gup.

LADCO COMPANY LIMITED

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January 4, 2005

Ms. Jo Ann Park, Clerk
Executive Policy Committee
City of Winnipeg
510 Main Street
Winnipeg, Manitoba
R3B 1B9

Dear Ms. Park:

Re: Waverley West

We are enclosing 20 copies of our submission in support of the proposed amendment to Plan Winnipeg that would designate Waverley West as a Neighborhood Policy Area.

Our submission is broken up into six sections:

1. Case for Waverley West;

2. Copy of an article from the November 7, 2004 edition of the Winnipeg Sun showing the price increases for single family homes, broken down by neighborhood;

3. List of the Costs Covered by Developers;

4. Excerpt from Dr. Richard Florida's book The Rise of the Creative Class, 2002 pages 233-4.

5. Consequences of a Delay or Moratorium - excerpt from a report by A. Derkowski (12/2/77) prepared for the Urban Development Institute of Manitoba and submitted to the Winnipeg Land Price Inquiry Commission (page 5).

6. List of a number of Urban Myths and Tales.

Please don't hesitate to call with any questions.

Yours truly,

LADCO COMPANY LIMITED

Per:

Alan A. Borger
President

AAB/br
Encls.

WAVERLEY WEST

PROPOSED PLAN WINNIPEG AMENDMENT

SUBMISSION BY
LADCO COMPANY LIMITED

IN SUPPORT OF THE PROPOSED AMENDMENT TO PLAN WINNIPEG TO DESIGNATE WAVERLEY WEST A NEIGHBORHOOD POLICY AREA

JANUARY 4, 2005

Case for Waverley West

1. Strong demand and very little supply especially in Fort Garry.

- only 590 lots remain in the SW quadrant.

- only 2 years' worth of lots remain in the SE quadrant.

2. Neither the inner city nor brownfields are real alternatives.

- there are not 8K empty lots. "In reality, many of the lots identified in mature neighborhoods may be unavailable for new housing as they form parts of extended side-yards adjacent to existing homes or are being used for other purposes such as storage, parking etc." (Page 20, City of Winnipeg, Property, Planning & Development's draft Residential Land Supply Study [City's Study]).

- Kapyong is years away, would provide maybe 500 single-family lots, and will likely target affluent "empty nesters".

- Brownfields have issues with site contamination and incompatible land uses and "...they are relatively small in size and even at higher densities would not produce significant numbers of housing units" (Page 16, City's Study).

3. The other Neighborhood Policy Areas will not meet projected demand, especially in Fort Garry.

- The City's Study confirms a serious shortage in the southern half of the City and concludes the City has 6-10 years available for housing (Page 18 City's Study).

- "6-10 years" is not sufficient:

  A. most cities carry 20-30 years for orderly growth;

  B. the study is already dated and we have relatively long timelines;

  C. it includes land that will not be brought on for many years (Page 15, City's Study); and

  D. it was derived by dividing total potential Citywide supply by gross demand which implicitly assumes one homogeneous market.

4. **Unless land is brought on prices will increase Citywide and for all income groups, eventually neutralizing one of our competitive advantages (i.e. relatively affordable housing).**

- restricting supply will drive up prices and:

  A. compromise one of our great historical advantages and our ability to attract immigrants and retain young people;

  B. encourage exurban sprawl;

  C. make it more difficult for young families to buy a house; and

  D. frustrate our attempts to rejuvenate the downtown.

5. **Without choice many suburbanites will move to the RM's or other cities that offer a more economical suburban lifestyle.**

- Capital Region has grown by ~550 starts each year and has a potential for ~16K lots with ~12K to urban standards.

- Winnipeg faces the worst possible scenario: exurban sprawl and loss of revenue, but must still provide regional services.

6. **Waverley West will be "orderly" and "contiguous" not "sprawl".**

- unique opportunity to plan for 18-25 years of growth.

- adjacent to established communities and municipal services.

7. **Regional services are available and the area is serviced by a good road system that will be enhanced by the Kenaston underpass.**

- trunk services were specifically oversized for this development.

8. **There are no environmental or ecological issues.**

- treestands/coulee will form a parkway connecting Fort Whyte and the TransCanada Trail.

- developers will plant ~30-40K trees and ~200A of park.

9. **With two major owners there will be no delays for land assembly.**

- timely development will ensure that we don't prolong the crisis.

10. **The developer/new homebuyer pays for a full complement of modern municipal services including a separated sanitary and land drainage sewer system (Development Agreement Parameters).**

- the developer provides most of the capital.

11. **ND Lea's cost-benefit confirms a net benefit of ~$800 million over 80 years (NPV of $200 million). Long-term horizon picks up future costs: A. to upgrade regional transportation system; and B. for infrastructure renewal.**

- City's Financial Impact Analysis estimates NPV of $71 million.

- not a drain but a "cash cow".

- City's analysis assumes that the inflation adjusted value of single-family homes/property taxes will fall substantially.

- over the past 25 years house prices have increased by 5.5% per year, compounded (compared to CPI increases of 4.2%).

12. **Waverley West will not have a detrimental impact on efforts to revitalize the downtown.**

- will cater to different markets. In The Rise of the Creative Class Dr. Richard Florida indicates that a great city needs both (pages 233-4).

- will contain "neighborhood"/"community" retail, not regional.

- Province will direct profits to the inner city.

- Waverley West will not "drain" public money away from the downtown (most of the capital provided by the developers, not the City).

- ND Lea's projections allow for inner city and downtown growth and a higher proportion of multi-family development - even with these allowances there is still strong demand for suburban housing in Fort Garry.

- "Downtown First" does not mean downtown only.

- developments like Waverley West provide money to subsidize downtown projects (like the $9M for Waterfront Drive).

13. Waverley West will produce enormous spin offs.

- create ~$2 billion of real estate, trigger over $300 million of heavy construction, generate $50 million of annual property taxes (half to the City), create 32K person years of employment, and trigger $230 million of retail spending (to say nothing of the income, payroll, sales, land transfer and other tax revenues that will flow to the senior levels of government).

- help to ensure a dynamic and competitive land development and house building industries. Without new supply there will be much greater concentration as many small to medium sized builders and their trades and suppliers will be completely shut out of the City market. Many would leave.

- to put all this into perspective, Waverley West will trigger over $2.5 billion of investment and spending - a "mega project" every year for 18-25 years.

Waverley West - Plan Winnipeg Amendment
Hearing before Executive Policy Committee

Home Value Guide

Monthly Average Price Statistics

	Area	Sales	Average Price	Difference (with Last Year)
Fort Rouge Riverview	1A	10	$91,934	13.03%
Crescentwood Osborne Village	1B	14	$121,732	23.97%
Armstrong Point River Heights North	1C	14	$153,021	-0.58%
River Heights	1D	10	$146,610	5.35%
Tuxedo	1E	4	$266,250	-5.36%
Charleswood River West Park	1F	3	$273,300	76.32%
Charleswood	1G	12	$130,575	-14.13%
Charleswood Westdale	1H	2	$147,950	1.35%
East Fort Garry Fort Garry Wildwood	1J	8	$133,500	7.29%
Fort Richmond University Heights	1K	6	$204,450	40.31%
Waverley Heights	1L	3	$150,333	18.65%
Linden Woods	1M	11	$307,982	39.79%
Fort Whyte Whyte Ridge	1P	16	$237,200	16.16%
Richmond Lakes St. Norbert	1Q	7	$169,214	55.24%
Richmond West	1S	13	$183,543	8.65%
Headingley South	1W	-	-	-
St. Boniface	2A	4	$114,063	-9.60%
Norwood Norwood Flats	2B	18	$103,717	10.75%
Bright Oakes Elm Park Norberry Normand Park Pulberry River Pointe St. Vital	2C	9	$172,167	24.41%
St. Vital	2D	19	$107,742	27.85%
Meadowood St. Vital	2E	9	$131,146	6.48%
Dakota Crossing River Park South South Glen	2F	11	$171,664	10.32%
Niakwa Park Windsor Park	2G	10	$140,464	43.82%
Niakwa Place Southdale	2H	4	$164,450	-4.42%
Island Lakes Royalwood Southland Park	2J	9	$225,633	4.92%
South St. Vital	2M	-	-	-

	Area	Sales	Average Price	Difference (with Last Year)
Elmwood	3A	26	$74,046	42.42%
East Kildonan Elmwood	3B	9	$88,078	1.18%
East Kildonan Fraser's Grove	3C	8	$142,113	15.18%
East Kildonan	3D	14	$102,943	13.73%
East Kildonan North Kildonan Valley Gardens	3E	3	$162,425	12.25%
North Kildonan Rossmere	3F	10	$117,300	-8.23%
Abinootmi Park	3G	4	$170,950	-6.58%
Algonquin Estates All Seasons Estates Oakwood Estates Sun Valley	3H	5	$161,400	-6.11%
Harbour View South	3J	2	$169,000	7.91%
Kildonan Meadows Lakeside Meadows Mission Gardens Transcona	3K	5	$123,380	-0.13%
Transcona	3L	9	$82,011	-6.20%
Canterbury Park	3M	12	$116,262	14.05%
South Transcona	3N	-	-	-
Devonshire Park East St. Vital Glenwood Park North Hill Place Pine Ridge River East Estates Silver Oak Estates	3P	7	$284,643	0.76%

	Area	Sales	Average Price	Difference (with Last Year)
North End Point Douglas	4A	11	$32,745	0.14%
North End Shaughnessy Heights	4B	12	$68,925	46.42%
North End	4C	33	$75,073	11.77%
Margaret Park West Kildonan	4D	21	$96,562	28.77%
River Grove Riverbend Riverdale	4E	10	$168,283	3.79%
Amber Trails Garden City Old Kildonan Parkway Village	4F	2	$204,428	38.13%
Garden City	4G	4	$128,625	7.19%
Foxwarren Estates Maple Glen Maples Seven Oaks Crossings	4H	6	$140,583	-0.08%
Tyndall Park	4J	5	$106,020	2.37%
Garden Grove Mandalay West Mandalay North	4K	2	$140,000	2.02%
Inkster Gardens Meadows West Meadowview Tyndall Gardens	4L	-	-	-

	Area	Sales	Average Price	Difference (with Last Year)
West End	5A	17	$42,782	17.17%
Wolseley	5B	10	$113,100	0.37%
Polo Park Sargent Park West End	5C	39	$77,399	19.59%
Brooklands Weston	5D	14	$51,840	70.98%
Bruce Park Deer Lodge St. James	5E	19	$92,126	17.49%
Silver Heights St. James Woodhaven	5F	13	$127,803	-18.68%
Westwood	5G	12	$150,367	38.76%
Assiniboia Crestview Heritage Park	5H	16	$146,956	27.04%
Headingley North	5W	-	-	-
Central	9A	1	$38,500	175.00%

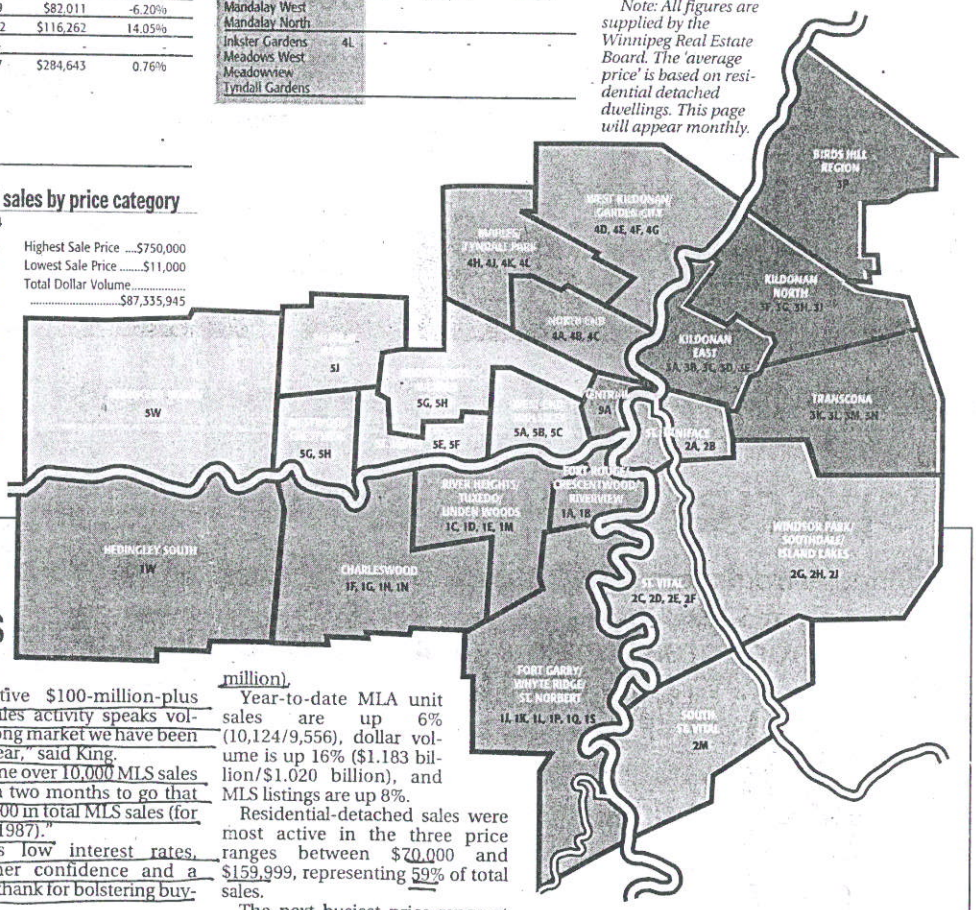
Note: All figures are supplied by the Winnipeg Real Estate Board. The 'average price' is based on residential detached dwellings. This page will appear monthly.

Residential detached sales by price category

October 1/04- October 31/04

Category	Sales
Up to 39,999	40
40,000 - 69,999	97
70,000 - 99,999	129
100,000 - 129,999	151
130,000 - 159,999	126
160,000 - 199,999	71
200,000 - 224,999	31
225,000 - 249,999	19
250,000 - 299,999	16
Over 300,000	15

Highest Sale Price $750,000
Lowest Sale Price $11,000
Total Dollar Volume $87,335,945



Another record month in real estate business

KATHLEEN MARTENS
Business Reporter
kmartens@wpgsun.com

Fall has introduced a somewhat slower pace to Winnipeg's frenzied home-buying market.

But don't let that fool you.

The Winnipeg Real Estate Board saw its best October, with strong unit sales, dollar volume and active listings.

Fewer multiple listings

What has changed is fewer multiple offers, giving buyers time to seek more conditions, such as home inspections, said board president Cliff King.

"It's saner," said King, whose one-year term has included numerous records set by the 101-year-old organization's Multiple Listing Service.

"Eight consecutive $100-million-plus months of MLS sales activity speaks volumes about the strong market we have been experiencing this year," said King.

"We have also gone over 10,000 MLS sales and anticipate with two months to go that we will surpass 11,000 in total MLS sales (for the first time since 1987)."

The board has low interest rates, increased consumer confidence and a strong economy to thank for bolstering buyers.

In October, dollar volume surpassed $100 million for the first time and active listings were up 20% over the same month last year.

Sales were down 2% (913/928) while dollar volume was up 8% ($108.1 million/$99.6 million).

Year-to-date MLA unit sales are up 6% (10,124/9,556), dollar volume is up 16% ($1.183 billion/$1.020 billion), and MLS listings are up 8%.

Residential-detached sales were most active in the three price ranges between $70,000 and $159,999, representing 59% of total sales.

The next busiest price range at 14% was from $40,000 to $69,999.

Average days on the market in October was 26 — three days slower than last month and one day slower than October 2003.

The WREB represents more than 1,200 real estate brokers, salespeople, appraisers and financial members active in the local real estate market. It exists to serve its members and to promote the benefits of organized real estate.

Check it out online at www.wreb.ca or call its office at 786-8854.

Costs Covered by the Developer

Raw land
Environmental testing and analysis
Property taxes
Carrying costs i.e. financing costs
Grading
Remonumentation
Water mains
Waste water sewers
Land drainage sewers
Contribution to regional drainage system
Sewer and water lot connections
Sidewalks
Local and collector streets
Off site arterial road improvements (1/2)
Off site major intersection improvements
Sound attenuation barriers (berms)
Off site signal lights
Hydro*
Street lights
Telephone *
Natural gas *
Cable*
Boulevard sod
Boulevard trees
Complete park development
Cash in lieu of dedication
Fencing
Complete land drainage storm retention system
Street name signage
Land use signage
Planning
Engineering
Legal fees
Letters of credit for maintenance & warranties
Legal surveys
Land Titles fees
Litter control
Street cleaning
Development application fees
Development Agreement fees
Lot fees
Advertising and promotion
Overhead costs
Subsidize purchase of school sites
Railway and river crossings

* front ending or provision for

The Rise of the Creative Class

Excerpt from pages 233 and 234 of The Rise of the Creative Class by Richard Florida.

"Some of my critics like to argue that many people who work in high-tech industries tend to be blandly conservative and prefer homogeneous communities and traditional lifestyles of the sort found in middle-class suburbs. They find evidence in the fact that so many high-tech people live in suburban enclaves like northern Virginia, the heart of Silicon Valley or the Seattle suburbs. My response is simple. These places are all located within major metropolitan areas that are among the most diverse in the country and offer a wide array of lifestyle amenities. In fact, these places are themselves a product of the openness and diversity of the broader areas. Had the Silicon Valley-San Francisco area not been receptive years ago to offbeat people like the young Steven Jobs, it could not have become what it is.

What people want is not an either/or proposition. Successful places do not provide just one thing; rather they provide a range of quality of place options for different kinds of people at different stages in the life course. Great cities are not monoliths; as Jane Jacobs said long ago, they are federations of neighborhoods. Think about New York City and its environs. Young people, when they first move to New York, live in places like the East Village, Park Slope, Williamsburg or Hoboken, where rents are more affordable and there are lots of other young people. When they get a little older and earn a little more, they move the (sic) Upper West Side or maybe to SoHo; earn a little more and they can go to the West Village or the Upper East Side. Once marriage and children come along, some stay in the city while others relocate to bedroom communities in places like Westchester County, Connecticut or the New Jersey suburbs. Later when the kids are gone, some of these people then move back to the city and buy a co-op overlooking the park or a duplex on the Upper East Side.

Members of the Creative Class come in all shapes, sizes, colors and lifestyles; and to be truly successful, cities and regions have to offer something for them all."

Consequences of a Delay or Moratorium

Back in the early 1970's lot prices started to rise at an unprecedented rate and the increases were blamed on the land development industry. The government of the day asked the Winnipeg Land Prices Inquiry Commission to investigate.

In a report (12/2/77) submitted to the Commission on behalf of the Urban Development Institute, A. Derkowski noted that:

> "The supply of building lots was held below demand in he early '70's not by developers but by planning controls and servicing decisions. A major aggravating factor was the disruption in the subdivision approval system resulting from the Unicity reorganization in 1972" (page 5).

It is pretty clear that any decision to limit supply will drive up prices citywide. There will be winners and there will be losers, but as a City we should keep several issues clearly in mind. 1. how much exurban sprawl will occur with cheaper land available in the Capital Region; 2. what impact will inner city gentrification have on the City's most vulnerable; 3. how many potential buyers will be shut out of the single-family market; 4. what effect will all of this have on Winnipeg if we no longer have relatively low priced housing?

Urban Myths and Tales

1. Waverley West is "sprawl".
2. Waverley West in not sustainable.
3. Waverley West violates Plan Winnipeg.
4. Plan Winnipeg was "optimistic".
5. We don't need any new housing because Winnipeg is not growing.
6. Winnipeg has 8K vacant lots with pipes, schools and roads.
7. Inner city parking lots can be economically developed for residential purposes.
8. Waverley West is the same size as Brandon (and too big).
9. Inner city homes pay more property taxes. Suburban families don't pay their "fair share".
10. Suburban development is "subsidized" by public dollars from inner city neighborhoods.
11. Suburban development often does not generate enough property tax income to pay for its own infrastructure and services.
12. Cost benefit studies don't include the "hidden costs" like the maintenance and renewal of the infrastructure.
13. Development in peripheral locations occurs at the expense of reinvestment in the aging inner city infrastructure.
14. Waverley West will require unwarranted extension of municipal infrastructure at public cost ("Development should follow infrastructure, not the other way around").
15. Waverley West will eat up valuable agricultural land.
16. Waverley West will destroy ecologically sensitive lands.
17. There are no market segments. As a result, we can "force" dramatic densification or inner city housing on would be suburbanites.
18. Waverley West is inconsistent with "Downtown First". In addition, the Downtown has been starved of public capital and attention.

19. Waverley West will drain the inner city and hollow out A. the core; and B. the nearby suburban areas.

20. Since we are trying to encourage immigration and since immigrants live downtown, we don't need suburban housing.

21. Because Winnipeg is a slow growth city, it "chases" development.

22. Waverley West should not proceed because it is outside the "urban limit line".

1. Waverley West is "sprawl".

The European Environmental Agency defines "urban sprawl" as:

> "The physical pattern of low density expansion of large urban areas, under market conditions into the surrounding agricultural areas. Sprawl lies in advance of the principal lines of urban growth and implies little planning control of land subdivision. Development is patchy, scattered and strung out, with a tendency to discontinuity because it leapfrogs over some areas leaving agricultural enclaves."
>
> "Urban sprawl must be considered in a space and time context. It is not simply how much land is being developed but how fast it is being developed relative to projected population growth. Growth in itself is not urban sprawl."

Waverley West does <u>not</u> contain the four characteristics of urban sprawl, namely A. leapfrog development; B. premature extension of trunk services; C. low density development; and D. a rate of development which surpasses population growth. In fact:

A. Waverley West is orderly, contiguous growth. Using the term sprawl over and over as a pejorative will not alter the fact that it's adjacent to Whyte Ridge, Waverley Heights and Richmond West;

B. trunk services are available and the area will be serviced by a good road system that will be significantly improved by the Kenaston underpass;

C. Waverley West will have densities that will exceed some of the older neighborhoods in the City (i.e. River Heights, Norwood Flats and Riverview); and

D. there is undeniably strong and proven demand and little or no supply.

2. Waverley West in not sustainable.

Yes it is. The City's and ND Lea's work confirms that Waverley West will deliver a huge net civic benefit. We suspect that the people making these claims have never read the Development Agreement Parameters.

3. Waverley West violates Plan Winnipeg.

This is false:

A. there is proven demand and little or no supply;

B. trunk services are available and the area is serviced by a good road system that will be substantially improved by the Kenaston underpass;

C. there are no ecological or environmental issues. In fact, our plan is to preserve and incorporate the Coulee and treestands into a linear parkway that will form part of the TransCanada Trail;

D. Waverley West is immediately adjacent to Waverley Heights, Richmond West and Whyte Ridge. It is orderly, contiguous growth, not sprawl;

E. the cost benefit studies confirm that Waverley West is sustainable.

F. "Downtown First" doesn't mean downtown only. Downtown and suburban development are not mutually exclusive - they are completely different markets.

4. Plan Winnipeg was "optimistic".

No it wasn't. Based on the 1990's it projected that Winnipeg's population would only increase from 630K in 1996 to 631K by 2001.

In fact, Statistics Canada confirms that by 2001 the population had increased to 637K.

More importantly, based on the Conference Board of Canada's projections, the City's CAO Secretariat predicts that Winnipeg will grow to 665K by 2008 and to 750K by 2026. In addition, these figures do not make any allowance for the ~10K international immigrants we hope to attract each year pursuant to the federal-provincial accords, or for the population growth that would accompany the ~$10 billion of mega projects on the books.

The truth is that the 1990's were not the norm; they were an anomaly.

5. We don't need any new housing because Winnipeg is not growing.

This isn't true. The statistics confirm that Winnipeg is growing.

In addition, housing is driven by household formation which includes both population growth and the size of each household. The average household has fallen from 3.7 in 1961 to 2.45 and will likely fall to 2.3 in the next few years.

Furthermore, the largest part of the baby boom was born in and around 1961. These people are now in their top earning and spending years and are now right at the stage where they are interested in single-family and move up market housing.

6. Winnipeg has 8K vacant lots with pipes, schools and roads.

No it doesn't. The City's Report indicates that there are 2,300 vacant lots but concedes that many are immediately west and north of the downtown and in reality many are not available because they are extended side-yards or drive-ways.

An honest appraisal must include a review of a few basic issues such as: the availability of services; the suitability for housing; the need for future approvals (NIMBY is alive and well in Winnipeg); and the gap between the cost and market value of the final product. In the end there might be 500 or more serviceable lots but depending on their locations many would require significant subsidies to support development.

7. Inner city parking lots can be economically developed for residential purposes.

No they can't. Downtown land might run from $40-75/ft2, depending on location. At $50/ft2 this would suggest a land value of over $2M/A which is much higher than the $150-250K/A builders typically pay for multi-family land.

More importantly it would cost $90K/unit to develop garden walk-ups or $130K to develop high-rise apartments which exceeds the market value by a wide margin.

8. Waverley West is the same size as Brandon (and too big).

This is pure distortion. Waverley West will comprise ~3K gross or ~2,500 net acres. Brandon is 17K gross acres.

In addition, based on our projections Waverley West will be home to 26.5K residents (not 40K as often reported in the media). Brandon has ~43K people.

It is true that Waverley West is ~2 times larger than say Windsor Park, but it must be remembered that:

A. Waverley West is about the same size as Waverley Heights, Richmond West, Lindenwoods, Linden Ridge and Whyte Ridge, but rather than piecemeal development (40A here, 800A there) it is a golden opportunity to plan for 18-25 years of growth on a grand scale for regional and neighborhood issues; and

B. Waverley West will be developed over 18-25 years, not overnight.

9. Inner city homes pay more property taxes. Suburban families don't pay their "fair share".

This is blatantly false, especially since we have moved to market based assessment and especially since the entire City must pay to separate the sewers in the older parts of Winnipeg.

The average new suburban home in the south-east or south-west is assessed at $180K (1999 reference year) and pays civic taxes of $2,400 (2003) which is a lot more than the cost of municipal services (~$1,200/home) or the taxes paid by the average single-family home in Winnipeg (~$1,200).

10. Suburban development is "subsidized" by public dollars from inner city neighborhoods.

This is certainly not true.

Pursuant to the Development Agreement Parameters, the developers pays for all of the local infrastructure, contributes to a number of off-site costs (including the arterial road and regional land drainage systems) and dedicates and develops the parks.

In other words, a family that purchases a single-family lot in a new subdivision has already paid for a full complement of modern municipal services including a separate land drainage and sanitary sewer system (it will cost ~$750M to separate the sewer system in the older parts of the City).

Moreover ND Lea's cost-benefit study indicates that:

A. a new home in the suburbs pays twice the property taxes paid by the average home in the City and twice the cost of providing civic services; and

B. Waverley West will deliver a huge civic benefit over an 80-year period which allows for "life cycle costing" (i.e. the study specifically allows for required improvements to the transportation system and for the maintenance and renewal of the infrastructure over the long term.

   ND Lea estimates that Waverley West will generate $800 million for the City in constant 2003 dollars (or an NPV of $200 million).

Based on different assumptions, the City's Financial Impact Report calculates a NPV of $71 million. In any event, based on both ND Lea's and the City's work, it appears that the subsidy works the other way around.

11. Suburban development often does not generate enough property tax income to pay for its own infrastructure and services.

Based on the City's and ND Lea's report, this is false.

12. Cost benefit studies don't include the "hidden costs" like the maintenance and renewal of the infrastructure.

ND Lea and the City both included these costs in their models and the NPV is still quite positive.

13. Development in peripheral locations occurs at the expense of reinvestment in the aging inner city infrastructure.

No it doesn't. Most of the capital required to develop suburban housing comes from the developer, not from the City. It is true that the City must extend regional services and pays for half of arterial roadways, but this public money pales in comparison to:

A. the developer's contribution;

B. the new tax and permit revenue the City derives from the development; and

C. the money that has been invested in downtown and inner city infrastructure and housing over the past several decades.

The cost-benefit studies now confirm what we have been saying all along - the truth is that a small investment in the suburbs produces a large stream of revenue for the City that can be used to subsidize and revitalize the inner city.

Unfortunately our critics have fostered a public perception that the City pays for most if not all of the infrastructure.

14. Waverley West will require unwarranted extension of municipal infrastructure at public cost ("Development should follow infrastructure, not the other way around").

No it won't. Regional trunk services are readily available and were oversized for this development. In addition, the area will be served by a good road system that will be significantly enhanced by the Kenaston underpass.

In this case, development does follow infrastructure - some of which has been in the ground since the 1970's.

15. Waverley West will eat up valuable agricultural land.

No it won't. Based on the market value of agricultural land, there is no great shortage in this country. In fact, more land has been taken out of production because of higher productivity than has been consumed by urban growth.

16. Waverley West will destroy ecologically sensitive lands.

No it won't. On the contrary, a number of treestands and the Beaujolais Coulee will be preserved as an integral part of a regional linear parkway that will eventually connect with recreational centers, schools, shopping facilities, transit stations, the Bishop Grandin Greenway, Fort Whyte Center, Trappist Monastary Park, the TransCanada Trail, and the future Brady Park.

Lakes will be naturalized as "wetlands" and the pathway will be naturalized with native prairie species. Waverley West will contain ~200 A of park land. Furthermore, based on the Development Agreement Parameters, the developers and builders will plant ~30-40K trees.

17. There are no market segments. As a result, we can "force" dramatic densification or inner city housing on would be suburbanites.

Yes there are and no you can't (not in a free, market based economy). Dr. Richard Florida acknowledges that many members of the so-called "creative class" move to suburbs during their child rearing years (pages 233-4).

Moreover, the City cannot force would be suburbanites to pioneer inner city areas - the result would be dramatically higher prices and a mass exodus to other cities and the exurban areas.

Even the suburban consumer breaks down into different market segments.

In any case, these are questions best put to and answered by the homebuilders, developers and real estate professionals, not the theorists. Ask the developers of the downtown projects what markets they are chasing.

18. Waverley West is inconsistent with "Downtown First". In addition, the Downtown has been starved of public capital and attention.

No it's not and no it hasn't. Waverley West is not inconsistent with Downtown First because:

A. Waverley West will cater to a different market and great cities require both suburban and downtown development (they are not mutually exclusive);

B. Waverley West will contain neighborhood or community retail development not regional or specialized services;

C. Waverley West will produce a net civic benefit of ~$800 million (NPV $200M) that can be applied to downtown projects;

D. the Province has indicated that it will direct its profits towards inner city housing;

E. the economic multipliers and taxes from suburban development are significant. Waverley West will produce significant tax and permit revenue for all three levels of government (some of which might be directed towards downtown projects);

F. most of the money going into Waverley West will be provided by the developer, not by the City;

G. ND Lea's projections make provision for inner city and downtown development (in other words, even with these allowances there is still demand for suburban housing in Fort Garry).

Our critics seem to believe that "Downtown First" means "downtown only".

No one can seriously complain that the downtown has been neglected during the past several decades - billions have been poured into the downtown for revitalization projects.

19. Waverley West will drain the inner city and hollow out A. the core; and B. the nearby suburban areas.

No it won't. The statement implies that there is no growth (household formation) and that somehow it's a zero sum game - people abandon existing homes for new ones elsewhere.

Waverley West will appeal to the types of families who would purchase or build in Waverley Heights, Richmond West, Lindenwoods, South Tuxedo, Whyte Ridge or Linden Ridge iff there was any land left in these subdivisions. It is absurd to think that it will empty out these subdivisions or the downtown.

Windsor Park did not "empty out" old St. Boniface or St. Vital. There may be fewer people in these neighborhoods, but there are not thousands of vacant homes and any loss of population can ultimately be traced to changing demographics (i.e. fewer persons per housing unit).

Similarly Southdale did not "empty out" Windsor Park, old St. Boniface or St. Vital. Similarly Island Lakes, Southland Park and Royalwood have not "emptied out the rest of south east Winnipeg.

On the contrary, with growth and changing demographics there are more of these types of households. Obviously the 1,300 single-family homes built each year have not been offset by 1,300 abandoned homes elsewhere.

With respect to the inner city, there are not 8K lots just begging for housing and, in any event, the inner city is a different market.

Inner city and suburban housing are not mutually exclusive; nor are different suburban developments.

20. Since we are trying to encourage immigration and since immigrants live downtown, we don't need suburban housing.

This is false and misleading.

The allegation has been made that:

A. Winnipeg is "unique" in its concentration of low-income people (Statistics Canada);

B. over the last two decades the number of aboriginals and immigrants living in the core area has increased by 20% and 100%, respectively (.9% and 3.5% per year);

C 75% of Canada's immigrants rent (TD Bank); and

D. all of Winnipeg's growth comes from basically the indigent poor living downtown (including immigrants).

As a result, no new suburban housing is required.

This is extremely misleading:

a. It certainly does not explain the strong demand for suburban housing. Last year 1,300 families bought new homes (70% in south Winnipeg). The average price is now over $230K.

b. Winnipeg is not unique. We checked with Statistics Canada. Winnipeg is similar to Quebec, Hamilton, London, Vancouver and Edmonton in terms of its concentration of low-income people.

c. The TD report is not relevant. It deals with vacancy rates which have increased in other provinces (in Winnipeg they have decreased to virtually zero). In any event the TD report goes on to say that 75% of the immigrants "initially" rent (page 3) or that most rent "for the first few years" (page 5). In addition, it is not clear from the report whether this applies in Winnipeg.

Frankly many of the immigrants we welcome to the City are skilled trades, professionals and entrepreneurs. They work hard and move up quickly. Many live in the suburbs (**Schedule "A"** attaches excerpts from the most recent Census that confirms that many new immigrants do not live downtown - they live in the suburbs).

d. We all know that Winnipeg needs more rental housing. But that is no reason to restrict suburban growth. That would only drive up prices Citywide, impacting the most vulnerable through gentrification). Prices for new and used homes have already increased quite substantially (Section 2).

Interestingly the vacancy rate is the highest in the downtown area which tends to invalidate the whole argument that only inner city rental housing is needed...

e. According to Dr. Richard Florida, inner city and suburban growth are not mutually exclusive - both are needed (Section 4).

f. Waverley West will provide resources for inner city housing and other priorities. It will also permit the City and Province to harvest significant public investments (land and infrastructure) and will provide the City with a huge cash cow. In addition, the Province has indicated that it will direct its profits towards the inner city.

21. Because Winnipeg is a slow growth city, it "chases" development.

No it doesn't. Winnipeg has grown in an orderly fashion with development following infrastructure and governed by the Development Agreement Parameters which are administered by Council and professional, experienced and knowledgeable City staff.

Anyone the least bit familiar with development would agree that this statement is absurd.

22. Waverley West should not proceed because it is outside the "urban limit line".

The statement suggests that somehow the City would be "breaking the rules" when in fact the City would simply responding to the need for orderly, sustainable growth.

The statement implies that the intention was that the line would apply indefinitely as a "line in the sand". We assume that the intention was to discourage "leapfrog development", not to outlaw suburban lifestyles. In any event the result would be disastrous for the City - dramatic increases in exurban sprawl.

SCHEDULE "A"

Winnipeg

2001 CENSUS DATA

RICHMOND WEST

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Period of Immigration	Number	% of Total	% of Pop. [1]	% of Pop. [2]
Before 1961	95	6.7%	1.5%	3.4%
1961-1970	185	13.0%	2.8%	2.4%
1971-1980	320	22.5%	4.9%	3.6%
1981-1990	335	23.6%	5.2%	3.6%
1991-1995	265	18.7%	4.1%	2.1%
1996-2001	220	15.5%	3.4%	2.2%
TOTAL	**1,420**	**100.0%**	**21.9%**	**17.3%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg population.

Generation Status (15 years and over)	Number	% of Total	% of Pop. [1]	% of Pop. [2]
First generation	1,385	27.3%	21.3%	17.2%
Second generation	925	18.2%	14.2%	18.7%
Third generation and over	2,760	54.4%	42.5%	44.9%
TOTAL	**5,070**	**100.0%**	**78.1%**	**80.9%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg population.

Recent Immigration	Number	% of Total	% of Pop. [1]	% of Pop. [2]
Philippines	0	0.0%	0.0%	0.5%
India	20	8.5%	0.3%	0.2%
China, People's Republic of	55	23.4%	0.8%	0.2%
Bosnia and Herzegovina	0	0.0%	0.0%	0.1%
Ukraine	20	8.5%	0.3%	0.1%
United Kingdom	10	4.3%	0.2%	0.1%
United States	10	4.3%	0.2%	0.1%
Yugoslavia	0	0.0%	0.0%	0.1%
Viet Nam	0	0.0%	0.0%	0.0%
Korea, South	0	0.0%	0.0%	0.0%
Croatia	0	0.0%	0.0%	0.0%
Pakistan	0	0.0%	0.0%	0.0%
Russian Federation	0	0.0%	0.0%	0.0%
Iraq	0	0.0%	0.0%	0.0%
Jamaica	0	0.0%	0.0%	0.0%
Iran	10	4.3%	0.2%	0.0%
Afghanistan	0	0.0%	0.0%	0.0%
Romania	0	0.0%	0.0%	0.0%
Mexico	0	0.0%	0.0%	0.0%
Colombia	0	0.0%	0.0%	0.0%
Hong Kong, Special Administrative Region	0	0.0%	0.0%	0.0%
South Africa, Republic of	0	0.0%	0.0%	0.0%
Sri Lanka	0	0.0%	0.0%	0.0%
Germany	10	4.3%	0.2%	0.0%
Congo, Democratic Republic of the	0	0.0%	0.0%	0.0%
France	0	0.0%	0.0%	0.0%
Lebanon	0	0.0%	0.0%	0.0%
Haiti	0	0.0%	0.0%	0.0%
Morocco	0	0.0%	0.0%	0.0%
Algeria	0	0.0%	0.0%	0.0%
All other places of birth	100	42.6%	1.5%	0.5%
TOTAL	**235**	**100.0%**	**3.6%**	**2.2%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg population.

Winnipeg

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LINDEN WOODS

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Period of Immigration	Number	% of Total	% of Pop. [1]	% of Pop. [2]
Before 1961	245	15.9%	3.2%	3.4%
1961-1970	425	27.6%	5.6%	2.4%
1971-1980	385	25.0%	5.1%	3.6%
1981-1990	200	13.0%	2.6%	3.6%
1991-1995	200	13.0%	2.6%	2.1%
1996-2001	85	5.5%	1.1%	2.2%
TOTAL	**1,540**	**100.0%**	**20.3%**	**17.3%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg population.

Generation Status (15 years and over)	Number	% of Total	% of Pop. [1]	% of Pop. [2]
First generation	1,495	25.7%	19.7%	17.2%
Second generation	1,565	26.9%	20.6%	18.7%
Third generation and over	2,765	47.5%	36.4%	44.9%
TOTAL	**5,825**	**100.0%**	**76.7%**	**80.9%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg population.

Recent Immigration	Number	% of Total	% of Pop. [1]	% of Pop. [2]
Philippines	25	27.8%	0.3%	0.5%
India	10	11.1%	0.1%	0.2%
China, People's Republic of	0	0.0%	0.0%	0.2%
Bosnia and Herzegovina	0	0.0%	0.0%	0.1%
Ukraine	0	0.0%	0.0%	0.1%
United Kingdom	0	0.0%	0.0%	0.1%
United States	0	0.0%	0.0%	0.1%
Yugoslavia	0	0.0%	0.0%	0.1%
Viet Nam	0	0.0%	0.0%	0.0%
Korea, South	0	0.0%	0.0%	0.0%
Croatia	0	0.0%	0.0%	0.0%
Pakistan	0	0.0%	0.0%	0.0%
Russian Federation	10	11.1%	0.1%	0.0%
Iraq	0	0.0%	0.0%	0.0%
Jamaica	0	0.0%	0.0%	0.0%
Iran	0	0.0%	0.0%	0.0%
Afghanistan	0	0.0%	0.0%	0.0%
Romania	0	0.0%	0.0%	0.0%
Mexico	0	0.0%	0.0%	0.0%
Colombia	0	0.0%	0.0%	0.0%
Hong Kong, Special Administrative Region	0	0.0%	0.0%	0.0%
South Africa, Republic of	0	0.0%	0.0%	0.0%
Sri Lanka	0	0.0%	0.0%	0.0%
Germany	0	0.0%	0.0%	0.0%
Congo, Democratic Republic of the	0	0.0%	0.0%	0.0%
France	10	11.1%	0.1%	0.0%
Lebanon	0	0.0%	0.0%	0.0%
Haiti	0	0.0%	0.0%	0.0%
Morocco	0	0.0%	0.0%	0.0%
Algeria	0	0.0%	0.0%	0.0%
All other places of birth	35	38.9%	0.5%	0.5%
TOTAL	**90**	**100.0%**	**1.2%**	**2.2%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg population.

Winnipeg

2001 CENSUS DATA

WHYTE RIDGE

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Period of Immigration	Number	% of Total	% of Pop. [1]	% of Pop. [2]
Before 1961	105	12.1%	1.6%	3.4%
1961-1970	105	12.1%	1.6%	2.4%
1971-1980	255	29.5%	4.0%	3.6%
1981-1990	235	27.2%	3.7%	3.6%
1991-1995	115	13.3%	1.8%	2.1%
1996-2001	50	5.8%	0.8%	2.2%
TOTAL	**865**	**100.0%**	**13.6%**	**17.3%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg population.

Generation Status (15 years and over)	Number	% of Total	% of Pop. [1]	% of Pop. [2]
First generation	920	20.5%	14.4%	17.2%
Second generation	1,070	23.8%	16.7%	18.7%
Third generation and over	2,505	55.7%	39.2%	44.9%
TOTAL	**4,495**	**100.0%**	**70.3%**	**80.9%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg population.

Recent Immigration	Number	% of Total	% of Pop. [1]	% of Pop. [2]
Philippines	0	0.0%	0.0%	0.5%
India	10	25.0%	0.2%	0.2%
China, People's Republic of	0	0.0%	0.0%	0.2%
Bosnia and Herzegovina	0	0.0%	0.0%	0.1%
Ukraine	0	0.0%	0.0%	0.1%
United Kingdom	0	0.0%	0.0%	0.1%
United States	10	25.0%	0.2%	0.1%
Yugoslavia	0	0.0%	0.0%	0.1%
Viet Nam	0	0.0%	0.0%	0.0%
Korea, South	0	0.0%	0.0%	0.0%
Croatia	0	0.0%	0.0%	0.0%
Pakistan	0	0.0%	0.0%	0.0%
Russian Federation	0	0.0%	0.0%	0.0%
Iraq	0	0.0%	0.0%	0.0%
Jamaica	0	0.0%	0.0%	0.0%
Iran	0	0.0%	0.0%	0.0%
Afghanistan	0	0.0%	0.0%	0.0%
Romania	0	0.0%	0.0%	0.0%
Mexico	0	0.0%	0.0%	0.0%
Colombia	0	0.0%	0.0%	0.0%
Hong Kong, Special Administrative Region	0	0.0%	0.0%	0.0%
South Africa, Republic of	0	0.0%	0.0%	0.0%
Sri Lanka	0	0.0%	0.0%	0.0%
Germany	0	0.0%	0.0%	0.0%
Congo, Democratic Republic of the	0	0.0%	0.0%	0.0%
France	0	0.0%	0.0%	0.0%
Lebanon	0	0.0%	0.0%	0.0%
Haiti	0	0.0%	0.0%	0.0%
Morocco	0	0.0%	0.0%	0.0%
Algeria	0	0.0%	0.0%	0.0%
All other places of birth	20	50.0%	0.3%	0.5%
TOTAL	**40**	**100.0%**	**0.6%**	**2.2%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg population.

Winnipeg

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WAVERLEY HEIGHTS

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Period of Immigration	Number	% of Total	% of Pop. [1]	% of Pop. [2]
Before 1961	85	7.0%	1.6%	3.4%
1961-1970	275	22.5%	5.1%	2.4%
1971-1980	340	27.9%	6.3%	3.6%
1981-1990	320	26.2%	5.9%	3.6%
1991-1995	110	9.0%	2.0%	2.1%
1996-2001	90	7.4%	1.7%	2.2%
TOTAL	**1,220**	**100.0%**	**22.6%**	**17.3%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg population.

Generation Status (15 years and over)	Number	% of Total	% of Pop. [1]	% of Pop. [2]
First generation	1,250	28.0%	23.0%	17.2%
Second generation	965	21.6%	17.8%	18.7%
Third generation and over	2,245	50.3%	41.3%	44.9%
TOTAL	**4,460**	**100.0%**	**82.1%**	**80.9%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg population.

Recent Immigration	Number	% of Total	% of Pop. [1]	% of Pop. [2]
Philippines	0	0.0%	0.0%	0.5%
India	25	27.8%	0.5%	0.2%
China, People's Republic of	0	0.0%	0.0%	0.2%
Bosnia and Herzegovina	0	0.0%	0.0%	0.1%
Ukraine	0	0.0%	0.0%	0.1%
United Kingdom	0	0.0%	0.0%	0.1%
United States	0	0.0%	0.0%	0.1%
Yugoslavia	0	0.0%	0.0%	0.1%
Viet Nam	0	0.0%	0.0%	0.0%
Korea, South	0	0.0%	0.0%	0.0%
Croatia	0	0.0%	0.0%	0.0%
Pakistan	0	0.0%	0.0%	0.0%
Russian Federation	0	0.0%	0.0%	0.0%
Iraq	0	0.0%	0.0%	0.0%
Jamaica	0	0.0%	0.0%	0.0%
Iran	10	11.1%	0.2%	0.0%
Afghanistan	0	0.0%	0.0%	0.0%
Romania	0	0.0%	0.0%	0.0%
Mexico	10	11.1%	0.2%	0.0%
Colombia	0	0.0%	0.0%	0.0%
Hong Kong, Special Administrative Region	0	0.0%	0.0%	0.0%
South Africa, Republic of	0	0.0%	0.0%	0.0%
Sri Lanka	0	0.0%	0.0%	0.0%
Germany	0	0.0%	0.0%	0.0%
Congo, Democratic Republic of the	0	0.0%	0.0%	0.0%
France	0	0.0%	0.0%	0.0%
Lebanon	0	0.0%	0.0%	0.0%
Haiti	0	0.0%	0.0%	0.0%
Morocco	0	0.0%	0.0%	0.0%
Algeria	0	0.0%	0.0%	0.0%
All other places of birth	45	50.0%	0.8%	0.5%
TOTAL	**90**	**100.0%**	**1.7%**	**2.2%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg population.

Winnipeg

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SOUTHDALE

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Period of Immigration	Number	% of Total	% of Pop. [1]	% of Pop. [2]
Before 1961	285	28.4%	4.1%	3.4%
1961-1970	200	19.9%	2.9%	2.4%
1971-1980	245	24.4%	3.5%	3.6%
1981-1990	105	10.4%	1.5%	3.6%
1991-1995	100	10.0%	1.4%	2.1%
1996-2001	70	7.0%	1.0%	2.2%
TOTAL	**1,005**	**100.0%**	**14.3%**	**17.3%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg Population.

Generation Status (15 years and over)	Number	% of Total	% of Pop. [1]	% of Pop. [2]
First generation	975	17.3%	13.9%	17.2%
Second generation	1,160	20.6%	16.5%	18.7%
Third generation and over	3,500	62.1%	49.9%	44.9%
TOTAL	**5,635**	**100.0%**	**80.4%**	**80.9%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg Population.

Recent Immigration	Number	% of Total	% of Pop. [1]	% of Pop. [2]
Philippines	15	25.0%	0.2%	0.5%
India	10	16.7%	0.1%	0.2%
China, People's Republic of	0	0.0%	0.0%	0.2%
Bosnia and Herzegovina	0	0.0%	0.0%	0.1%
Ukraine	0	0.0%	0.0%	0.1%
United Kingdom	0	0.0%	0.0%	0.1%
United States	0	0.0%	0.0%	0.1%
Yugoslavia	0	0.0%	0.0%	0.1%
Viet Nam	0	0.0%	0.0%	0.0%
Korea, South	0	0.0%	0.0%	0.0%
Croatia	0	0.0%	0.0%	0.0%
Pakistan	0	0.0%	0.0%	0.0%
Russian Federation	0	0.0%	0.0%	0.0%
Iraq	0	0.0%	0.0%	0.0%
Jamaica	10	16.7%	0.1%	0.0%
Iran	0	0.0%	0.0%	0.0%
Afghanistan	0	0.0%	0.0%	0.0%
Romania	0	0.0%	0.0%	0.0%
Mexico	0	0.0%	0.0%	0.0%
Colombia	0	0.0%	0.0%	0.0%
Hong Kong, Special Administrative Region	0	0.0%	0.0%	0.0%
South Africa, Republic of	0	0.0%	0.0%	0.0%
Sri Lanka	0	0.0%	0.0%	0.0%
Germany	0	0.0%	0.0%	0.0%
Congo, Democratic Republic of the	0	0.0%	0.0%	0.0%
France	0	0.0%	0.0%	0.0%
Lebanon	0	0.0%	0.0%	0.0%
Haiti	0	0.0%	0.0%	0.0%
Morocco	0	0.0%	0.0%	0.0%
Algeria	0	0.0%	0.0%	0.0%
All other places of birth	25	41.7%	0.4%	0.5%
TOTAL	**60**	**100.0%**	**0.9%**	**2.2%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg Population.

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ROYALWOOD

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Period of Immigration	Number	% of Total	% of Pop. [1]	% of Pop. [2]
Before 1961	15	15.8%	1.2%	3.4%
1961-1970	20	21.1%	1.5%	2.4%
1971-1980	35	36.8%	2.7%	3.6%
1981-1990	0	0.0%	0.0%	3.6%
1991-1995	10	10.5%	0.8%	2.1%
1996-2001	15	15.8%	1.2%	2.2%
TOTAL	**95**	**100.0%**	**7.3%**	**17.3%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg Population.

Generation Status (15 years and over)	Number	% of Total	% of Pop. [1]	% of Pop. [2]
First generation	95	9.7%	7.3%	17.2%
Second generation	210	21.4%	16.2%	18.7%
Third generation and over	675	68.9%	51.9%	44.9%
TOTAL	**980**	**100.0%**	**75.4%**	**80.9%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg Population.

Recent Immigration	Number	% of Total	% of Pop. [1]	% of Pop. [2]
Philippines	0	0.0%	0.0%	0.5%
India	0	0.0%	0.0%	0.2%
China, People's Republic of	0	0.0%	0.0%	0.2%
Bosnia and Herzegovina	15	60.0%	1.2%	0.1%
Ukraine	0	0.0%	0.0%	0.1%
United Kingdom	0	0.0%	0.0%	0.1%
United States	10	40.0%	0.8%	0.1%
Yugoslavia	0	0.0%	0.0%	0.1%
Viet Nam	0	0.0%	0.0%	0.0%
Korea, South	0	0.0%	0.0%	0.0%
Croatia	0	0.0%	0.0%	0.0%
Pakistan	0	0.0%	0.0%	0.0%
Russian Federation	0	0.0%	0.0%	0.0%
Iraq	0	0.0%	0.0%	0.0%
Jamaica	0	0.0%	0.0%	0.0%
Iran	0	0.0%	0.0%	0.0%
Afghanistan	0	0.0%	0.0%	0.0%
Romania	0	0.0%	0.0%	0.0%
Mexico	0	0.0%	0.0%	0.0%
Colombia	0	0.0%	0.0%	0.0%
Hong Kong, Special Administrative Region	0	0.0%	0.0%	0.0%
South Africa, Republic of	0	0.0%	0.0%	0.0%
Sri Lanka	0	0.0%	0.0%	0.0%
Germany	0	0.0%	0.0%	0.0%
Congo, Democratic Republic of the	0	0.0%	0.0%	0.0%
France	0	0.0%	0.0%	0.0%
Lebanon	0	0.0%	0.0%	0.0%
Haiti	0	0.0%	0.0%	0.0%
Morocco	0	0.0%	0.0%	0.0%
Algeria	0	0.0%	0.0%	0.0%
All other places of birth	0	0.0%	0.0%	0.5%
TOTAL	**25**	**100.0%**	**1.9%**	**2.2%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg Population.

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ISLAND LAKES

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Period of Immigration	Number	% of Total	% of Pop. [1]	% of Pop. [2]
Before 1961	65	10.6%	1.3%	3.4%
1961-1970	145	23.6%	2.9%	2.4%
1971-1980	180	29.3%	3.6%	3.6%
1981-1990	135	22.0%	2.7%	3.6%
1991-1995	65	10.6%	1.3%	2.1%
1996-2001	25	4.1%	0.5%	2.2%
TOTAL	**615**	**100.0%**	**12.3%**	**17.3%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg Population.

Generation Status (15 years and over)	Number	% of Total	% of Pop. [1]	% of Pop. [2]
First generation	630	16.9%	12.7%	17.2%
Second generation	715	19.2%	14.4%	18.7%
Third generation and over	2,375	63.8%	47.7%	44.9%
TOTAL	**3,720**	**100.0%**	**74.7%**	**80.9%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg Population.

Recent Immigration	Number	% of Total	% of Pop. [1]	% of Pop. [2]
Philippines	0	0.0%	0.0%	0.5%
India	0	0.0%	0.0%	0.2%
China, People's Republic of	0	0.0%	0.0%	0.2%
Bosnia and Herzegovina	0	0.0%	0.0%	0.1%
Ukraine	0	0.0%	0.0%	0.1%
United Kingdom	0	0.0%	0.0%	0.1%
United States	0	0.0%	0.0%	0.1%
Yugoslavia	0	0.0%	0.0%	0.1%
Viet Nam	0	0.0%	0.0%	0.0%
Korea, South	0	0.0%	0.0%	0.0%
Croatia	0	0.0%	0.0%	0.0%
Pakistan	0	0.0%	0.0%	0.0%
Russian Federation	0	0.0%	0.0%	0.0%
Iraq	0	0.0%	0.0%	0.0%
Jamaica	10	40.0%	0.2%	0.0%
Iran	0	0.0%	0.0%	0.0%
Afghanistan	0	0.0%	0.0%	0.0%
Romania	0	0.0%	0.0%	0.0%
Mexico	15	60.0%	0.3%	0.0%
Colombia	0	0.0%	0.0%	0.0%
Hong Kong, Special Administrative Region	0	0.0%	0.0%	0.0%
South Africa, Republic of	0	0.0%	0.0%	0.0%
Sri Lanka	0	0.0%	0.0%	0.0%
Germany	0	0.0%	0.0%	0.0%
Congo, Democratic Republic of the	0	0.0%	0.0%	0.0%
France	0	0.0%	0.0%	0.0%
Lebanon	0	0.0%	0.0%	0.0%
Haiti	0	0.0%	0.0%	0.0%
Morocco	0	0.0%	0.0%	0.0%
Algeria	0	0.0%	0.0%	0.0%
All other places of birth	0	0.0%	0.0%	0.5%
TOTAL	**25**	**100.0%**	**0.5%**	**2.2%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg Population.

Period of Immigration	Number	% of Total	% of Pop. [1]	% of Pop. [2]
Before 1961	20	30.8%	2.2%	3.4%
1961-1970	25	38.5%	2.8%	2.4%
1971-1980	10	15.4%	1.1%	3.6%
1981-1990	0	0.0%	0.0%	3.6%
1991-1995	10	15.4%	1.1%	2.1%
1996-2001	0	0.0%	0.0%	2.2%
TOTAL	**65**	**100.0%**	**7.3%**	**17.3%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg population.

Generation Status (15 years and over)	Number	% of Total	% of Pop. [1]	% of Pop. [2]
First generation	65	9.0%	7.3%	17.2%
Second generation	130	17.9%	14.5%	18.7%
Third generation and over	530	73.1%	59.2%	44.9%
TOTAL	**725**	**100.0%**	**81.0%**	**80.9%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg population.

Recent Immigration	Number	% of Total	% of Pop. [1]	% of Pop. [2]
Philippines	0	0.0%	0.0%	0.5%
India	0	0.0%	0.0%	0.2%
China, People's Republic of	0	0.0%	0.0%	0.2%
Bosnia and Herzegovina	0	0.0%	0.0%	0.1%
Ukraine	0	0.0%	0.0%	0.1%
United Kingdom	0	0.0%	0.0%	0.1%
United States	10	100.0%	1.1%	0.1%
Yugoslavia	0	0.0%	0.0%	0.1%
Viet Nam	0	0.0%	0.0%	0.0%
Korea, South	0	0.0%	0.0%	0.0%
Croatia	0	0.0%	0.0%	0.0%
Pakistan	0	0.0%	0.0%	0.0%
Russian Federation	0	0.0%	0.0%	0.0%
Iraq	0	0.0%	0.0%	0.0%
Jamaica	0	0.0%	0.0%	0.0%
Iran	0	0.0%	0.0%	0.0%
Afghanistan	0	0.0%	0.0%	0.0%
Romania	0	0.0%	0.0%	0.0%
Mexico	0	0.0%	0.0%	0.0%
Colombia	0	0.0%	0.0%	0.0%
Hong Kong, Special Administrative Region	0	0.0%	0.0%	0.0%
South Africa, Republic of	0	0.0%	0.0%	0.0%
Sri Lanka	0	0.0%	0.0%	0.0%
Germany	0	0.0%	0.0%	0.0%
Congo, Democratic Republic of the	0	0.0%	0.0%	0.0%
France	0	0.0%	0.0%	0.0%
Lebanon	0	0.0%	0.0%	0.0%
Haiti	0	0.0%	0.0%	0.0%
Morocco	0	0.0%	0.0%	0.0%
Algeria	0	0.0%	0.0%	0.0%
All other places of birth	0	0.0%	0.0%	0.5%
TOTAL	**10**	**100.0%**	**1.1%**	**2.2%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg population.

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Period of Immigration	Number	% of Total	% of Pop. [1]	% of Pop. [2]
Before 1961	100	2.3%	0.8%	3.4%
1961-1970	295	6.7%	2.3%	2.4%
1971-1980	1,625	36.8%	12.4%	3.6%
1981-1990	1,375	31.2%	10.5%	3.6%
1991-1995	645	14.6%	4.9%	2.1%
1996-2001	370	8.4%	2.8%	2.2%
TOTAL	**4,410**	**100.0%**	**33.8%**	**17.3%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg population.

Generation Status (15 years and over)	Number	% of Total	% of Pop. [1]	% of Pop. [2]
First generation	4,290	43.3%	32.8%	17.2%
Second generation	1,940	19.6%	14.8%	18.7%
Third generation and over	3,675	37.1%	28.1%	44.9%
TOTAL	**9,905**	**100.0%**	**75.8%**	**80.9%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg population.

Recent Immigration	Number	% of Total	% of Pop. [1]	% of Pop. [2]
Philippines	215	57.3%	1.6%	0.5%
India	110	29.3%	0.8%	0.2%
China, People's Republic of	0	0.0%	0.0%	0.2%
Bosnia and Herzegovina	0	0.0%	0.0%	0.1%
Ukraine	0	0.0%	0.0%	0.1%
United Kingdom	0	0.0%	0.0%	0.1%
United States	15	4.0%	0.1%	0.1%
Yugoslavia	0	0.0%	0.0%	0.1%
Viet Nam	0	0.0%	0.0%	0.0%
Korea, South	0	0.0%	0.0%	0.0%
Croatia	0	0.0%	0.0%	0.0%
Pakistan	0	0.0%	0.0%	0.0%
Russian Federation	0	0.0%	0.0%	0.0%
Iraq	0	0.0%	0.0%	0.0%
Jamaica	0	0.0%	0.0%	0.0%
Iran	0	0.0%	0.0%	0.0%
Afghanistan	0	0.0%	0.0%	0.0%
Romania	10	2.7%	0.1%	0.0%
Mexico	0	0.0%	0.0%	0.0%
Colombia	0	0.0%	0.0%	0.0%
Hong Kong, Special Administrative Region	10	2.7%	0.1%	0.0%
South Africa, Republic of	0	0.0%	0.0%	0.0%
Sri Lanka	0	0.0%	0.0%	0.0%
Germany	0	0.0%	0.0%	0.0%
Congo, Democratic Republic of the	0	0.0%	0.0%	0.0%
France	0	0.0%	0.0%	0.0%
Lebanon	0	0.0%	0.0%	0.0%
Haiti	0	0.0%	0.0%	0.0%
Morocco	0	0.0%	0.0%	0.0%
Algeria	0	0.0%	0.0%	0.0%
All other places of birth	15	4.0%	0.1%	0.5%
TOTAL	**375**	**100.0%**	**2.9%**	**2.2%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg population.

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Period of Immigration	Number	% of Total	% of Pop. [1]	% of Pop. [2]
Before 1961	40	9.6%	0.8%	3.4%
1961-1970	70	16.9%	1.4%	2.4%
1971-1980	115	27.7%	2.3%	3.6%
1981-1990	90	21.7%	1.8%	3.6%
1991-1995	85	20.5%	1.7%	2.1%
1996-2001	15	3.6%	0.3%	2.2%
TOTAL	**415**	**100.0%**	**8.4%**	**17.3%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg population.

Generation Status (15 years and over)	Number	% of Total	% of Pop. [1]	% of Pop. [2]
First generation	390	10.6%	7.9%	17.2%
Second generation	770	20.9%	15.7%	18.7%
Third generation and over	2,520	68.5%	51.3%	44.9%
TOTAL	**3,680**	**100.0%**	**74.9%**	**80.9%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg population.

Recent Immigration	Number	% of Total	% of Pop. [1]	% of Pop. [2]
Philippines	15	100.0%	0.3%	0.5%
India	0	0.0%	0.0%	0.2%
China, People's Republic of	0	0.0%	0.0%	0.2%
Bosnia and Herzegovina	0	0.0%	0.0%	0.1%
Ukraine	0	0.0%	0.0%	0.1%
United Kingdom	0	0.0%	0.0%	0.1%
United States	0	0.0%	0.0%	0.1%
Yugoslavia	0	0.0%	0.0%	0.1%
Viet Nam	0	0.0%	0.0%	0.0%
Korea, South	0	0.0%	0.0%	0.0%
Croatia	0	0.0%	0.0%	0.0%
Pakistan	0	0.0%	0.0%	0.0%
Russian Federation	0	0.0%	0.0%	0.0%
Iraq	0	0.0%	0.0%	0.0%
Jamaica	0	0.0%	0.0%	0.0%
Iran	0	0.0%	0.0%	0.0%
Afghanistan	0	0.0%	0.0%	0.0%
Romania	0	0.0%	0.0%	0.0%
Mexico	0	0.0%	0.0%	0.0%
Colombia	0	0.0%	0.0%	0.0%
Hong Kong, Special Administrative Region	0	0.0%	0.0%	0.0%
South Africa, Republic of	0	0.0%	0.0%	0.0%
Sri Lanka	0	0.0%	0.0%	0.0%
Germany	0	0.0%	0.0%	0.0%
Congo, Democratic Republic of the	0	0.0%	0.0%	0.0%
France	0	0.0%	0.0%	0.0%
Lebanon	0	0.0%	0.0%	0.0%
Haiti	0	0.0%	0.0%	0.0%
Morocco	0	0.0%	0.0%	0.0%
Algeria	0	0.0%	0.0%	0.0%
All other places of birth	0	0.0%	0.0%	0.5%
TOTAL	**15**	**100.0%**	**0.3%**	**2.2%**

[1] Percent of neighbourhood population.
[2] Percent of Winnipeg population.