

Proceedings of the Infill Housing Seminar held December 16, 1982 at The University of Winnipeg

1982

The Institute of Urban Studies





THE UNIVERSITY OF
WINNIPEG

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**PROCEEDINGS OF THE INFILL HOUSING SEMINAR HELD DECEMBER 16, 1982 AT THE
UNIVERSITY OF WINNIPEG**

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The Institute of Urban Studies is an independent research arm of the University of Winnipeg. Since 1969, the IUS has been both an academic and an applied research centre, committed to examining urban development issues in a broad, non-partisan manner. The Institute examines inner city, environmental, Aboriginal and community development issues. In addition to its ongoing involvement in research, IUS brings in visiting scholars, hosts workshops, seminars and conferences, and acts in partnership with other organizations in the community to effect positive change.

Proceedings of the
Infill Housing Seminar
Held
December 16, 1982
at
The University of Winnipeg

Hosted by the Institute of Urban Studies
Sponsored by the Core Area Initiative Program



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INFILL HOUSING SEMINAR AGENDA

Thursday, December 16, 1982

- 8:30-8:45 Registration
- 8:45-9:15 Opening Address by Chairman
"Why Infill Housing in the Core Area?"
Don Ayre, Don Ayre and Associates Ltd.
- Session 1
- 9:15-9:45 WHAT is infill housing?
Gae Burns, MHRC - Speaker
John Petersmeyer, GBR Associates - Respondent
- 9:45-10:30 Discussion
- 10:30-10:50 Refreshments
- Session 2
- 10:50-11:30 WHERE can infill housing be developed?
Tom Yauk, City of Winnipeg - Speaker
Paul McNeil, Winnipeg Housing Rehabilitation Corporation - Respondent
Guy Hobman, Greentree Homes - Respondent
- 11:30-12:15 Discussion
- 12:15-1:15 Luncheon
- 1:15-1:45 *Larry Boland, Core Area Initiative - Speaker*
- Session 3
- 1:45-2:20 HOW can infill housing be produced?
Saul Schubert, MHRC - Speaker
Roy Nichol, CMHC - Respondent
- Session 4
- 2:20-2:40 WHO can produce infill housing
Albert Defehr, Manitoba Home Builders Association - Speaker
- 2:40-3:00 Refreshments
- 3:00-3:40 Discussion
- 3:40-3:50 Closing

A Summary of the Infill Housing Seminar

The seminar was held on December 16th at the University of Winnipeg. Discussions were concerned with the production of infill housing in Winnipeg's Core Area. All of the speakers were well qualified to discuss the topic and all are active in the Winnipeg housing market. Fifty-one (51) persons attended the seminar representing various groups within the housing industry; community-based non-profit housing corporations; planning consultants; and government agencies. Displays were provided by:

Furnasman Heating
JAW Enterprises
Greater Winnipeg Gas
Kitchen Craft of Canada
Manitoba Housing and Renewal Corporation
Institute of Urban Studies

The display of winning infill housing designs from the recent MHRC competition was a focal point for the morning discussion. For many, this was the first time the designs have been viewed. Issues arising from the morning session are:

1. Has a marketing analysis been conducted to determine who will purchase infill housing? Do the designs fit the demand?
2. Can the housing (as designed) be produced within price guidelines? The per square foot construction cost quoted by several participants was \$60.
3. Are 84 infill housing units too many for the new home market in central Winnipeg?
4. Are design controls going to be implemented on all aspects of the housing?

Issues arising from the afternoon sessions are:

1. It is appropriate to construct \$60,000 homes in neighbourhoods with average prices of \$30,000? Are there resale problems?
2. Can the industry or government effectively market homes in the more deteriorated parts of the Core Area? Has this been considered in the programming? What will affect the buyers?

The industry and government demonstrated throughout the day their willingness to cooperate in improving the housing stock available in Winnipeg's older residential neighbourhoods. As Mr. DeFehr indicated, the industry, while striving to be profitable, recognizes its social and moral responsibilities in the municipality and will work with government to produce quality housing.

Proceedings of the Infill Housing Seminar

Opening Address by Don Ayre, Chairman.

As I look around the room I realise there are many expert people in the field of housing, here. I think that the unusual thing about "Infill", as a field of endeavor, is there aren't any real experts. Today we are attempting to put together as many of the pieces as we can to see if some kind of overall or common strategy can be developed.

There are, as I understand it, 75 lots presently available from MHRC for infill housing. That represents about 10% of the single family production in this year. It could be imagined that in the next few years, 75-100 lots might emerge and be available for infill housing on a regular annual basis, representing a sizable proportion of residential construction in the City of Winnipeg. There are roughly 600 boarded up houses in the City of Winnipeg. These houses could be available, somewhere down the line. Thus, there is in existence, a significant inventory of lots for infill housing. In the past, the City has not had a constant number of lots entering its inventory which could be used in this way. It is really the front edge to another major movement that is going on in the City and in other major cities - rehabilitation of older neighbourhoods. As infill happens, setting an example and a pace in different districts, the district responds and rehabilitation and revitalization occurs. Infill can be used as a front edge for rehabilitation and we hope that maybe in the new year to have a second seminar to allow some thinking about rehabilitation.

Before we move on in the agenda, I would like to give thanks to today's sponsors: the Core Area Initiative Office who responded so positively to the idea of us getting together to think about infill housing; the University of Winnipeg who let us have the space and who are very interested in the City of Winnipeg's future development; and then of course, the suppliers who are Furnasman Heating, JAW Industries, Greater Winnipeg Gas, and Kitchen Craft of Canada. Manitoba Housing Renewal Corporation and the Institute of Urban Studies have displays of their materials as well.

Today's first agenda item is entitled "Why Infill Housing In The Core Area?" I have previously discussed this and I refer you to my article which is in the conference kit. (See Appendix) To address "What Is Infill Housing?" we have Gae Burns of MHRC and John Petersmeyer of GBR Associates and they will be referring to the award winning infill housing designs from the recent MHRC competition. We invite you to look at the display panels, in the centre of the room, during the coffee and lunch breaks. "Where Can Infill Housing Be Developed?" will be addressed by Tom Yauk of the City of Winnipeg. Tom has a long time association with the Neighbourhood Improvement Program and did some startling work in various neighbourhoods in terms of rehabilitation and revitalization of those neighbourhoods. Tom will address where we might concentrate our efforts and how could it have the greatest impact in terms of the City's growth. As well we have Paul McNeil and Guy Hobman as respondents.



Paul McNeil worked with Qualico Developments and is now the Director of the Winnipeg Housing Rehabilitation Corporation. Guy Hobman is with Greentree Homes which is located in the Core Area and is interested in the Core Area in terms of infill housing.

Larry Boland will speak to us at lunch. He is the General Manager of the Core Area Initiatives Program and will talk to us about the opportunities that he sees on the horizon that will probably make infill housing and rehabilitation of the residential component of the Core Area more attractive as a business opportunity. Saul Schubert of MHRC will be speaking in the afternoon on "How Can Infill Housing Be Produced?" Roy Nichol, the new Local Manager of CMHC and Albert DeFehr who is the present President of the Manitoba Home Builders Association, will assist Mr. Schubert in addressing questions of programming, financing and "Who Can Produce Infill Housing?" So with that as a background I want people to feel free to ask questions at any point as we go along. The purpose of the meeting is to get some information out front, and also to have some dialogue with you.

Session 1 - "What is Infill Housing?"

Gae Burns :-

What we plan to do this morning in this first session is give a brief description on what Manitoba Housing and Renewal Corporation is doing and has done. As part of that description will be a definition of what infill housing is and then after that we are going through a series of slides of infill housing examples that we have found in Winnipeg. First of all just a brief talk on what infill housing might be or is. In the past Manitoba Housing has always been committed and still is committed to infill housing as not only being a generator of jobs in the construction industry but also as a way to stabilize older neighbourhoods. Any time you get new construction in an older neighbourhood or for that matter any neighbourhood, it helps to generate more new construction, renovation and even small improvements like painting or new siding. In the past Manitoba Housing has built in North Point Douglas and the older parts of St. Vital, Brooklands, the West End, and the North End. We will be looking at slides showing examples of those houses. Our efforts have sometimes been quite successful. There is the story, I have often told, of the Free Press photographing one of the houses that Manitoba Housing built as public housing on an infill site and the Free Press publishing it as being 'private housing that was renovated'. I think that was the greatest compliment and was exactly what we meant by infill housing. A definition of infill housing is 'Infill Housing is found anywhere there is new construction and that new construction neither alters, neither detracts, nor adds to the infrastructure that is already there.'

We recognize problems or challenges that builders face in constructing infill housing. One of them is: How do you dig a hole and stop



foundation on either side from crumbling into your hole. Usually that stone foundation on either side is only a couple of feet from the property line and the infill house or houses are also very close to the property line. Other questions are: Where do you dump the dirt? You haven't got a big front yard; you haven't got a big back yard; and you have to cart all that dirt away if you are the builder. How do you stop people from stealing your two by fours? That is a major question that the builder has to deal with. I think that, in finding solutions, the net result will be more component type of building.

There also are design problems and that is really what John and I want to discuss this morning. How do you make a house look like it's part of the street? It's supposed to look old because it's in an older neighbourhood, but really it's a new house. Somehow that is a contradiction of terms but that is what we will get into later with the slides. At Manitoba Housing we recognize this design problem as a major challenge and that is what brought about the Award Winning Design Competition. It was open to all Manitoba architects and we received 25 submissions. There were 7 winners in 5 categories. The categories were:

- a) two bedroom, single detached home;
- b) three bedroom, single detached home;
- c) four bedroom, single detached home;
- d) 25 foot lot;
- e) 33 foot lot.

These are the typical size of properties that you find in the inner core of Winnipeg. Right now the winning architects are completing their drawings and these will be tendered on the 75 lots that Don Ayre just talked about, but those 75 lots, Don, are now 84 and growing everyday. Those lots are properties which Manitoba Housing has in its land inventory; it's properties that come from the City of Winnipeg' and also properties from the Neighbourhood Improvement Program. The City of Winnipeg has actually written down the price of their properties from 25% to 50% of their actual market value in order to help with this program. The particular houses which Manitoba Housing will be building, which are the seven award winners on the 75 or 84 lots will get a 12 $\frac{3}{4}$ % mortgage rate for a 5 year term from the provincial government. There will be income subsidies up to \$175. a month. There is the \$3,000 Federal Grant. There is the \$5,000 Core Area Grant for new construction and in some cases, where the total price is higher than the market value in that area, there may be an adjustment made on the sale price that makes them affordable and marketable.

I would like to call upon John and we will turn on the slide projector and just flip through some of the examples we would like to show everyone this morning.

Mr. Petersmeyer -

The first slide is of a building owned by Manitoba Housing that was designed around 1973. We are showing this high rise building as an example of infill housing but we aren't going to talk about this kind of infill this



morning. There are a good many examples of infill housing and this may possibly be considered a bad example but I think it is the example we are most familiar with. It is the example we are probably most familiar with because we have had a tendency with infill pockets of available land to go in and make a major change in density. But the majority of our discussions this morning are going to address a new market - the single family home on the very narrow lot.

Gae Burns and John Petersmeyer -

This morning, we really want to talk about the existing streetscape in Winnipeg and how infill houses might fit in. This picture (slide), showing a row of houses in North Point Douglas is a typical streetscape in Winnipeg. The common elements are:

- a) gable roof at front of home;
- b) vertical windows;
- c) verandas or small porches on front of homes which tend to lower the scale of these two storey houses;
and
- d) fences enclosing front and back yards.

When Gae and I discussed what are the style of infill housing and the exterior components and the image that we would like to see, we came up with eight items. We are just going to ramble through these very quickly then we can go back later as we see the slides to look at them in detail. First is massing; second is scale; the third is silhouette; the fourth is colour; the fifth are openings such as windows, doors or vents; the sixth is details; the seventh is materials; and the eighth is safe development. So let us just choose one 'silhouette', for an example. Imagine if we took one of these designs, which are essentially all the same and suddenly put in a gable to face the opposite direction. We would provide a tremendous discontinuity to this existing framework. Under the category 'colour', there is nowhere in the inner city where you will find that wood is left without a colour on it, or as we might call it unstained. In the inner core you find whites, greens, reds and rusts and all these very definite colours, but to find raw wood is just not part of the inner core. If you take a look at most of the existing houses in the downtown area of Winnipeg very often the frame around the window is a contrasting colour to the siding or the material that the house is made of.

'Massing' is the relative volume or the mass that is established relative to the existing housing adjacent to it. 'Massing' and 'scale' should be similar to the existing housing.

Consider this townhouse development and its 'openings'. The townhouses face the street and there are also townhouses that face the back lane. This means that there are some people who have their front doors off the back lane. That gets into the whole question of how you see your relationship as a resident in this housing project and your relationship to the neighbourhood and entire city. That is a relationship that is sociologically and perhaps psychologically important. I believe that the front door has to be related to a street and not to a back lane to reinforce the fact that the new person



is just as important a member of the city at large as anyone else is who already lives on the street.

I think that it is very important that houses, designed for the inner core, recognize the fact that there is a back lane and a front street. Normally these houses have a back door that gets you to your back lane and to your car and they have a front door which is a ceremonial entrance for your guests and such like. It's functional contact which is important to include as the adjacent houses have these same amenities.

This is a project of 4 townhouses. There is a whole row of white houses yet there is a lot of 'detail'. Details, such as trim, trellis, shutters, lights, mailbox, street numbers and roof lines develop a nice scale condition.

This house is in North Point Douglas and is the one that the Free Press photographed as being a renovated house not as a new one. In this picture, it is difficult to tell the right hand house from the left hand house in terms of when they were built. The right hand house is probably 70, 80 maybe 90 years older than the left hand house. There is no question that this is a good example of attempting to restrain the ego of the designer or the developer in an attempt to provide housing which will fit in easily. We are concerned with compatibility of new housing to the existing street and devices which create contrast should be used on a minor scale so they do not become a counterpoint.

Question period.

The question period following the first presentations, raised several important points.

1. The experience of the Province with its existing infill housing has been mixed. Some have had stable tenancies with property well-maintained while others have not. It is difficult to know whether this is related to the housing design or the neighbourhoods in which they are located.
2. For MHRC's 85 infill lots, the designs generated by the competition will be used. By April 30th of 1983 (the deadline of the federal \$3,000 grant program), tendering, in blocks of 8, 10 or 12 lots, will be completed.
3. Other designs can be considered but must meet the criteria outlined previously.
4. Building and zoning regulations do cause concern when building in existing older neighbourhoods but these are not insurmountable. Primarily, builders must become accustomed to a different mode of operation and certain governmental regulations must be reconsidered as they unnecessarily complicate the design and construction process.
5. When asked about a market study for the proposed housing, it was indicated that a demand did exist but that a study had not been carried out to either determine the appropriate types of housing or quantities of housing to match the demand. The industry participants indicated their concern that a market may not exist for the quantities and types of housing proposed and for the neighbourhoods targetted for development.

6. The cost to produce the housing was questioned.

Mr. Burns outlined the following costs:

Lot Cost	\$ 3,000	
House Cost	<u>\$ 42,000</u>	
Total Cost	\$ 45,000	
	- 3,000	*CHSP (Federal)
	- <u>5,000</u>	*CAI Grant
Purchase Price:	\$ 37,000	

Assuming a 10% downpayment, the mortgage amount is \$32,500.

* Canadian Homeownership Simulation Program and Core Area Initiative Homeownership Program.

Notes:

Later discussions with contractors indicated that the drawings, as presented, would cost \$60 per square foot to construct. This is approximately \$15 higher than MHRC's estimates.

MHRC representatives indirected that the designs would be revised to bring construction costs down.

In February, a preliminary tender of 12 lots (with modified designs) is being conducted to ascertain construction costs.

7. Two options exist for builders to participate. The builder can purchase the lots, construct homes and market them or the builder can construct homes on lots which MHRC retains ownership of. In the former situation, MHRC will purchase if on the market for an extended period of time without selling.

Session 2 - "Where Can Infill Housing Be Developed?"

Mr. Yauk -

I have just been informed that I have to speak and then the two people on my right are to attack me, so I will be very brief. I have a 28 page speech that I will not refer to because it has too much attackable information in it.

I am delighted to be here and especially delighted that the topic today is infill housing related to the City of Winnipeg. It's been a long standing pursuit of mine to encourage older neighbourhood restoration and infill housing, in terms of either utilising vacant land or replacing some of our dilapidated structures which are beyond the point of economic rehabilitation with new housing.



The question "where can infill housing be built?" I would like to change to 'where should infill housing be built?' The answer to that question is simplistic; infill housing should be built in older neighbourhoods and older neighbourhoods that we target.

I think we are fortunate in Winnipeg in that we still can be talking about infill housing and we're fortunate to be endowed with land at prices that have not escalated to the extent that they have in other cities, namely, Vancouver, Toronto, Calgary. In other words, the land prices that we are facing are not prohibitive and with rather modest levels of subsidy by government we have a financial context in which infill can be workable. I think that once we identify the fact that it is workable, the question becomes at what cost and at what locations? I think we have to be talking about targetting very closely, and I think we have to be talking about targetting on the basis of neighbourhood need.

There are specific areas of Winnipeg that are in trouble. There's a loss in terms of morale in these districts; a loss in terms of the level of volunteerism and support of local institutions; and a lack of housing maintenance on the part of owners and landlords. We have identified, through the Department of Environmental Planning, these areas - North Point Douglas, Centennial, the West Alexander area and Brooklands - where the housing stock is still in need of attention; the level of amenity development is still in need of attention; and where both restoration dollars for home repair and money for infill are definitely required. We still have areas in Winnipeg that are red lined in terms of availability of appropriate insurance and mortgage funding. This issue has to be addressed by improving the market value of houses in these areas. Necessary is an environment where infill housing constructed for \$42,000 or \$45,000 per unit will at least maintain its value. I am a great believer in letting the market take its course if in fact it can, but in some parts of the city the market is debilitated. Let's focus on those areas. When we talk about infill to me we are talking about housing and community improvement within a broad context of programs that will stabilize the neighbourhoods. The City of Winnipeg, through the Plan Winnipeg document and council policy, is committed to a strategy of older neighbourhood support. The neighbourhood improvement program, the community improvement program and home repair programs have been applied to much of older Winnipeg, and plans are to continue with these programs.

The question was raised 'who will come and live in the houses which are constructed?' and what kind of demand is there for residency in the older neighbourhoods of Winnipeg?' These are very important questions! We are finding, more and more, that people are willing to invest at least in some of the neighbourhoods. The classic example although one that has been a little over used is North Point Douglas. Out of 700 homes, 500 were rehabilitated through the RRAP Program. Residents are relating to the new community centre, the five new parks and the significant expenditures on municipal service improvements made through NIP (\$3,500,000). It was an expensive operation to stabilize a neighbourhood, but it does increase the level of receptivity to programs such as infill housing.

Now I think what I would just like to do is point out a few areas where I would like to see infill housing constructed in the short term. There are two areas where infill can be concentrated - Point Douglas where a number of lots will be made available; and the other area is the Centennial neighbourhood

which extends between William and Logan and from Paulin up to Sherbrook: Apart from those two areas, the other sites are scattered throughout the core area. Concentration should be on areas where lots are immediately available and then targetting, in terms of assembling land, must begin as I believe the infill program will catch on. Where government expenditures have affected the market, there is a preparedness on the part of young families to move into areas like North St. Boniface, Brooklands, West Alexander, North Point Douglas.

We have to focus on the areas immediately north and south of the CPR yards. There are tremendous problems in the North End. Neighbourhood Improvement Program has been operating in the North End for about four years now and our level of home repair is not as high as it has been in other areas; the level of receptivity in terms of stimulating private renovation has not been great; that's an area that hasn't turned around yet and requires concentrated effort. I would say that the North End is a priority area and the area to the south of the tracks as far as Notre Dame is another one. The West End, the area immediately west of the University of Winnipeg has larger sites which can be assembled and perhaps infill can take the shape of apartments construction, single family development, and a whole range of things. North of Portage is another area where I think we can be talking about larger types of infill development.

I think that infill also has to work in concert with one program that hasn't been mentioned today and that is by-law enforcement. We have not to my satisfaction, reacted to the worst housing conditions in the City - houses that are primarily absentee owned and for whatever reasons are not maintaining these dwellings and are not compelled to do so due to the ineffectiveness of the enforcement procedures. We hope a campaign will be funded through the Core Area Initiative which will merge housing inspectors and social service resources under the umbrella of an inspection program whereby a component of staff will look at the house, and another staff component would look at the family. Infill can be a complimentary program whereby we could satisfy the relocation needs of people residing in terribly sub-standard housing in the City of Winnipeg. I don't only think that we should be looking at infill in terms of ownership, I think we need new forms of rental construction in the City of Winnipeg and I am hoping that the Manitoba Housing Renewal Corporation and other non-profit corporations will take some initiative in terms of establishing rental housing.

Mr. McNeil -

I am glad to see that we are talking about a realistic market group for the core area. I think that the Province has gone full circle and it has recognized that realistically we are not going to be attracting people of upper or middle incomes into these areas. The trend to move into downtown neighbourhoods, which exists in Toronto and other cities is not, in the short term, going to happen here.

I think we have to examine or be aware of what our needs are in terms of housing as opposed to what our desires are in terms of housing. Since the early

1950's what we define as standards for housing have been developed. I think that a lot of things that have been developed as standards are not based needs but desires. If we are looking at providing basic housing in inner city neighbourhoods then it is time that we re-examine some of these standards. One of the problems that we are going to be running into consistently on infill housing is the question of site planning. Placing a house in proximity to other uses that historically have proved to be non-compatible uses, by that I don't necessarily mean industry but small commercial stores. We have to look at the issue of car parking on site and other onsite amenities. We have found it almost impossible to meet current standards and criteria on many inner city lots because they are so small and I think that it is time we re-examined these standards, as an industry, to determine what is required as opposed to what are the desires. It may be desirable to have a 25 foot setback as a front yard but realistically is that a need? Maybe we ought to be looking at smaller setbacks.

The issue of where infill housing could or should be located is a tough one to deal with, as it is very difficult to come up with a standard or handbook to say this is the handbook where infill housing should be located and these are the standards that we have to adhere to. Each situation becomes one where you have to re-examine the standards. I hope that the civic officials involved with this as well as the lenders and CMHC will be flexible in recognizing that there are some areas that we have to bend on, and when we are bending it should be done in the context of 'are we bending it to meet a desire or are we bending it to meet a basic need?'

Mr. Hobman -

I think that the question of where should infill housing be developed is one that has to be looked at very long and hard and as Paul mentioned, we have a difference of opinion and a difference in desires between people in the industry who want to create infill housing and do things to upgrade the neighbourhood and the buying public who have to buy the product and live in it. Tom raised a very valid point, where are the areas where people are prepared to invest their own money. It's fine for government to go on indefinitely subsidizing and building and if it doesn't work, buy it back and put it into the rental stream. But we all have to be cognisant of the fact that all of these programs have costs and the taxpayer is the end recipient of the bill. The areas where people are prepared to spend their own money and buy the product that they spend their money on has to be competitive with the suburbs. I know the lot cost of \$2,000 was mentioned for the infill program's units. I think that's a very good cost because the costs that we have been incurring to buy land in the core has been between \$1,000 and \$1,500 per foot, not a lot, so there is a big difference there and that is obviously a direct subsidy when you look at it from the point of view of what was the real value of the property.



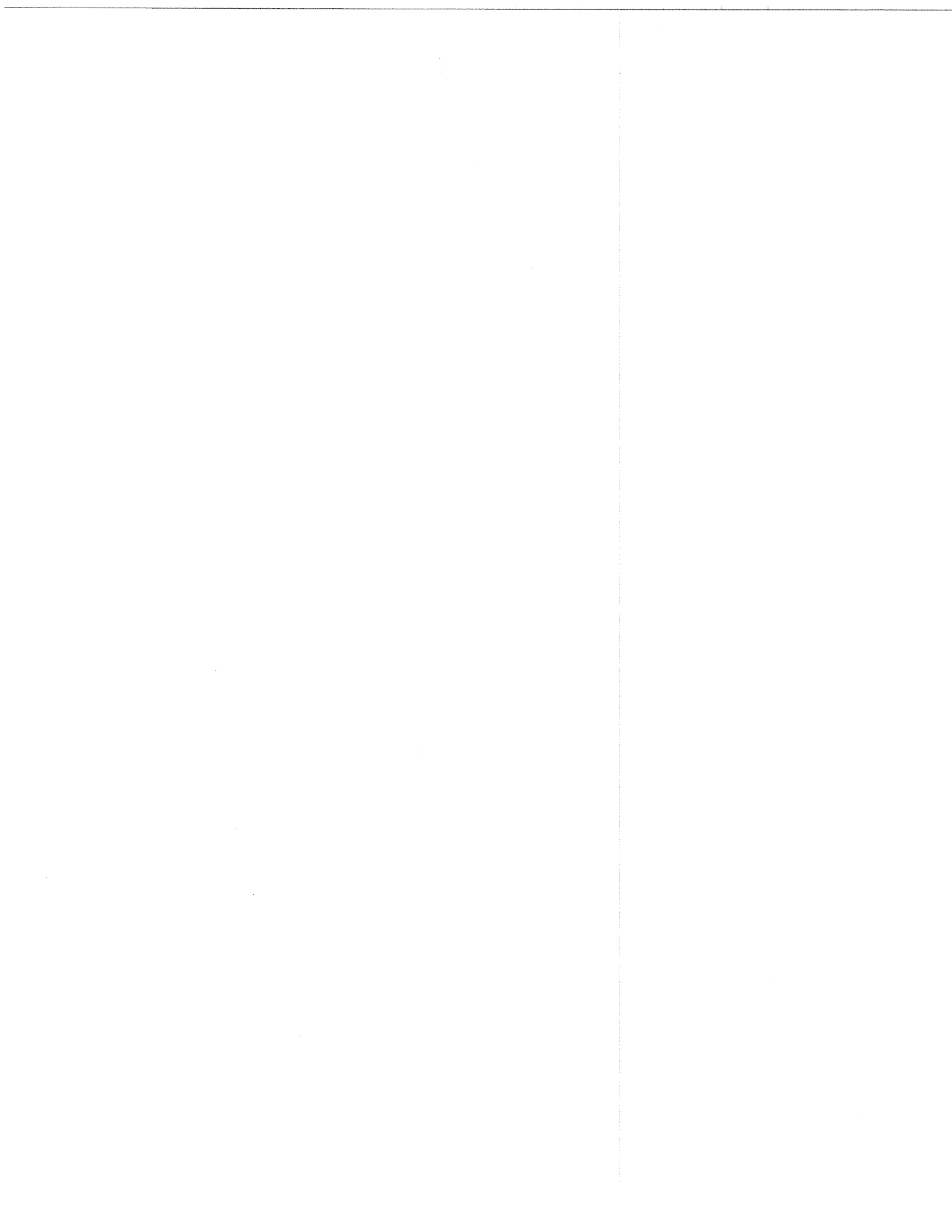
Now, many people want to be in the core area. We moved our office into the core area because we wanted to be there. It was a nice area though rather dilapidated, so we picked up the building that was available at that time and we did the restoration of it. We've since acquired the properties adjacent to ours and will continue to develop and upgrade that particular block and make our investment pay-off. Individuals can do the same thing in selected areas but there has to be a public/private partnership created to do this work.

There has to be promotion as there is no point in doing things and keeping it a secret! There are valid programs available and we have to blow our own horns to let people know: there are lots available in the core and you can buy them at a real bargain price; homes are being built in specific areas. Politicians should get involved in the promotion. The Mayor should be on T.V. saying buy a new home in Point Douglas because it was built through a program sponsored by the City and the Province. We have to convince the private lenders that yes you can make a mortgage loan in the core area, that's one of the greater problems that the industry and the buying public will face. A lot of the lenders just red line the core and say well that's a nice thought but why not go out to Charleswood. There has to be some dialogue and some education done with the lenders.

The City is going to have to bend a few of their rules. The City has a couple of derelict buildings (that we were trying to acquire a few years ago) listed as historical. Now there was nothing more historical about those buildings than the bulb on one of these lamps. The units are still sitting on River Avenue leaning a little bit more to the west everyday and are still vacant. Sideyards are a problem. I know in the days when we were working the Transcona area, there were a lot of infill lots that we had picked up and we were trying to work on. Besides running into problems with old foundations and old septic tanks and no sideyards and knocking the neighbours basement in when you start to build, you had the additional problems of 'no you can't do this and you can't do that because it doesn't comply with the new subdivision regulations.' A common will, amongst the politicians to say "yes we are prepared to bend some of the rules and regulations relative to the core " must be created.

As a merchant builder I think that you might have a problem trying to convince people that the areas north and south of the CP yards are the place to live. I guess it's a question of which area the debris flies into when the tank yards blow up!

The idea of rental housing is very important for the core area redevelopment. There are many substantial structures out there that can be rehabilitated. MHRC is not the only agency that we should be looking to because MHRC has not got a bottomless pit from which they extract funds. The way to really get development going is utilise private sector money also. You need the involvement



of the banks and normal mortgage lenders. The Americans have found this out; they go for the public/private partnership. If we were sitting in Minneapolis they would say that we had \$96 million to use as 20% equity on a project and that would roll up into \$480 million.

Question Period -

The question period, following the second presentations, raised several important points.

1. At present, government regulations are more strict for infill housing than they are for housing rehabilitation.
2. Concerned with the marketability of the housing and with contractors building on speculation, it was asked whether a show home was planned. It was indicated that a show home was not planned by MHRC or the Core Area Initiative.
3. The lots, held by MHRC for infill housing, are not concentrated in one area but found throughout the Core Area. (See Listing in Appendix B.) It was suggested that concentrated efforts would be more profitable in upgrading neighbourhoods and thus ensuring the sustained quality and value of the new housing.
4. Land assembly, or house assembly, should be actively pursued in order to sustain a long-term rehabilitation and infill housing program and to concentrate activity in the neediest neighbourhoods. Assembly should be a joint municipal/provincial undertaking.
5. Asked about the City of Winnipeg's policy on municipally-owned housing and the municipal non-profit housing corporation, Mr. McNeil explained that:
 - a) The City acquires properties with the intention of demolishing them to make room for new developments. Thus, the houses are considered temporary uses and maintained as such. No long-term maintenance plans or budgets exist. With recent postponements of capital works projects, this policy is being reconsidered.
 - b) The Corporation has only been in operation since the fall of 1981. It's initial portfolio was 9 houses sold to the Corporation by the City. Two of the 9 houses have been found unsuitable for rehabilitation. Since receiving these properties, the Corporation has developed standards as to which houses to renovate and which houses can not be undertaken.
 - c) In areas where the Corporation is renovating houses, the average market value is \$24,000 to \$25,000. The renovations carried out tend to be very extensive and result in house costs \$8,000 above the market value of adjacent properties.



It is only with programs such as New Homes in Manitoba and Core Area Initiative Grants that the gap in prices can be overcome. The same is true for the Infill Housing Program.

6. North St. Boniface and Point Douglas areas are experiencing an upsurge in population as family households are moving in. Neighbourhood upgrading and strong ethnic and cultural factors are responsible. Centennial neighbourhood has stabilized its population but requires further public assistance. The North End is in need of extensive upgrading and public assistance. Concentrated efforts are needed by groups like Kinew Housing Corporation (native non-profit housing corporation).
7. Information is a major issue for the industry. The industry needs information before it can operate in an area. Government should undertake to provide information in order to encourage private sector participation. Information is needed on: availability of land and existing houses; market analysis; government programs and subsidies; and neighbourhood conditions.

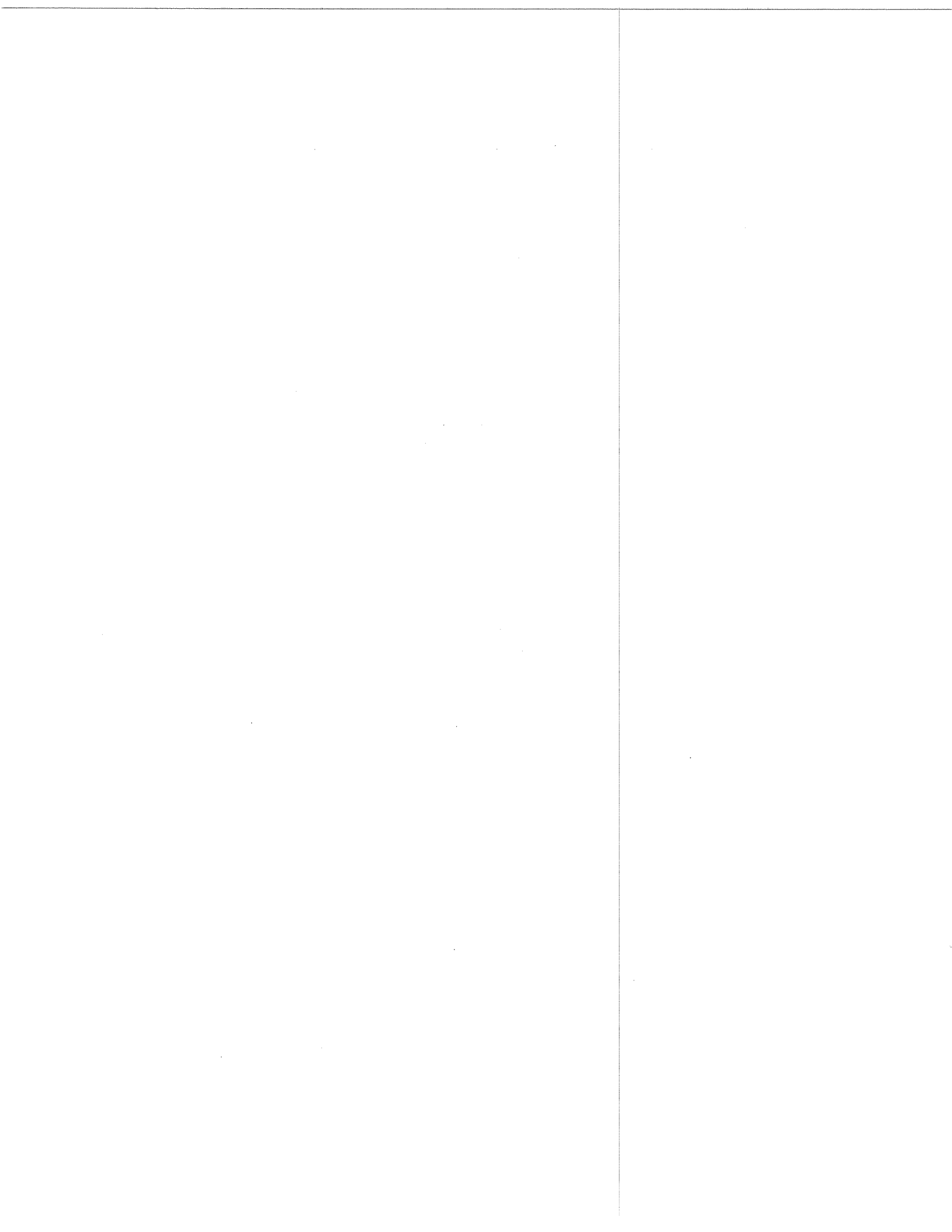
Session 3 - "How Can Infill Housing Be Produced?"

Don Ayre -

The questions, from our private sector participants this morning, reflected concern with the market for infill housing and information about the target areas - Where is the market? Who is the market? Who is moving into the Core? Are they there now? This morning's session also indirectly, as did Larry Boland at noon, that the public sector is willing to provide leadership by initiating programs and projects. So the question of "How" means "How can the public and private sectors work together to produce infill housing and upgrade Winnipeg's Core Area?"

Saul Schubert -

I am going to stress aspects of our Homes in Manitoba program as they apply to the Core Area. With the Homes in Manitoba program, we are attempting to address the problem of home ownership. It is generally accepted wisdom by social planners that homeownership is an essential requirement for the rebuilding of neighbourhoods. We have really not had a vehicle to do that in a concerted way prior to this program. There are two primary components of the Homes in Manitoba program: one is the affordable new home ; the other is to buy and renovate. Under the affordable new homes program, there is a maximum unit price of \$64,000; a requirement for 10% down payment; and a 5 year loan term at 12³/₄% interest rate. In addition, for those people with incomes below \$27,500, subsidies are available up to \$175 per month to cover the short fall between their level of affordability (30% of income) and their payments of principle, interest and taxes. The buy and renovate program is part



of the infill housing thrust, as it represents a major effort to salvage the existing stock as much as possible and provides for the same financing package on units purchased for less than \$30,000 for which a minimum of \$15,000 in renovations is going to be invested. There is no maximum on renovation investment except that the total package of acquisition and renovation costs should not exceed \$64,000. The terms of how these programs apply to the Core Area, there are additional incentives available which Larry Boland mentioned at lunch. There is a \$5,000 grant for any purchaser or individual building a new home in the Core Area. That program can be piggy backed with the affordable new homes program. In addition, we have reached an agreement with the City of Winnipeg for the provision of 75 infill lots which the City is providing to us at between 25% and 50% of their market value on condition, amongst other things, that the end price of the units to the purchasers shall not exceed \$45,000. We believed we can make that happen. We are aware that the actual construction costs plus land price will somewhat exceed those figures, but we can lop off \$8,000 at the front end - \$3,000 of Federal Grant and \$5,000 of Core Area Initiative Grant. In addition, we can do some internal write-offs, if necessary, with the end objective being that the unit price will be a market worthy price in terms of that neighbourhood and with due consideration to who wants the units in that area. In the event that some of these units are not sold, but we are given to believe most of them will be sold, we have a fall-back position which is to convert a number of units to rental housing, under the conventional non-profit housing program. We are also open to proposals and we are presently reviewing a number of proposals from individual builders on lots that they have themselves acquired and wish to fit in under the infill program.

I think it is too soon to say how things are going to go; the economy is certainly not operating in our favour, but we feel that we have done the best we can to construct a workable program that will get the industry involved in the core area, initially, at very little risk.

Roy Nichol -

My comments pertain more to the inner city and multiple unit projects. I have prepared some notes which explain why market housing won't work, but I think it is clear to everybody here, both in terms of freehold market housing and rental accommodation, the spread between costs and market values is just too big. The only way housing can be produced is to have significant taxpayer subsidy and at this moment, about 98% of the housing going up is subsidized, whether it is \$3,000 federal grants or 2% non-profit interest rates. Without a doubt the non-profit program, which at least some of you are familiar with, is our most popular. It will provide municipalities, cooperatives, or private non-profit housing corporations with essentially 2% money (you buy your money on the market at current rates and we subsidize it to 2%). Non-profit housing is intended for low to moderate income people and provides modest accommodation.

For market rental housing, we currently have the Canada Rental Stimulation Plan, or CRISP, which essentially provides \$7,500 per unit of interest

free money for 15 years to private entrepreneurs. There is a \$10 million CRISP project starting shortly on Osborne Street, there have been 2 others awarded for the southern part of Winnipeg. In our last proposal call, we invited proponents to send in proposals for the North of Portage area, but out of 52 respondents, there were none for the North of Portage area, despite the fact that the Core Area Initiative was prepared to put in more subsidies. I don't think that it is time to give up but what is going to have to happen, and Tom Yauk touched on it this morning, is land assembly. Someone must assemble a good sized parcel and call for designs. CMHC is prepared to contribute funds in whatever area that the City of Winnipeg and the Core Area Initiative decides is a priority and North of Portage seems to be a priority area.

Question Period -

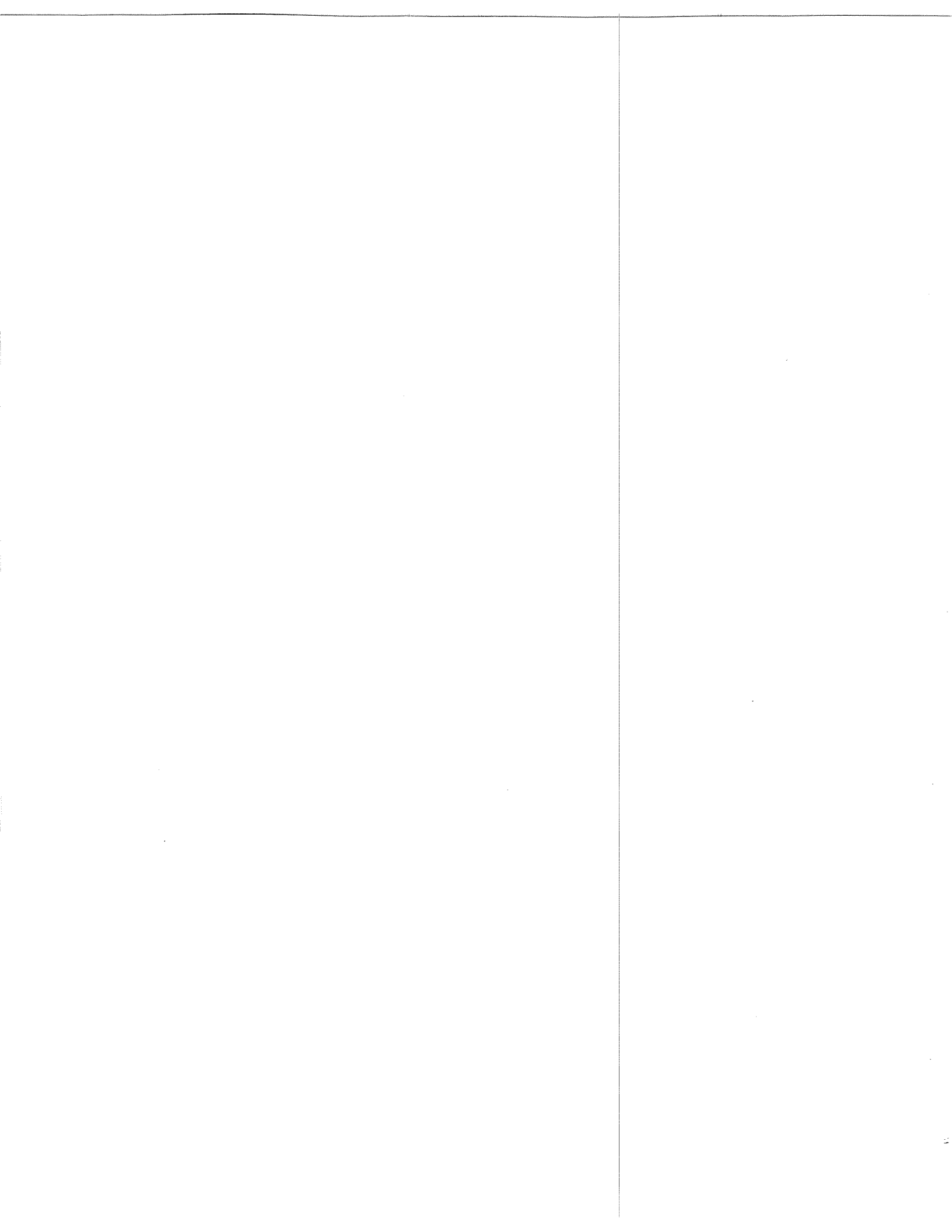
The question period following the third presentations, raised several important points.

1. The infill program has an equity guarantee provision which means that MHRC can repurchase a unit if the original purchaser wishes to sell and can not get his equity out of the sale.
2. Another provision allows MHRC to reduce the equity requirement from 10% of the purchase price to either 10% of the net price (after grants subtracted) or 10% of annual household income, whichever is lesser.
3. The infill lots have 25 and 33 foot frontages and are scattered throughout the Core Area. While some industry people have been pressing for land assembly for higher density projects, MHRC and CMHC are concerned with the viability of condominium or high density, rental projects. The emphasis is on single-detached homes for homeownership.
4. MHRC, starting in 1983, will be publishing a newsletter which will provide information on program guidelines, performance, problems and solutions.

Session 4 - "Who Can Produce Infill Housing?"

Albert DeFehr -

I wrestled with that question "who can produce infill housing?" It seems so simple to me; there are umpteen number of construction companies and I expect they know what they are doing and they could all build infill housing. I kept coming back to two basic issues. First is that there is a social responsibility on the part of the public and private sector for problems we have in some parts of our city. At least, I take that personal view that there is a social responsibility for the areas that have deteriorated and require planning in a holistic way that fits into the community and provides a proper neighbourhood environment. I think the second problem we have and we don't seem to come to the bottom of is "why do people want to live downtown?" I think that sometimes we are a little



over enthusiastic about the reaction of people to moving and living downtown. I was fortunate to have recently been in Europe where I saw people promenading in the centre of a city; there were shops; 500 year old buildings; and culture and art. I don't get the feeling that I should take my wife to see the National Revenue building on York Street if I have nothing to do. I'm trying to find an answer as to what would make me want to move downtown and I don't find that answer very easily. We don't have a lot of integration of some of the things that make people want to live in a third storey building, on a narrow street in Vienna. There is a social responsibility which the private sector recognizes and is willing to act on but the tougher job will be getting people to move downtown.

The adversity of the last 2½ years in the building business has made better bedfellows out of the industry and government. We have reached a stage where everyone is willing to listen and to push ahead. I think that we have probably reached about the 90% mark of our talking stage and we should now get on with taking a few risks. Our industry is committed to working together with the agencies and the programs and I think that has been demonstrated. Now is the time to put the peers in the ground. We have reached a point where we have the money; we have the will to do it; and we have the commitment politically. We can achieve balance between our social responsibilities and also profit as an industry.

I would like to find 15 or 20 years from now, when I am struck with whatever disease ails people of 60 or 70, that I will walk down Princess and Bannatyne, down to the Market Square or other places, for leisurely shopping, and to visit artisan's shops because that is where I think the heart of the city is. If we have to integrate culture, art, music, and the building of neighbourhoods and communities so that people will want to live in the downtown area then we must work to this end. In the meantime, I live in the suburbs.

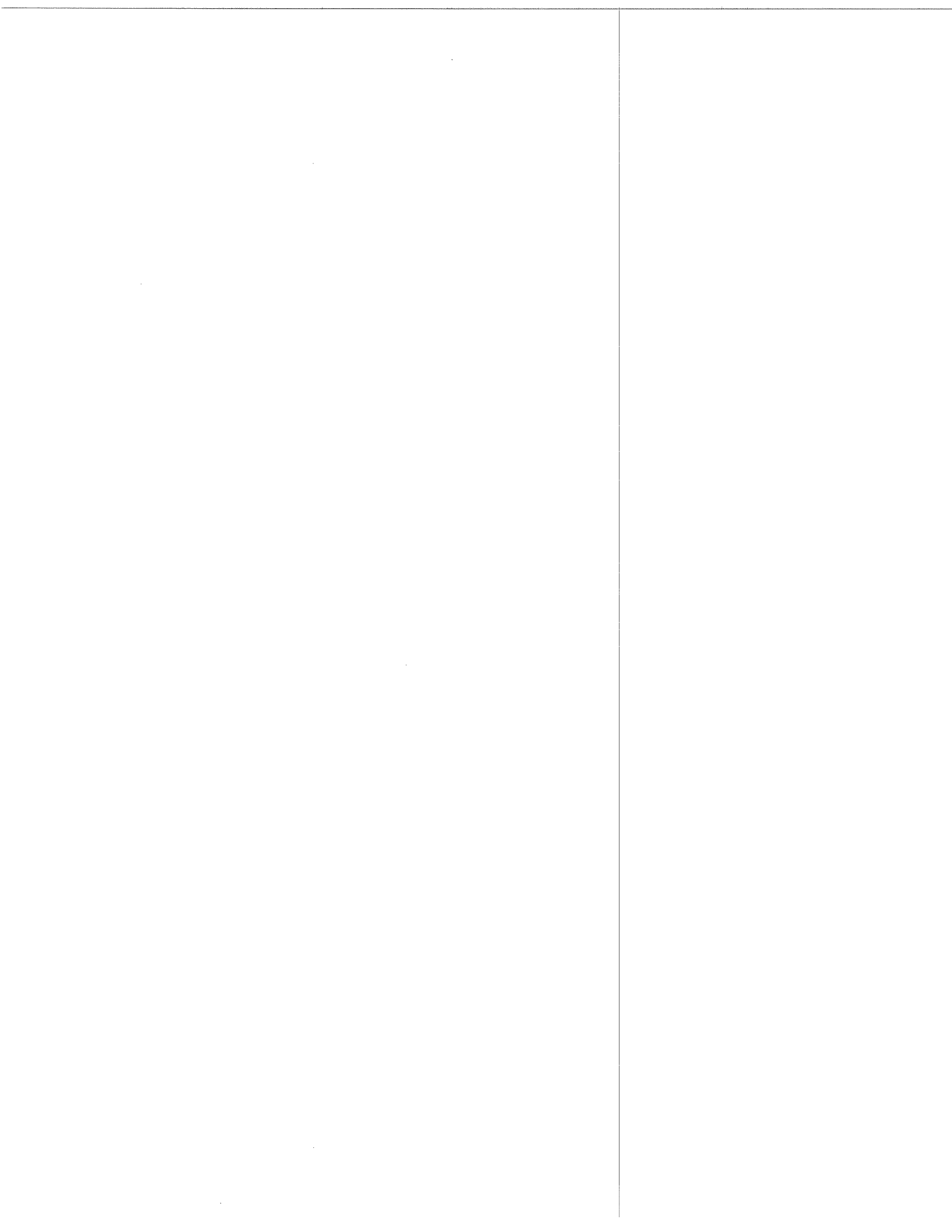
Don Ayre -

Perhaps in another 15 or 20 years we will be sitting and talking about a suburban area initiatives program. I think the point you raise is a very valid one, "how can we really attract people into the downtown area?"

Question Period -

The discussion, following the fourth presentation, raised the following issues.

1. There should be a means for the housing industry to be kept informed and involved in housing activities in the Core Area. It was suggested that the Institute of Urban Studies could fulfill that function with some financial support and the cooperation of government agencies and industry representatives.
2. Housing policy and private /public action must be based on long-term planning and sustained effort and commitment. The industry and government have a great deal of inertia to overcome and this can only be accomplished through sustained efforts and changes in philosophical approach.



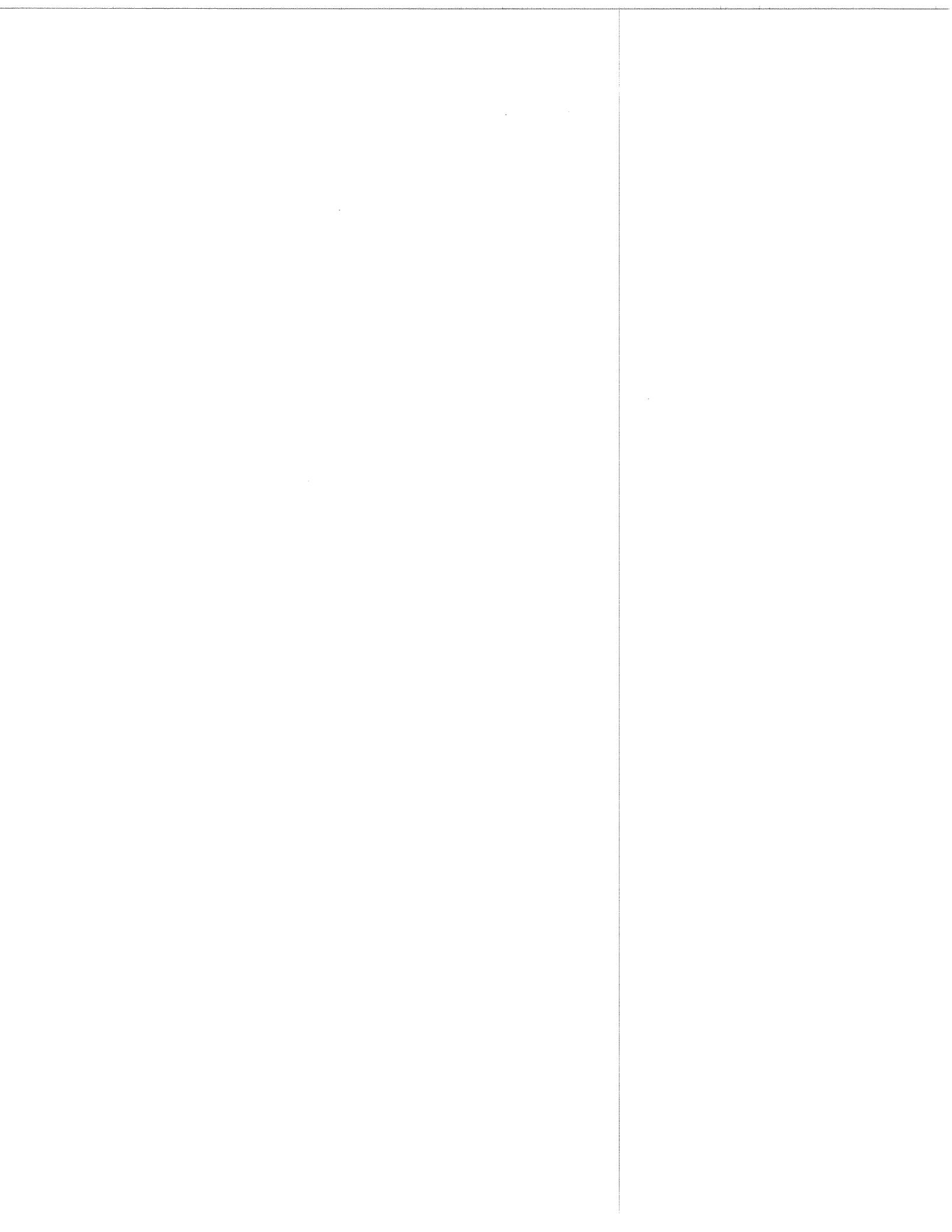
APPENDIX A

List of Speakers

List of Suppliers with Displays

List of Participants

Paper Entitled "Why Infill Housing?"
by Don Ayre



SPEAKERS

DON AYRE

President

Don Ayre and Associates Ltd.

Mr. Ayre is the Executive Director of Don Ayre and Associates Ltd., a social and economic consulting firm providing expertise in several areas including communications and public relations strategies in human resource management and innovative construction and renovation strategies for northern communities.

For the past six years, the firm worked under exclusive contract to the Manitoba Home Builders Association with Mr. Ayre acting as Chief Executive Officer to the Association. Mr. Ayre is also the author of several articles and reports on group dynamics, housing, and community organization and holds a Masters degree from the University of Manitoba.

W. GATHORNT (GAE) BURNS

Manager

Design and Technical Department of The Manitoba Housing and Renewal Corporation

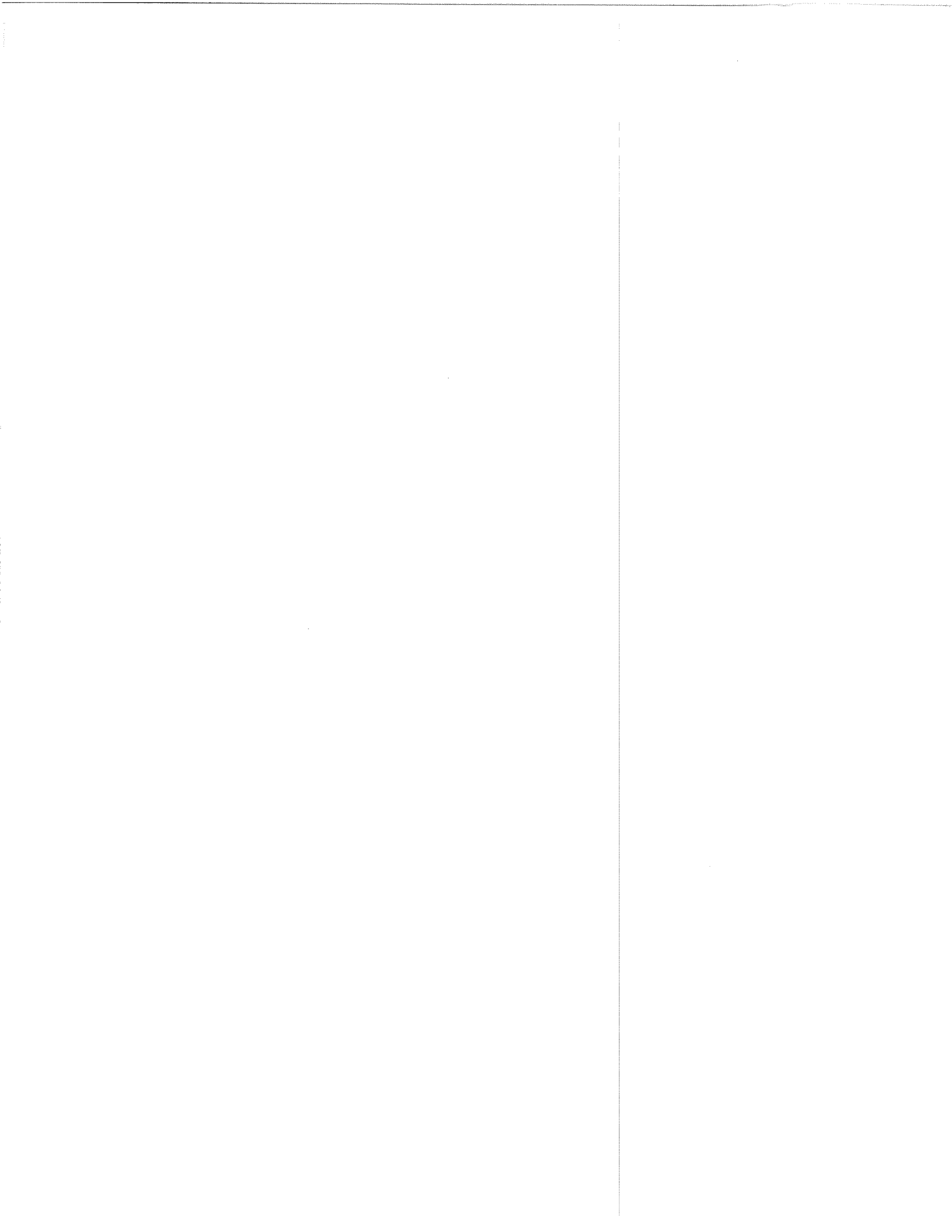
Mr. Burns' background is in architecture having attended the Schools of Architecture at both the University of Toronto and the University of Manitoba. Formerly, he has been employed by several Winnipeg developers and architects and presently is with MHRC in the position of Manager of the Design and Technical Department. His experience in design and with the housing industry is extensive and varied. It ranges from designing the tallest residential structure in Winnipeg (55 Nassau); to being an active member of an architectural advocacy design team working at the "grassroots" level with local residents in the residential planning for the old Midlands railway line; to energy interests being the co-designer of Winnipeg's first new double wall (R-48) home.

JOHN C. PETERSMEYER

Director and Principal in Charge of Design Management

GBR Associates

Mr. Petersmeyer is the Director and Principal in Charge of Design Management for GBR Associates and the Ontario affiliate firm of Baldwin Herst Petersmeyer, Architects. Since his association with GBR Associates in 1969, Mr. Petersmeyer has had extensive involvement in a wide range of commercial, institutional, educational, and residential projects both as a designer and as a planner. In addition, Mr. Petersmeyer was recently appointed as the Professional Advisor for the MHRC Infill Housing Program in 1982. Mr. Petersmeyer belongs to several professional associations (the Royal Architectural Institute of Canada; the Ontario Association of Architects; the Manitoba Association of Architects), as well as serves on the Board of Referees for the Unemployment Insurance Commission and as a design critic for the University of Manitoba's Faculty of Architecture.



TOM YAUK

Housing and Renewal Department

City of Winnipeg, Department of Environmental Planning

Tom Yauk is the co-ordinator of the Housing and Community Branch of the City of Winnipeg's Department of Environmental Planning and is currently an official of the Canadian Association of Housing and Renewal Officers. Since joining the City twelve years ago, Mr. Yauk has been a past-president of the Canadian Association of Housing and Renewal Officers. In addition, Mr. Yauk holds a Masters degree in City Planning from the University of Manitoba.

PAUL MCNEIL

Manager

Winnipeg Housing Rehabilitation Corporation

Mr. McNeill is the Manager of the Winnipeg Housing Rehabilitation Corporation, a position he has held since November 1981. Prior to joining the Corporation in 1981, Mr. McNeil was associated with Quaijco Developments for 5 years, where he served as Manager-Land Acquisitions and Development and formally as a Planner. In addition, Mr. McNeil holds a bachelors degree in Environmental Studies and is currently pursuing a post-graduate degree in City Planning at the University of Manitoba.

GUY HOBMAN

President

Greentree Homes

Pace Properties

Mr. Hobman is active in local industry affairs, being a current Director of the Builders New Home Warranty Program and having served as President of the Manitoba Home Builders Association in 1981.

Prior to becoming self-employed, Mr. Hobman worked with one of Winnipeg's major development companies in the role of Production Manager and in this role oversaw production of over 500 housing units a year in the Winnipeg area.

The Hobman Group of Companies operates Greentree Homes, a Winnipeg based housing company involved in single family home construction; Pace Properties, involved in apartment and shopping centre development and property management.

In 1980, the Company moved its offices into the core area and in so doing did a complete conversion of an existing building into deluxe office space. The Company has since acquired additional core area property and is currently planning on heavy core area development in the coming years.



LARRY BOLAND

General Manager

Winnipeg Core Area Initiative

Mr. Boland was born and educated in Ontario. He has spent the majority of his career in Toronto in a variety of positions including the management and development of co-operative housing projects and co-ordinating Neighbourhood Improvement Programs. Prior to coming to Winnipeg, Mr. Boland was the Development Manager of Harbourfront Corporation in Toronto. His responsibilities there included site planning, urban and architectural design and managing proposal calls for projects having an overall budget of \$150 million. This position required considerable liaison and negotiation with public agencies and private interest groups.

SAUL SCHUBERT

Manager - Planning and Program Development

Manitoba Housing and Renewal Corporation

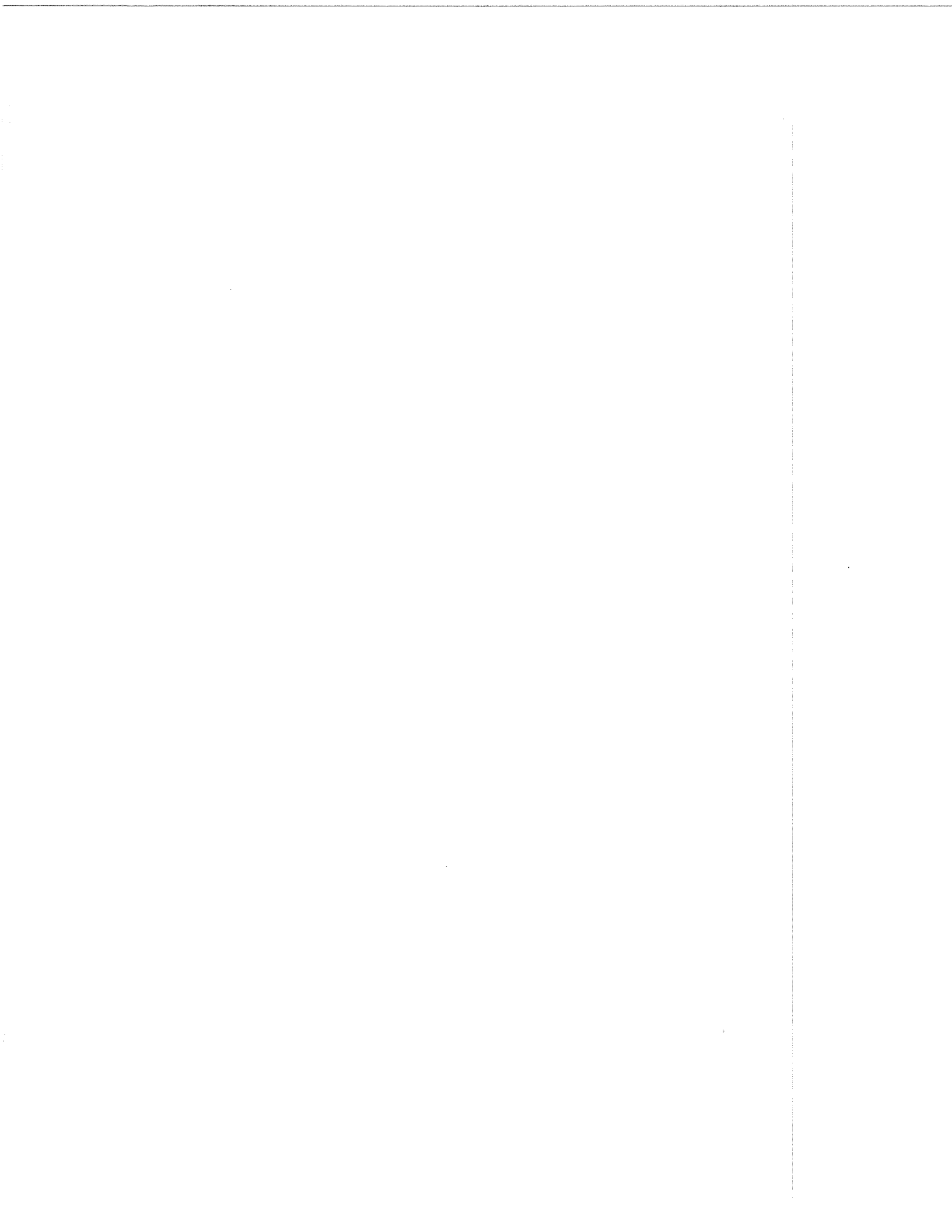
Mr. Schubert is currently the manager of Planning and Program Development at MHRC - a position he has held since 1975. In addition, he has also been involved in assessing the public housing component of the Core Area Initiative. Prior to joining the Corporation, Mr. Schubert was responsible for employment planning for the Province of Manitoba and was also responsible for a number of related programs. Mr. Schubert holds a Masters degree from the University of Manitoba.

ROY NICHOL

Provincial Director - Branch Manager

C.M.H.C. Winnipeg Branch

Mr. Nichol recently was appointed the Provincial Director of the Canada Mortgage and Housing Corporation. Since joining the Corporation in 1967, Mr. Nichol has held several administrative, management, and technical positions. Mr. Nichol holds a Bachelors of Science in Civil Engineering from the University of Manitoba.



ALBERT DEFEHR

President

Belleville Homes Ltd.

Rockspur Development Ltd. - Belleville, Ontario

Manitoba Home Builders Association

Albert Defehr is President of Belleville Homes Ltd., and Rockspur Development Ltd., as well as the current President of the Manitoba Home Builders Association - 1982. In addition, Mr. Defehr is also chairman of the Builders New Home Warranty Program and holds a bachelors degree from the University of Waterloo.



DISPLAYS HAVE BEEN PROVIDED BY:

Furnasmen Heating Ltd.

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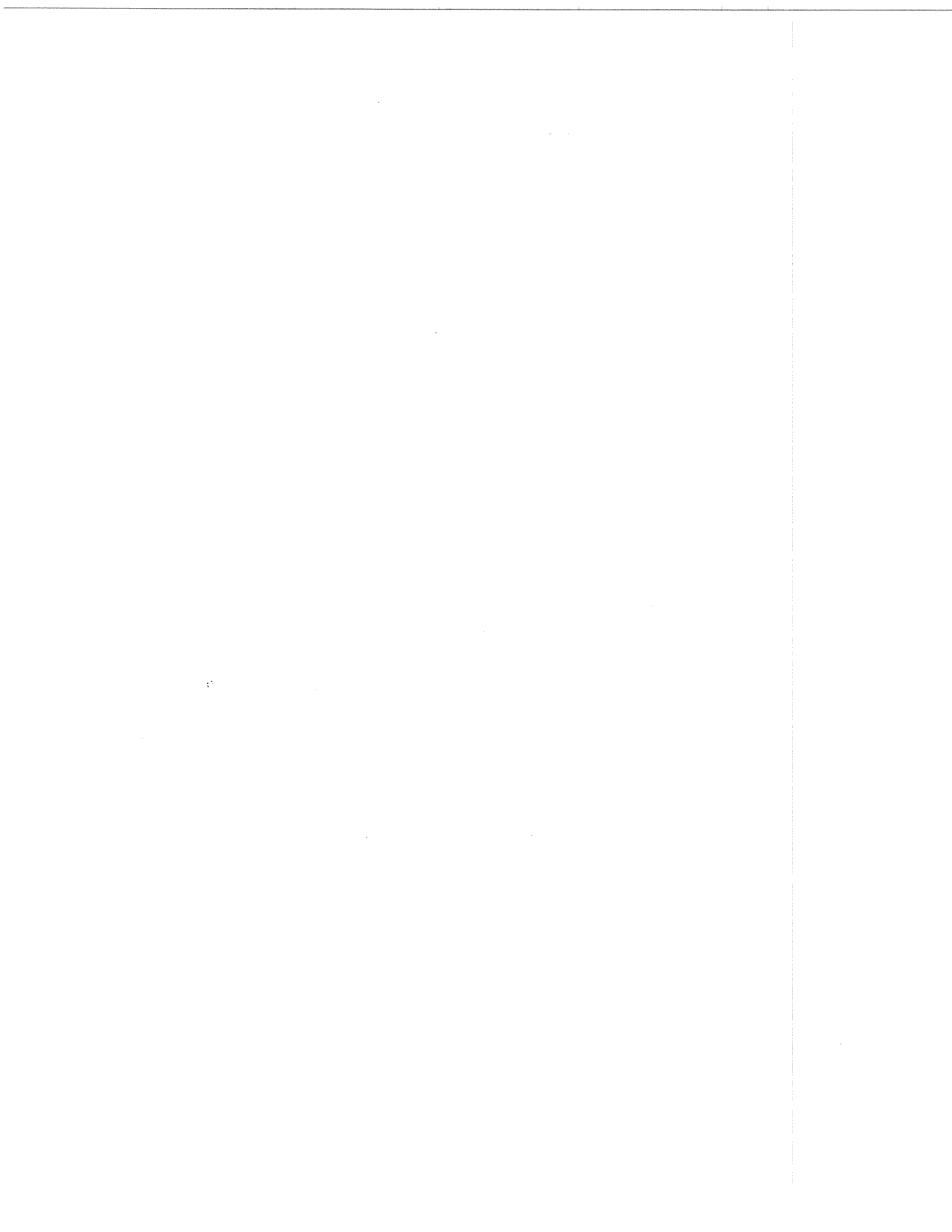
Manitoba Housing and Renewal Corp.

Institute of Urban Studies.



LIST OF PARTICIPANTS

Don Ayre, Don Ayre & Associates
Gae Burns, MHRC
John Petersmeyer, GBR Associates
Tom Yauk, City of Winnipeg
Paul McNeil, Winnipeg Housing Rehabilitation Corporation
Guy Hobman, Greentree Homes
Larry Boland, Core Area Initiative
Saul Schubert, MHRC
Roy Nichol, CMHC
Helmet Knug, Klug Construction
Albert DeFehr, Belleville Homes
Kathy Mancer, Consultant
Ed Dolhun, Metropolitan Properties Corporation
Lorne Harmaliuk, Rockspur Development Ltd
Gil Chaput, Rockspur Development Ltd
Gerhard Roehr, Honor Homes Ltd
Larry Hamilton, Flanders Design and Development
Gerald Borger, Ladco Homes
Eric Berst, Ladco Homes
John Mallin, Furnasman Heating Ltd
Bert Polet, Polet Lumber and Supply Ltd
John Turner
Man Rud Harzan, Omega Homes
John Sellors, Architect
Morley Blankstein, Number 10 Management Group
John Lyons, S.A.M. (Management) Inc.
Ricki Katz, Core Area Initiative
Harry Finnigan, Core Area Initiative
Dr. Robin Farquhar, University of Winnipeg
Robert Fenton, Institute of Urban Studies
Lynda Newman, Institute of Urban Studies
Marlene Laycock, Institute of Urban Studies
Donna Zechel, Institute of Urban Studies
Brian Hampton, Furnasman Heating Ltd
Andy Koshman, Greater Winnipeg Gas
Harold Leap, Kitchen Craft of Canada
John Wolfe, J.A.W. Enterprises
Brian Yewchyn, J.A.W. Enterprises
Brian Hastings, Qualico Developments
Kip Park, Writer
Lawrence Poirier, Kinew Housing Corporation
H.A. Luckhurst, L.P. Resource Development Associates,
Charles Shepard, Imperial Developments Ltd
David McIntosh, North St. Boniface Residents Group
Gerbard Hartman, Winnipeg Dep't of Social Services
Bernie Jounot, Builder
Paul Janzen, Design Consulting
David Sharpe, Genstar Developments
Allan Fogg, MHRC
Bernie Bargaen, Kitchen Craft of Canada
Pat McKinley, Winnipeg Free Press



WHY INFILL HOUSING? - by Don Ayre

Winnipeg like all Canadian communities is faced with the conservation of its resources, and part and parcel of this conservation is the re-use of its major resources ... land. This will involve a more deliberate, more systematic approach to city development than in the past. At the centre of this approach will be infill housing leading the way in older, more mature communities and stimulating rehabilitation. Infill housing will be a catalyst of re-urbanization process that calls upon housing to be based on the needs and the demands of individuals, families and communities. Increasingly, tomorrow's world will be based on a planned economy.

The problem as it appears with infill housing in the City of Winnipeg is to redirect the attention of not only the industry but of the city bureaucracy itself. New construction (mainly in the suburbs) preoccupies the attention of the one, and rehabilitation (mainly in the core area) preoccupies the other. Infill housing falls somewhere between these two interests and potentially is the link.

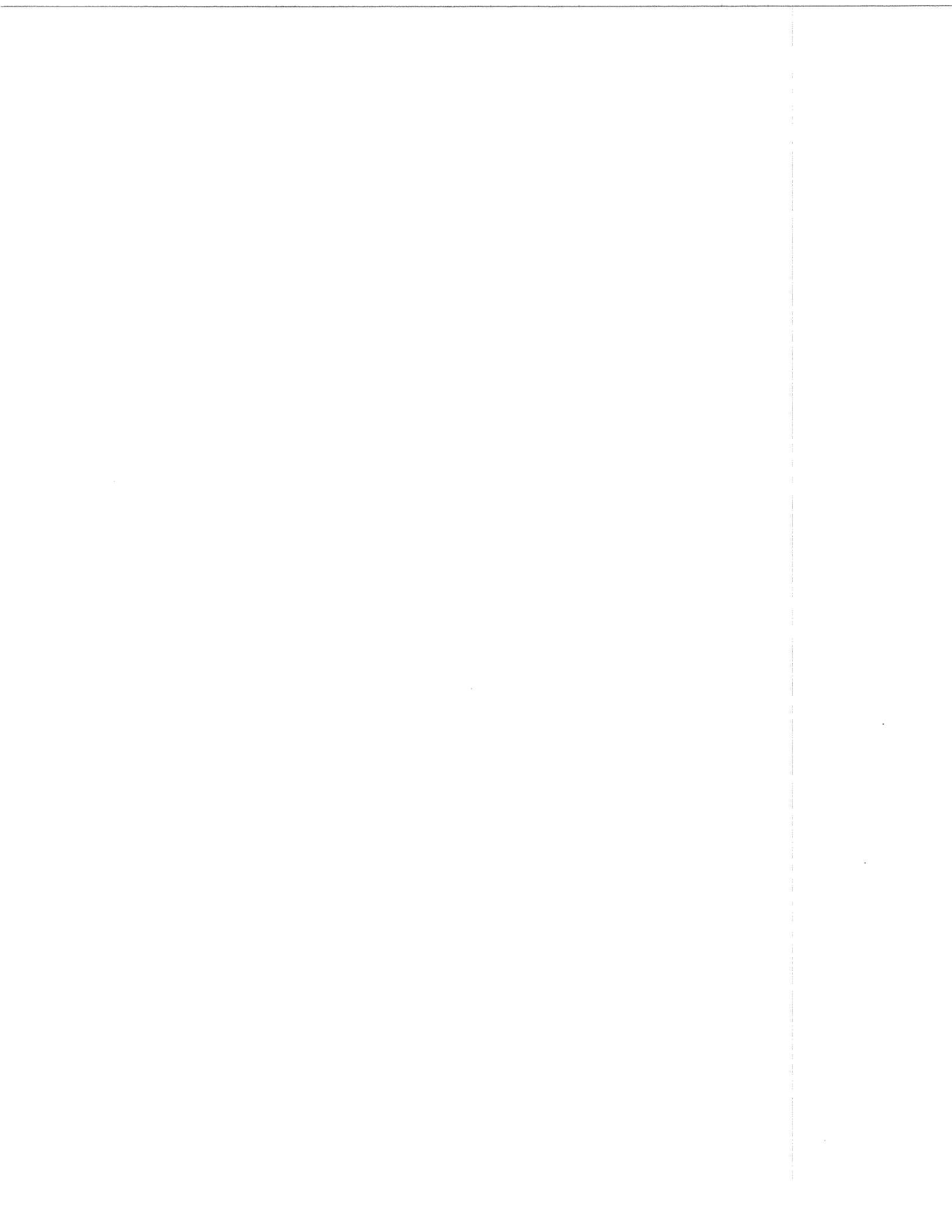
The argument in favour of infill housing is becoming more and more compelling. New construction in the suburbs has been approximately three thousand single family units per year, but has been decreasing. Rehabilitation on the other hand, aided by the Federal Government's Residential Repair Assistance Program and by the Provincial Government's Critical Home Repair Program, has been increasing. Comparatively speaking infill activity is low. The number of infill lots owned by the City is approximately 75; the number of boarded-up houses (some, but not all owned by the City), is approximately 600. The potential for infill in terms of what has been therefore does not number too significantly ... approximately 2.5 percent of the total absorption rate for the City in any given year. But given that new construction has been drastically reduced over the past three years from approximately three thousand single family units per year to closer to twelve hundred, 70 infill lots have become relatively more significant, that is, approximately 5.5 percent of the total absorption rate. Further, the 600 boarded-up houses begin to represent a more significant potential for inventory purposes.

Infill housing as it demonstrates itself in Winnipeg is therefore not a happen-chance phenomenon but part and parcel of the maturation process of the City itself and can be expected that it will be on-going. There is a need for the public and private sectors to work together in response to this increasing phenomenon, now roughly five percent of the industry's activity. The location of new construction, whether it is in the suburbs or is directed more towards the core area of the City, need not be an issue in this regard. Rather it is that the City has reached a point in its maturation process where a goodly number of its houses are over 40 to 50 years of age, the estimated life expectancy from the time of construction. These houses are therefore in need of major repair and rehabilitation or they have completed their life cycle and hence the need for infill.

The public sector will need to participate in the infill process by locating houses that have become terminal well in advance and by banking and assembling these lots so that they can be recycled systematically, area by area, into the overall developmental process of the City. The private sector will need to participate in the infill process by relating its most innovative and new technologies to this recycling process so that new markets can be created and responded to. The concentration of infill activity has appeared in the core area of the City or in other older more mature areas. But it is just as true that now the need for infill housing has become apparent in its initial stages, it will be on-going and will spread year by year to other areas of the City reaching into the suburbs within the next 40 to 50 years. The likelihood is that given Winnipeg's slow but constant growth rate, infill activity will continue to represent annually five to seven percent of the residential construction industry's activity. Given that there are nearly 70 infill lots now with 600 boarded-up houses that have infill potential, the basis for a plan and deliberate process already exists.

There are problems of course, largely related to the construction cost versus market values of new houses as they are introduced into older, more mature areas of the City. A more relaxed attitude towards building codes, a more innovative approach towards design and construction and a more systematic and ongoing process for assembling and planning the use of infill lots could go a long way towards solving many of the problems.

Necessity makes infill housing the new catalyst in urban development. With the recent advent of Plan Winnipeg and the Core Area Initiatives Program, both the public and private sectors have become more involved in the planning and direction of Winnipeg's life cycle. Both have the responsibility to work together towards the development of an overall conservation strategy for the City, one that is mindful of the role of the community as well as the individual person and that gives positive direction to the City's growth.



APPENDIX B
List of Publicly-Owned Infill Lots
Award Winning Designs



M.H.R.C. GRANT PROGRAM

CITY LANDS

CITY CENTRE - FORT ROUGE COMMUNITY

<u>Location</u>	<u>Site Size Area</u>	<u>Zoned</u>	<u>Proposed Sale Price</u>
Beverley St., W. side bet. Notre Dame/Wellington Aves. Lot 106, Pl. 2994	25.1' x 99.3' (2,492 s.f.)	R-3	\$2,500.00
Alexander Ave., N. side bet. Cecil/Worth Sts. Lot 14, Blk. 1. Pl. 792	25' x 97' (2,425 s.f.)	R-2	\$ 600.00
Kate St., E. side bet William/Bannatyne Aves. Over Lot A. Pl. 401 Lot 10, Pl. 401 together with ROW	27' x 132' (3,564 s.f.)	R-3	\$ 750.00
Alexander Ave., NE cor. @ Reitta St. Lot 21 exc. N. 4', Pl. 262	24.75' x 86.55' (2,142 s.f.)	R-3	\$ 550.00
Alexander Ave., N. side bet. Lulu/Owena Sts. W. 1/2 Lot 12, Blk. 12, Pl. 94	24.75' x 99' (2,450 s.f.)	R-3	600.00
Alexander Ave., S. side bet. Sherbook/Tecumseh Sts. Lot 82, Blk. 2, Pl. 182	33' x 78.4'	R-2	\$ 650.00
Alexander Ave., S. side bet. Salter/Sherbrook Sts. Lot 65, Pl. 3655	33.2' x 78.3 (2,600 s.f.)	R-3	\$ 650.00
Alexander Ave., S. side bet. Salter/Sherbrook Sts. Lot 73, Pl. 3655	33.2' x 78.3' (2,600 s.f.)	R-3	\$ 650.00
Alexander Ave., S. side bet. Salter/Sherbrooke Sts. Lot 73, Pl. 3655	33.2' x 78.3' (2,600 s.f.)	R-3	\$ 650.00
Alexander Ave., S. side bet. Salter/Sherbrook Sts. Lot 74, Pl. 3655	33.2' x 78.3' (2,600 s.f.)	R-3	\$ 650.00
Alexander Ave., S. side bet. Ellen/Isabel Sts. W. 1/2 of N.1/2 Lot 34, Pl.3656	24.9' x 78.25' (1,948 s.f.)	R-2	\$ 500.00
Alexander Ave., S. side bet. Ellen/Isabel Sts. W.25' of N. 78.25' Lot 35, Pl. 3656	24.65' x 78.25' (1,929 s.f.)	R-2	\$ 500.00

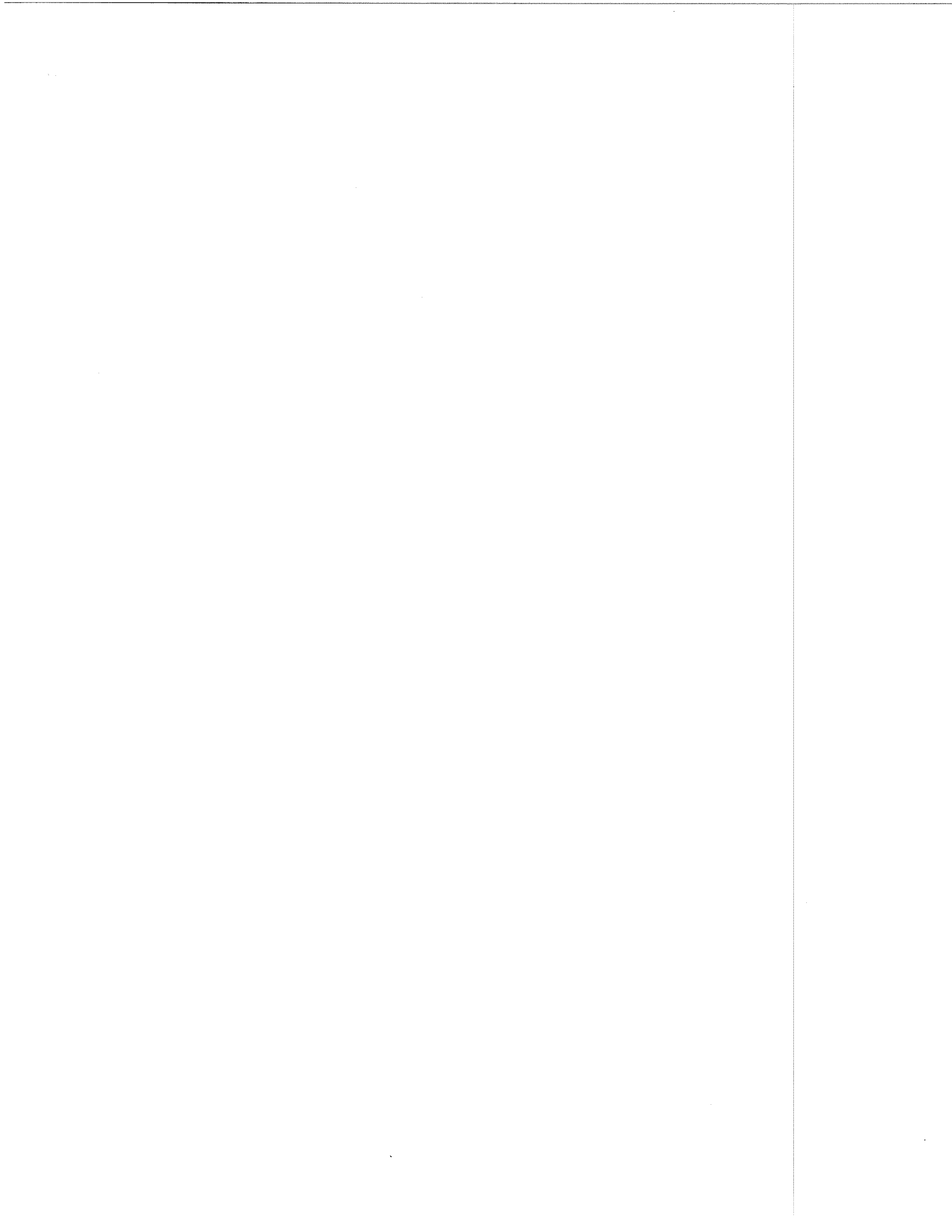


FORT ROUGE - Contd...

<u>Location</u>	<u>Site Size Area</u>	<u>Zoned</u>	<u>Proposed Sale Price</u>
Alexander Ave., S. side bet. Isabel/Ellen Sts. E. 1/2 of N. 1/2 Lot 36, Pl. 3656	24.8' x 78/28' (1,941 s.f.)	R-2	\$ 500.00
Alexander Ave., S. side bet. Isabel/Ellen Sts. W. 1/2 of N. 1/2 Lot 36, Pl. 3656	24.8' x 78.28' (1,941 s.f.)	R-2	\$ 500.00
Pacific Ave., N. side bet. Isabel/Ellen Sts. Lot 43, Pl. 3656. S. 1/2 Lot 42 exc. E. 23', E. 8' of S. 1/2	34.8' x 78.29' (2,724 s.f.)	R-2	\$ 700.00

ST. JAMES - ASSINIBOIA COMMUNITY

Inglewood St., E. Side bet. Ness/Silver Aves. Lot 6, Blk. 9, Pl. 1296	25' x 100.9' + (2,523 s.f.)	R1-5	\$2,500.00
St. Matthews Ave., SW cor. @ King Edward St. Lot 12, exc. S. 11.1' & exc. W. 8', Lot 13 exc. W. 8', Lot 14 exc. St. Matthews Ave. Pl. 2608 & exc. W. 8'. Blk. 118, Pl. 873	40.3' x 105.65' (4,258 s.f.)	R1-5	\$3,200.00
Parkview St., E. side bet. Ness/Portage Aves. Lot 33, Blk. 4, Pl. 994	25' x 1-7.5' (2,688 s.f.)	R1-5	\$2,700.00
Marjorie St., W, side bet. Ness/Portage Aves. Lot 25 exc. N. 1'. Pl. 1065 & exc. all mines & minerals	24' x 93' (2,232 s.f.)	R1-5	\$2,250.00
William Ave., S. side bet. Oddy/King Edward Sts. Lot 22, Blk. 12, Pl. 774 Subject to reservations in favour of Crown set forth in Crown Lands Act & Water Rights Act	25' x 105.9' (2,648 s.f.)	R1-5	\$1,300.00
Gallagher Ave., S. side bet. Keewatin/Dee Sts. Lot 5, Blk. 4, Pl. 795	25' x 100.3' (2,508 s.f.)	R1-3.5	\$1,250.00



ST. JAMES - ASSINIBOIA COMMUNITY

<u>Location</u>	<u>Site Size (Area)</u>	<u>Zoned</u>	<u>Proposed Sale Price</u>
Ross Ave., N. side bet, Eric/Oddy Sts. Lot 49, Blk. 8, Pl. 774 exc. all mines and minerals vested in Crown (Man) by Real Property Act.	25' x 103.9' (2,598 s.f.)	R1-3.5	\$1,300.00
Alexander Ave., N. side bet. Keewatin/Dee Sts. Lot 67, Blk. 9, Pl. 795	25' x 94.66' (2,367 s.f.)	R1-3.5	\$1,200.00

LORD SELKIRK - WEST KILDONAN COMMUNITY

Belmont Ave., S. side bet. Main/Aikins Sts. Lot 12, Blk. 3, Pl. 1267 subject to reservations in favour of Crown set forth in Crown Lands Act & Water Rights Act	25' x 100' (2,500 s.f.)	R-1	\$2,500.00
Semple Ave., NE cor. @ Aikins St. Lot 1, Blk. 18, Pl. 1137 subject to reservations in favour of Crown set forth in Crown Lands Act & Water Rights Act.	25' x 123.85' (3,096 s.f.)	R-1	\$2,300.00
Semple Ave., SE cor. @ Aikins St. Lot 1, Blk. 19, Pl. 1137	25' x 123.85' (3,096 s.f.)	R-1	\$2,300.00
Royal Ave., S. side bet. Scotia/Main Sts. Lot 24, Blk 2, Pl.1700	25' x 100' (2,500 s.f.)	R-1	\$2,500.00
Newton Ave., N. side bet. Scotia/Ord Sts. Lot 96, E. 8' Lot 97, Blk. 3, Pl. 1211	33' x 100.3' (3,310 s.f.)	R-1	\$3,300.00
Redwood Ave., S. side bet. McPhillips/Fife Sts. Lot 13, Blk. 19, Pl. 1164	25' x 99.3' (2,483 s.f.)	R-1	\$2,500.00
Matheson Ave., S. side bet. McGregor/Parr Sts. Lot 9, Blk. 3, Pl. 829	25' x 125' (3,125 s.f.)	R-1	\$3,100.00
Perth Ave., S. side bet. Jones/Main Sts. Lot 17, Blk. 2, Pl. 1092	25' x 95' (2,375 s.f.)	R-1	\$2,400.00
Alfred Ave., S. side bet. Battery/Prince Sts. Lot 17 exc. S. 8', Blk. 3, Pl. 267	25' x 91' (2,275 s.f.)	R-2	\$1,150.00



LORD SELKIRK - WEST KILDONAN COMMUNITY Contd....

<u>Location</u>	<u>Site Size (Area)</u>	<u>Zoned</u>	<u>Proposed Sale Price</u>
Pritchard Ave., N. side bet. McGregor/McKenzie Lot 743, Pl. 3505	33' x 107.5' (3,548 s.f.)	R-3	\$1,800.00
Redwood Ave., N. side bet. Aikins/Salter Sts. Lot 25 exc. E. 8', Blk. 5, Pl. 437	25' x 91.37' (2,284 s.f.)	R-2	\$1,150.00
Stephens St., E. side bet. Rover/Sutherland Aves. Lot 91, Pl. 107	33' x 99' (3,267 s.f.)	R-2	\$ 800.00
Barber St., E. side bet. Rover/Euclid Aves. SW 30' of NR 33' Lot 35, Blk. F., Pl. 2165	30'+ x 124.2'	R-2	\$ 950.00
Annabella St. E. side bet. Rover/Sutherland Aves. Lot 40 exc. N. 36' & exc. E. 8', Blk. B, Pl. 2165	30'+ x 124.15' (3,725 s.f.)	R-2	\$ 950.00
Syndicate St., W. side bet. Rover/Sutherland Aves. Lot 20, Pl. 107	33' x 99' (3,267 s.f.)	R-2	\$ 800.00

EAST KILDONAN - TRANSCONA COMMUNITY

Riverton Ave., N. side bet. Henderson Hwy./ Talbot Ave. Lot 11, E. 5' Lot 12, Blk. A. Pl. 817	30' x 100' (3,000 s.f.)	R-2	\$3,000.00
Harbison Ave. W., N. side bet. Brazier/Roch Sts. Lot 25, Blk. 1, Pl. 847	25' x 92.8' (2,320 s.f.)	R-2	\$2,300.00
Ottawa Ave., S. side E. of Watt St. Lots 10/11, Blk. 7, Pl. 1138	60' x 100' (6,000 s.f.)	R-2	\$6,000.00
Ottawa., S. side E. of Watt St. Lots 21/22, Blk. 7, Pl. 1138	60' x 100' (6,000 s.f.)	R-2	\$6,000.00
Moncton Ave., S. side bet. Gateway Rd./Grey St. Lot 21, Blk. 3. Pl. 1375	25' x 100' (2,500 s.f.)	R-1	\$2,500.00
Gateway Rd., E. side bet. Consol/Fleming Aves. Lot 1, Blk. 2, Pl. 1118 exc. all mines & minerals vested in the Crown (Man) by the Real Property Act	29.06' x 100' (2,906 s.f.)	R-2	\$2,900.00
Chalmers Ave. E., N. side adj. CPR Molson Line. Lot 1, Pl. 5462	Irregular (8,880 s.f.)	R-2	\$4,450.00

EAST KILDONAN - TRANSCONA COMMUNITY Contd...

<u>Location</u>	<u>Site Size (Area)</u>	<u>Zoned</u>	<u>Proposed Sale Price</u>
Melrose Ave., N. side bet. Leola/Roanoke Sts. Lot 15, Blk.11, Pl. 1504	27' x 100' (2,700 s.f.)	R-2	\$2,700.00

ST. BONIFACE - ST. VITAL COMMUNITY

Thomas Berry St., N. side bet. Tache Ave./Kenny St. Lot 63 exc. E. 25' Pl. 692	25' x 125' (3,125 s.f.)	R2-T	\$3,100.00
Portland Ave., SE cor. @ St. George Rd. Lot 2 exc. E. 46.6' Pl. 6200	28.04' x 100' (2,804 s.f.)	R1-(c)	\$2,800.00

M.H.R.C. GRANT PROGRAM

N.I.P. LANDS

CITY CENTRE - FORT ROUGE COMMUNITY

Alexander Ave. S. side bet. Princess/Ellen Sts. Lot 28 lying to N. of str. prod. Ely. of N. limit Lots A & B, Pl. 3657 tog. with ROW over Lot 27 lying bet. str. prod. Ely. of N. limit Lots A & B & str. prod. Ely. of S. limit Lots D & E, subj. to ROW over S. 11.88' of land 1st described.	49.7' x 84.2' (4,185 s.f.)	R-2	\$1,050.00
Alexander Ave., SE cor. @ Ellen St. Lot D. Lot E. exc. E. 5'3", Plan 3657	48.45' x 72.34' (3,505 s.f.)	M-1	\$ 900.00
Alexander Ave. S. side bet. Ellen/Isabel Sts. Lot 31 exc. S. 73.65' E. .5' of N. 78.25' Lot 32 Pl. 3656.	Irregular 49.8' x 82.9' (4,128 s.f.)	M-1	\$1,050.00
Pacific Ave. N. side bet, Isabel/Sherbrook Sts. Lot 22. Pl. 3655	33.4' x 78.4'+ (2,619 s.f.)	R-3	\$ 650.00
Pacific Ave. N. side bet. Isabel/Sherbrook Sts. Lot 23, Pl. 3655	33.4' x 78.4'+ (2.619 s.f.)	R-3	\$ 650.00



ST. JAMES - ASSINIBOIA COMMUNITY

<u>Location</u>	<u>Site Size (Area)</u>	<u>Zoned</u>	<u>Proposed Sale Price</u>
Elgin Ave., W. side bet. Keewatin/Eric Sts. Lot 25, Blk. 3. Pl. 774	25' x 103.9' (2,598 s.f.)	R1-3.5	\$1,300.00
Elgin Ave., N. side bet. Keewatin/Eric Sts. Lot 41, Blk.2, Pl.774	25' x 103.9' (2,598 s.f.)	R1-3.5	\$1,300.00
Eric St., W. side bet. Alexander/Pacific Aves. Lot 12 exc. W. 8', Blk.3, Pl. 766	27.8' x 87.5' (2,433 s.f.)	R1-3.5	\$1,200.00
Alexander Ave., N. side bet. Dee/Ada Sts. Lot 38, Blk. 8, Pl. 795	25' x 94.66' (2,367 s.f.)	R1-3.5	\$1,200.00
Alexander Ave., N. side bet. Dee/Ada Sts. Lot 39, Blk. 8, Pl. 795	25' x 94.66' (2,367 s.f.)	R1-3.5	\$1,200.00
Gallagher Ave., S. side bet. Keewatin/Dee Sts. Lot 4, Blk. 4, Pl.795	25' x 100.33' (2,508 s.f.)	R1-3.5	\$1,250.00

LORD SELKIRK - WEST KILDONAN COMMUNITY

Stephens St., E. side bet. Rover/Sutherland Aves. Lot 83 ect. NE cor., Pl. 107	Irregular - 33' x 99' (3,267 s.f.)	R-2	\$ 800.00
Stephens St., E. side bet. Rover/Sutherland Aves. Lot 84 & NE cor. Lot 83, Pl. 107	Irregular - 33' x 99' (3,267 s.f.)	R-2	\$ 800.00
Syndicate St., NE cor. @ Sutherland Ave. Lot 32. Pl. 107	33' x 99' (3,267 s.f.)	R-2	\$ 800.00
Syndicate St., E. side bet. Rover/Sutherland Aves. Lot 35, Pl. 107	33' x 99' (3,267 s.f.)	R-2	\$ 800.00
Syndicate St., E. side bet. Rover/Sutherland Aves. Lot 36. Pl. 107	33' x 99' (3,267 s.f.)	R-2	\$ 800.00
McFarlane St. N., E. side bet. Rover/Sutherland Aves. Lot B. exc. S. 10", Lot C. & S. 6" Lot D. Pl. 462 subj. to easement & ROW over N. 10" of S. 20" Lot B; Pt. Lot E & Private land Pl. 462 lying bet. str. prods. Ely. of N. & S. limits land 1st described.	34.17' x 116.35' (3,976 s.f.)	R-2	\$1,000.00
Grove Str. E. side bet. Rover/ Euclid Aves. Lot 69, Pl. 124	33' x 117.1' (3.864 s.f.)	R-2	\$1,000.00

LORD SELKIRK - WEST KILDONAN COMMUNITY - NORTH POINT DOUGLAS

<u>Location</u>	<u>Site Size (Area)</u>	<u>Zoned</u>	<u>Proposed Sale Price</u>
Lorne Ave., S. side bet. Beaconsfield St./Austin St. N. Lot 48, Pl. 143	33' x 99' (3,267 s.f.)	R-2	\$ 800.00
Lorne Ave., S. side bet. Beaconsfield St./Austin St.N. Lot 47, Pl. 143	33' x 99' (3,267 s.f.)	R-2	\$ 800.00
Lorne Ave., N. side bet. Beaconsfield St./Austin St. N. E. 3' Lot 63, Lot 64, Pl. 143.	36' x 99' (3,267 s.f.)	R-2	\$ 800.00
Lorne Ave., N. side bet. Beaconsfield St./Austin St. N. Lot 65, Pl. 143	33' x 99' (3,267 s.f.)	R-2	\$ 800.00
Selkirk Ave., N. side bet. Red River/Austin St. N. Lot 34 exc. E. 33' Pl. 56 subj. to ROW over NE cor. of land, tog. with ROW over NW cor. of E. 33' Lot 34 & Lot 35 bet. 2 lines drawn 28' & 38' resp. from E. limit Lot 35	33' x 104.61' (3,452 s.f.)	R-2	\$ 850.00
Pritchard Ave. N. side bet. Powers/Andrews Sts. Lot 790 exc. N. 8', & W. 23' Lot 791 exc. N. 8', Pl. 53	56' x 107.5' (6,020 s.f.)	R-3	\$1,500.00
Pritchard Ave., S. side bet. Andrews/McGregor Sts. Lot 11, Blk. 9, Pl. 187	33' x 105.6' (3,485 s.f.)	R-3	\$ 850.00
Pritchard Ave., S. side bet. Andrews/McGregor Sts. Lot 12, Blk. 9, Pl. 187	33' x 105.6' (3,485 s.f.)	R-3	\$ 850.00
<u>NORTH ST. BONIFACE</u>			
Rue Aubert. S. side bet. Rue Langevin/St. Joseph St. N. W. 1/2 Lot 436 exc. S. 10', Blk. 9, Pl. 203	33' x 122' (4,026 s.f.)	R-2	\$3,000.00
Rue Aubert, S. side bet. Rue Langevin/St. Joseph St. N. E. 1/2 Lot 434 exc.S. 10', Blk. 9, Pl. 203	33' x 122' (4,026 s.f.)	R-2	\$3,000.00

Award Winning Designs

Provided by

Manitoba Housing and Renewal Corporation

Note: Revised designs are being prepared by MHRC for use in the Homes in Manitoba program. MHRC should be contacted for these revised designs.



CATEGORY A
HONOURABLE MENTION

TWO BEDROOM HOUSE FOR 25 FOOT LOT
952 SQUARE FEET
JOHN R.D. TURNER, ARCHITECT

JURY COMMENTS

"... the exterior design of this unit contributed to the streetscape in terms of massing and form ... with the obvious dependency on utilizing 'dated' design elements to give it character ... too much 'old' woodwork detailing was being 'dredged out' and applied to architectural design today."

"... this unit slightly exceeded the preferred net area of this category because of poor space usage in the circulation space required for the Main Hall and Rear Stairwell design. This extra space was not put to good use ..."

"The long strip windows to the Hallway gave character to this 'gallery' and 'open well' area and the Upper Floor was well laid out and provided two generous Bedrooms."

GENERAL COMMENTS BY THE JURY

. . . the Jurors understood that the short time constraints may have affected the number of Architects who would accept this "challenge".

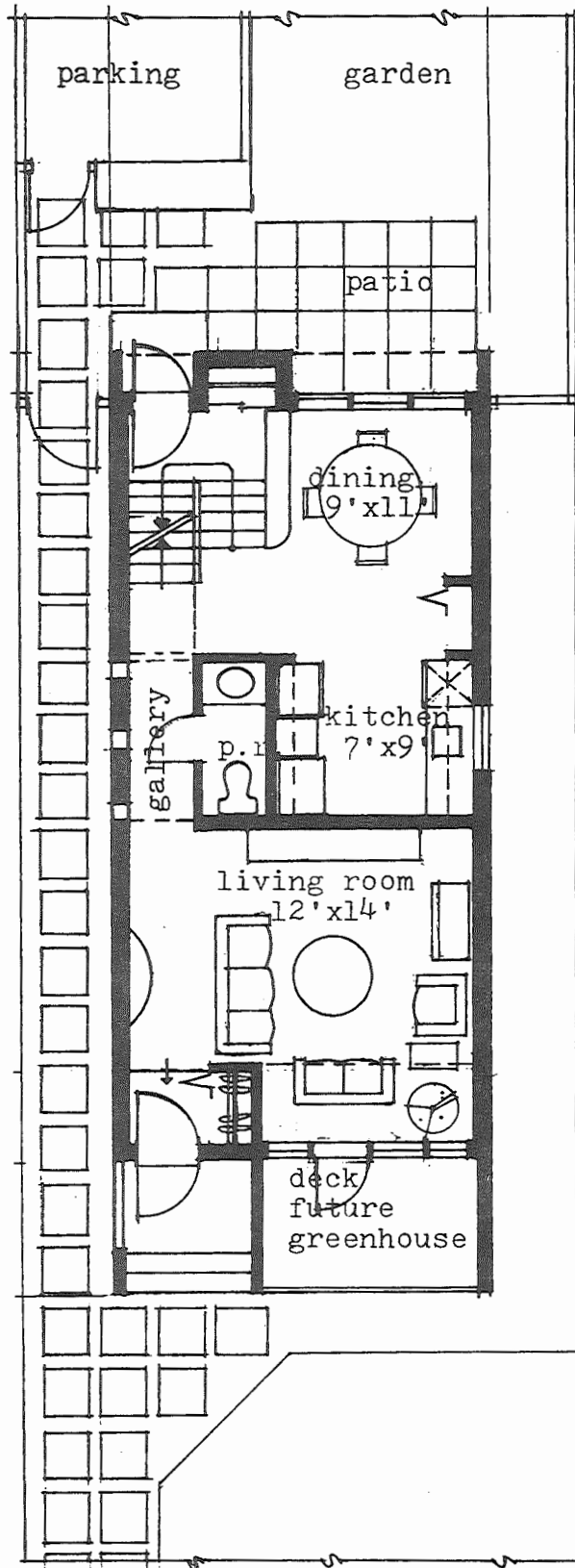
Infill housing is a compelling problem . . . a pity that more Architects across Canada "do not roll up their sleeves and get down to it".

. . . a sensible concern to the energy concerns with vestibules, wind-screened entrances, verandas/porches, insulation, details and other conservation features.

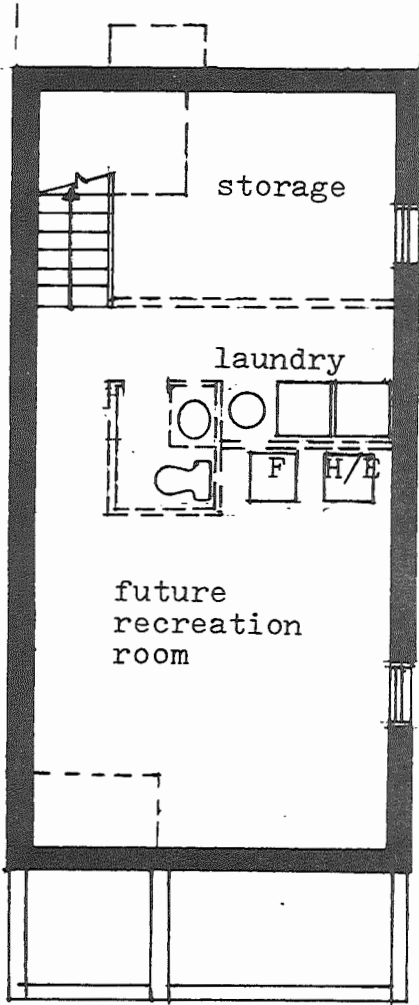
. . . a clear message that infill housing must respect the existing character of older housing rather than intruding with a contrasting or improvisational context.

Generally, the planning and area relationships were well handled . . .

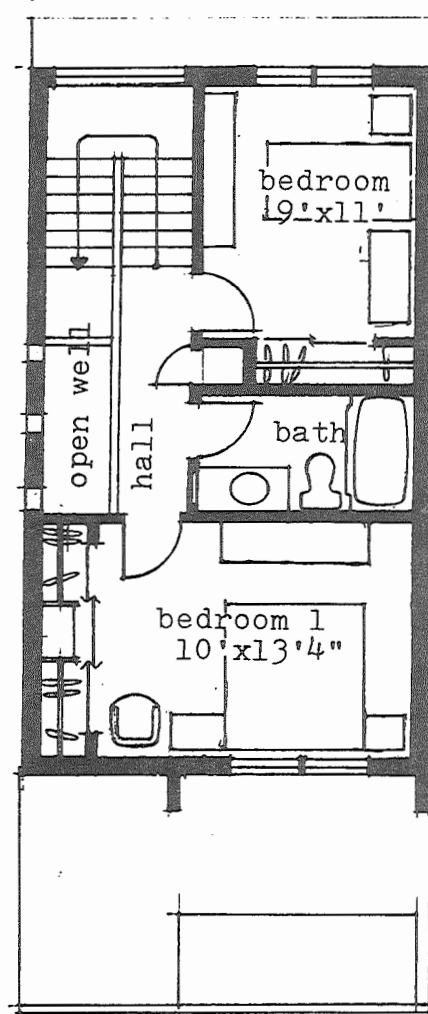




GROUND FLOOR PLAN



BASEMENT PLAN



UPPER FLOOR PLAN

**CATEGORY B
AWARD**

**TWO BEDROOM HOUSE FOR 33 FOOT LOT
840 SQUARE FEET
GUSTAVO DA ROZA, ARCHITECT**

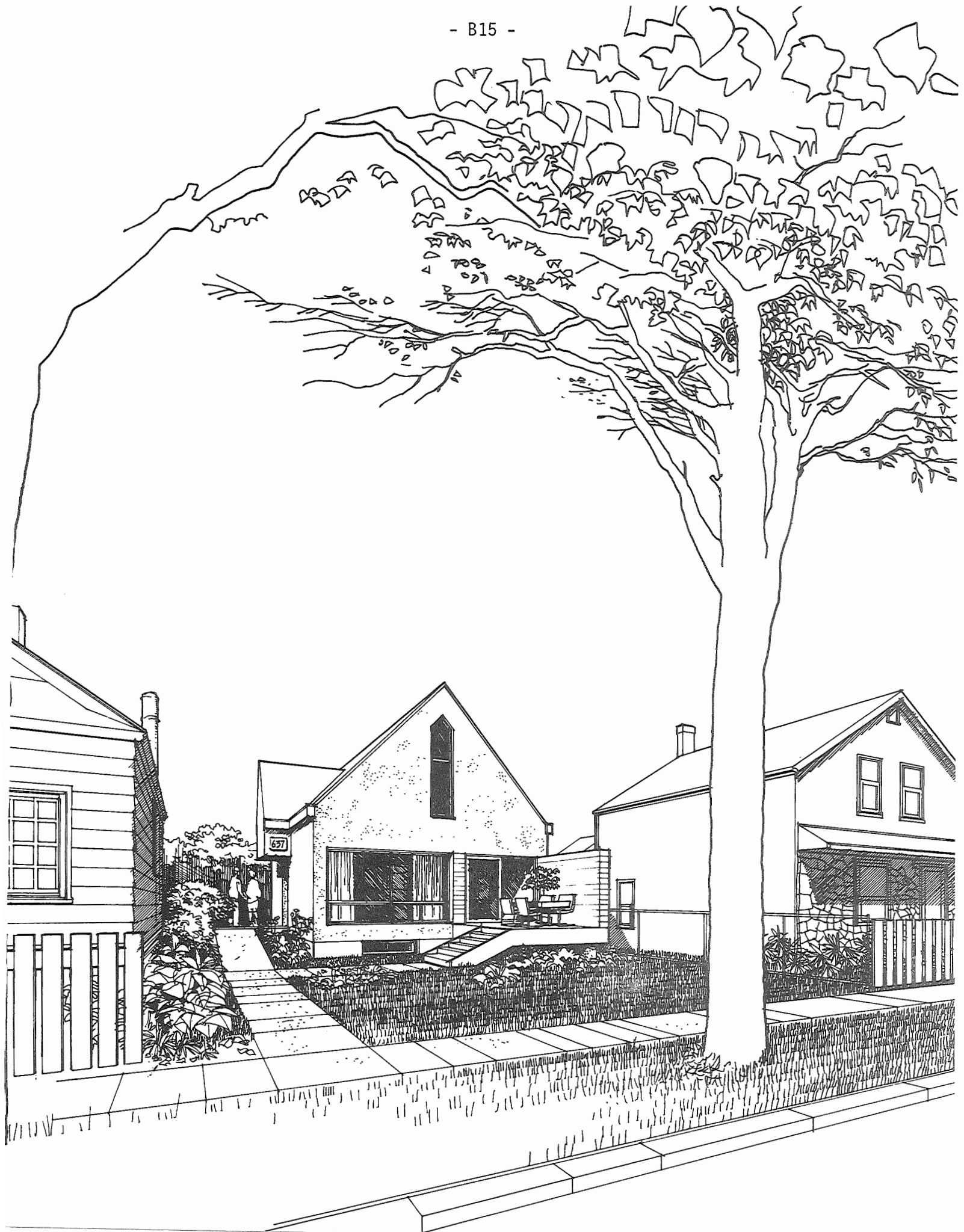
JURY COMMENTS

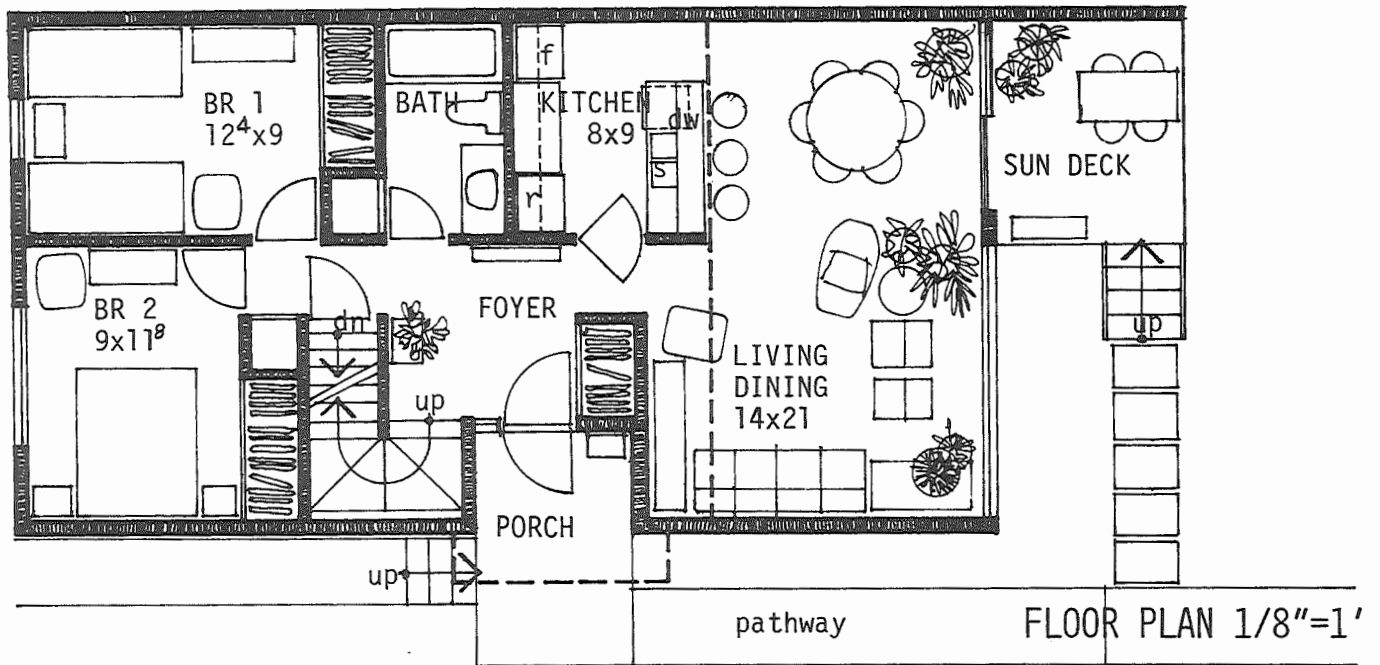
"... this unit had the greatest attributes of all the submissions with a good plan, an exterior which captures the scale of the neighbourhood street and overall 'a little gem'."

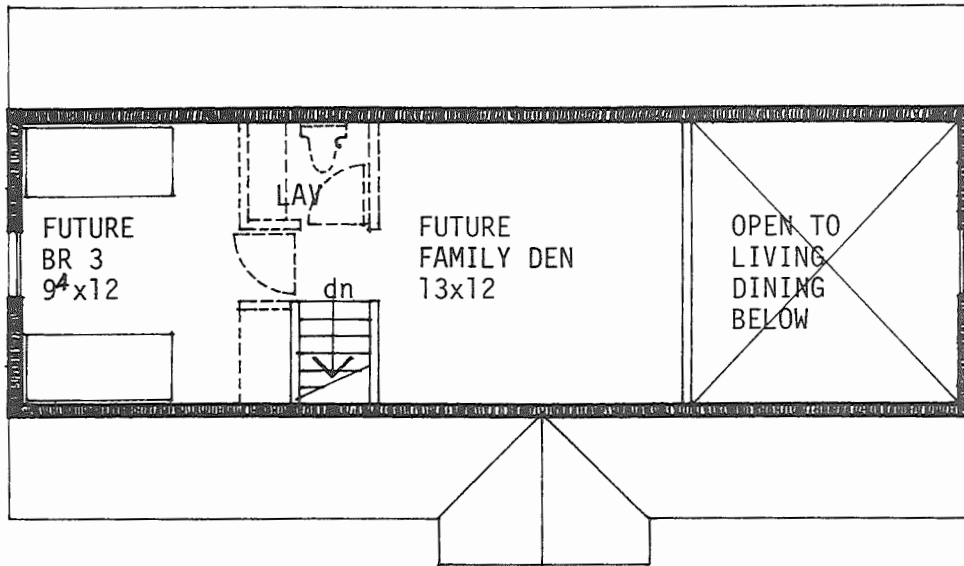
"The siting of the house placed the unit to the rear of the site, relegating the rear yard to just parking and a mini garden or enclosed area . . . this solution gave more emphasis to the front yard, creating a more useful and attractive utilization of the lot, while eliminating the ambivalence of a rear and front yard ratio, where each is too small to be practical."

"The window in the upper portion of the facade could be changed to create a variety of elevational configurations in a very simple fashion."

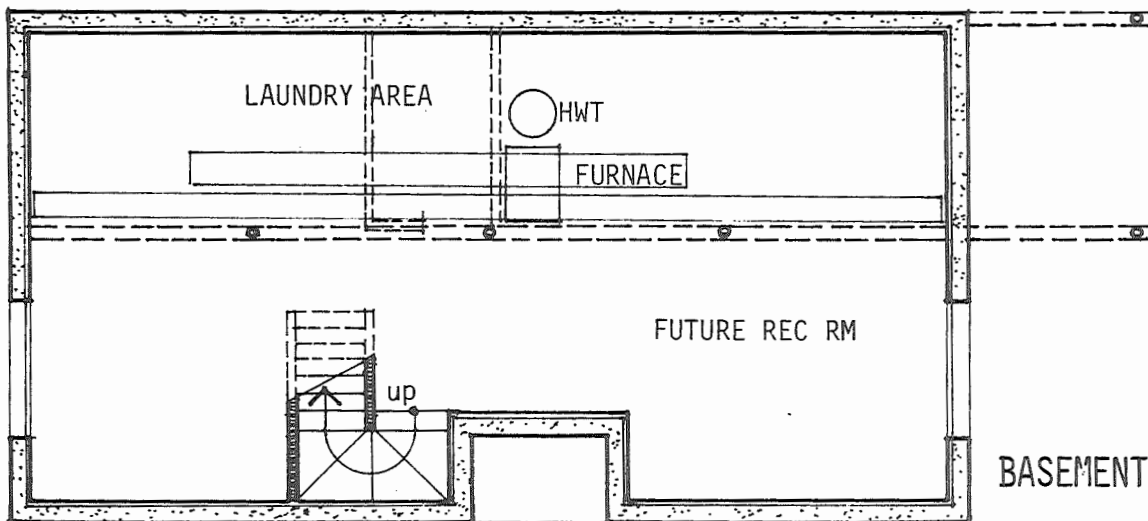
"An additional site-wise success was the side entrance and resulting layout which was well-handled . . . the possibility of expansion to the upper level was an excellent concept . . . the solution was an economical, tight, lean home and should be able to be built within severe budget constraints."







ATTIC PLAN



BASEMENT PLAN

**CATEGORY C
AWARD**

**THREE BEDROOM HOUSE FOR 25 FOOT LOT
1076 SQUARE FEET
JOHN R.D. TURNER, ARCHITECT**

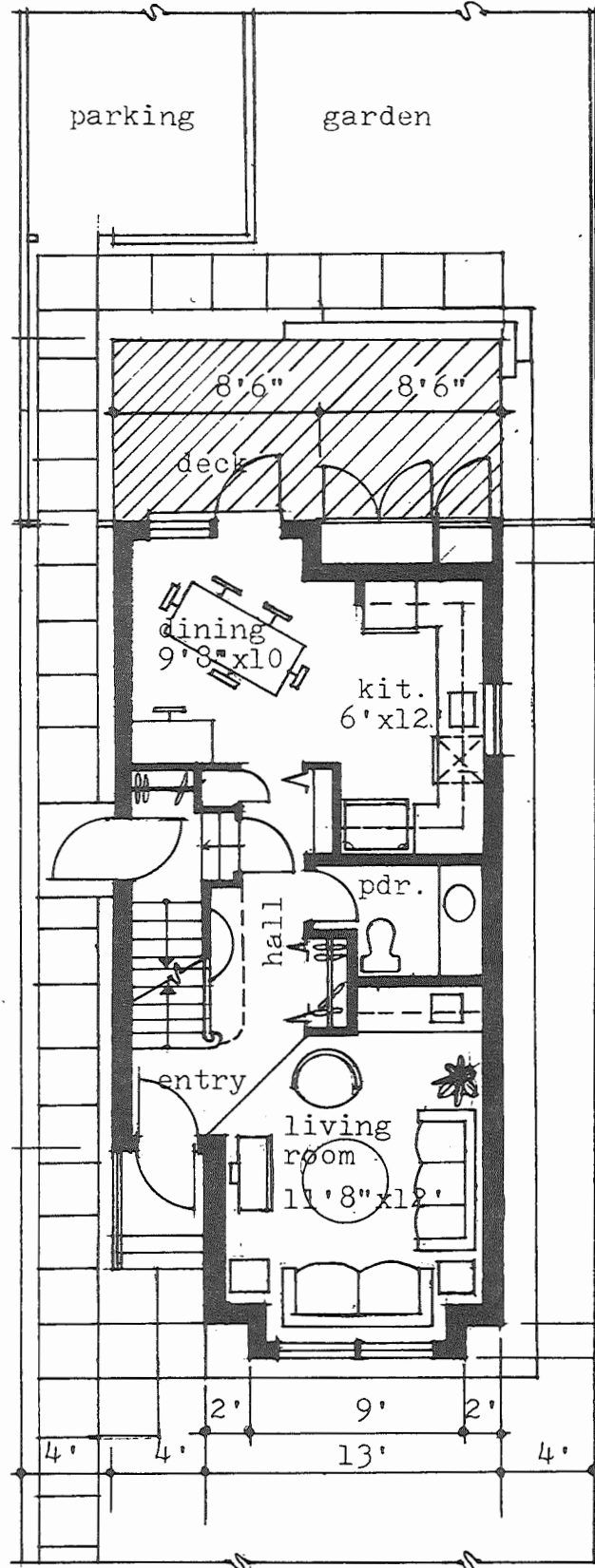
JURY COMMENTS

"This solution contributed to the 'street scape' with 'shapes' sympathetic with adjacent 'shapes', a good elevational treatment and sited 'low and tight to the street'."

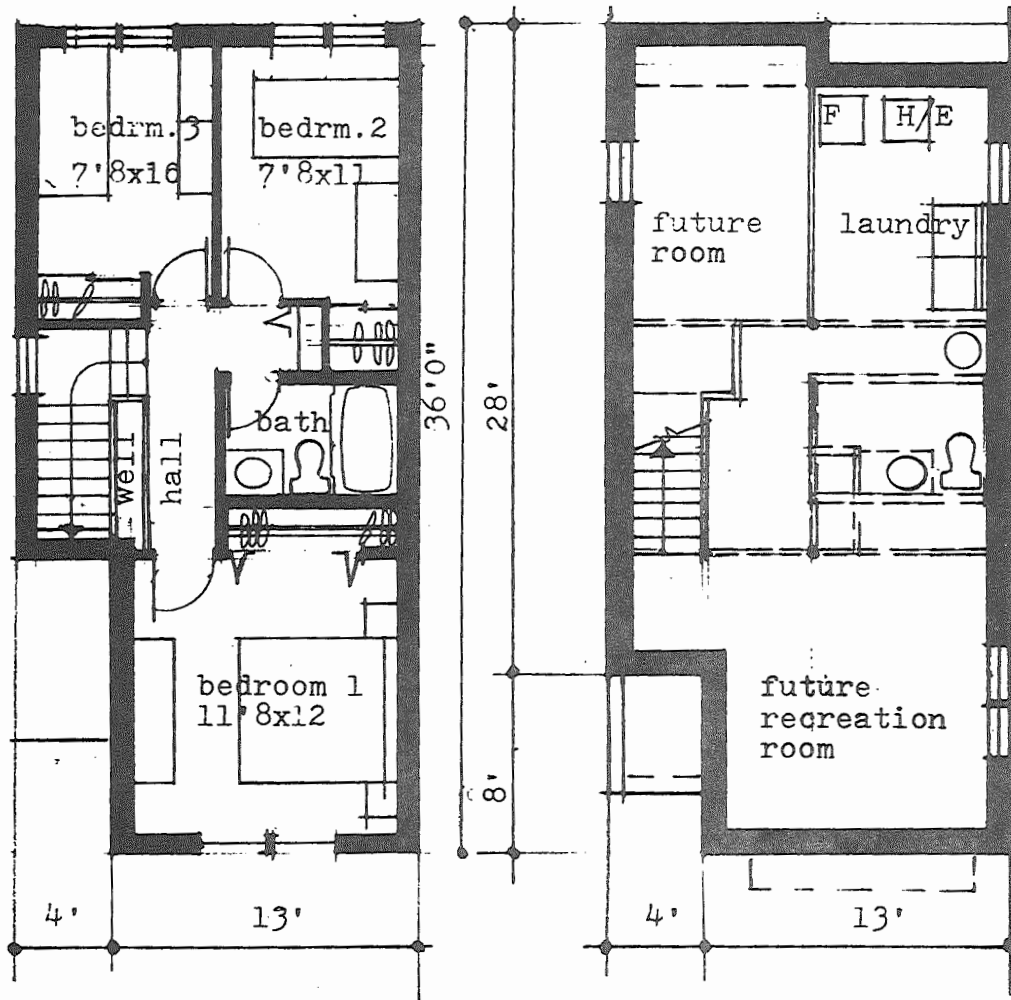
". . . a sound plan . . . the large country-kitchen concept practicable and very workable. The second entry condition is a good idea and the optional rear deck worked well for the summer condition with the extra feature of storage off it."

"The Living Room was of good size and nicely handled . . ."





GROUND FLOOR PLAN



UPPER FLOOR PLAN

BASEMENT PLAN

CATEGORY C
HONOURABLE MENTION

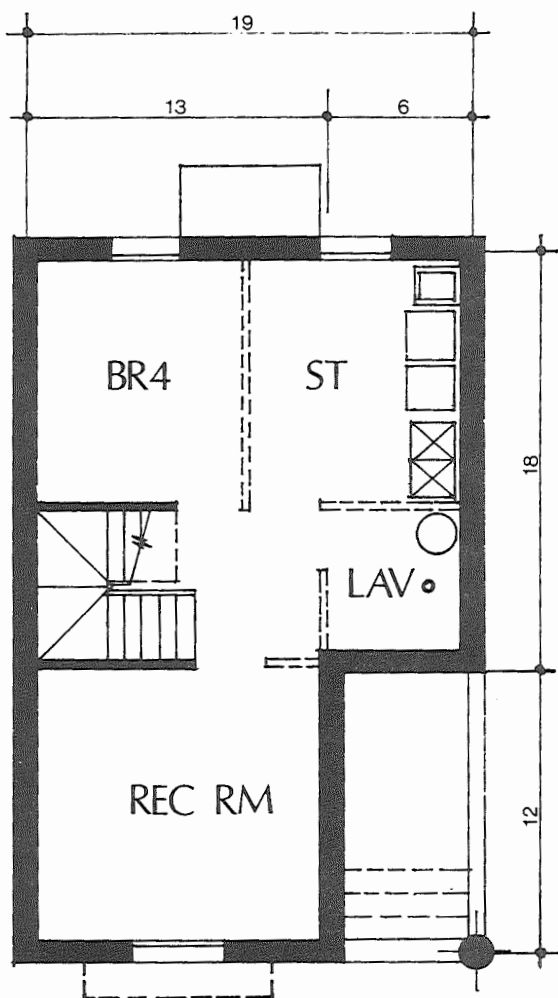
THREE BEDROOM HOUSE FOR 25 FOOT LOT
1010 SQUARE FEET
GUSTAVO DA ROZA, ARCHITECT

JURY COMMENTS

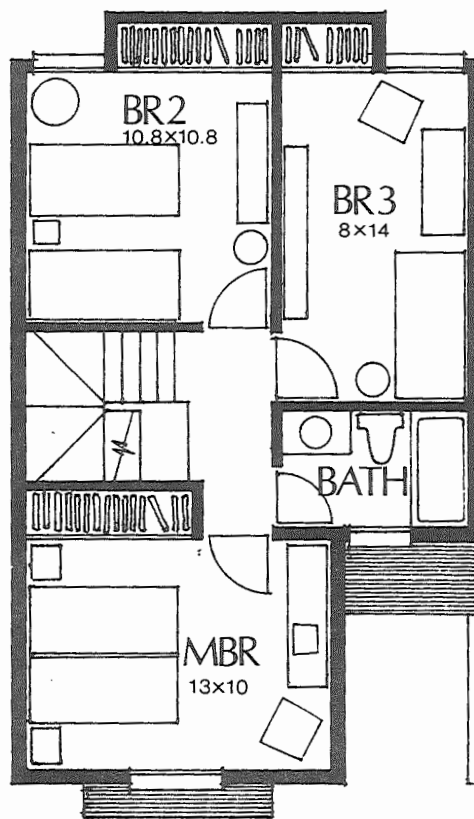
"The exterior presented crisp, clean lines and comfortable, harmonious shapes to complement the adjacent style of housing."

"The Main Floor plan and planning concept worked well with the exception of the Rear Entry in winter conditions."

"The Upper Floor plan was well designed and the Basement well laid out for future development, at the Owner's discretion."



BASEMENT



UPPER FLOOR

**CATEGORY D
AWARD**

**THREE BEDROOM HOUSE FOR 33 FOOT LOT
1103 SQUARE FEET
GIOVANNI GEREMIA, ARCHITECT**

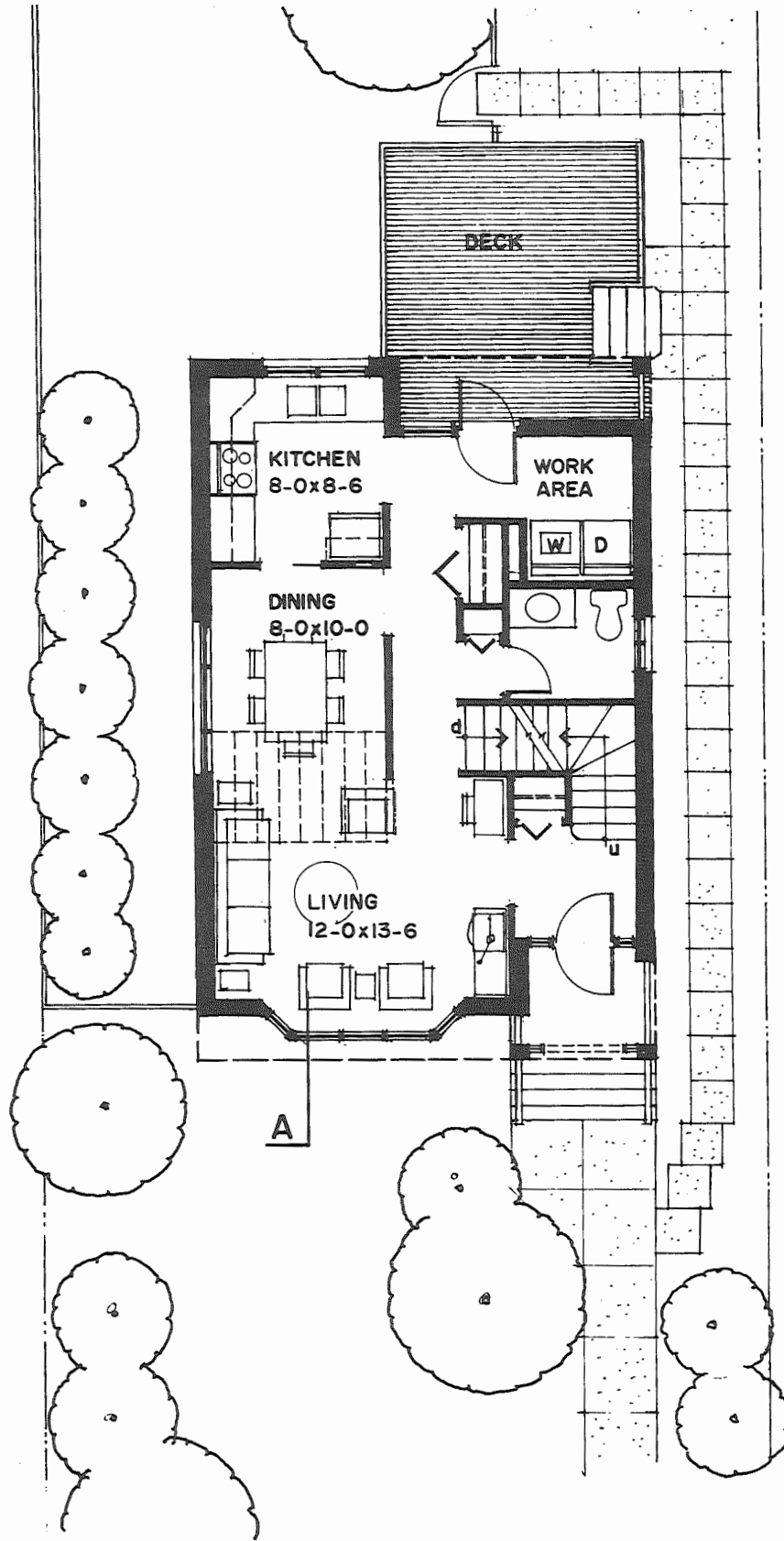
JURY COMMENTS

"... the exterior had a nice creative quality which used some of the best details of existing older houses, but without slavishly imitating them."

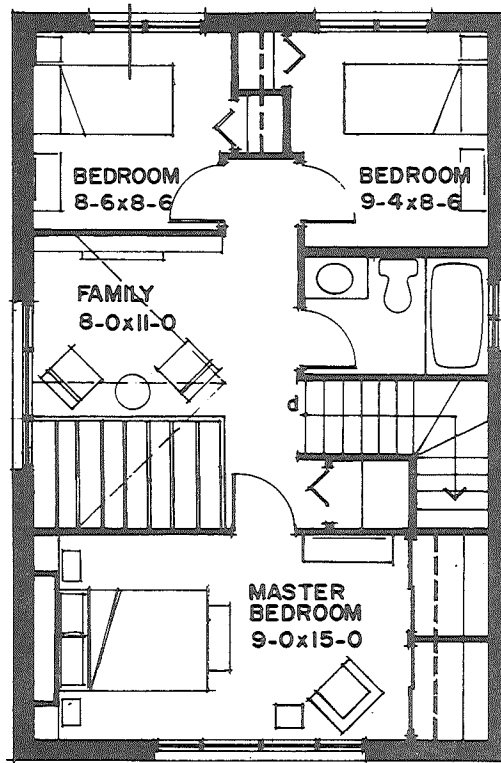
"The Kitchen and Utility Area concept convenient to the Kitchen was a very practical concept. The Living Room and Dining Room were adequate . . . the elimination of the Dining Room screen wall would greatly improve the flexibility of the space."

"The Upper Floor plan created a good Master Bedroom suite . . . the Family Area was considered to be a nice feature and could be retained or converted to a fourth bedroom, if required."





LOWER FLOOR PLAN



UPPER FLOOR PLAN

**CATEGORY E
AWARD**

**FOUR BEDROOM HOUSE FOR 33 FOOT LOT
1157 SQUARE FEET
JOHN R.D. TURNER, ARCHITECT**

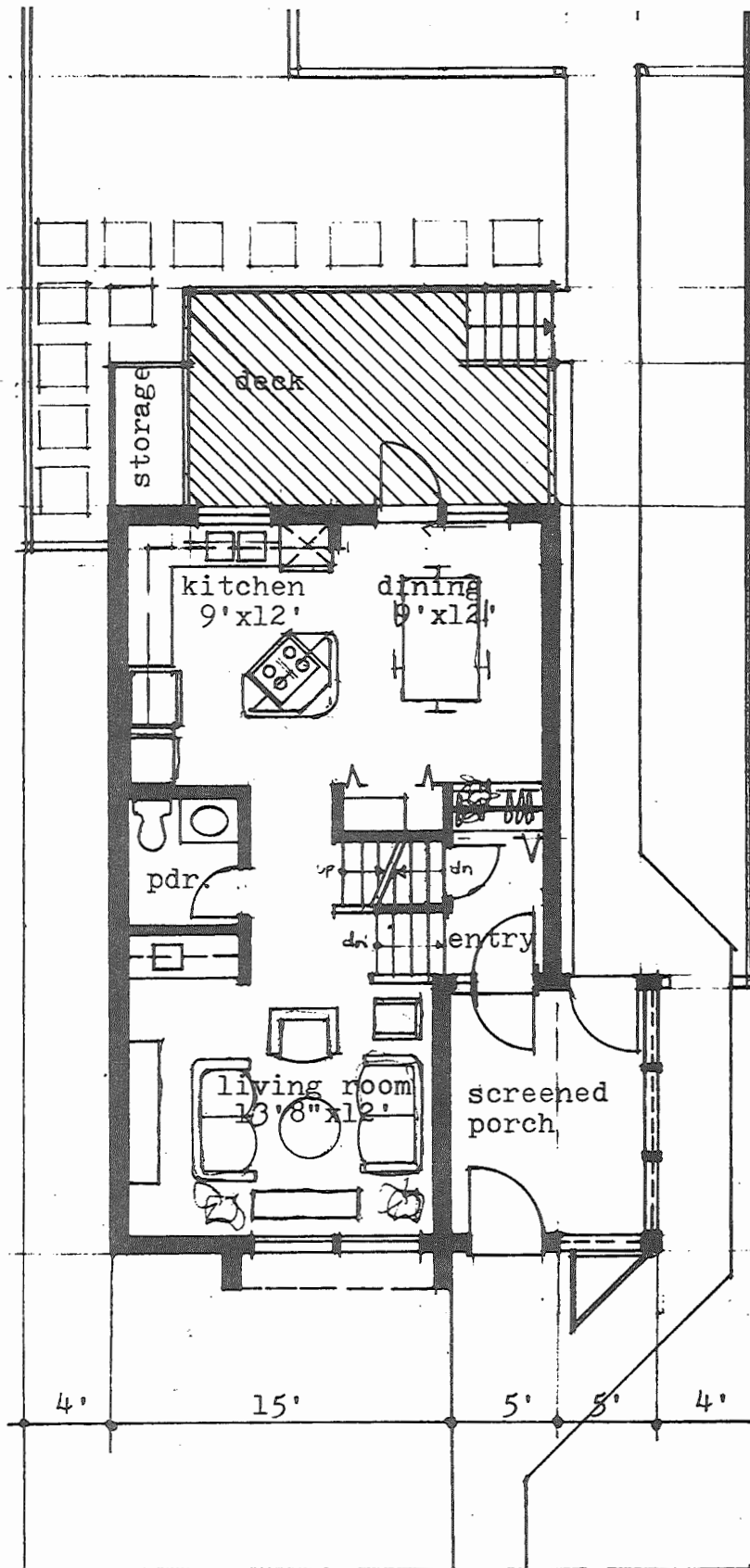
JURY COMMENTS

"The exterior detailing of the trim, the roof articulation and the 'veranda' . . . related well to the streetscape. The very successful screened Porch Area provided an excellent solution to both the Front and Rear Entry condition and bringing it to the grade level was an interesting concept, providing a good sense of exterior scale."

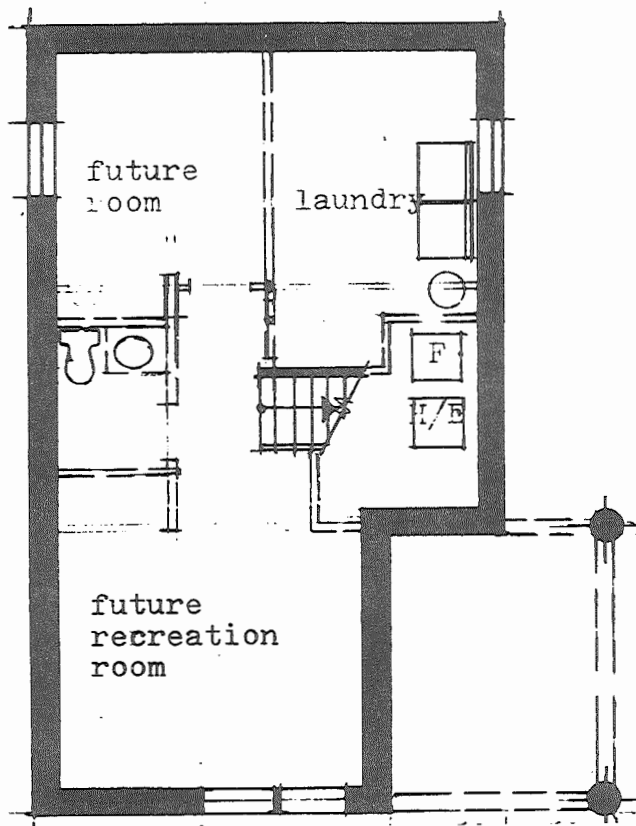
"The split-level Entry provided an interesting spatial feature and the remainder of the planning was excellent. The large Dining/Kitchen area was practical and allowed for good flexibility."

"The Upper Floor level worked well and the Lower Level was well-organized for future development and overall the house appeared to be easily constructed, utilizing standard trusses, materials and systems."

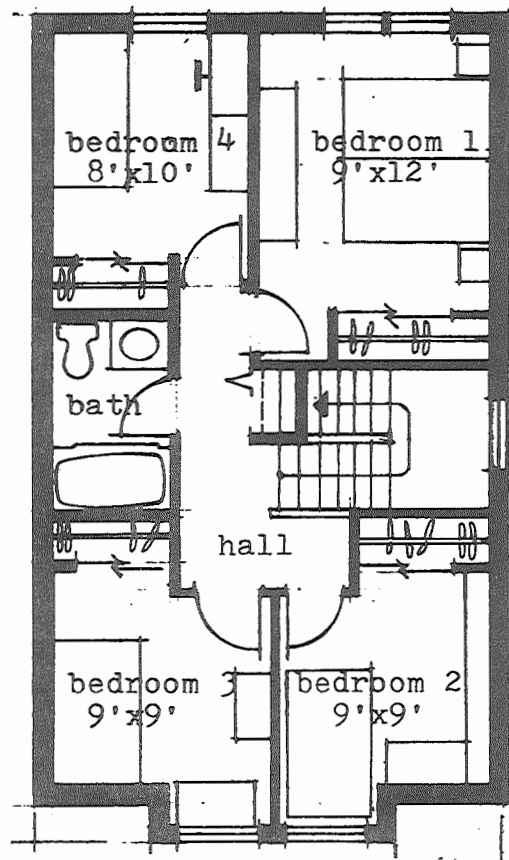




MAIN FLOOR PLAN



BASEMENT
PLAN



UPPER
LEVEL
PLAN

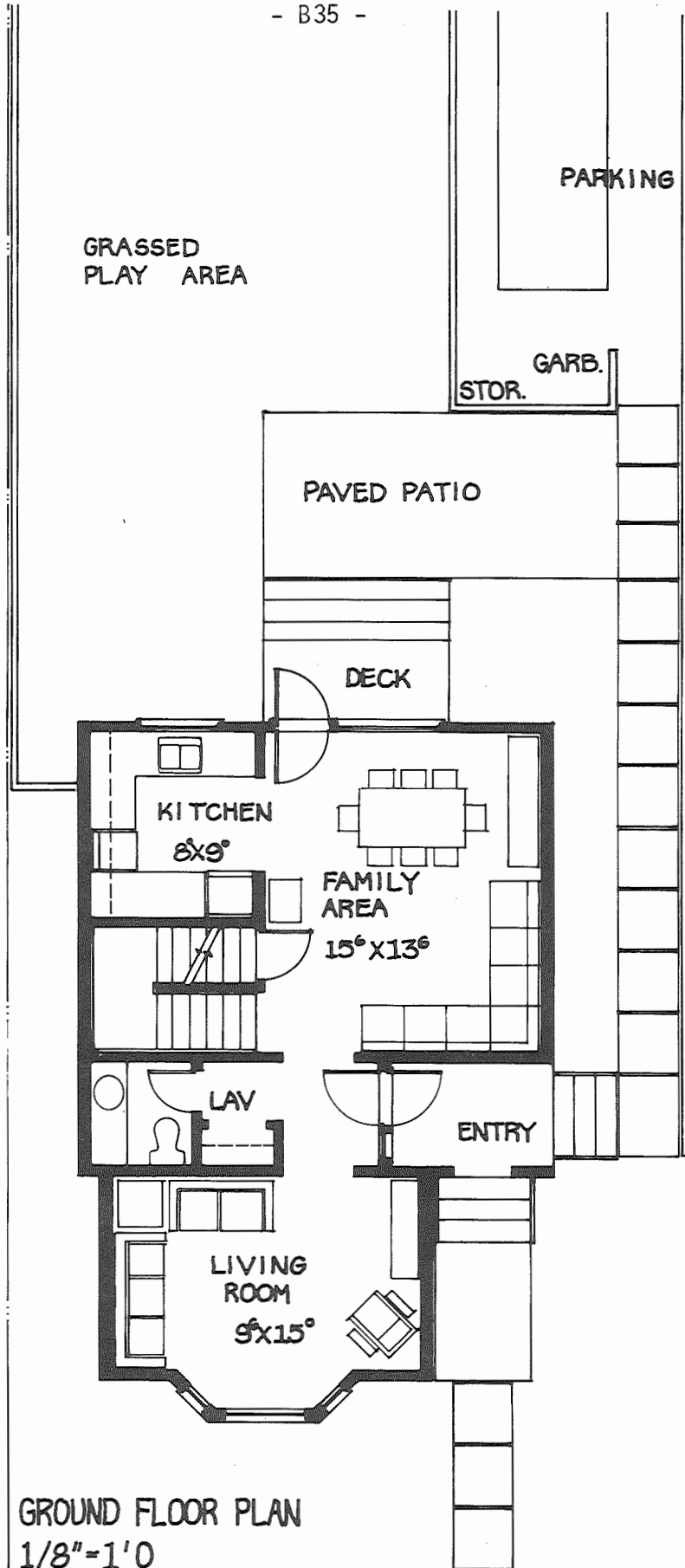
CATEGORY E
HONOURABLE MENTION

FOUR BEDROOM HOUSE FOR 33 FOOT LOT
1164 SQUARE FEET
GUSTAVO DA ROZA, ARCHITECT

JURY COMMENTS

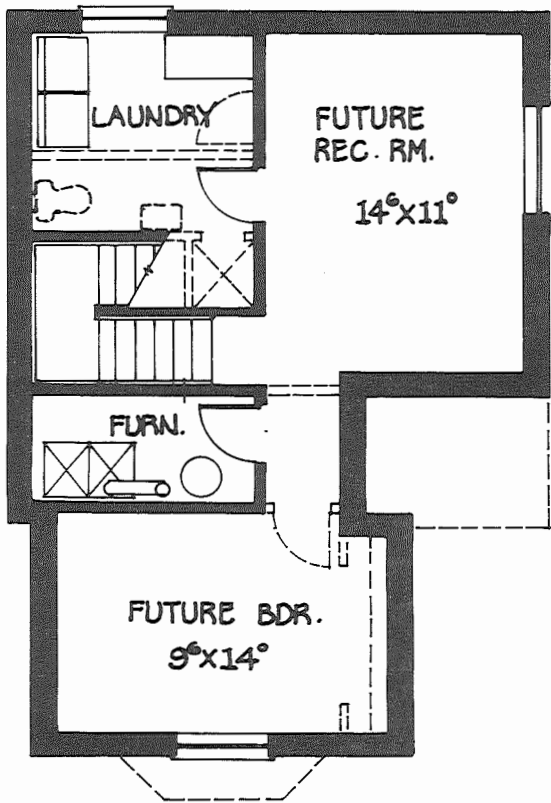
" . . . the front elevation . . . was considered to be very simple, comfortable, of good scale, with pleasant, harmonious shapes. The site organization makes allowance for the Rear Entry coming along the side of the house to enter the Front Door during the winter cycle when the Rear Entry from the Deck and off the Family Room would not be useable."

"While the entire plan was workable . . . the Kitchen, Dining and Family Rooms concept allowed excellent flexibility and still allowed the front 'Parlour Room' concept."

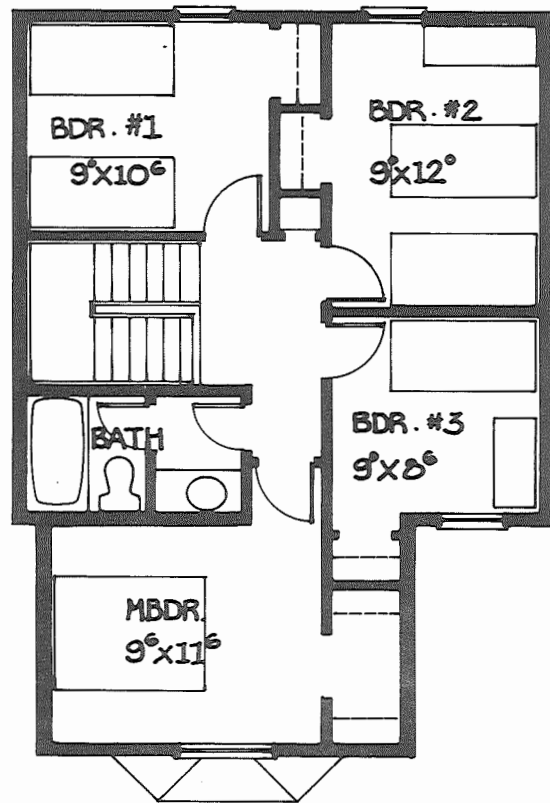


GROUND FLOOR PLAN
1/8"=1'0





BASEMENT FLOOR PLAN
1/8" = 1'0



SECOND FLOOR PLAN
1/8" = 1'0

