zoning districts; however small pockets of industrial use can still be found in the plan area.
- Parks and open space uses are distributed throughout and comprise a larger acreage than what is currently the standard for the City.
- The maintenance of park spaces and play structures as well as the level of park development is sub-standard.
- Parks areas are isolated from one another and lack connectivity to the surrounding neighbourhoods they serve.

- The plan area is bisected by a large number of Regional Streets that carry high volumes of traffic through the neighbourhoods to suburban destinations and downtown.

- Transit provides an important service for the institutional facilities in the plan area and is concentrated along the major street system.

- There has been continuous loss in population since 1971, although it has stabilized in recent years. In spite of this, more than half of the population from the two neighbourhoods has lived in the area for over 10 years.

- The neighbourhoods both have a relatively high proportion of children aged 0-14 and young adults, aged 25-44. This correlates with data that suggests a significant proportion of single parent households headed by females live in the neighbourhoods, particularly in Centennial. West Alexander is characterized as having a higher ratio of single unattached individuals living in the area.

- While total population in the combined neighbourhoods declined over the period from 1971-86, this trend appears to have stabilized over the last three census reporting periods (1986, 1996, 2001).

- West Alexander's population loss was most significant between 1971 and 1981, with the greatest loss amongst young children, teenagers, young adults, and the middle aged. The senior population (65 years and older) has remained relatively unchanged since 1971.

- Centennial population loss over the period from 1981-2001 appears to have had the greatest loss amongst the middle aged and seniors. This trend continues through to 1996, where a slight increase in these age groups begins to appear.

- Diverse populations and cultural groups have historically settled in both neighbourhoods. This trend continues today amongst refugees, new immigrant populations, and Aboriginal peoples (First Nations, Métis, and Inuit). Strong cultural ties have helped to establish ethnic businesses and cultural organizations in the neighbourhood.

- Average family incomes have increased moderately in both neighbourhoods between 1996 and 2001, however, figures show that the neighbourhoods fall significantly below the City of Winnipeg' average family income level. While the number of people paying 30% of their income on housing costs has declined, nearly 40% of the population in the combined neighbourhoods is still making payments above this level.

- Employment rates have increased, with nearly half of the population reporting full time employment primarily in the trades, transportation, and heavy equipment operation, followed by applied sciences and health occupations.

- Approximately 25% of the combined populations have less a Grade 9 education, however over 35% have completed or are enrolled in post-secondary education

- Incidence of crime against persons and property is considered to be a major issue for residents, business owners, and institutions. The Centennial neighbourhood is currently working on a neighbourhood plan to address safety concerns

22.2 Implications of Key Findings for Planning

- The wide diversity and range of land uses contained within the plan area has the potential to generate conflicts where adjacent uses are incompatible with each other. Measures to mitigate and manage potential conflicts should be considered.

- The rationalization of existing land uses with appropriate zoning districts should be considered during the planning process.

- The existing pattern of grouped uses into distinct sub-areas should be used as a basis for generating plans and

policy in each sub-area that are uniquely formulated to address the issues that are peculiar to that area.

- Lower house and land market values and the presence of vacant lots provide an opportunity for land assembly and re-development and this could be encouraged in certain areas.

- The fragmented distribution of residential uses and the amount of non-residential uses within the plan area presents challenges for the viability of residential development. The planning process should examine methods for enhancing residential sub-areas while perhaps facilitating the evolution of other areas into non-residential uses.

- The expansion and evolution of institutional facilities in the future will have a continued impact upon the character and extent of other land uses. Planning should address both the opportunities this provides as well as provide measures to mitigate and manage negative impacts.

- The higher amount of parkland within the neighbourhoods and its deteriorating maintenance condition may lead to a process that better rationalizes the amount of parks and open space with the costs of maintaining them.

- The regional character of commercial uses places a greater demand for additional accessory parking to service customers from outside the surrounding neighbourhoods and the planning process should address this need.

- The higher proportion of non-residential uses has resulted in an on-going demand for off street parking that will continue to increase as the major institutional uses expand and redevelop. The location, amount and type of non-accessory parking should be a component of the planning process.

- The loss of industrial uses has often resulted in the creation of non-accessory surface parking lots on sites that retained their original industrial zoning and this should be addressed in the planning process.

- The presence of major high volume streets creates opportunities in the form of exposure to larger numbers of customers for commercial uses, promotes transit use and provides efficiency of mobility for residents of the plan area and the major institutional facilities but these streets also form barriers that fragment the plan area. The planning process should examine measures to improve and/or enhance measures to improve the streetscape of key stops to better integrate them into the surrounding neighbourhood and improve transit use.



Part IV
Stakeholder Meetings

MEETING NOTES

West Alexander & Centennial Secondary Plan
March 22, 2007

For the City: Linda Ring, Michael Robinson, Dan Prokopchuk, John McNairnay, Marsha Christiuk

Committee:
Everett Milotte, Public Health Agency
Harold Martings, WERA, WARA
Cathy Collins, MSRA, WERA
Harry Schulz, Health Science Centre
Dennis Cunningham, International Centre for Infectious Diseases
Robert Olson, Red River College
Graham Thomson, Red River College
Robert Decoste, B.U.I.L.D.
Gord Dong, CCIA
Dana Erickson, Health Science Centre
Lyall Meyers, Meyers Drug,
Alan Simms, University of Manitoba

Questions/Comments:

- At one time, there was talk of the City bringing back two-way streets to the area? What is the status of this suggestion?
- What is PEAC
- University of Manitoba does not have a 20 year plan per say, but are willing to share any information they have
- Virology lab is considering putting up a tower, which could potentially add 300 to 500 people, but this decision is made on a federal level, not up to them. There has also been discussions about creating a fourth pod. The other component is a lab space on Logan, which could add 150 to 175 people. And there is an off-site shipping and receiving location on Portage Avenue.
- Would like to see something which connects or is compatible with the residential neighbourhood. Design that reflects and is conscious of people who live in the area.
- A predictability is key to help the neighbourhood grow, with a combined vision to that treats existing residential homes with dignity
- Broadly speaking, the Red River wants more students, and it wants more students living near the campus
- Should other housing groups be invited to contribute

MEETING NOTES

West Alexander & Centennial Secondary Plan
April 19th, 2007

Present: Cathy Collins, Terry Duguid, Rejeanne Dupuis, Dana Erickson, Karen Keppler, Harold Martinos, Keith McConnell, Everett Milotte, Robert Olson, Fred Petrash, Nick Riediger, Harry Schulz,

City Staff: Marsha Christiuk, John McNairnay, Michael Robinson

PRESENTATIONS

1. Heath Science Centre

Dana Erickson & Harry Schulz

Dana Erickson

The Plan for Tomorrow and a Vision for Future Potential

Overview of Organization

- Driven by the needs of Manitobans for Health care
- Largest tertiary Centre in the Province
- Trauma Centre for Manitoba and North West Ontario
- Transplant Centre
- Premier neuroscience centre
- Role is to interpret and bridge the needs, what infrastructure is required from a operational and developmental perspective

Plans for Future

HSC – the next five years (or maybe the next 20!)

New Energy Centre

- Currently existing facility is on Notre Dame and it is reaching capacity
- Short term solution – use the old laundry building on Emily
- Long term – looking for a new site within the existing campus boundaries, one potential site Tecumseh and William

Ambulatory Facility

- 500 000 out patient visits a year, serious space constraints
- Variety of solutions – modest expansion, new facility, renovation
- New facility – Sherbrook and William, NW corner

Renal Treatment

- "Epidemic" levels in MB, need more space
- Dialysis stations
- Expanding in space – Sherbrook and William

Women's Health

- Limitations to existing facility
- Children's Hospital is on the opposite side of the campus, separation of infants and children

- Possible options of expansion are to knock down a few walls of the Children's Hospital and to use old emergency ramp area

Provincial and Regional Priorities

- Neuro-intensive care unit
- Acute-stroke unit
- Possible site – the F wing, oldest wing of the hospital, and currently does not meet their needs, very few medical services provided in there – possible to knock it down and build a larger facility

Rehab hospital

- HSC moving away from a rehab hospital, believe these services are better served in a Community Hospital
- Might have this space to re-use

Opportunities and Challenges

- Essential two main areas HSC could expand using current campus boundaries – Tecumseh and Bannatyne or William and Sherbrook
- Need more room for expansion

Campus Partners

- Diagnostic Services MB – need expansion of several 1000 square feet
- Cancer Care Manitoba – need 100 000 square feet over the next 5 years
- University of Manitoba

Harry Schulz

The Vision for the Bio-Medical Cluster

Overview of Organization

- Previous presentation fell under the hospital umbrella, with provincial funding. This presentation looks at privately funded ventures outside of the government umbrella
- Like the airport, the Bio-Med campus is a huge potential economic engine
- Stop think of HSC in the context of health care delivery – much more than that
- Economic hub with no room to grow
- Health Care will not be the sole driver for such growth – cash strapped governments, how will they continue to deliver services

Plans for the Future

- Venture capital financial spin-off companies
- Medical technology companies
- Companies that provides services aligned with hospital/medical community
- Joint venture in health care delivery (share equity)
- Routinely approached by companies interested in location adjacent to campus

Opportunities and Challenges

- An economic zone similar to airport
- Saskatoon (innovation Place) – biomedical cluster development
- Creation of shared infrastructure

- Location of energy building

- Central Service delivery for entire City of Winnipeg
- WRHA and HSC could drive anchor developments, but would only be one player…
- A "Life Sciences Village" – high end condos/housing for bio-medical professionals

"Poke the bubble" and suggest that:

- This is larger than the vacant land surrounding NML
- Zone should be set before any specific development
- Tax-incentives in zone
- Decision on zone has to be made at a bigger scale, can't happen development by development

2. Canadian Science Centre for Human and Animal Health
Everett Millote

Overview of Organization

- Public Health Agency – Frank Plummer
- Canadian Food Inspection Agency – Paul Kitching (occupy about 30% of building)

- Project was announced in 1987
- Construction began in 1992
- Occupancy in 1997
- Only Level 4 in Canada

- Level 3 – 35.5% of space
- Level 4 – 3.7% of space

- Started with a staff of 150
- Have about 450 today

Plans for the Future

Off-Site Shipping and Receiving

- former Eatons Warehouse
- 30 000 square feet
- Open November 2007

Ward Lab, 745 Logan

- 6568 square meters
- awaiting approval
- completing in phases
- staff of about 150 to 170 people

Fourth Pod

- 3482 square metres
- needs cabinet approval
- estimate 70 staff

Office Tower – PHAC Pillar HQ

- 6440 square metres

- 350-450 people
- needs cabinet approval
- very unlikely to happen, Federal Government is currently selling some of its office towers, if that goes well, will end up selling around 600 more buildings

Opportunities and Challenges

- Dependent on Federal government
- Have enough land on existing site

3. Terry Duguid,
ICID, BioMed City

Overview of Organization

- Not much has been done for Bio-Med City in the past year and a half.
- Originally the virology lab was suppose to go to the Mint site, but there was a fight to make it more central
- Year 2000 the tone of the centre changed, talent attracts talent, and more people were employed on site.
- ICID – new institution, siloed environment; special development zone;
- Made recommendations in three areas: new institution, a biomedical development zone and a set of initiatives to reinforce Canada's capabilities to deal with infection diseases
- Four key components:
    - Research
    - Training
    - Innovation/commercial
    - Charitable

Plans for the Future

- Establishment of a special development zone – BioMed City
- ICID Research Institute/Training Program
- Knowledge Centre – ICID Foundation, Business Incubator, Visitor's Centre
- Commercialization/Biotech/Services
- "Plus 15" Walkway System
- Future Parkade

Opportunities and Challenges

- connectivity is the key – common area for brains to get together
- perspective has changed – have broadened out Bio-Med City concept, to include the entire City.
- Took focus off of geographic connections

MEETING NOTES

West Alexander & Centennial Secondary Plan
May 10th, 2007

Present: Cathy Collins, Robert Decoste, Gord Dong, Harold Martinos, Keith McConnell, Everett Milotte, Fred Petrash, Harry Schulz, Alan Simms, Graham Thomson
Guest: Diane Bampton, Manitoba Hydro
City Staff: Marsha Christiuk, John McNairnay, Michael Robinson

PRESENTATIONS

1. University of Manitoba
Alan Simms & Keith McConnell

University of Manitoba – Bannatyne Campus
West Alexander and Centennial Neighbourhood Secondary Plan

Overview of Organization

- Bannatyne campus consists of Medicine, Dentistry, Medical Rehabilitation and soon will also have Pharmacy

Current and Future Plans

Bannatyne Campus Parkade

- June 2006
- 3 levels
- 300 stalls, possible expansion of 200 more stalls
- formerly a surface parking lot

Apotex Centre

- June 2008
- Faculty of Pharmacy
- four storeys
- underground connection
- Teaching and Research Labs
- 100, 000 square feet

Clinical Learning and Simulation Facility

- December 2007
- Faculty of Medicine
- 8,000 square feet
- located at the Brodie Centre
- joint venture between the U of MB, WHRA and the Manitoba Government
- 12 fully equipped patient examining rooms
- 3.5 million dollar project

- State of the art haptic simulators
- Haptic – ability to use computer generated experiences in feel and touch
- In a space formerly occupied by a pool
- 80-90 seat classroom at the 200 level, and breakout rooms
- Not adding to the footprint, just expanding space in Broadie Centre

Campus Infrastructure Opportunities and Challenges

Old Basic Science Building

- Deteriorating foundation
- Network upgrade needs
- Family and Emergency Medicine
- Northern Medicine
- stressed structure;
- soffit & roof replacement
- HVAC challenges – limited cooling capability.

Basic Science Building

- Labs are "old style", outdated, do not allow for inter-disciplinary learning
- aging infrastructure;
- HVAC challenges – limited cooling capability due to excessive equipment;
- Asbestos
- 70% of research done in that building
- Multiple-small rooms and silos
- 1960 style
- New market place is about inter-disciplinary team
- Costly remediation

Development Opportunities

- Parking lot area next to Pharmacy building
- Discussions with hospital. There is talk of HSC taking over one of the older buildings and University would develop some research space
- Take down T building

Questions

- Has any thought been given to new housing for students in the residency programme? Current McDermot residence is crunched for space. Becoming more of a NotreDame focused campus, despite the fact that it is called the Bannatyne campus.
- 1200 undergrad students
- 900 residents – come and go based on lectures
- 1000 support staff (approximately)
- 300 Dentistry, not including the full community clinic they offer
- 300 Pharmacy students
- Site is rich with possibilities – it is a 24 hour program, but hands are currently full with the construction of the Pharmacy Building
- No university operated parking, just staff and casual, students rely on available space around the campus

- There has been a change in the education model which requires students to visit other hospitals besides HSC and St. Boniface, might have to go to the Grace, Concordia, Victoria or Seven Oaks
- Year four rotation they use a parking pass which gives them multi-site access
- Back lane parking is still a big influence.

2. Red River College
Graham Thompson

Overview of Organization

- 225,00 square feet
- Bought for $1
- 3 separate buildings, built in different phases
- Princess – largest, mainly new construction with historic façade
- William – retrofit of an existing six storey building, new section added on to west side. New section contains tv studio and art studio.
- Adelaide – brand new four storey, mostly dedicated to the Electronics program, also location of the one and only lecture theatre
- College was built to house 2000 students, and are almost at capacity, have about 120 staff
- Atrium area has proven to be very popular (former laneway)
- Library is open to the public
- Breakout rooms are also very popular

There have been three main constraints with the campus:

  - Money
  - Student housing
  - Time
  - Each involves compromises, not quite as good as they would like them to be

Plans for the Future – Possible Expansion Plans

- Intent was to create a "high-tech" campus, this has changed slightly, not the full laptop based environment they had planned, there are desktop computer labs
- Creative Communication uses TV studio space
- Digital multi-media – laptop based
- No washroom or elevators in the Adelaide building
- 8000 day students, goal is to expand that by 50% to around 12000 by 2020
- Have identified 100 potential new programs, including: video-gaming; fashion design; Film; Entertainment Engineering;
- Culinary Institute coming downtown is on hold
- Ideally would like student housing, need to find someone interested and make it financially viable
- Daycare, has been talk about taking over a house on Elgin, but on hold
- Parking is more or less a non-issue. Currently rent a lot on Pacific, but the lot is not normally full.
- Will probably give up that lot for an existing lot on William

Opportunities and Challenges

- There was talk of creating a parkade, but it is unlikely
- Average age of the student is 25
- 90% of grads stay in Manitoba
- Radio station – not just for students. Opportunities for advertisements.
- Tim Horton's has brought in a lot of "civilians" to the campus

MEETING NOTES

West Alexander & Centennial Secondary Plan
May 31th, 2007

Present: Fred Curry, Nick Riediger, Richard Gagnon, Catherine Collins, Harold Martinos, Fred Petrash, Graham Thomson, Robert Olson, Harry Schulz, Les, Wittmeier, Allan Wise
City Staff: John McNairnay, Michael Robinson, Leah Sorohan

PRESENTATIONS

1. City of Winnipeg Secondary Plan Process Update
Michael Robinson

- The background stage of the plan preparation process has been completed
- Undertaking to clarify the community vision.
- Michael requested from the attendees what secondary level community groups they would like to hear from in respect to the plan.
- It was suggested that a survey of the landowners in the area be undertaken to find out if there was a certain group of people who owned land and who had been missed during consultation.

Housing

- Winnipeg Housing Rehabilitation
- Manitoba Housing
- Refugee Housing
- LaCasa (?) Housing, William Ave

Economic

- Chamber of Commerce
- Business Council
- Destination Winnipeg
- Winnipeg Foundation

- Michael put forward potential meeting dates for June – November
- Attendees stated that they would prefer to have no meetings in July and August.
- It was concluded to extend the June 14 meeting from 11:30-2:30 and consolidate as much information as possible in this meeting. **Action: Michael was to confirm the room is available for this time and send a confirmation to Attendees.**

2. West Alexander – Stresses, Effects, Assets, Recommendations, Vision
Catherine Collins

Stresses – Current Environment

- Spot zoning
- Expansion of industry etc in an ad hoc manner
- Poor by-law enforcement
- Old houses from 1900 not maintained
- Rentals with criminal activity
- Unregulated rooming houses (illegal use)

- A concentration of negative uses in the neighbourhood including strip club, bath houses, result in a negative association with West Alexander.
- Criminal elements being tolerated by City of Winnipeg and being pushed into this area.
- Rapid traffic to institutions and lack of parking in the area.

Stresses – Institutions

- Piecemeal development puts pressure on owners
- Uncertainty because institutions development plan unknown
- Uncertainty in real estate market attracts criminals
- Rental rate in WA is generally considered greater than the rest of Winnipeg, was suggested in might be as high as 70% rental vs. 30% owner occupier.
- Certain areas of WA have more renters than others for example; Logan has a higher rental rate.
- **Action: Check rental numbers for WA**
- Uncertainty cause land speculation (people buying land in the area with the intention to sell and in the short term rent properties, no maintenance because intend to sell to institution, so rental stock not good, attract criminal element because "good neighbours" or residents want more certainty that their lot isn't going to be taken up by institution before investing in the property.

Effects on Housing

- Abandoned housing
- Redline for insurance (difficult to get housing insurance in the area)
- Renovations don't add value to the property and so there is no incentive to invest in the area, as get no return from investment.
- Realtors encourage or advertise houses as rooming houses
- Due to low property values residents can't afford to move to nicer area as housing has appreciated in other areas of the city but not WA. Eg, sell house in WA for $50,000 and need $150,000 to buy house in another area.
- Empty house lots being turned into parking lots.

Effect on Residents

- Uncertainty results in stress which effects health
- Noise levels
- Crime rates affect quality of life, general fear of crime and unknown people in neighbourhood.
- Lack of sunlight as a result of high-rise buildings
- Insects and rodents in the area associated with illegal rooming houses
- People harassed on the street especially young women (general anti-social behaviour)
- Lack of security
- Health issues from drug paraphernalia and condoms on street.

Recommendations

- By-Law enforcement, not just use issues but parking, etc.
- Fining people for By-Law infraction, may be revenue raising opportunity
- Community police
- Institutions provide long range plan and accommodate buffers to residential uses
- Control traffic to institutions

- Home ownership incentive for long-term renters
- Ending tolerance to crime
- Need to define adult uses more effectively in By-Law, E.g. to have a 2 part definition. Part 1 is where uses are only observed and Part 2 is where the users participate.
- Adult uses be setback from community uses, especially where there may be children i.e. housing, schools, churches e.g. Tampa Bay Florida By-Law
- Reduce traffic
- BIZ zoning
- Better maintenance of playgrounds
- Development permit process difficult to understand which makes it harder for people to participate in the process.

Assets

- Houses affordable
- Location
- Medical services and education close
- Mix of housing
- Diverse residents
- Recreation facilities

Vision

- Clean and safe for family
- Green neighbourhood
- Pedestrian friendly
- Buffer from high traffic volumes
- Revitalize green spaces i.e. parks and playgrounds
- Preserve diverse culture in the neighbourhood
- Preserve heritage quality housing from turn of the century but would need assistance for renovation

West Alexander – Discussion

Adult Uses

- The definition in the By-Law requires 2 components, things people look at and things people participate in.
- Harms to residents as a result of adult uses are
    - Crime eg. Prostitutes which in turn brings in drugs.
    - Property values go down
    - More adult uses, in turn, encourage more adult uses until they start to cluster in the neighbourhood
    - Public health
- Need specific By-Law to address these issues
- Current review of rub parlor by-law??
- **Action: Produce a map showing the location of adult uses in the neighbourhood**
- Prefer a ban of adult uses in the neighbourhood

Institutions

- Everyone would prefer certainty but this may have a negative effect on housing prices in that area once it becomes known what areas of land the Health Sciences and University need to purchase.

- Residents want the hospital to stay in the area but don't want further encroachment, especially from buildings taller than 2 storey as this prevents sunlight reaching residential properties
- The current HSC design is a result of building only when necessary and no forward planning, they have been purchasing small areas of land and building tall buildings, close to existing building. It was expressed that this is not the preferred form of development for the institution.
- It would be preferred to have more greenspace, mixed uses including residential and commercial.

Economic/Commercial Standing in the Area

- It was suggested the area would benefit from a BIZ zoning especially since the C1.5 zoning won't existing in the new By-Law
- have a policy overlay to compensate for no C1.5 in new by-law
- Establish a housing improvement zone
- Generally considered that there has been a downward turn in economy of local business owners and a trend towards larger commercial ventures taking over.
- The residents would prefer a more neighbourhood shopping experience retaining the cultural diversity in shopping.
- Action: Establish a housing improvement zone.

The discussion was wrapped up by John McNairnay.

Questions
Michael Robinson
What do I value about the neighbourhood?

- Heritage buildings
- Location to services, convenient location, can walk to downtown.
- House prices are low/affordable to live
- Easy access to the city centre
- Development potential as real estate prices are low
- Friends
- Character(s), meeting lots of different people with different backgrounds
- Core of the community Diversity of people
- History with neighbours and potential for family to grow here
- Accepted as you are.

Where do I want the neighbourhood to be in 20 years?

- Improve housing stock, new houses on vacant land and renovate revitalize existing houses
- Retaining small ethnic businesses
- Vacant lots developed
- Remove adult uses
- Lower crime rates and remove criminal element from neighbourhood
- Safe neighbourhood where people feel secure walking at night
- External investment bringing change and growth
- College expansion leading to students and employees living in the area.

What would I like to change about the neighbourhood?

- Improve the socio-economic standing of the residents

Refer to presentation from the West Alexander Residents Association

MEETING NOTES

West Alexander & Centennial Secondary Plan
June 14th, 2007

Present: Fred Curry, Nick Riediger, Richard Gagnon, Catherine Collins, Harold Martinos, Fred Petrash, Graham Thomson, Robert Olson, Harry Schulz, Les Wittmeier, Allan Wise
City Staff: John McNairnay, Michael Robinson, Leah Sorohan, Marsha Christiuk

PRESENTATIONS

1. City of Winnipeg Secondary Plan Process Update
Michael Robinson

- The background stage of the plan preparation process has been completed
- Currently in Plan Formulation stage.
- The City will use the 2-month break over July and August to draft the plan.
- The plan will be forwarded to the committee and discussed at September meeting.
- Open House process will follow.
- Once the plan is finalized it has to be signed off by the relevant committees i.e. Community Committee, Standing Policy Committee, Executive Policy Committee, City Council.

2. Bio-Med City Stakeholders

Dave Angus - Winnipeg Chamber of Commerce

- Chamber of Commerce (COC) represents over 70,000 employees.
- There is a diversified economy in Winnipeg.
- The bio-tech centre can become world class
- This is seen as a huge opportunity for the city
- The COC is looking at employment lands to see how to manage industrial and commercial growth.
- The Health Sciences Centre (HSC) is an economic asset to build jobs and build the economy
- Example – COC went to Finland to research other science centers and the critical success factor was being able to bring the different sciences together to collaborate and exchange ideas. Proximity becomes very important.

Greg Dandewich – Destination Winnipeg

- Destination Winnipeg (DW) is an economic and tourism agency
- It is not asset based but undertakes research in areas deemed important to the economy
- It is important to DW that growth is sustainable and compatible with existing land uses.
- HSC campus and facilities is a leading example in the Country
- HSC geographic footprint has the opportunity to be best development of its type on a city/province/country level through infrastructure, human capital, scientists and other employees so that it becomes an attractive investment place.
- DW undertaking research on future development and growth.
- The HSC could be a stimulant for investment into the area.
- DW came to the committee meeting to contribute to the discussion, find out about the plan process, provide insight into the importance of the HSC economically

David Boldt – Western Economic Diversification – Government of Canada

- Goal to Strengthen/diversify Western Canadian Economy.
- The organization funds institutions and non-profit organizations
- HSC "life science cluster" has competitive advantage and the organization supports its growth
- They have funded development in the HSC previously and considers it an asset for the are
- Should continue to push HSC forward and work with all levels of Government.

Colin Foran – Industry Representative

- A representative of the private sector including smaller research organizations
- They have over 100 members involved in Bio-Med devices
- It is a global competitive industry
- It is possible to attract more companies to Winnipeg if the following can occur
    - Pull together the industry geographically, it is not appealing for professionals if they have to travel back and forth to HSC
    - Need buildings to accommodate the private sector in the same vicinity (within blocks) of the HSC as they want to be based around teaching hospitals
- To attract this investment it is necessary to have area designated for the private sector in the HSC

Dave Angus – Wraps up

- The economic sector endorses the secondary plan process
- They acknowledge Quality of Life of residents as a significant issue as well as finding area for growth
- There is a real opportunity to grow
- A major issue in growth is attracting the workforce
- To attract investment must prove that the site is good and there is a workforce of trained professionals.

Questions/Responses

- Industry requires services/housing/food all available within the site
- Community endorses HSC but where are residents going to live? Need a plan so residents don't suffer from effect of speculators
- Industry acknowledges the impact on residents and need for a plan to meet needs of a growing sector and the plan needs to be balanced with dynamic of the community around it. We should not necessarily seek a consensus but we can surely find a solution that everyone can live with. The secondary plan provides options to have an innovative solution to make everyone happy and place the HSC on the map as a standout example.
- Examples of other "life science clusters" include Finland, Denmark, and Saskatoon.
- Q. What size of area is required for the development of HSC
    - A. Saskatoon double the size of U of M and Chicago is about 1 square mile.
- Q. Where is funding to build these centres
    - A. Mostly from the private sector investment.

2. Stephanie Noga

Winnipeg Housing Rehabilitation Corporation

Background

- The WHRC is a private non-profit organization founded in the 70s
- It was created to revitalize the aging housing stock in the inner city
- WHRC has built over 700 social and subsidized housing units

- Example projects include
    - 425 Henry Avenue; 405 Burrows Avenue; 200 Charles Street and Flora Place

Effects

- Removed burned out, deteriorated, boarded up buildings
- Encouraged neighbours to fix up their buildings
- Provided affordable housing
- Increased number of people living in neighbourhood
- Aided in communities rehabilitation efforts

Equilibrium Project

- Equilibrium is a national housing competition from CMHC that brings the private and public sectors together to develop homes that incorporate the principles of health and comfort, energy efficiency, renewable energy production, resource conservation, reduced environmental impact and affordability.
- It is intended that the building be constructed in Centennial
- It is considered that it will help generate activity, profile and continued interest

Rental Portfolio

- WHRC currently have 311 rentals in West Alexander/Centennial
- 26 in Logan, 15 in Centennial, 145 in West Alexander, and 125 downtown
- WHRC are currently working towards building 10 infill houses for homeownership in Centennial

Questions/Responses

- Are WHRC and Manitoba Housing separate? Manitoba housing dilapidated
- 80-90% rental in Centennial, 70% of which is owned by Winnipeg Housing
- WHRC mandate is to revitalize aging housing stock.
- Q. is WHRC a large stakeholder in the neighbourhood compared to private investment
    - Not currently as only just starting work in the area.
- Q. Will the revitalized housing stock bring in a new workforce, especially to the HSC.
    - Could undertake mixed income housing development which may appeal to new workforce.
    - Employees and students could require rent assisted housing or rent geared to income housing.
- Bringing in new residents will make the neighbourhood safer.

3. Michael Robinson

Michael provided maps of the neighbourhood and asked the committee members to sketch on them areas that "hang together" and problem areas. Some key statements made during the exercise include;

- Traffic becomes a divider
- William Avenue creates a division
- Notre Dame defines a south end but central park blurs the line
- The north boundary of the neighbourhood the railway tracks rather than Logan Avenue
- Elgin Street is ideal residential location but conflict with development of the health science centre
- Housing lost incrementally on East of neighbourhood (Dagmar)
- Isabel is a dividing line.
- Problem areas are the hotels as there are drug dealers for gangs and hookers
- Alexander Avenue is an unsafe area and the housing stock is bad.

MEETING NOTES

West Alexander & Centennial Secondary Plan
June 27th, 2007

Present: Graham Thomson, Karen DelaRonde, Robert DeCoste, Gord Dong, Tom Simms, Cathy Collins, Fred Curry, Allan Wise, Fred Petrash, Rejeanne Dupuis, Richard Dagnon
City Staff: Michael Robinson, Leah Sorohan, Marsha Christiuk

PRESENTATIONS

1. City of Winnipeg Secondary Plan Process Update
Michael Robinson

- The background stage of the plan preparation process has been completed
- About to begin the Plan Writing Stage.
- September 13 will be next meeting and Plan review.
- October for final draft and open house.
- November will go to Community Committee, etc.

2. Bob Decoste - Centennial Community Improvement Association

- The CCIA is a non-profit organization made up with members from the neighbourhood.
- operates as a not-for-profit entity which shall represent and act upon the concerns or issues of residents of the Centennial neighbourhood
- **The geographical area is bordered by Princess Street, William Avenue, Sherbrook Street and the Canadian Pacific railway tracks. Technically Centennial is only as far north as Logan but the CCIA includes more.**
- Some of the Objects of CCIA are
    - Uphold the voice of the residents
    - Be attentive to wants and needs of residents
    - Respect the diversity of the neighbourhood
    - Put forward a positive image
    - Liaise on behalf of the residents
    - Create an opportunity for the community to effect positive changes
    - Extend and expand residents' role in the above.
- A housing committee is responsible for the development and implementation of a Neighbourhood Housing Plan
- A safety/resource committee is responsible for the development and implementation of a Neighbourhood safety/resource plan.
- This five-year neighbourhood plan helps create a clean, safe, vibrant and growing community that respects family and culture. It is a place where people feel empowered and take responsibility for their home and neighbourhood
- The theme of the housing plan is to focus on the housing needs of the residents currently living in the Centennial neighbourhood through a range of housing improvement strategies that include rental housing, rent to own housing and home ownership

- The Centennial Neighbourhood Safety plan was developed by the community to address the concerns and implement the ideas and solutions brought forward during several planning sessions. The building of relationships is at the forefront of the safety plan and includes trust and networking with youth, individual residents, families and community agencies as well as the Winnipeg Police Service
- The neighbourhood has a diverse population 65-70% aboriginal, 35"% immigrant for example from South-East Asia, and as a result the neighbourhood has diverse needs.
- The committee has developed a letter box drop newsletter designed to let the community know what work they are doing and upcoming events.

3. Tom Simms - CEDA

- There are 3 areas they cover, West Alexander, Centennial and Central Park.
- The current level of community consultation was questioned and it was suggested that CEDA want to work towards a higher level of participation which gives a degree of power to the citizens rather than token consultation.
- CEDA has set up a community development corporation for the 3 areas (mentioned above) and they have drafted a strategic plan.
- They have worked to develop a resident driven board with partners from the institutions.
- CEDA are working towards a grassroots or ground up planning approach.

4. Michael Robinson

Michael provided on PowerPoint an initial working of the plan with headings and objective statements. The committee provided feedback and possible additions;

Assets

- Need separate point on diversity of commercial uses, resident based.
- There is a large walk-up trade
- E.g. Selkirk Ave where business left and now different demographic in that area.

Challenges – Land Use conflicts

- Parking lots adjoining residential uses.

Challenges – Transportation

- Regional Streets (particularly one-way)
- Construction season creates havoc because of rat running, commuters taking residential streets to avoid construction areas e.g., along Isabel divert through residential.
- Better traffic control needed e.g., signals, crosswalks, speed bumps.
- Need Pedestrian traffic interface.
- Across HSC, no east turn permitted but people still make the turn.
- Dangerous areas include crossing Notre Dame to Extra Foods, Notre Dame and Gertie cross walk, Tecumseh
- Pacific/Ross/Alexander require speed bumps due to proximity to school.

Challenges - Maintenance and Enforcement

- Concern number of city inspectors dropped.
- Less chance people will get caught.

Challenges – Economic

- Difficulty getting insurance or mortgage (redlining of the neighbourhood).
- Manitoba housing properties are dilapidated bringing down house values of properties around them.
- Possible Manitoba Housing getting funding to renovate housing stock?
- They have 485 dwellings in Centennial and there is pressure on Manitoba Housing to get houses sold.
- Generally MH only undertakes improvements on properties in response to threats such as residents going to the media.

Visions

- Small businesses need to be included?
- Q -What will relationship between residents and institutions look like?
- A –relationship is growing and more meeting lined up, cautiously optimistic. On the other hand, the new relationship has not been tested yet as no building or development by institutions has been proposed.

Land-Use Types – General

- Livable means comfortable for everyone, working/living together, safe and attractive.
- Needs to respect the context of existing uses
- Require landscaping.

Land-Use Types – Residential

- Institutions (University of Manitoba), are planning for housing on top of the existing parking lot and WHRC may be involved.
- Q -Where increased density preferred.
- A –Princess, old warehouse buildings, vacant lands

Land-Use Types – Residential

- Sustainable responsible by undertaking the principle of the triple bottom line.
- Sustainability to be included in institutional definitions.
- Concern if land is identified for institutions then property value will increase so institutions can't afford to purchase it.

- Q –What would potential expansion look like?
- A –Conversion of existing building eg. William Ave.
- A -University of Manitoba plans for expansion are restricted to the bounds of their existing property.
- A -HSC may expand into residential area.
- A –William Ave ideal for mixed use development
- A –suggest a plan for displace residents/owners eg. House for a house.

- Q –What areas are suited for Mixed Use development, e.g. commercial on ground floor residential above.
- A –William Ave, Notre Dame, Princess to William, McPhillips, 48 Kate Street (Keystone Storage).

Heritage

- Historical Residential buffer
- Houses as well as warehouses.
- 454-456 Bannatyne

MEETING NOTES

West Alexander & Centennial Secondary Plan
September 13, 2007

Present: Cathy Collins, Ana Coppinger, Fred Curry, Robert DeCoste, Karen DeLaRonde, Gord Dong, Terry Duguid, Rejeanne Dupuis, Dana Erickson, Richard Gagnon, Randall Kinley, Harold Martinos, Harry Schultz, Graham Thomson, Allan Wise,
City Staff: Marsha Christiuk, Kurtis Kowalke, Michael Robinson

PRESENTATIONS

1. City of Winnipeg Secondary Plan Process
Michael Robinson & Marsha Christiuk

Residential

- High density in converted buildings fine – but not new buildings, even if there are gables and other elements used in the design – still to high
- Big buildings will be out of scale in certain areas and be an eyesore
- Four storeys in mixed-use residential area are preferred (rather than five or six)
- Worried about single family homes disappearing for five storey buildings
- "Spot zoning" may be the answer, certain spots may have higher densities than others.
- Block by block suitability
- Zoning agreements be used to limit densities and other uses
- Zone out parking lots and rooming houses
- Low-density residential area should not allow commercial uses – William Avenue
- Between William and Virology lab HSC would like to consider future part of bio-med city, on one side of William.
- CPTD principles – need to make them more on real terms

Institutional

- What does compact urban form really mean? Tall is permitted in certain areas, but would like to see staggered heights, to combat shadow and sightline issues.
- City of Winnipeg signal yards – future relocation – might be a huge cost involved
- Poor use of neighbourhood land
- C of Winnipeg Yards creates a poor neighbour – can't even use the street, should be the first spot to develop
- How does the no loss of housing work? – replace single family with other forms of housing, maybe higher density.
- Hospitals, like other public sector organizations development through opportunity – political promises, corporate partnerships etc.
- Masterplan will work on a block by block basis as project arise
- People want to know if their street is being gobbled up, what's the timeline? Where will they go - they feel the pressure of the housing market

- Private businesses want to be adjacent to a campus – how do they fit into a Masterplan (high tech medical related)
- Industrial zone would be allowed as support for bio-med
- Conditional use on undesirable commercial areas – not restricted enough
- William east of Isabel may be suited to home occupation enhancement

Commercial

- Conditional use on undesirable uses not restrictive enough
- William east of Isabel may be suited to enhanced home occupation
- Residential preferred in this area, always the possibility of changing it to mixed-use if neighbourhood changes towards commercial in future
- Keep residential up to Logan, many homes have been fixed up in the area, some unique houses

Parks & Open Space

- Park maintenance is poor
- Security is also an issue
- Maybe too many parks
- Lack coachers and motivators in the neighbourhood – need volunteers to mobilize the community
- Lack of programming in the area

Comments

- Concern over property values in light of the encroaching institutional development
- Can HSC expropriate land? Right of Province of Manitoba?
- Will community members opposing a plan amendment or rezoning have a voice at council or community committee?
- Would like to see the draft again before going to an open house.

MEETING NOTES

West Alexander & Centennial Secondary Plan
October 11, 2007

Present: Cathy Collins, Fred Curry, Robert DeCoste, Karen DeLaRonde, Gord Dong, Rejeanne Dupuis, Dana Erickson, Richard Gagnon, Randall Kinley, Harry Schultz, Everett Milatte, Robert Olson, Fred Petrash, Alan Simms, Allan Wise,
City Staff: Marsha Christiuk, Leah Sorohan, Michael Robinson

PRESENTATIONS

1. City of Winnipeg Secondary Plan Changes Review
Michael Robinson & Marsha Christiuk

Residential Element

- In Low Density Residential, expansion of commercial development will not be supported.
- Some areas around William, Furby and Bannatyne have been included in an enhanced residential area. Rooming houses are prohibited although the existing ones could remain. Adaptive re-use of buildings
- Dwelling on Kate between Bannatyne should be targeted for multiple family development.
- Concern was raised over the home occupation use that it would encourage houses to be taken down for commercial use. The wording of the document seems to imply this is possible. It was clarified that for home occupation the building must still look like a residential dwelling.
- Parking allowances should be changed as there is not enough parking.
- Change to height restriction was made in the document from 4 to 5 storeys. There are design controls which state that a buildings height may be no greater than 1 storey different to its neighbours.
- Change to mapping suggested, McDermot, Notre Dame along Gertie and Bannatyne and McDermot, should be taken out of the mixed use area as it is all single family housing.

Institutional Element

- To ensure better physical integration with the surrounding dwellings a 2:1 setback: height provision has been included in the plan. 2 feet of setback allows an extra 1 foot of height over the standard maximum of 45 feet
- For example, along Tecumseh the maximum building height achievable for a commercial/research building would be three storeys. If you wished to build to 8 storeys the proposed building would have to be setback 160 feet from the residential.

Issues for the University

- In the future the university will need to expand however the current site is built out and they were looking to expand across to the west in the area currently identified as residential and generally a no go area for the institutions.

- If they are then to expand they will need to build up. However, the new setback restriction only allows them to build to 3 storeys due to the proximity to residential.
- The University representatives expressed that it is not practical to expand to the north as the new buildings would be conceivably several blocks from the rest of the university.
- They already have a variance for parkade to 5 storeys on Bannatyne.
- University proposed expansion west across Tecumseh but the residents and city agreed this is a no go area for institutional
- University feels it's a mistake to ignore the potential growth for them
- It is reinforced that expansion to the north is the compromise and it allows for a planned expansion so the University is not ignored.
- If there is no allowed expansion to the west can the university have greater height and density to allow them to build up rather than out?
- Shadowing was raised as a potential issue of higher building.
- University reinforced they are blocked from expansion to the north by the HSC and that they need their buildings to be adjoining not blocks apart. They want to be able to develop a mixed use type of building with academic uses on bottom and residential on top level but they can't with this new height restriction.
- Also, research buildings often have higher than normal ceilings i.e. 15feet.
- Possible different height restrictions for university?

Weston Bakery

- Now Weston bakery site to be in the Institutional zone
- Proposed site of Women's Hospital. Location is good as it is near the Children's Hospital
- Discussion raised, mechanical/machinery onsite internal to site or to major streets
- Access from major streets only
- Concern of use of Elgin, maybe need to include traffic calming devises

Commercial

- Not permit steam baths, massage parlor, pawn shops, beverage rooms, or cabarets
- Discussion raised, include 2nd hand dealers as this is not covered by pawnshop definition

Where to from here

- Internal review
- Review by legal
- Three open houses – Centennial, West Alexander, HSC
- Hopefully have stakeholder committee participation at open houses
- Pinkham School offered to have open house as well as at Freight house and HSC

<u>Format for Open Houses</u>

- On the hour five presentations
- Keep language simple as English not always residents 1st language
- Take current draft to open houses
- Take feedback and create final draft.

MEETING NOTES

West Alexander & Centennial Secondary Plan
December 12, 2007

Present: Graham Thomson, Karen DeLaRonde; Randal Kinley; Harold Martinos; Fred Curry; Cathy Collins; Bob DeCoste

City Staff: Marsha Christiuk, Leah Sorohan, Michael Robinson

1. Open Houses

Attendance

- Pinkham School +/- 40
- Health Science Centre +/- 45
- Freight House Community Centre +/- 15

Feedback Forms

- The average response for each question over all the open houses was between 3 and 4 points which is above average.
- When broken down, generally responses to the feedback form were above average or very positive at the Health Sciences Centre and below average or negative at Pinkham School.
- There were a few people at the school who were opposed to the plan and left contact details. When the City staff responded to their concerns they did not want any further discussion at this time.
- All responses were followed up on.

Specific Feedback and Discussion – CMU

It was proposed to *"Make social services a conditional use and mixed use conditional use would be helpful for Bannatyne and Juno. Also, extend the mixed use on William Avenue a bit further west so that the Living Gospel Church land can be properly utilized by Welcome Place or the church (mixed use) also 519 Bannatyne"*

- Changing this area to mixed use in the plan would show an intent for this type of development in this area, however, any proposed development would still need to go through the rezoning application process.
- It is not clear exactly what development the church is proposing at this time, just that it includes office, commercial and residential
- Could include all area shown in CMU except for the 2 lots along the back lane.
- Including a higher density for social housing opens the door for other Non-Profit organizations to have large residential developments in the CMU area.
- Idea of increased density is opposed by the residents.
- They don't want the area to become characterized by these types of social housing. One would be okay buy once you allow one how do you stop others clustering.

2. Amendments to the Plan

Weston Bakery

- Guidelines have been included in the plan to mitigate negative impacts on the amenity of surrounding land users as a result of the propose development on the site.
- The site will still need to be rezoned to EI, which includes a masterplan requirement.
- Residents still opposed to inclusion of the Weston Bakery site in the Institutional district in the Plan. Never supported Women's Hospital in this location.

Commercial

- If William Ave was to be redeveloped so that it is all storefronts this will change the feel of the street. Need to be careful in regards to design requirements and setbacks to ensure this doesn't happen.
- It is important to preserve the residential character of Bannatyne.

Institutional

- Increased height along east side of Tecumseh south of William to 52 feet to accommodate University of Manitoba future expansions.
- They have provided shadow diagrams which demonstrate no overshadowing on residential neighbours

3. Conclusion

- It is felt that the plan addresses the concerns of the various stakeholder groups
- Has a broad consensus of support
- Resident groups not altogether happy with the plan
- Others at the meeting expressed satisfaction with the document and the process used to create it.
- Optimistically the plan should be ready for public hearing at Community Committee in March, although might be April.