

# The Daniel McIntyre/ St. Matthews Housing Plan



**T**HE DANIEL MCINTYRE/ST. MATTHEWS HOUSING PLAN outlines the community vision, goals, objectives and actions relating to housing in the Daniel McIntyre and St. Matthews neighbourhoods. It provides direction for the City of Winnipeg, the Province of Manitoba, developers, and housing providers to address the housing priorities identified by community residents and stakeholders.

Housing is a complex issue that affects the whole community. All three levels of government have a mandate to help ensure Manitobans have safe and adequate housing. As a community organisation, the Daniel McIntyre/St. Matthews Community Association has an important role to play as well.

The Daniel McIntyre/St. Matthews Community Association undertook community consultations, a door-to-door survey throughout the community, to find out residents' concerns and priorities in relation to housing. The results of this extensive consultation forms the foundation of the Housing Plan.

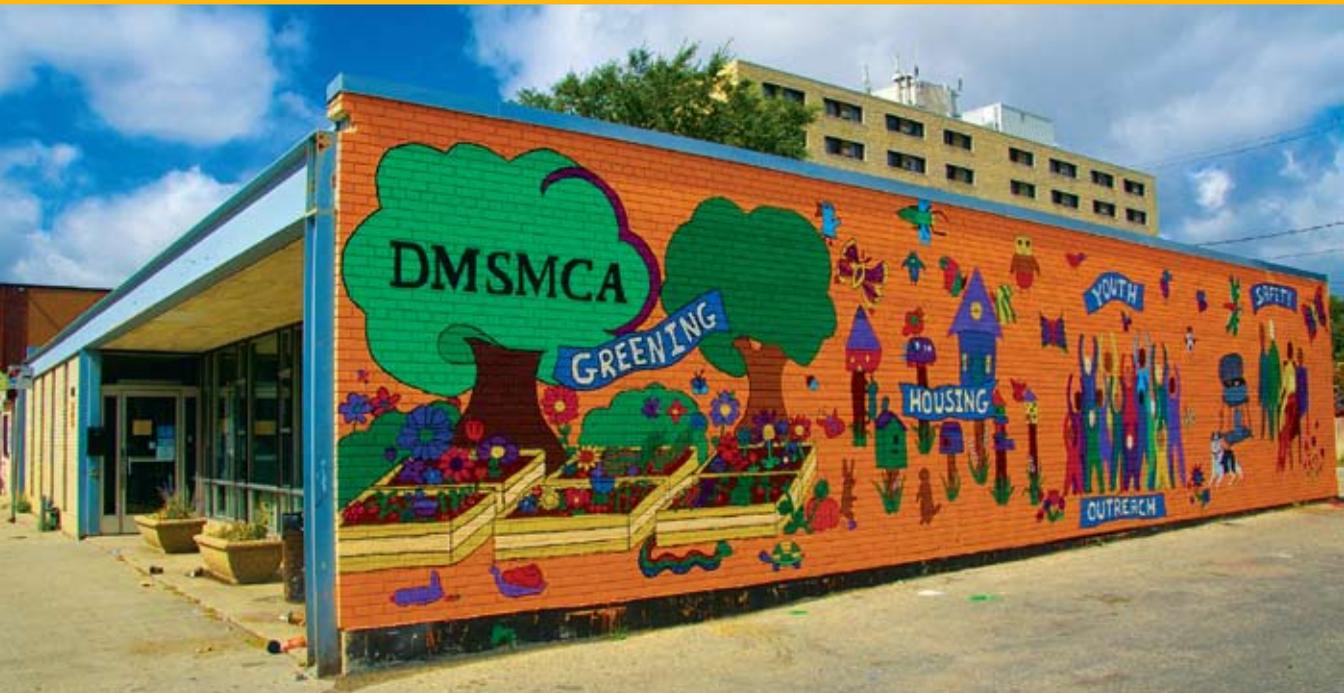
The five-year Housing Plan will be implemented from 2013 to 2018 by the Daniel McIntyre/St. Matthews Community Association in partnership with housing stakeholders including: community members; private and non-profit housing providers and developers; community organisations; all levels of government; and other partners.



To access the complete Housing Plan, visit [www.dmsmca.ca](http://www.dmsmca.ca) under the "Housing" tab or contact 204-774-7005 or [housing@dmsmca.ca](mailto:housing@dmsmca.ca).

DMSMCA is a not-for-profit community organisation. Our mandate is to plan and coordinate neighbourhood renewal efforts through Community Development and Community Economic Development. Our mission is to empower the community of Daniel McIntyre/St. Matthews to achieve social,

cultural, economic and environmental well being. Ours is a vision of a Daniel McIntyre/St. Matthews community which is stable, healthy and safe; a neighbourhood that is diverse, welcoming, vibrant, clean and self reliant.



## **Complete Communities**

“Places that both offer and support a variety of lifestyle choices, providing opportunities for people of all ages and abilities to live, work, shop, learn and play in close proximity to one another.”

This is a vision of an inclusive city, which welcomes many different kinds of individuals, families and communities: “complete communities should provide a range of housing options to accommodate various incomes, household types, abilities and stages of life.”

*–The City of Winnipeg’s Complete Communities plan, a secondary plan which applies to the whole city, along with OurWinnipeg, the city’s development plan.*

## **COMPLETE COMMUNITIES & DANIEL MCINTYRE AND ST. MATTHEWS NEIGHBOURHOODS**

In many ways, Daniel McIntyre and St. Matthews model complete communities: they include a variety of types of housing and are close to many amenities. This enables residents to meet many of their everyday needs with ease and without having to travel too far from the neighbourhoods.

Area residents identified specific aspects of complete communities that they would like to maintain and enhance in Daniel McIntyre and St. Matthews, including:

- ✂ the balance of residential and commercial spaces
- ✂ the balance and location of housing types, and
- ✂ targeting of specific areas for improvement.

### ***Balance of residential and commercial space***

The current balance of commercial and residential space should be maintained. Commercial spaces should continue to be located primarily on the main streets in the neighbourhoods, including intensification of these streets with more commercial spaces developed and used for locally appropriate businesses. The preferred model for new commercial development is to have buildings with commercial uses on the ground floor and mixed-use commercial and residential above, with a strong preference for smaller and more locally owned businesses.

### ***Balance and location of housing types***

There is a pressing need for more housing of all types in Daniel McIntyre and St. Matthews, as there is in Winnipeg as a whole. Low-rise apartment buildings (3 or fewer storeys) and multiplexes are the most desirable way to achieve increased density on limited available land while maintaining the original feel of the neighbourhood.

To maintain the current character of the neighbourhood, higher-density housing (e.g. high-rise apartment buildings with 4+ storeys) should be built along main streets, while lower-density housing (e.g. single family houses, duplexes/multiplexes, low-rise apartment buildings) should be built along residential streets.

Currently, the proportion of rental units to owner-occupied housing is roughly equal. There is a lack of more rental and owner-occupied housing to meet the pressing community housing needs. Both types of housing should be increased but current ratio of rental to owner-occupied

housing should be maintained.

Affordable housing is increasingly difficult for many low-income households to access. As housing prices and rents in Daniel McIntyre and St. Matthews increase along with or faster than Winnipeg prices and rents, many residents are finding it difficult to stay in the neighbourhood. The ratio of subsidized, affordable, and market units should be maintained to ensure that lower-income households can continue to access housing here.

There is currently a wide variety of specialty housing types in Daniel McIntyre and St. Matthews, including social housing, seniors' housing, transitional housing, student housing and supportive housing. These enrich the neighbourhoods' diversity and accessibility and are an important way to meet the needs of the communities' households. The current ratios of social, transitional and supportive housing should be maintained. As opportunities arise we should increase certain types of transitional, supportive and student housing that are currently in limited supply.

### ***Targeting of Specific Areas for Improvement***

In order to continue the revitalisation of Daniel McIntyre and St. Matthews, investment programs and improvement campaigns should be targeted to high priority areas. Programs should focus on improving house interiors and exteriors (through financially accessible supports), in areas to be identified by the Daniel McIntyre/St. Matthews Community Association Housing Committee.



## THE HOUSING ACTION PLAN

Community members identified three main areas of concern relating to housing in Daniel McIntyre and St. Matthews neighbourhoods:

- ✂ The need to **create more housing**
- ✂ The need to **lower the cost of housing**
- ✂ The need to **improve housing quality**

The plan has four goals which reflect these three main areas of concern as well as the need for advocacy and education.

### ***GOAL 1: Stabilize and increase the number of units of housing available in the Daniel McIntyre and St. Matthews neighbourhoods, while maintaining the current ratio of rental units to owner-occupied units***

Community members identified the need for more housing of all types as the biggest housing priority. A lack of affordable housing is the biggest gap, but participants also identified that larger and smaller families, single people and people with disabilities were all in need of housing that meets their needs.

### ***GOAL 2: Ensure that housing reflects the mixed-income characteristics of the Daniel McIntyre and St. Matthews neighbourhoods and is financially accessible to all households***

The cost of housing was also identified as a major concern through the community consultations. Both rental housing and homeownership costs continue to rise and displace people from the neighbourhood. Community members want to see existing affordable housing maintained and new affordable housing created; in addition, there is a need for more accessible financial tools. Barriers to affordable housing include the conversion of apartments to condominiums and increased rents that come with renovations.



### ***GOAL 3: Coordinate resources to improve housing quality***

Community members identified education and resources for improving housing quality for residents as a key area of focus. Many people viewed poorly maintained houses, buildings and vacant lots as a housing quality concern in the neighbourhood and felt that any campaign to improve housing quality must target homeowners, landlords and tenants.

### ***GOAL 4: Work with governments to create housing and housing supports that meet the needs of community residents and reflect the goals of the housing plan***

Government policy, actions, funding and support from the City of Winnipeg, the Province of Manitoba and the Government of Canada have a significant effect on the quality, quantity and cost of housing. Government policies and actions can affect the quantity, cost, and condition of housing in the two communities on a larger scale than the actions of individual community members and organizations. The community, acting with and through the DMSMCA, can effect greater change by working with each (or all) levels of government.