

# KIWANIS COURTS

A Mid-century Modern  
Winnipeg Subdivision



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For the City of Winnipeg Heritage Section of  
Planning, Property and Development

**2013**

**On the Cover:**

This is a detail of the St. James Kiwanis Courts Official Opening Announcement.  
(Legislative Library of Manitoba)

**Acknowledgement:**

This report was developed with the support of the Heritage Grants Program of Manitoba Culture, Heritage and Tourism.

# PREFACE

This report has been developed with the guidance of the City of Winnipeg's Heritage Section of the Department of Planning, Property and Development, which has been working with the Province's Historic Resources Branch of Manitoba Culture, Heritage and Tourism to create various background materials to address the subject of Manitoba Mid-century Modernist legacy.

Modern architecture was widely embraced in North America after World War II. Modernism was seen as fresh, bold and forward-looking. These were key attributes that defined North American society after World War II, and especially in the 1950s and 1960s. Modern architects were interested in addressing new social and economic challenges through new buildings and designs, like low-income housing, hospitals and factories. Manitoba was at the forefront in Canada in embracing Modernism. The School of Architecture at the University of Manitoba was led by a renowned Modernist – John A. Russell, who had connections to major eastern American design schools. Many U of M students went on to train with Modernist masters like Mies van der Rohe, Walter Gropius, Eero Saarinen and Louis Kahn. Returning to Manitoba these young architects found fertile ground for this new approach to building design, in governments of the day, corporations, churches and the public at large.

This present research project began with the production of an inventory of Winnipeg's Mid-century Modern subdivisions, presented in Appendix 2. That inventory was then used to identify five subdivisions that would be the subjects for this research project. The five subdivisions are:

- Kiwanis Courts
- McGillivray Park
- Norwood Flats
- Roblin Park
- Silver Heights

The other four reports in this set are available from the City of Winnipeg's Heritage Section of the Department of Planning, Property and Development.

# KIWANIS COURTS

## (SINAWIK BAY)

### A Mid-century Modern Winnipeg Subdivision

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#### Fast Facts

Dates:	1958
Developer:	St. James Kiwanis Club
Financing:	Central Mortgage and Housing Corporation (CMHC)
Architect:	Dwight R. Johnston and/or A.B. Stovel
Builder:	F.R. Lount
Cost:	\$533,000
Number of Houses:	88 units

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The St. James Kiwanis Courts, Bruce Avenue and Sinawik Bay (Plate 1) are situated on a small portion of river lot 12, Parish of St. James. This was an early “superlot,” assembled by pioneer Winnipeg merchant Andrew McDermot in March 1850 when he purchased 12 smaller river lots that fronted on the Assiniboine River. McDermot’s holding eventually totalled 1,230 acres, and at his October 1881 death, 12 St. James was divided among his many offspring. One of these was his son, Andrew, who inherited a tract north of Portage Avenue on the eastern boundary of 12 St. James. This became Lot 22 under Plan 576 (Plate 2), what was registered on 10 January 1900. McDermot held Lot 22 until 1906, when it was sold to Frank H. Dagg. Dagg and others subdivided Lot 22 via Plan 1354 (registered 10 February 1908) (Plate 3) into a tract called Golden Gate Park. What became the Kiwanis Courts took in parts of Blocks 10, 11, 18, 26 and all of Blocks 19 and 27, as well as parts of the rights of way for Ragnar and Avard streets, two of three north-south thoroughfares created by Plan 1354, as well as part of Livinia Avenue.<sup>1</sup>

Golden Gate's lots sold to many out-of-town investors who bought one or two lot parcels. With such fragmented absentee investor ownership, the area remained in its primordial state of pasture and scrub forest. By 1927, the Rural Municipality of St. James had begun to claim properties for taxes in this area, and within four years, the municipality owned most of the lots in Golden Gate Park. In October 1931, Plan 1354 north of Ellice Avenue (north of Ness Avenue) was cancelled, thus reverting that area to acreage. South of this, however, the process was more drawn out, as a number of small owners still held to their lots. The remainder of Plan 1354 was cancelled early in 1937, when the remaining owners had either succumbed to unpaid taxes, or had traded their lots for more useful properties. The streets laid out by Plan 1354 did not always physically exist, as they had never been laid out after survey. Ness, Bruce and Lodge existed in their present locations after Plan 2307 (registered on 23 July 1914) (Plate 4) laid out their courses through the area. A 1950 aerial photograph showed the present Sinawik area on the north side of Bruce to be uncultivated and covered with scrub forest.<sup>2</sup> (Plate 5)

By the early 1950s, St. James was in the interesting position of being land-rich and revenue poor. Many of the old subdivisions, created in the 1905-1912 era had proven to be failures, especially the further one got north of Portage Avenue. Many of these subdivisions had created lots up to and beyond Saskatchewan Avenue, on what remained open prairie in 1950. Much of the land in St. James north of Ness had been expropriated from the municipality and any remaining private owners by the Dominion (Federal) Government for use by the Airport. South of Ness was a hodge-podge of acreage, clusters of absentee private owners, and a smattering of isolated housing. By owning large tracts of undeveloped land, the Municipality (and St. James' situation among the municipalities was not unique) developed a cash-flow problem because of missing

revenue. By the late 1940s, when developers such as Frank Lount were active, St. James was more than willing to offer land deals to interested parties. So it was, when Lount had created his Silver Heights subdivision, a few blocks east of what became Sinawik Bay.

The answer to part of the land-rich problem came in March 1956, when the St. James Kiwanis Club struck a senior citizen's housing committee. The local Kiwanis had hitherto engaged themselves in building and operating playgrounds and swimming pools for under-privileged children. It was felt that the Kiwanis had done quite a bit for that segment of St. James, and nothing for the elderly poor of the area, some of whom were living in horrendous conditions. According to one account, negotiations started immediately between the Kiwanis and the City of St. James, Province of Manitoba, and Central Mortgage and Housing Corporation (CMHC). By late August of that year, a basic plan of development had emerged from this consultation – in effect, the Kiwanis would be developing a low-income garden subdivision on a small scale.<sup>3</sup>

The plan involved obtaining public or tax-sale lands from the City of St. James. An ideal situation seemed to present itself on former Plan 1354 lands situated between Bruce and Ness avenues, west of the Silver Heights subdivision, and also near more recent residential activity around Whytewold Road. A nine-acre site was located there. It was proposed that the Kiwanis acquire the site at no cost, as well as getting an exemption from taxes similar to that of churches. The development would finance local improvement charges in the capital cost, while catering to St. James residents only. A resident manger would act as administrator and collect the rents. In its first stage, it was proposed to erect eight units, each containing four two-person suites. This would house 64 people and cover four and a half acres. A second phase would occupy a similar

acreage and buildings. Each unit would be contained in a park along with recreational development and garden plots. Their purpose was “to provide adequate homes and home surroundings for those beyond the age and without the means to cope with the inflated present, unless given some assistance, and is doing a job which has been shirked to the lasting disgrace of a country such as ours.” No dissenting vote was seen when City Council approved the plan, which the *Leader* felt spoke well for Council’s human understanding.<sup>4</sup>

A further elaboration on the plan came two weeks later at the next Council meeting. Here, the nine-acre site on the north side of Bruce between Rita and Ainslie was set out along with tentative qualifications – couples would have to be 65 years old or older with incomes under \$1,200 per year; all were to be residents of St. James. The character of all applicants was to be screened. The scheme was to be managed by a limited dividend company – the St. James Kiwanis Courts Ltd. If Phase 2 was not started within five years after the land was obtained, then the land would revert to the City. This was all sent to the overseeing body, the St. James Town Planning Commission (TPC), which tentatively approved the project at its 6 September meeting. Initially, this scheme included a curling rink at the north end of the property, on the south side of Ness Avenue. At a further TPC meeting in early October, representatives of the Kiwanis Club spelled out their requirements as to site, stating that the project had been approved by CMHC and that the cooperation of architects and builders had been promised. It was to be developed in stages, though experience in other parts of the country with similar developments showed that the area would be fully developed within a couple of years. A suggested sketch of the property was provided that allowed for single family homes along the east side of Ainslie and the west side of Rita avenues, all south of Ness Avenue. When it was proposed that all this be zoned R-1,

an objection arose that this would not allow for the four-family flats, nor the curling club, or the stores along Bruce as envisioned by the Kiwanis Club. Instead, the central portion became “C” or Commercial zoning.<sup>5</sup>

The surveyors were sent to the site on Bruce that autumn to begin their work, while the Kiwanians began their fund-raising activities. In January 1957, a Kiwanis delegation attended the TPC meeting to present their four possible plot plans for the site, asking for TPC members’ opinions as to their various merits/faults. While the matter of walkways was discussed, a lane completely around the project was deemed advisable in order to give access to any possible commercial development along Ness Avenue. Area architect and TPC member, Dwight R. Johnston, had been detailed to work up the plan: he was also said to be the designer of what the *Winnipeg Tribune* was calling “Greater Winnipeg’s first large-scale low-rental housing development for senior citizens . . . .” Already St. James Council had approved the memo of agreement required by CMHC, which also saw the incorporation of “St. James Kiwanis Courts.” The new entity could raise \$50,000 by way of mortgage or debenture as well as hold real estate up to a value of \$500,000. The Province of Manitoba also agreed to grant 20 per cent of the \$400,000 construction cost. The share of the City of St. James was on the land value - \$50,000.<sup>6</sup>

Johnston’s design for the buildings was for 16 one-story homes containing four suites to each building. Every suite would have a living room, bedroom, kitchen and bathroom on a 400 square foot space. Built upon a concrete pad, the homes were without basements, though each had standard appliances – a stove and refrigerator, with a washer and dryer for every four suites. All the elderly tenants had to be capable of caring for themselves, as no nursing or infirmary care

was available. It was also said that when finances permitted, a lodge or hostel would be built where room and board would be a feature. The Johnston design featured a horseshoe-shaped main thoroughfare – Sinawik (Kiwanis spelled backward) Bay – around which were clustered banks of housing units. Lawn space was the keynote factor for these units, as each back faced outward upon a “green.” At some point, his layout was modified to make two six-unit rows, as well as one 8-unit row on the north side (Plate 6). The structures were, of course, one storey in height, with low pitched roofs, each building having brick veneered end walls facing Sinawik Bay. The thoroughfare also bordered a 1.55-acre park lot, set away from Bruce, which was to be the location of a “future hostel.” A December 1958 sheet of the St. James Fire Atlas showed the hostel “under construction” at the southern end of the “park,” while the Bruce Avenue frontage was to remain vacant until recent times.<sup>7</sup> (Plate 7)

While the surveyors laid out the bush-covered site, the City of St. James also engaged in a few plans of its own. As the new plan was being made, additional lands on the west side of Rita Avenue and on the east side of Moray Avenue were added to the plot. This took in portions of former subdivisions – Plans 1010 and 1818, which had also come to St. James via tax sales. By necessity, to accommodate the new scheme of things, Ness/Bruce avenues were widened via Plan 6562 (Plate 8), as was Moray/Rita via Plan 6566 (Plate 9), both registered in July 1957. This, of course, helped to make the final plan for the area, 6671 which would be registered on 17 December 1957 (Plate 10). Evidently, the town planners were hoping to avoid the haphazard conditions brought about by wild-cat subdivision practices of 50 years earlier. Plan 6671 provided for the Kiwanis Courts area, as well as providing residential lots for sale along Rita, Ainslie and Moray streets, which would prove lucrative for the City’s coffers. St. James was

engaged in a building boom at the time, and there was no reason for municipal reluctance in cashing in on the matter.

The Kiwanis portion of Plan 6671 consisted of Blocks 3, 4 and 5. Block 3 fronted on the south side of Ness Avenue and contained two large lots. This was to have been the Curling Club-commercial area first spoken of in 1956. That site would remain vacant until the St. James Kiwanis built the Metropolitan Kiwanis Courts seniors citizens' apartments at 2300 Ness in 1962-63 (A. Burton Stovel, architect, for F.R. Lount Company). Block 4 consisted of six large lots, and ringed Sinawik Bay, being the location of the housing units. Block 5 was the area in between the prongs of the Sinawik horseshoe, being two lots – the original hostel site, as well as the 1.55-acre “park” to its north. A six-foot wide footpath ran from Sinawik to the public lane between Blocks 3 and 4. This layout was approved by the TPC at their 8 August 1957 meeting. Provincial funding (\$88,000) came through, late in October, while a 40 year loan from the Federal Government was assured just before Christmas 1957. Shortly afterward, the Kiwanis Courts contract was given to the Frank R. Lount and Son contracting firm. Work began in May 1958, when 18 building permits were issued to cover the entire expanse of Block 4, for it had been decided to go ahead with all the housing units (Appendix 1). In September, construction began on the one-storey, 50' x 25' building that would house the meeting hall, laundry and office on Lot 2, Block 5. This would have its official opening on 1 May 1959. Meanwhile, the residential component was officially opened on 18 October 1958, the sod-turning having taken place the previous 10 April (Plate 11). At the opening ceremony, T.P. Pickersgill, regional superintendent of the Central Mortgage and Housing Corporation, compared the Kiwanis Courts “with the beauty of Silver Heights . . . .” To continue the allusion to the heavy involvement of

the Lount Company, he also commended the design and grouping of the complex by architect A.B. Stovel. It is unclear just what the relation between Stovel and the 1957 involvement of Dwight Johnston amounted to – certainly both were qualified architects and designers in the St. James area. Whoever was responsible for the final design may remain a mystery. Of the 88 units built by Lount that summer, nearly 400 citizens inspected the two furnished suites opened by Mayor T.B. Findlay. By the end of October, 27 had been rented, leading the area building inspector to state – “good places – far better than first anticipated . . .”<sup>8</sup> (Plate 12)

The St. James Kiwanis Court on Sinawik Bay has not remained in a static condition since its 1958 opening (Plate 13). During 1962-1963, the combined Metropolitan Kiwanis Courts apartments and club headquarters was built at 2300 Ness Avenue, completing the northern end of the Courts property. In 1963 also, a 30’ x 12’ garage/equipment building was built west of the 1958 hostel, which was then known as a community building. These two structures were removed in 1984 when the present three-storey lodge building at 100 Sinawik replaced them. This was designed by Dwight Johnston who had been earlier involved at Sinawik. More significantly, perhaps, was the move by the St. James Kiwanis to increase the density on the site by 2005, when the first phase of St. James Kiwanis Manor opened at 135 Sinawik Bay. This replaced units 123-144 Sinawik Bay with a five-storey, 51-unit apartment building on their site. The Kiwanis also announced plans to replace the remaining 66 units in three more phases over the next 10 years (Plate 14). Since that time 145-166 Sinawik Bay have been replaced by a similar structure to that opened in 2005. Units 101-122 and 167 to 188 remain standing, but in 2005 were “in need of significant and costly repairs,” the new structure being designed to meet stricter building codes. Currently (May 2013) a large structure is under construction on Lot 1,

Block 5, the originally proposed hostel site. The remaining 1958 cottages have a certain tired look to them, perhaps indicative of their impending fate.<sup>9</sup> Kiwanis Courts had certain parallels in the already-existing low-cost rental housing of McGillivray Park in Fort Garry, as well as the housing units at the Anatole (now Templeton) Senior Citizens units which are similar in appearance to Sinawik.

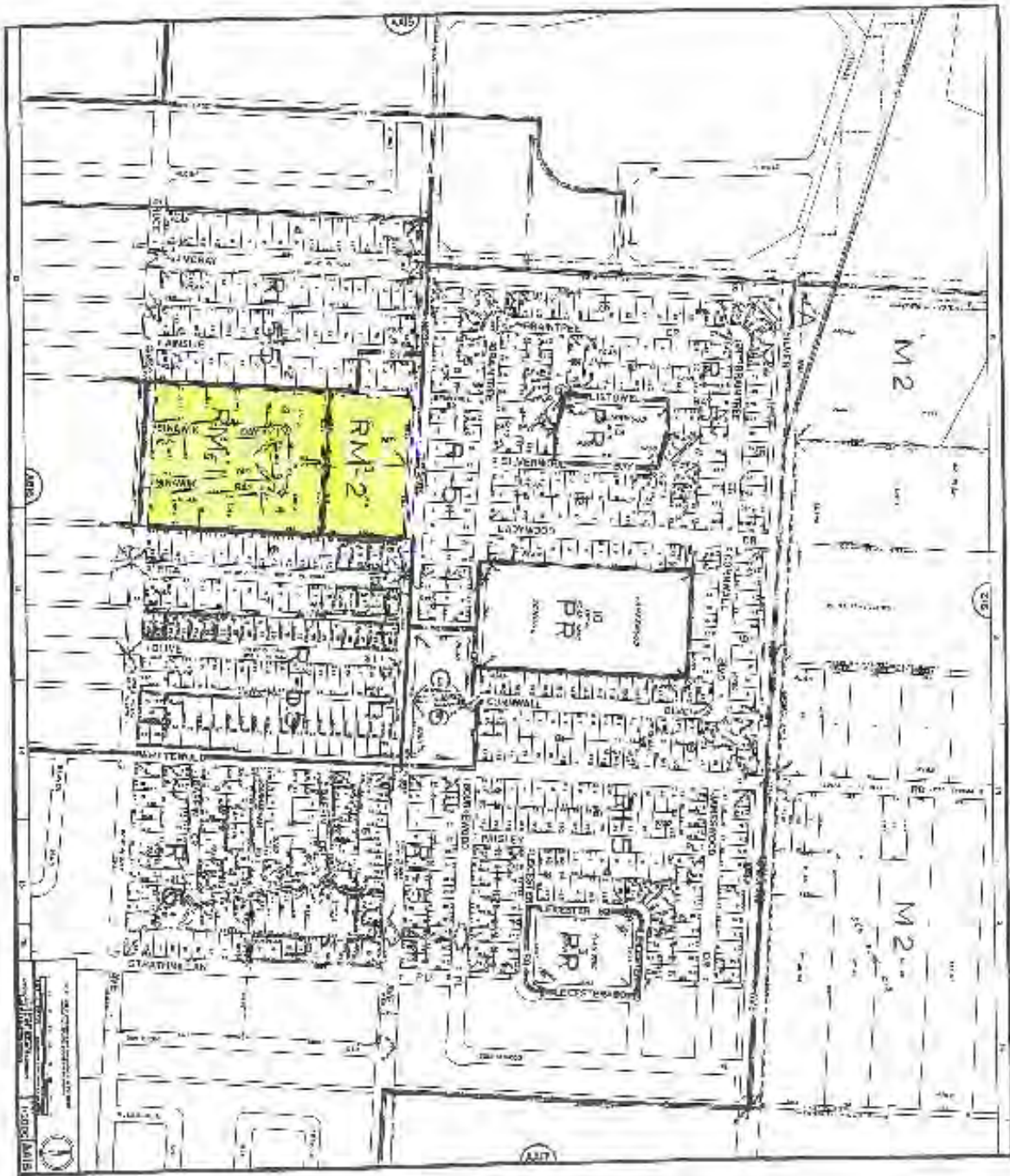


Plate 1.  
Sinawik Bay in relation to its surrounding area. This shows the state of subdivision, ca. 1985.  
Note that north is at the right edge of the image. (City of Winnipeg)

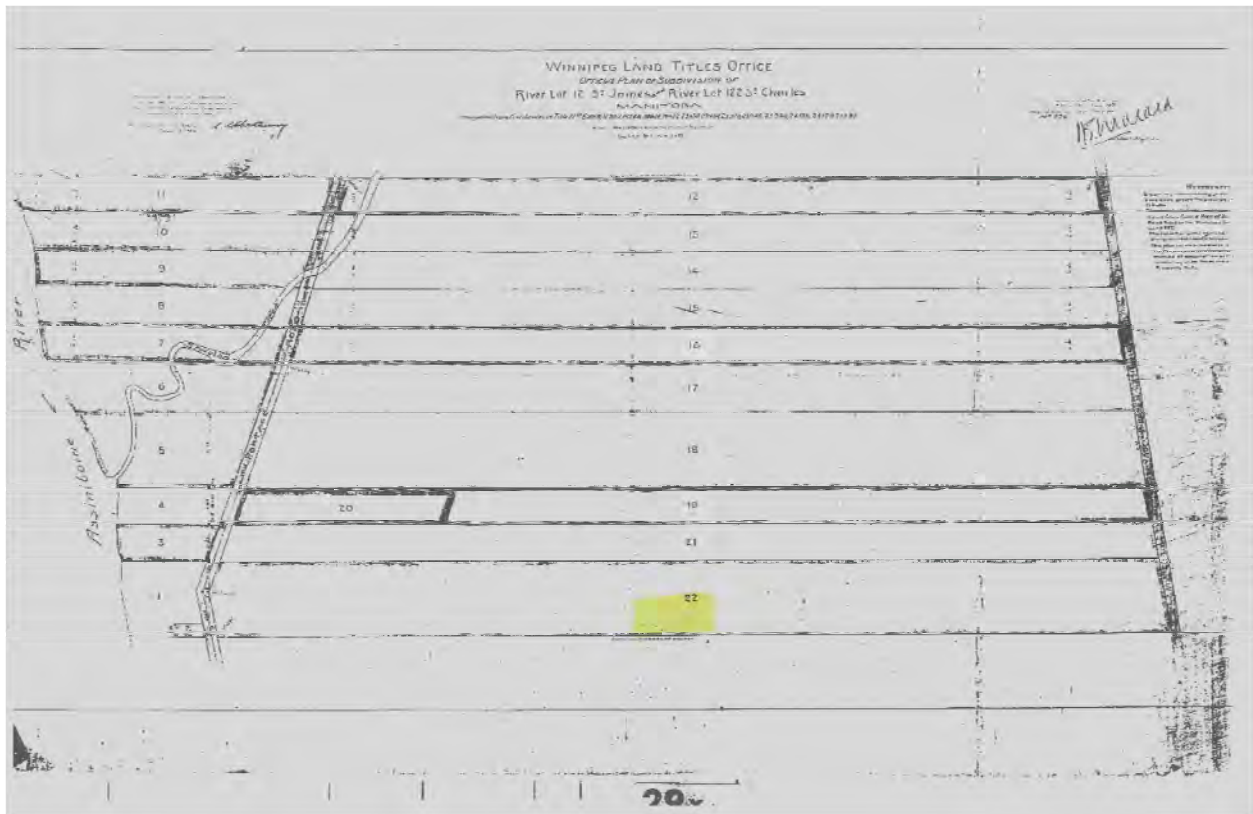


Plate 2.  
 Plan 576, registered 10 January 1900. This shows the division of Andrew McDermot's massive 12 St James among his family members. The approximate area of the Kiwanis subdivision is highlighted (The Property Registry)

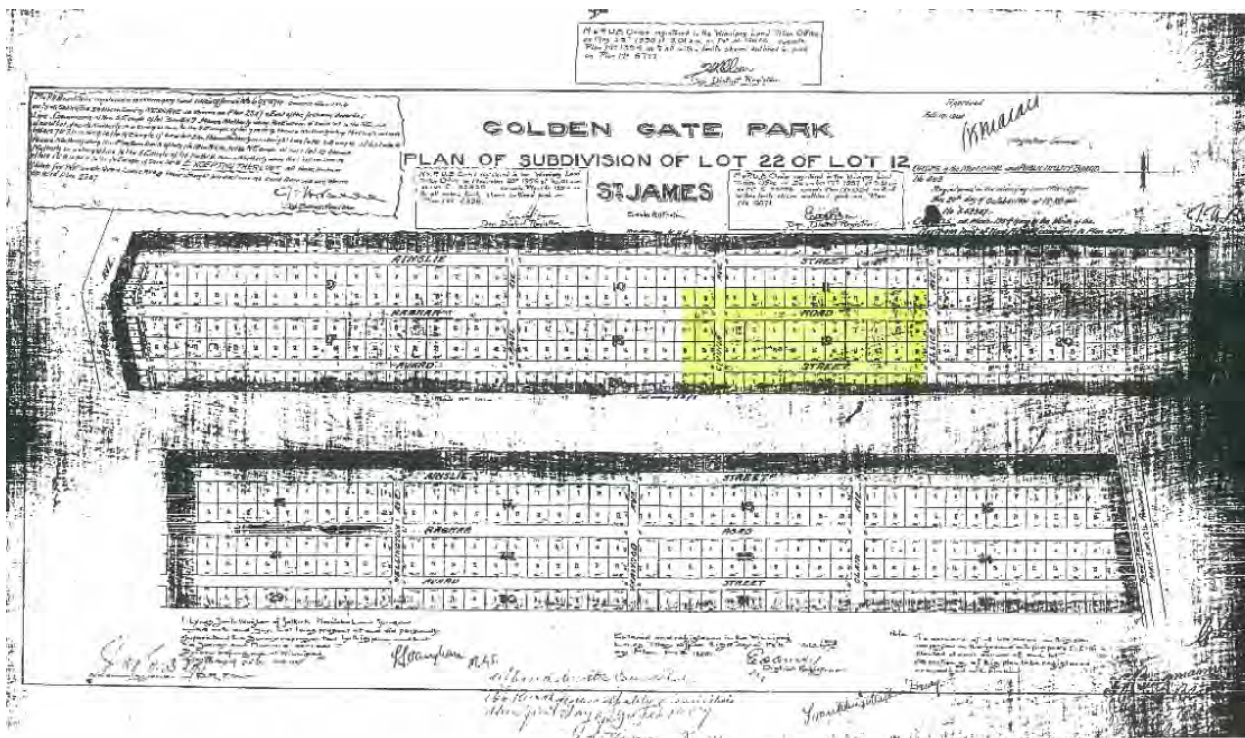


Plate 3.

Plan 1354, registered 10 February 1908. Golden Gate Park was the first subdivision of Lot 22, Plan 576. It featured three streets, large lots, no back lanes, and proved to be one of the area's failures. (The Property Registry)



Plate 4.  
Part Plan 2307, registered 23 July 1914. In pushing through Ness, Bruce and Lodge avenues, the Rural Municipality of Assiniboia attempted to provide more access to competing subdivisions with non-contiguous streets running east to west. (The Property Registry)



Plate 5.

Aerial view, future Sinawik Bay area, May 1950. That the future subdivision showed little evidence of human presence is driven home in this scene. (City of Winnipeg Archives, 1950 Flood Album, A12453-244)

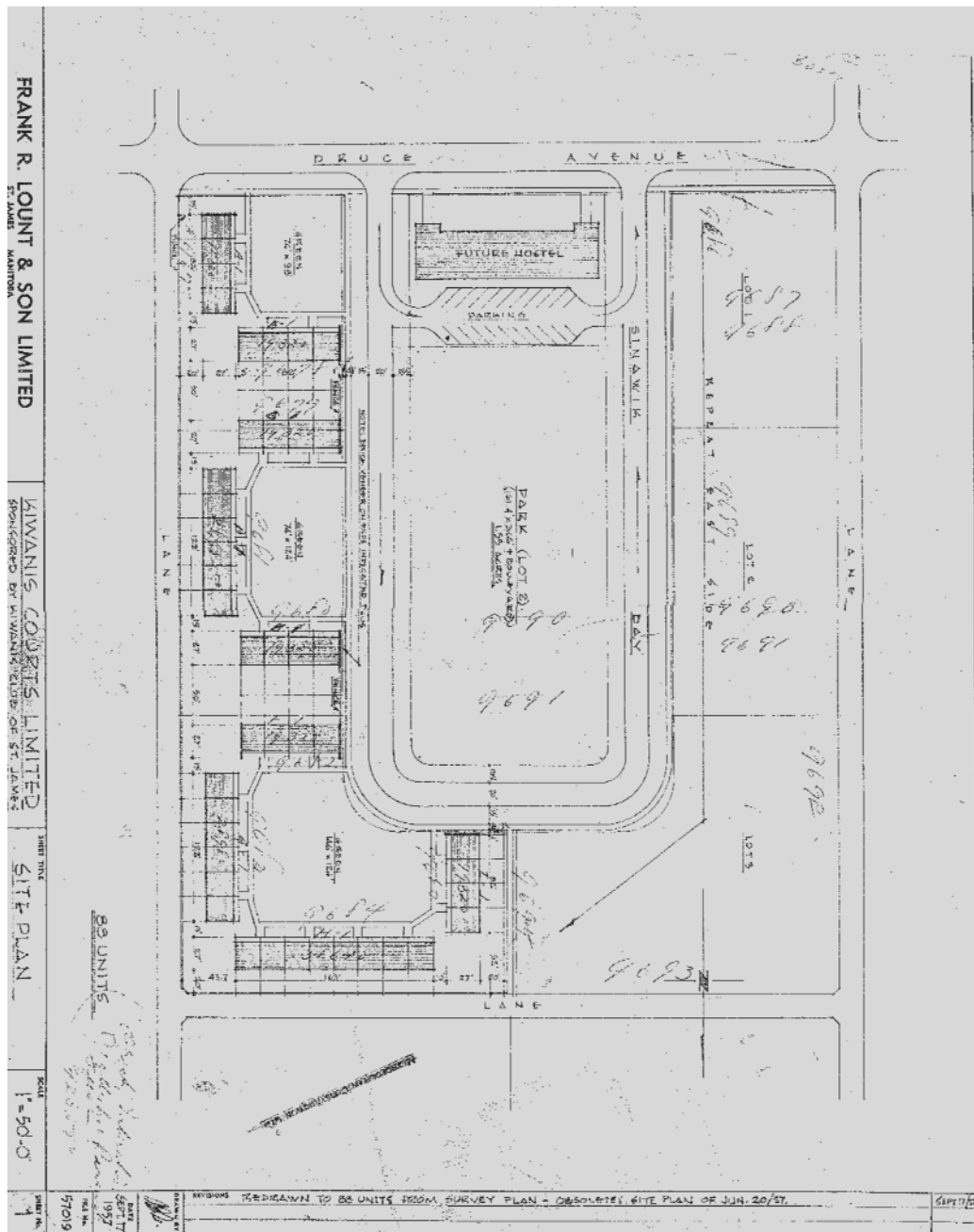


Plate 6.  
Early layout map, Kiwanis Courts Limited, Sinawik Bay, 17 September 1957. This plan shows that at the time, the decision to build the units on the west side of Sinawik had not yet been made. The hand-written four-digit numbers refer to the May 1958 building permit numbers. (City of Winnipeg Archives)

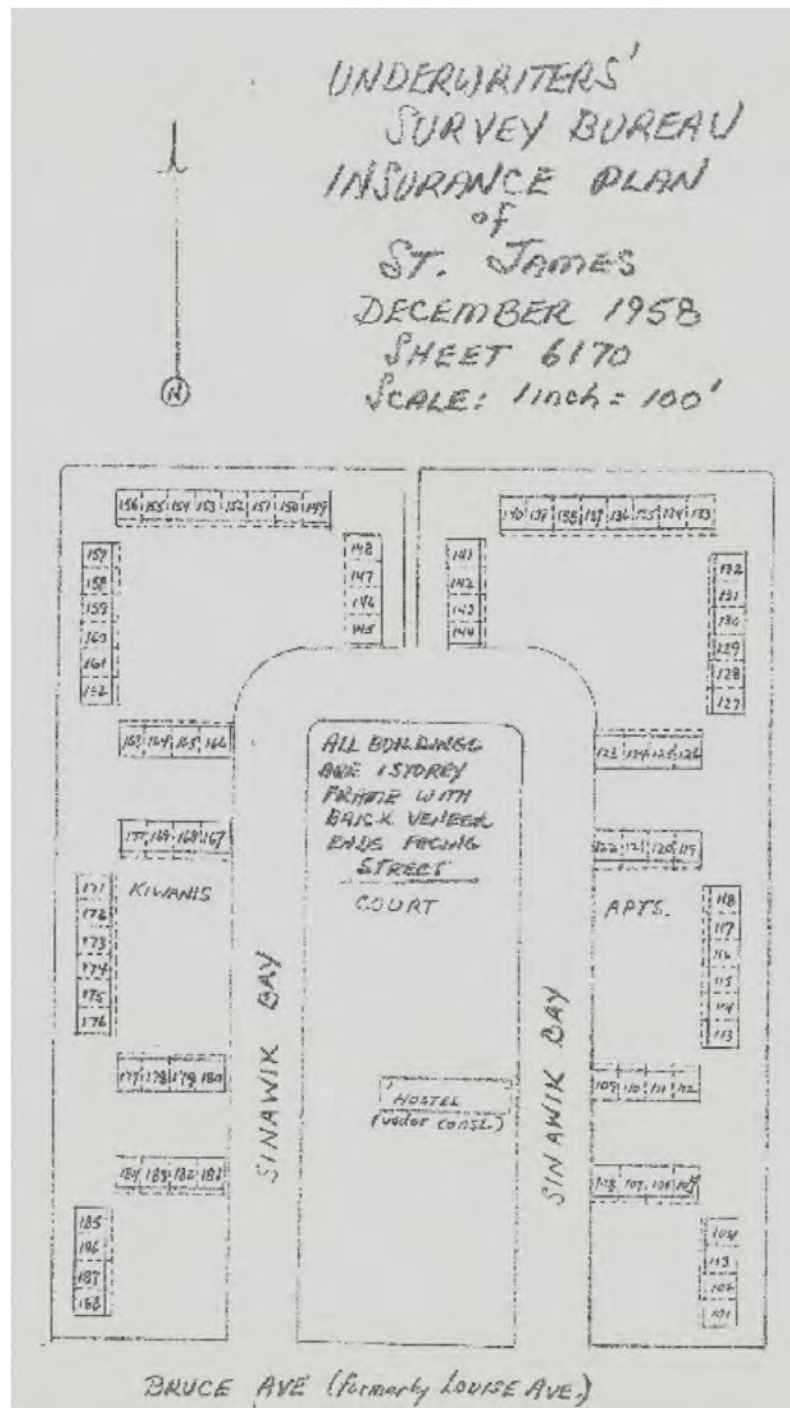


Plate 7.

Site layout, at December 1958. The Underwriter's Survey Bureau *Fire Atlas* showed what was then the newly-completed Kiwanis Courts. (City of Winnipeg Archives)



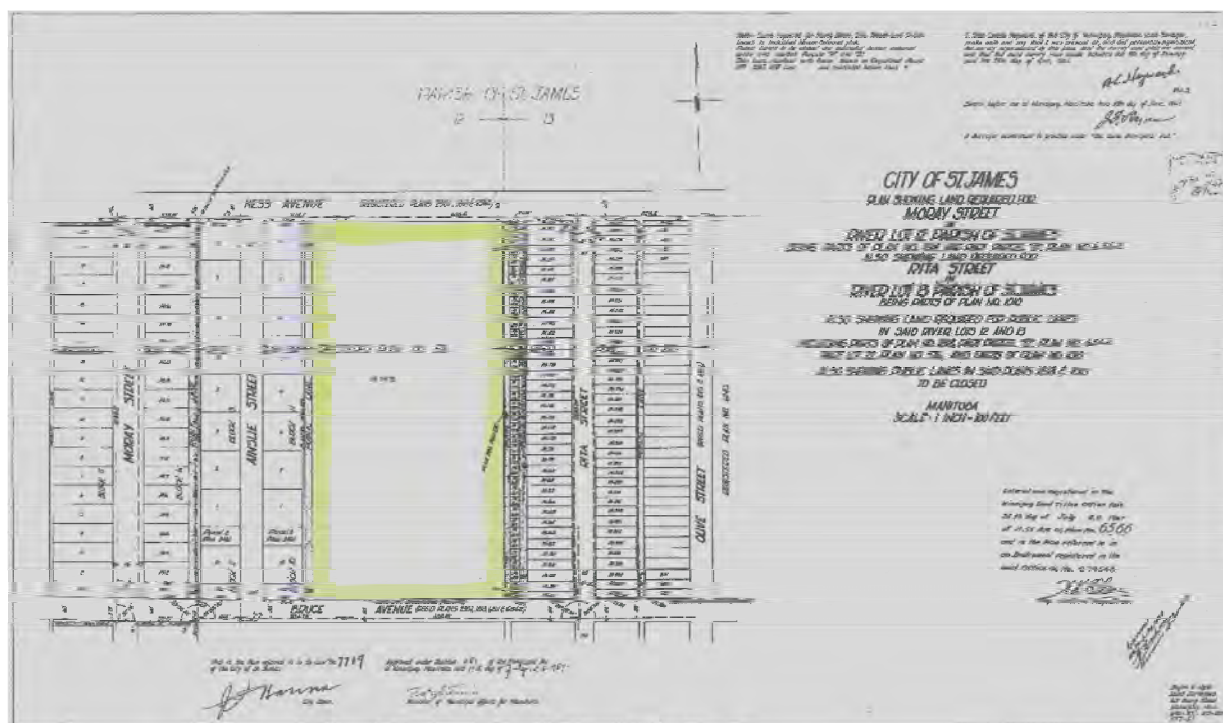


Plate 9.  
Plan 6566, registered 26 July 1957. In preparation for coming development, Moray and Rita Streets were also widened. Again, the Kiwanis property is highlighted. (The Property Registry)



# ST. JAMES KIWANIS COURTS OFFICIAL OPENING SATURDAY



Congratulations and Best Wishes

to the

**St. James Kiwanis**

on Completion of their Courts Project.

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THE ST. JAMES LEADER had an informative article less than ten months ago, on December 24th, 1957, to be exact, setting forth the awarding of a contract to Frank R. Lount and Son to construct the 88 housing unit Kiwanis Courts. Less than ten months later comes the announcement of the practically completed project and its official opening on Saturday, October 18th, at 2:30 in the afternoon.

It was in 1956 that the St. James Kiwanis Club conceived the project as a worthy one for St. James Kiwanis energetic membership. Jack Pratt, 1958 president of Kiwanis, was chosen as chairman of the special committee of the St. James club which was set up. His associates on the committee were: Bud Bartlett, the late Charlie Bishop, John Harris, Gordon Irwin, George Mathers, Al North, Donald MacDonald, Bob Millar, Audie Peterson, the late Ed Voelker, Alex Proudfoot, Charlie Livingston and Dick Hillier.

The site was granted at Ainslie and Bruce

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for the

**St. James Kiwanis Courts**

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Plate 11.

St. James Kiwanis Courts Official Opening Announcement. The opening was a grand affair, complete with the Mayor of St. James officiating. (Legislative Library of Manitoba, *St. James Leader*, 16 October 1958, p. 9)



Plate 12.

East side, Sinawik Bay, c. 1960. Though somewhat plain in appearance, the new houses were set in expanses of greenery that overshadowed the units' barrack-like appearance. (Legislative Library of Manitoba, *Greater Winnipeg Industrial Topics*, December 1961, p. 9)



Plate 13.

Aerial view, Sinawik Bay area, c. 1991. The mature Kiwanis development is pictured here prior to the rebuildings after 2000. The units at the north end of Sinawik have been replaced. (City of Winnipeg Archives, Aerial Views, c. 1991, 7-120)



St. James Kiwanis Manor, located at 135 Sinawik Bay, is slated to open in April.

**Now leasing  
for April  
occupancy**



**Only 8 units  
remaining for  
lease**



## *St. James Kiwanis Manor*

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of seniors since 1957!

**Display suite open  
9:00am - 4:00pm  
Monday - Friday  
135 Sinawik Bay  
(off Bruce Ave.)  
Call: 837-2305 or  
256-4942**

Plate 14.

St. James Kiwanis Manor, 135 Sinawik Bay. This was the first in a series of apartment structures meant to replace the one-storey row housing of 1958. A second identical unit to this has since been built to the west of 135. (Legislative Library of Manitoba, *Winnipeg Free Press*, 27 February 2005, p. E5)

## Endnotes

1. Manitoba Archives. *Manitoba Act Files*, Reel c14915, File 4561, Andrew McDermot's declaration of 24 November 1873; Winnipeg Land Title Office, *Old System Abstract Book, Winnipeg 126*, p. 12, instruments Patent, 19779; City of Winnipeg Archives (CWA) *Rural Municipality of Assiniboia Assessment Roll (Assa, AR)*, 1907, Ward 3, p. 67.
2. CWA. *Assa, AR*, 1915, Ward 3, various, CWA. *Rural Municipality of St. James Assessment Roll (St.J.AR)*, 1925, pp. 199, 202, 216-18, 230; 1927, Ward 6, pp. 1469, 1471, 1483-1486, 1495-1496, 1931, Ward 6, pp. 1535, 1537, 1539-1540, 1553-1556, 1565, 1566.
3. "Frank R. Lount and Son Contractors For St. James Kiwanis Courts.", *St. James Leader*, 24 December 1957, p. 1.
4. "St. James Kiwanis Fosters Senior Citizens Houses.", *Leader*, 23 August 1956, p. 1.
5. "Kiwanians Present Senior Citizens Housing Brief to St. James Council.", *Leader*, 6 September 1956, p. 1; CWA. *St. James Town Planning Commission Minutes (TPC)*, Box 598, 6 September 1956, item 117; 4 October 1956, item 128; "Senior Citizen's Site To Be Surveyed.", *Leader*, 18 October 1956, p. 1.
6. "St. James Kiwanis Tea to Aid Housing Project.", *Leader*, 18 October 1956, p. 3; CWA. *TPC*, 19 January 1957, item 2; "Senior Citizen Housing Project Incorporated by St. James Kiwanis.", *Leader*, 18 April 1957, p. 1; "Housing Project for St. James.", *Tribune*, 2 May 1957, p. 12; "Kiwanis Start Drive For Senior Citizen Housing Project.", *Leader*, 2 May 1957, p. 9.
7. "Kiwanis Start Drive For Senior Citizens Housing Project.", *Leader*, 2 May 1959, p. 1.
8. City of Winnipeg Permits Branch (CWPB) *Building Permit (BP)* 3128/62 (foundation); BP 4757/62 (superstructure); CWA. *TPC*, 8 August 1957, item 107; "Kiwanis Courts Gets Government Grant, \$88,000.", *Leader*, 31 October 1957, p. 1; "Kiwanis Courts Housing Project Assured by Federal Funds.", *Leader*, 19 December 1957, p. 1; "Frank R. Lount and Son Contractors for St. James Kiwanis Court.", *Leader*, 24 December 1957, p. 1; CWA. *St. James Building Permits BP* 9677/58 – BP 9694/58; BP 10010/58; CWA. *Superceded Assessment Department Filed Sheets*, St. James, 756030; 755790; "Sod Turned For Kiwanis Housing project.", *Leader*, 23 October 1958, p. 1.
9. CWPB. BP 4757/62; BP 7624/63; BP 654/84; "St James Kiwanis Manor ready to open for seniors.", *Winnipeg Free Press*, 27 February 2005, p. E5; Site visit, 11 May 2013.

## Appendix 1

Kiwanis Courts Explained; below and two pages following. (Legislative Library of Manitoba, *Western Construction and Building*, July 1958, pp. 12-13, 18)



Architect's impression of one complete court in the Kiwanis Courts senior citizens' low-rent development in St. James, Man.

# PRACTICAL AID FOR SENIOR CITIZENS

**\* The Kiwanis Club of St. James, Manitoba, is providing low-rent accommodation for senior citizens. Cost of 88-suite project placed at \$533,000.**

THE KIWANIS CLUB of St. James, Man., is making a practical contribution toward assisting a number of senior citizens of the area. Through a special organization — Kiwanis Courts Limited — consisting of members of the club, a low-rent development is in the

course of construction in the west end of St. James.

The project is to contain 18 buildings in units of four, six, and eight two-room suites providing accommodation for more than 100 old age pensioners. The exact num-

ber is not definite at the present time since applications are being received from both married couples and single pensioners.

Built in a bungalow fashion around a central park area, the buildings are set up in small bays, each with its own small lawn area. Provision is made along the front of each building for flower gardens. Ample space is provided at the rear for vegetable gardens, and recreation area.

## COMFORT IS KEYNOTE

Every effort is being made to ensure that the individual suites, each 20 x 20 feet, are as comfortable as possible.

Each suite contains a large six-living room, bedroom, kitchen and bathroom and is fitted with electric stove and refrigerator. Heating is supplied by natural gas. Party walls between suites are of plaster on gypsum lath on steel studs. Interior walls are of plaster finish. Built on concrete slab on grade foundation, the exterior walls are of brick veneer on steel end, vertical cedar siding on front face and slugs on the rear wall. Construction is frame with gabled roof.



T. B. Findlay, Mayor of St. James, turns the first sod under the watchful eyes of, left to right: Alex Proudfoot, project chairman; Rev. Eric Sigmar, St. Stephens Lutheran Church; C. L. A. North, Kiwanis Club president; C. E. Grounley, former provincial treasurer; and Reg. F. Wightman, former Liberal M.L.A. for St. James.

Running the length of the front of each building is a small porch, formed by the overhang of the ead, with concrete floor. Small double porches give suite occupants a measure of privacy.

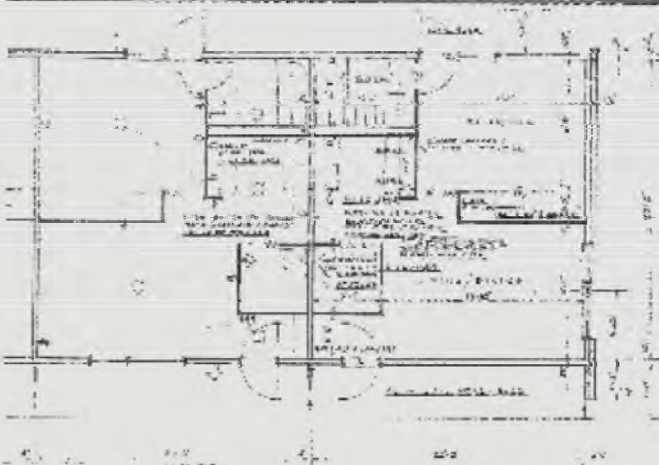
## FUTURE DEVELOPMENT

Future plans allow for construction of a central laundry and cafeteria at the south end of the central park and a hotel to provide accommodation for those who require some shelter due to inability to care for themselves.

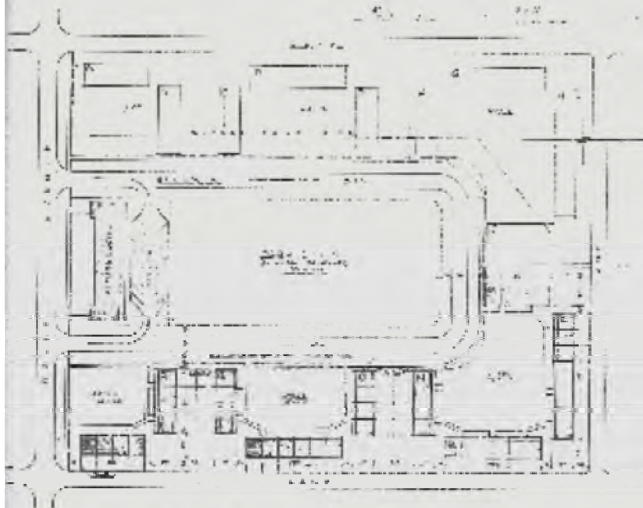
## RAPID PROGRESS

With fine weather to speed construction, contractor Frank H. Bond & Son Ltd., who also handled preparation of plans and working drawings, has been able to make rapid progress since the job was turned on April 12 of this year. At the present time, two of the buildings are nearing completion while a number of the others are well advanced with only some four or five still to get the concrete slab poured. It is expected that the first tenants will take up residence by October 1 next.

The project was first started in January 1956, when the Kiwanis were casting about to find a suitable project. By unanimous decision it was decided that some practical step be taken towards assisting the senior citizens of the district, and the project committ-



(Continued on Page 18)



## ILLUSTRATIONS

Top—Roofers being positioned on a six-suite unit.

Middle—A four-suite unit showing finished exterior of brick veneer and vertical cedar siding.

Bottom—Plan showing the layout of suites.

Left—Plan showing layout of complete development.

## More Senior Citizens

(From Page 13)

### PUBLIC SUBSCRIBES

tee was authorized to investigate the possibility of constructing a low-cost housing development.

The ensuing three years have been spent in intensive investigation, planning and securing of the necessary finances. Kiwanis Courts Limited was set up to handle the project with the then Kiwanis president, Alex Proudfoot, as president. The club itself provided the nucleus of the finance with some \$10,000, which it held unencumbered in its project fund. By means of an appeal to businesses and direct mailing to householders a further \$5,000 was raised. The provincial government made a grant of \$1,000 per unit, totalling \$88,000. The goal was reached when Kiwanis Courts secured a CMHC loan of \$400,000, repayable over a 10 year period at 4 1/2 per cent. Land for the project, valued at \$25,000, was donated by the City of St. James.

As already stated, first tenants are expected to move in October 1. Rent has been set at \$32.50 per month. Total cost of the project,

according to A. B. Reimer, vice-president of Kiwanis Courts Ltd., is \$553,000, which includes the value of the land, construction cost, provision of roads, sidewalk, water and sewer and lighting.

Presently serving as president of Kiwanis Courts is J. B. Pratt, who is assisted by W. W. Bartlett, vice-president, along with A. B. Reimer. Handling publicity for the project is Dr. Walker Shortill.

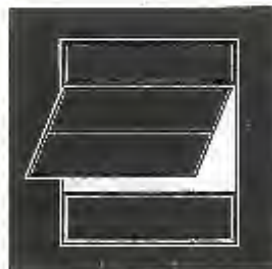
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## Appendix 2

The following detailed list of Winnipeg's mid-century subdivisions features 79 entries, not counting subdivisions which were built on older plans. A number of observations are possible from this inaugural work:

1. New subdivisions did not necessarily emerge in the completed state in which we know them today. Indeed, very few were first marketed in a completed state: rather, they evolved in bits and pieces into the larger entity over a period of years. A prime example of this was Windsor Park, which was marketed between 1954 and 1971 in a series of 26 plans. Westwood was another example, completed in 1970 after a series of 21 plans that had started in 1958.
2. While many of these subdivisions were the product of single corporate bodies, others were developed by combinations of firms and individual land holders at various times.
3. Many of the original names of these subdivisions have gone unrecorded on the Registered Plans, as the practice of putting names such as "Bonnie Doon" or "Victoria Place" on those documents had passed around World War I. With further research, some of those names may re-emerge. To provide a name for a subdivision, it has often been necessary to resort to using area designations as shown in Sherlock's *Map of Winnipeg and Surrounding Areas*, 14<sup>th</sup> and 16<sup>th</sup> Editions. In some cases, Sherlock's usage is based on original subdivision names which have come to refer to much larger areas than on the original plats. For example, there were parts of Fort Rouge which continue to refer to themselves as Crescentwood, though they are far removed from the original Enderton subdivision. The problem was solved by sticking solely with the Enderton plans to limit that which was being written. This "widening out" has been a common practice in Winnipeg, unless one is dealing with a confined, separate area such as Armstrong's Point or Wildwood Park.
4. This present study represents new subdivisions that came into existence between 1941 and 1975. It does not include suburbs which developed on older plans where the lot configurations remained suitable in a later era. The Greater Winnipeg area had seen an explosion of subdividing in the period 1905-1912. While this led to initial development of various suburbs such as St. James, St. Vital and East Kildonan, there was a certain amount of overkill in the process. Large areas of subdivided land remained unsold and unbuilt at the Boom's end in 1912, and would remain that way for the next forty or fifty years. In many cases, most of the vacant lots were taken over for taxes by the various municipalities. Often, where large groups of lots were involved, the municipality cancelled the existing subdivisions, allowing the land to revert to acreage. In later years, such tracts became very inviting for developers of various types. In other instances, the municipalities kept the old subdivision in place, reselling their holdings to people and firms willing to build on what were generally grid-iron pattern layouts. As a result, a 1957 house on a 1912 subdivision parcel would be indistinguishable from a 1957 house on a 1956 era lot. Therein lies the problem, as this study deals with the new suburban creations, while the others remain invisible. This happened in parts of St. James, the Kildonans and St. Vital. In the latter instance, Victoria Crescent springs to mind. This was a 1904 subdivision which did not

really begin to be built up until the 1940s, and which continues into the present time. Suburban development, yes, but presently beyond the scope of this project.

5. The author assumes that the 1945-1975 dates for this study were based upon similar dates as found in Keshavjee and Enns' *Winnipeg Modern Architecture, 1945 – 1975*. For practical concerns, the starting date for this study begins in 1941 in order to include Norwood Grove which began re- subdividing the old Plans 73 and 385 in that year. Along the way, two other suburban plans from 1943 and 1944 presented themselves. These were probably meant as post-war veterans' housing areas. Marlton and Dieppe-Coventry both saw their main development after 1950.
6. It must also be said that the dates of Registered Plans used in this study represent the first and last plans that were registered in the area during the study period. Construction would, of course, take place after both dates. This present study does not take notice of any registered plans issued after 31 December 1975 (aka Plan 12633), though some of the listed subdivisions marked kept growing spatially after that time.
7. If this study has produced a listing which is cumbersome because of numbers, the author suggests an earlier cut-off date. That would be 31 December 1971, the day prior to the inception of Unicity. That could remove about 15 subdivisions from the list. As such, the list provides a guide where years or decades could be selected for study on a piecemeal basis. Or individual subdivisions might be chosen for further study, using the listed plan numbers to access that show how an area grew in the post-war period.
8. The sources for this portion of the Suburbs Study consisted of the City of Winnipeg's *Area Characterization* books, which feature the zoning sheets that were superseded by the present computer atlas in 1999. Those volumes depict the various areas of the former municipalities as they existed between 1980 and 1986. Though superseded as a daily working document by the Planning Department, they are of great use to a study of this type, which uses a cut-off date prior to 1980. Those volumes generated registered plan numbers, street names and even river lot numbers. The plan numbers led into the second source – the registered plans themselves, which are largely available on microfilm produced by the City of Winnipeg in the 1980s. These cover Registered Plan numbers 1 to 22,000. While the film has some gaps, in the form of a handful of plans that were missing at the time of filming, it has proven quite useful in formulating this listing. The plan will always have a registration date, at which time the plan came into official existence. As well, there is often the name of the land owner giving approval to the plan, as well as the name of the surveyor (or survey firm) doing the work. The plan will also identify the land being subdivided, as well as showing any earlier plan numbers being superseded.
9. There arises the question of group or social housing, a number of instances of which arose during research. These were housing projects launched by service organizations, such as the St. James Kiwanis which built the houses on Sinawik Bay in the 1950s, or the Royal Canadian Legion Gardens on Talbot Avenue. Other instances of this have been found at McGillivray Place, or the barracks-type buildings on Troy and Chamberlain avenues behind the Lincoln Hotel on McPhillips, or the Anatole Seniors' Hostel, 250-296 Templeton Avenue, and the Willow Park-Gilbert Park area in the 1960s. The social housing factor might make a salient feature for our study.

## City of Winnipeg Mid-century Suburban Subdivisions

Name	Dates	Registered Plans	Remarks
Norwood Flats	1941-1953	4233; 4256; 4521; 4593; 4804; 4805; 4911; 5712	Re-subdivision of Plans 73 and 385
Marlton	1943-1973	4375; 4713; 11178; 11370; 11427; 11551	Oakdale Drive/Marlton/Fairmont Avenue
Dieppe – Coventry	1944-1973	4420; 4771; 4962; 5826; 5982; 6192; 8938; 11005; 11029; 11120; 11314; 11449.	Coventry/Buckingham/Cambrian/Dieppe
Roblin Park	1945 – Veterans	4540	Robindale/Greenbrier Area
Wildwood Park	1946 -	4565	Resubdivision of older Wildewood area. Unique layout
Riverbend – Garden Road	1946	4590; 4591	Riverbend Crescent/Garden Road. Small Area
Silver Heights	1950 – 1953	5090; 5691; 5750	Mount Royal and side street: Mount Royal Crescent/Davidson/Whytewold. Lount subdivision
Crowson – Sandra Bays	1950 – 1953	5135; 5652	Riley/Wicklow/Crowson / Sandra Bays
Woodhaven	1954-1956	5996; 6339	Harris Boulevard/Armour Crescent/Oakdean Crescent
Glenlawn	1953	5636	Glenlawn/Silverthorn Area
Rossmere – Fraser's Grove	1953 – 1957	5747; 6504	Rossmere Crescent /Glencoe / Larchdale /Rowandale
McGillivray Place	1954 + - Social	5852	Vincent / Biscayne / Rampart / Beaumont Bays. Social Housing

Windsor Park	1954 – 1971	5910; 6160; 6265; 6298; 6324; 6486; 6557; 6708; 7282; 7291; 7422; 7551; 7618; 7660; 7714; 7805; 8156; 8205; 8279; 8631; 8697; 8715; 8720; 9007; 9343; 10867	Large Housing Development, mostly by LADCO
Niakwa Park	1955 – 1963	6142; 8134	Comanche / Niakwa Roads
Kebir Place	1955 – 1956	6159; 6361	Crane Avenue / Kebir Place / Dove Bay / South Drive
Sturgeon Creek	1955 – 1968	6165; 7014; 8027; 8230; 8679; 9138	Amaryth / Wharton Boulevard
Garden City	1955 – 1963	6187; 6271; 6900; 7295; 8123	Large Housing Development by Model Home Ltd
Bird – Fort Garry Area	1956 1959	6264; 7007	Marshall Bay / Maybank / Clarence Avenue. Built by Bird Construction, Ltd
Sherwood Park	1956 – 1968	6289; 6965; 9850	Munroe / Ayers Area
Morse Place	1956	6316	Munroe / Hoskin, east of Gateway
Pulberry	1956 – 1964	6369; 7067; 7514; 7874; 8677	Tod Drive / Parkville / Arden
Golden Gate	1956 – 1959	6398; 7069	Moray / Rita resubdivision of older plan
Douglas	1957 – 1975	6495; 7555; 8206; 9640; 9785; 9964; 10712; 10796; 11072; 11257; 11274; 11615; 11664; 11741; 11922; 12008; 12016; 12321; 12355; 12469; 12479; 12516; 12534	Gilmore / Summerfield / Autumnlea / Winmart, etc. Large subdivision. E. of Henderson Hwy N. of Peguis
Westview	1957	6501	Cloverdale / Kootenay Crescent
Birchwood Heights	1957	6564	Assiniboine Crescent / Pinewood Drive
Kiwanis Place	1957 – 1958 – Social	6671	Ness / Sinawik Bay. Social Housing

Willowdale	1958	6712	Willowdale Place. Small subdivision
Jameswood	1958	6750	Ness / Jameswood Drive Area
Springfield Heights	1958 – 1962	6793; 7305; 7826	Edision / DeGraff / Eade / Arby / Macaulay
Dundoon – Durness	1958 – 1962	6878; 8247	McLeod / Dundoon / Durness / Cameo Crescent / Kirkwall Crescent
Westwood	1958 – 1970	6829; 7016; 7103; 7161; 7446; 7849; 7902; 8029; 8074; 8170; 8331; 8422; 8485; 8646; 8793; 8861; 9486; 9598; 10135; 10434; 10615	Westwood Drive. Poets and Authors side streets. Large Subdivision
Clyde Park	1958	6904	Clyde / Panet Road. Resubdivision of older plan
Thatcher Drive	1959	7003	Thatcher / Agassiz Drive
Riviera Crescent	1959	7071. Connected w/wildwood	Closing part of Riviera
“New” Transcona	1959	7050; 8026; 8226; 8392; 8568; 8600; 8851; 11953; 12558	Kildare / Brewster Bay / St. Martin Boulevards, etc...
Beaumont Park	1959 – 1964	7077; 8776	“The Planets” – Mars / Saturn / Neptune / Jupiter / Mercury Bays
St. Norbert	1960 -1962	7207; 7473; 7642; 7986	Lemay Avenue / Campeau / Ste. Therese area east of Highway
Darwin	1960 – 1972	7229; 10593; 10692; 10935; 11179; 11180; 11232; 11241; 11254; 11258	Riel Avenue / Oakridge / Avalon / Minnetonka, etc...
Crestview	1961 – 1971	7583; 7595; 8016; 8183; 8501; 8603; 9226; 10227; 10920	Crestview / Fairlane / Morgan / Bellevista, etc...
Southboine	1961 – 1974	7526; 9135; 9783; 10190; 11109; 11192; 12044	Paradise Bay / Kinkora / Southboine Drive

Beaumont	1961 – 1973	7597; 7693; 9988; 10686; 11671	Rannock / Municipal / Berkeley Area
Litz Place	1961 – 1971	7614; 7720; 8024; 9388; 9596; 10577; 10805	Litz Place / Tamarind area. For A. Litz Homes, Ltd
Heritage Park	1962 – 1969	7868; 8364; 8511; 10281	Heritage Boulevard / Stillwell / Sturgeon / Caron / Carriage Road
Athlone	1962 – 1964	8055; 8590	Red Robin / Athlone / Nightingale Road
Bunn's Creek	1963 – 1975	8145; 8376; 8390; 9118; 9360; 9831; 10966; 11176; 11243; 11459; 11741; 11919; 12213; 12298; 12324	Algonquin Avenue / Diamond / Brahms Bay, etc. Large Subdivision
East Tuxedo	1963 – 1971	8286; 10742; 11004	Cuthbertson Place / Edgeland Portsmouth Blvd. Former Plan 1714.
Parc LaSalle	1963 - 1973	8419; 9079; 10625; 10924; 11424; 11503	Houde Drive / Ducharme / Gendreau
Margaret Park	1963 – 1971	8437; 10766	Leila / Sly Drive / Aikins / Seaforth. Large Subdivision
Fort Richmond	1964 – 1975	8579; 8582; 8733; 8969; 9020; 9326; 9345; 9533; 10067; 10358; 10886; 10969; 10985; 11030; 11077; 11700; 12217	Large Subdivision by LADCO
South Tuxedo	1964 – 1971	8726; 9563; 10795	Bower Boulevard / Hedley / Shaftesbury / Bard
Elmhurst	1965 – 1975	8894; 9286; 9854; 10112; 10235; 10313; 10610; 10752; 10838; 10839; 11071; 11081; 11134; 12062; 12269	Epsom Crescent / Haney / Royal Road
River Park West	1965 – 1975	8896; 10033; 11742; 11743; 11983; 12203	Barker Boulevard / Xavier Drive

Westdale	1965 -1975	8929; 8948; 9046; 9663; 9742; 9834; 9896; 10099; 10294; 10544; 10627; 10851; 10951; 11108; 11306; 11156; 11489; 11734; 11796; 12009; 12074; 12103; 12316	Dale Boulevard / Hammond Road / Dellwood, etc. Large Subdivision
Southdale	1965 – 1975	8979; 8980; 9221; 9327; 9432; 9592; 10241; 10342; 10414; 10475; 10875; 10954; 11076; 11090; 11889; 11890; 12427	Lakewood Boulevard, etc. Large Subdivision
Valhalla Gardens	1965	9085	Valhalla Drive. Apartment Subdivision
Donwood	1966 – 1969	9133; 9267; 9462; 9776; 10140; 10903; 11651; 11755	Donwood Drive / Jessica Drive / Gemini Avenue etc.
Woodgreen – Emerald Grove	1966	9269	Prairie View / Woodgreen / Emerald Grove
Parkway Square	1966	9275	Tanoak / Embassy
Braeside	1967 – 1968	9497; 9916	Louelda / Moncton / Fleming
Lakewood	1968 – 1975	9839; 10122; 10188; 10311; 10371; 10900; 10981; 11097; 11182; 11215; 11281; 11589; 11595; 11713; 11740; 12151; 12256	Lakeridge / Kay / Buchanan / Risbey / Isbister. Former Plans 6119/6831
Scotswood	1968 – 1974	9942; 9971; 11312; 11961	Community Row / Betsworth / Rannock / Scotswood
Pacific Junction	1968 – 1975	9854; 10225; 10610; 10620; 10667; 10885; 10901; 11214; 11302; 12269	Elmhurst / Cathcart / Shetland
Maples	1970 – 1975 +	10512; 10536; 11025; 11059; 11060; 11170; 11218; 11229; 11492; 11554; 11606; 11887; 11909; 11916; 11951; 12264; 12294; 12295; 12296; 12486	Jefferson / Masterson, etc Large Subdivision by BACM

Oxford Heights	1970 – 1971	10631; 10690; 10958	McMeans / Paulley Drive / Dowling / Thom
Valley Gardens East	1971 – 1974	10971; 11028; 11238; 11255; 11324; 11480; 11582; 12025; 12093	Antrim / Louelda / Snowdon / Tu-pelo / Green Valley. Large Subdivision
St. Michael	1971 – 1975	11007; 11898; 12325	St. Michael Road / Kilmarnock
Meadowood Park	1971 – 1975	11008; 11818; 11931; 11992; 11995; 12276	Knightsbridge / Pembridge / Meadowood / Thunder Bay
Country Club	1971 – 1972	10964; 11058	Country Club Boulevard
Ridgedale	1972 – 1973	11107; 11339; 11551; 11616; 11941; 12370	Roblin / Jaymorr / Fairway Place
Valley Gardens West	1971 – 1973	10971; 11221; 11425; 11431	Antrim, etc, Former Plan 767
River Pointe	1973 -1974	11762; 11946	Harry Collins Avenue / St. Germaine Street
Vista	1974	12030; 12106	Vista Avenue / Rattai Place Former Plan 1887
Waverley Heights	1974	11860; 11867	Pembina / Markham. Former Plan 8973
Mission Gardens	1974 – 1975	11915; 12024; 12290	Rougeau / Hatcher / Bernard Bay
Glendale	1975	12446	Gagnon / Suzanne Bay
Ambassador Row	1975 +	12487	Ambassador / Diplomat
Harbor View	1975 +	12556	Springfield Rd / Cox Blvd.
Callsbeck	1975 +	12595	Callsbeck Ave. Seven Lots
Riverbend	1975 +	12628	Donan Street. Former Plans 1894/4408