

McGILLIVRAY PARK

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:

Detail of Southview advertisement.
(Legislative Library of Manitoba)

Acknowledgement:

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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.

McGILLIVRAY PARK

A Mid-century Modern Winnipeg Subdivision

Fast Facts

| | |
|------------------------|--|
| Developer: | C.T. Lount Construction Company (Principal Graham Lount) |
| Financing: | Central Mortgage and Housing Corporation (CMHC) |
| Dates of Construction: | 1954 |
| Architects: | Not identified through present research |
| Costs: | \$2.5 million |
| Number of houses: | 240 units (60 quadraplex) |

In the late 1940s and early 1950s, the Greater Winnipeg area faced a housing shortage which was the result of nearly a decade of the Depression of the 1930s, followed by years of war. The post-World War II housing boom began slowly at first, building momentum after 1950. The nature of much of this new housing was middle-class, as that group of people were enjoying a new-found prosperity. This was manifest in such subdivisions as Silver Heights and Lyndale Park, while Roblin Park catered to returned veterans. Low-income earners appear to have been considered initially low in the scheme of things, as many of them wound up in Winnipeg's profusion of rooming houses and early social housing projects such as Flora Place. The 1950s would foster a number of low-cost rental projects such as the Kiwanis housing on Sinawik Bay in St. James, or various Royal Canadian Legion complexes around Winnipeg. An ambitious example was to arise on an area of industrially-zoned land in Fort Garry, on the south side of McGillivray Boulevard, west of Pembina Highway. It would be called McGillivray Park (Plate 1).

Prior to the creation of Plan 5852 (registered 28 April 1954) (Plate 2), which created the McGillivray Park subdivision, that particular tract had had a long and somewhat convoluted history. Like most of the property that fronted on the rivers in Winnipeg, Lots 4 and 5, Parish of St. Boniface had been the farm lots of two Métis farmers as early as 1835. Both lots remained in the ownership of Métis holders until the early twentieth century, when what was developing into the Rural Municipality of Fort Garry began to attract the attention of speculators. The passage of Pembina Highway had divided most of the river lots in this area on the west side of the Red

River. Similarly, the right-of-way of the Red River Valley Railway (later Northern Pacific and Manitoba Railway, and now Canadian National Railways) in 1889-1890 further divided properties such as 4 and 5 St. Boniface into attractive portions for speculators.¹

By 1912, the area of 4/5 St. Boniface west of the CNR track, up to the Two Mile Road (Waverley Street) was owned by two dairymen, Constant and Emerence Bossuyt. The Bossuyts likely used their property for pasturage, though some change was on the horizon because of the red-hot Winnipeg realty market at that time. They got together with a realtor, Skuli Hansson of St. Vital Investments Limited, to foster a subdivision of their pasture lands. Hansson began advertising the new residential subdivision—Southview—in April and May of 1912 (Plates 3 and 4). Surveyor Stephen Guttormsson surveyed the tract between 6 and 16 May 1912, carving out the rights-of-way for two east-west thoroughfares—Willesden and Dumbarton avenues, while extending a number of other north-south streets already in existence to the south of Southview. It consisted of 31 blocks of mainly 25-foot-wide lots, with 843 supposedly highly-saleable units in the works. Curiously, despite Hansson's claims for rapid sales of Southview that spring, Guttormsson's plat of Southview was not registered until December 1913, as Plan 2203 (Plate 5, Parts A, B and C). By then, the Winnipeg realty boom had collapsed, though many operators held out hopes for a speedy revival in 1914. Those hopes were dashed by the start of World War I. By 1915, the area of what would become McGillivray Park—that is, Blocks 2/10 and portions of Blocks 1, 11-13—were owned by a speculative firm, Dumbarton Investments. By 1919, Constant Bossuyt took back the unsold property, cancelling Plan 2203 the following year and presumably returning the cows to their pasture.²

Members of the Bossuyt family would own this undeveloped tract until about 1946. By then, a major change had come to the pastures west of Pembina Highway. In 1942, Plan 4312 had created the right-of-way for an all-weather, two-lane highway west of Pembina Highway to link up with Macdonald Road west of Waverley (Plate 6). This was located immediately to the north of Bossuyt's pasture, and became McGillivray Boulevard when opened during September 1946. Around that time, the Bossuyts sold their holding to a consortium of four persons. The consortium succeeded in gaining industrial zoning for their property and in November 1948, Plan 4846 subdivided the portion west of the hydro transmission lines into large industrial-sized plots

(Plate 7). This was evidently also in the works for the subject site, though the Rural Municipality of Fort Garry was somewhat slow in forming an industrial policy. By 1953-1954, it had been determined that the 150+ acre tract north of McGillivray Boulevard was to become Fort Garry's initial industrial park.³

During 1953, the subject site was acquired by the Fort Garry Development Company, Ltd., a holding company associated with the C.T. Lount Construction Company. Charles Taylor Lount, a brother of Frank Lount (who had created the Silver Heights subdivision in St. James), had by then relinquished the running of his firm to his son, Graham C. Lount. The younger Lount began making submissions to Fort Garry Council in late September 1953. Using Central Mortgage and Housing Corporation (CMHC) funding, Lount proposed constructing 144 separate rental houses on their 31-acre site. The rentals were to range from \$54 to \$62 per month per unit. A plot plan of the proposed Lount development (which has not survived) was left with the Council. By December, Graham Lount was back at Council, showing a plat of four bays opening on McGillivray Boulevard., though retaining the 144 house-plan to be operated by the independent McGillivray Park Ltd., for 40 years, financing would be done through CMHC, with dividends of five percent per annum, with assurance of adequate maintenance and upkeep. The class of tenants occupying the premises would have to be in an income bracket equal to four to six times the amount of rent paid. Council tentatively agreed to Lount's plan, though with a number of conditions: 1) that the standard of houses and lot area per dwelling house would comply with the building restrictions and Town Planning Scheme of the Municipality; 2) that the Provincial Authorities would permit additional openings in McGillivray Boulevard as shown on the plan; 3) as a school would be required, such school could only be established on Waller Avenue, and that the plan should provide access to the school from each bay.⁴

Evidently, rumours about the project began to circulate, for Graham Lount was back to Council a week or so later, denying that as a Low Rental Housing project, it was commonly referred to as a "slum." He stated that CMHC guidelines allowed for such projects, and that the regulations governing McGillivray Park would allow for upkeep of the units. He also declared that the project did not include the construction of a school. Fort Garry Council approved the plan in principle, with the understanding that there would be one more full-width entrance to the

subdivision and that an amended plan be submitted to them. The next day, Council mulled over the problem of the zoning – the M1 and M2 status left over from nearby Plan 4846 which supposedly extended to this area did not allow for house construction. In addition, Grandin School Board, into which the Lount subdivision would fall, was deeply opposed to the construction of houses, on the ground that the Board could not afford to build another school. In the new year, Council got around these objections in approving a 138-unit project, with Lount naming the bays and assuming the costs of sewer and water infrastructure. The project would tentatively cost \$1,225,000, but still awaited CMHC approval. Completion was expected in the autumn of 1954, with the two- and three-bedroom bungalows costing between \$9,000 and \$10,000 each. Council also asked that six lots be set aside for playground purposes, though this eventually became four on the final plat.⁵

Grandin School District remained a problem, however, and they had their supporters on Council. Grandin had refused a school site on Waller Avenue to the south, and was demanding that the Lount lands be reverted to light industrial zoning. It was found in February that no zoning by-law had been passed up to that time that covered the Lount land, and that Council could not stop the building because Lount had bought the property from private owners. What did stop Lount in their tracks was the fact that CMHC would not approve of the separate house scheme. By late February, an alternative plan was flown – Lount would build 60 four-unit family townhouse units, where a two bedroom would rent for \$54 a month, and a three-bedroom for six dollars more. Council was unsure if it wanted more than single family units in the area, while the School District remained quite opposed unless the developer also built the school. In early March, Council rejected the town house proposal. At the time, the great change in Lount's concept may have been too great for the Council to comprehend, given the increased densities involved.⁶

A month later, however, the multi-unit project was back on, as Council agreed to modify the town planning by-law to accommodate complexes of this type. This came in mid-May 1954, and the beginning of June, the Lount Company began work on the first 30 units. Work progressed during the summer of 1954, though Grandin School Board remained opposed because of the necessary \$160,000 10-room school which they could not afford. Despite this, Lount proceeded with the entire project, predicting that the complex would be ready for occupancy in the spring of

1955. The Lount development evidently also spurred thinking among house-building circles in Winnipeg by mid-August 1954, as some proposals were floated around that time by CMHC and the Manitoba and Northwest Command of the Canadian Legion to build 50 four-unit homes each to cost about \$3,000 and rent for \$20 to \$30 per month to veteran pensioners. Mentioned in connection to this was the Lount project in Fort Garry. This likely evolved into the Canadian Legion Gardens complex at 675 Talbot Avenue (1957), with the adjunct of the Kiwanis Courts grouping in St. James (1957-1958).⁷

By mid-August 1954, Charles T. Lount was optimistic enough about construction progress to state that the first residents would move into the \$2,500,000, 60 quadruplex (240 unit) low rent complex by late September. Each two-storey unit had its own basement as well as a living room, dining room, kitchen and bathroom, with two to three bedrooms on the second floor. The three bedroom units were to rent at \$59 a month, while the two bedroom versions were six dollars less. Four bays dominated the subdivision: Beaumont Bay, Rampart Bay, Biscayne Bay and Dickson Crescent, a partial bay which ran off a northern extension of Vincent Street which was also part of the Lount project. A playground or park was a feature of each bay, while foot access to the south toward a lane and Waller Avenue was granted via three 10-foot wide pedestrian thoroughfares. McGillivray Place ran along the north side of an access road to all bays, while Vincent acted in the same capacity at the south (Plate 2). All in all, Mr. Lount appeared pretty pleased with the job.⁸

Fort Garry *Assessment Rolls* indicate that the buildings on Block 9 were the first of the complex occupied by October 1954. Blocks 8 and 7 followed in rapid succession during the period October-December. Block 6 homes came up in February 1955, Block 4 in March/April; Block 5 by April, along with Block 2 and Blocks 1 and 3 by early May 1955. Mr. Lount had stated the previous summer that hundreds had applied to rent apartments there. That they filled up quickly is beyond doubt, for though the 1955 *Henderson's Directory* showed only Beaumont and Rampart bays, they had full tenancies. By the time of the 1956 *Directory* all bays and Vincent were showing a full complement of renters. The C.T. Lount Company had shown with this popularity that low-rent housing did not automatically mean "slum" as some had earlier alleged. As for their single family housing project originally mooted for McGillivray Park – that wound

up along the northern edge of Windsor Park in St. Boniface. In the early fall of 1954, the Lounts had announced a \$3.5 million housing project on 50 acres south of Elizabeth Road along the east side of Archibald. This was initially to have been similar to their Fort Garry complex with 100 four-unit houses. This was channelled into individual houses along Alderwood Bay, Argonne Bay and Arundel Road that were sold to many owners. Lount's St. Boniface development was on Plan 6160, registered 20 September 1955 (Plate 9), and one suspects that some of the original Fort Garry house designs found their way onto this four-block plat.⁹

In time, McGillivray Park did not swamp the educational resources of the district, as Ralph Maybank School (Libling, Michener and Diamond, architects) was opened in February 1957 at Waller and Donnelly. Other amenities would follow. Westridge United Church at 1226 Waller opened in December 1958, while Westridge Community Club was built during 1958-1959. This latter facility had been founded by residents of the Lount development to its north. McGillivray Park was eventually altered by the Lount Corporation via Plan 14658 (registered 22 June 1979) to reflect possible sales of individual units as that company got out of the rental business (Plate 10, Parts A and B). By 1991, this was a mature, established neighbourhood.¹⁰ (Plate 11)

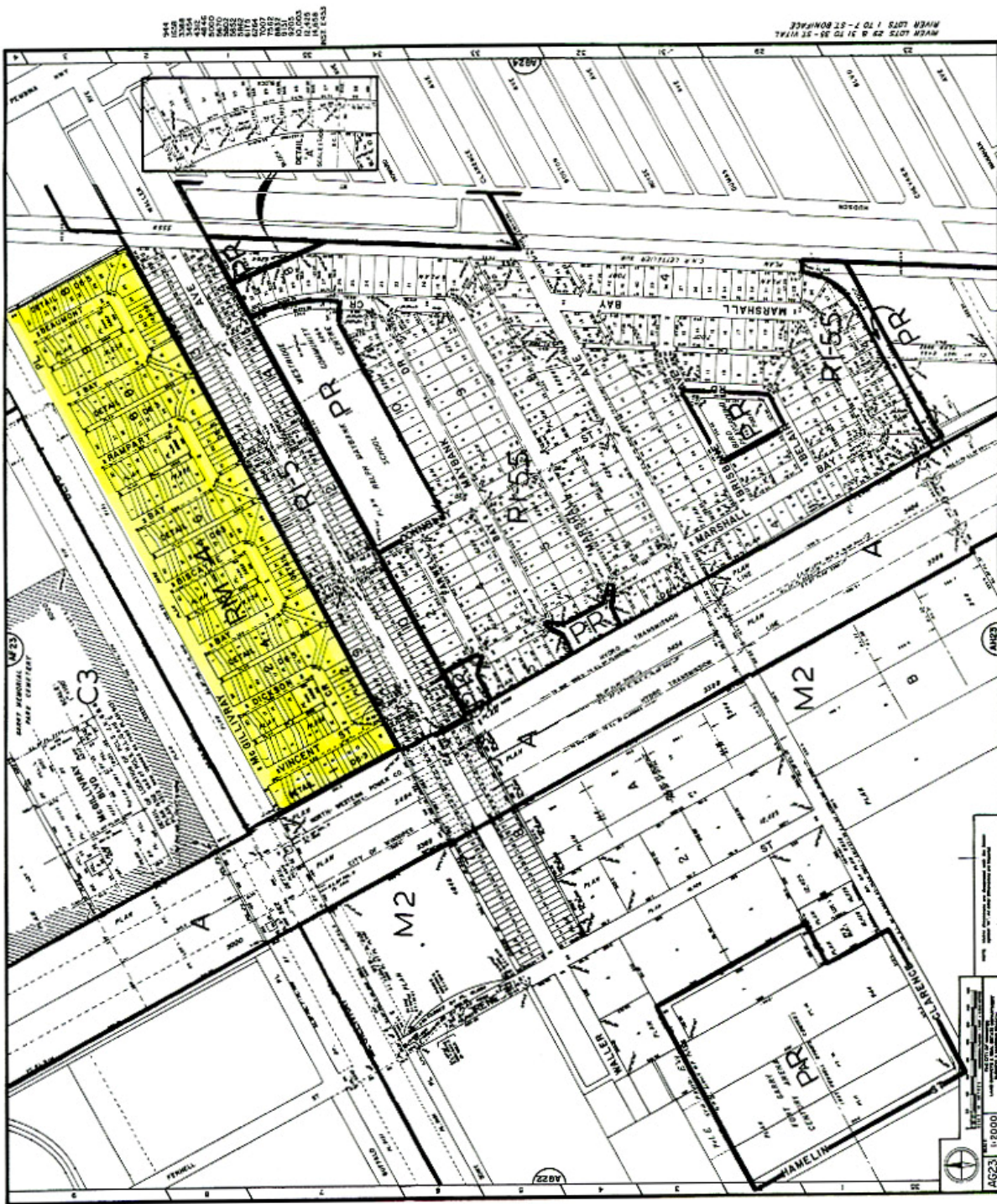


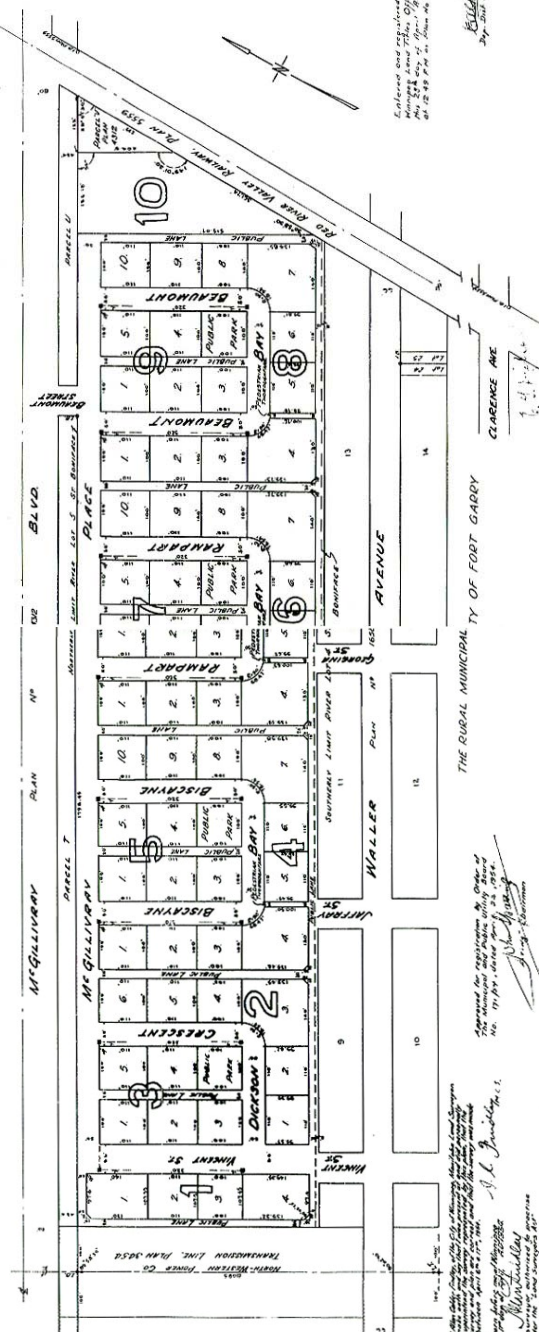
Plate 1.
State of subdivision in part of Fort Garry, ca. 1986. (City of Winnipeg)

PLAN OF SUBDIVISION OF
PARTS OF RIVER LOTS 4 & 5, PARISH OF ST. BONIFACE.
MUNICIPALITY OF FORT GARRY - MANITOBA.
SCALE - 1" = 100'

NOTES:
The lot boundaries in this plan are shown as they were in 1954.
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60 75 12 47
20 11 47
20 11 47

Approved by the
Municipal Council
The Mayor, Council
The Registrar, General
The Registrar, General



Entered and registered in the
Municipal Registry of the
Municipality of Fort Garry
on 28 April 1954.

Registered
28 April 1954

THE RURAL MUNICIPALITY OF FORT GARRY

Approved for registration by the
Municipal Council of Fort Garry
on 28 April 1954.

Approved for registration by the
Municipal Council of Fort Garry
on 28 April 1954.

Plate 2.
McGillivray Park, aka Plan 5852, registered 28 April 1954. (Property Registry)

SOUTHVIEW

What a Big Difference it Makes to Live Close In

— No Long, Wearisome Car Rides, No Strap Hanging, No Long Waits, Everything In Favor of Time Saving, and After All, Time is Money.

To reach the average subdivision offered to-day at Winnipeg you have a ride forty to fifty minutes over the most crowded and over-taxed car lines of the city and frequently a fifteen or twenty minutes' walk at the end of that.

To reach **SOUTHVIEW** this summer you will only have to step on the street and ride through the pleasantest and best section of the city and be down town in less than twenty minutes.

SOUTHVIEW is almost immediately opposite Elm Park, and directly south of Crescentwood. It is in line with the movement of the highest class homes in Winnipeg, and **SOUTHVIEW** will become more valuable and more desirable year by year.

\$9.00 PER FOOT UP

See all of the homesites offered, then come and visit Southview. You will see it is the best. Call at this office and make an appointment to visit **SOUTHVIEW**, and get a full list of the lots in property.

SOUTHVIEW is a building proposition now. It is three miles closer in than subdivisions in South Winnipeg which are now being marketed on the market.

SOUTHVIEW is only 400 yards from the City Limits, and it is within easy walking distance from the C.N.R. Shops and Yards at Port Rouge.

SATISFACTORY TERMS

SKULI HANSSON & CO.

REAL ESTATE AND INVESTMENT BROKERS

Aikins Building, 221 McDermot Ave., Winnipeg

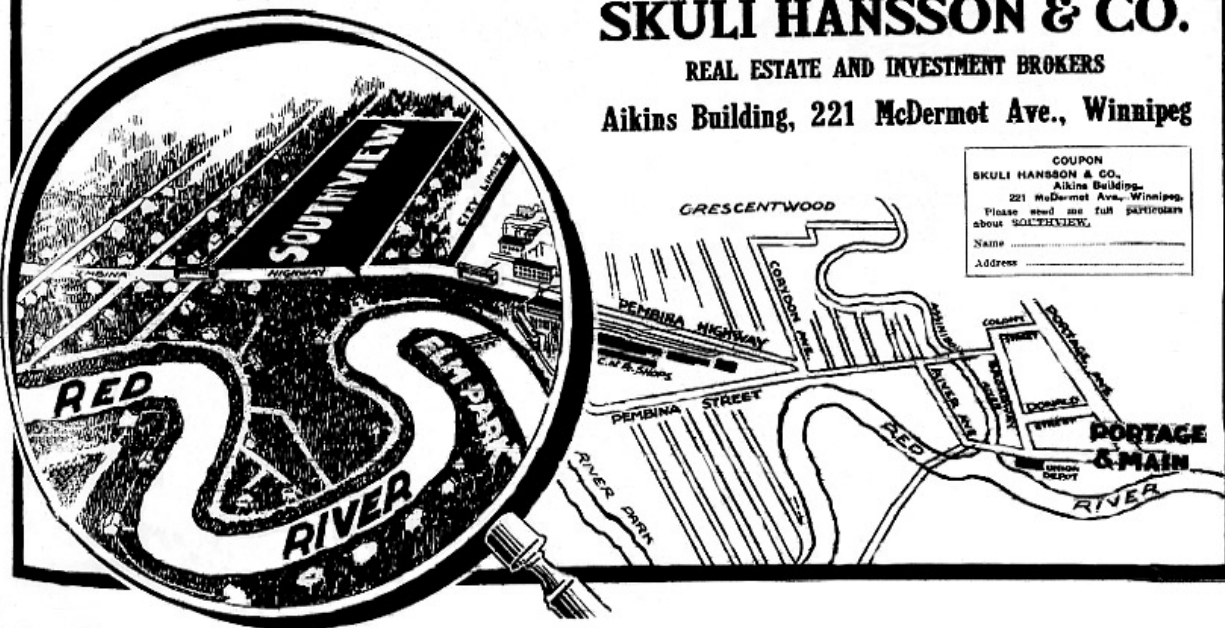




Plate 3.

Southview advertisement. Given its subsequent history, Southview probably could not stand the closer scrutiny offered by the magnifying glass. (Legislative Library of Manitoba, *Winnipeg Saturday Post*, 20 April 1912, p. 3.)



SOUTHVIEW FACTS



Investors and Realty Agents

Mull these Southview Facts over in your mind and then get busy. To get busy you only need to call in or call up this office.

1. The prices of Southview property absolutely advance on Wednesday, May 15th. The advance will be uniform, ranging from Ten to Fifteen per cent. on present list.
2. Southview has been the biggest real estate seller of the week. The value of lots sold in original sales this week from our office exceeds Fifty-five Thousand Dollars.
3. Over Two-thirds of this property was sold to Real Estate operators and agents in Winnipeg, who realized the opportunity of profit turnover in Southview.
4. A building company has been organized and this organization was completed this week, and the capital of this company will be used this year for building up resident property at Southview.
5. There are still over Four Hundred and Fifty Lots remaining in Southview. There is no bad corner or lot in Southview. These lots are just as good buying as the first.
6. Only one more advertisement of Southview will appear.

Southview extends West from Pembina Highway to Waverley Street and lies exactly Four hundred yards South of the present city limits.

Southview is one of the best building divisions on the market to-day. Southview is at the very gateway of the Big South Winnipeg District, which is occupying the first place in the attention of the Winnipeg building public.

Present prices on Southview lots, \$9.00 per foot up.

SKULI HANSSON & CO.

REAL ESTATE AND INVESTMENT BROKERS

47 AIKINS BUILDING
221 McDermot Avenue
Telephones Garry 340 and 341






Plate 4.

Southview advertisement. In boom times the promises came thick and fast. (Legislative Library of Manitoba, *Winnipeg Telegram*, 4 May 1912, p. 17.)

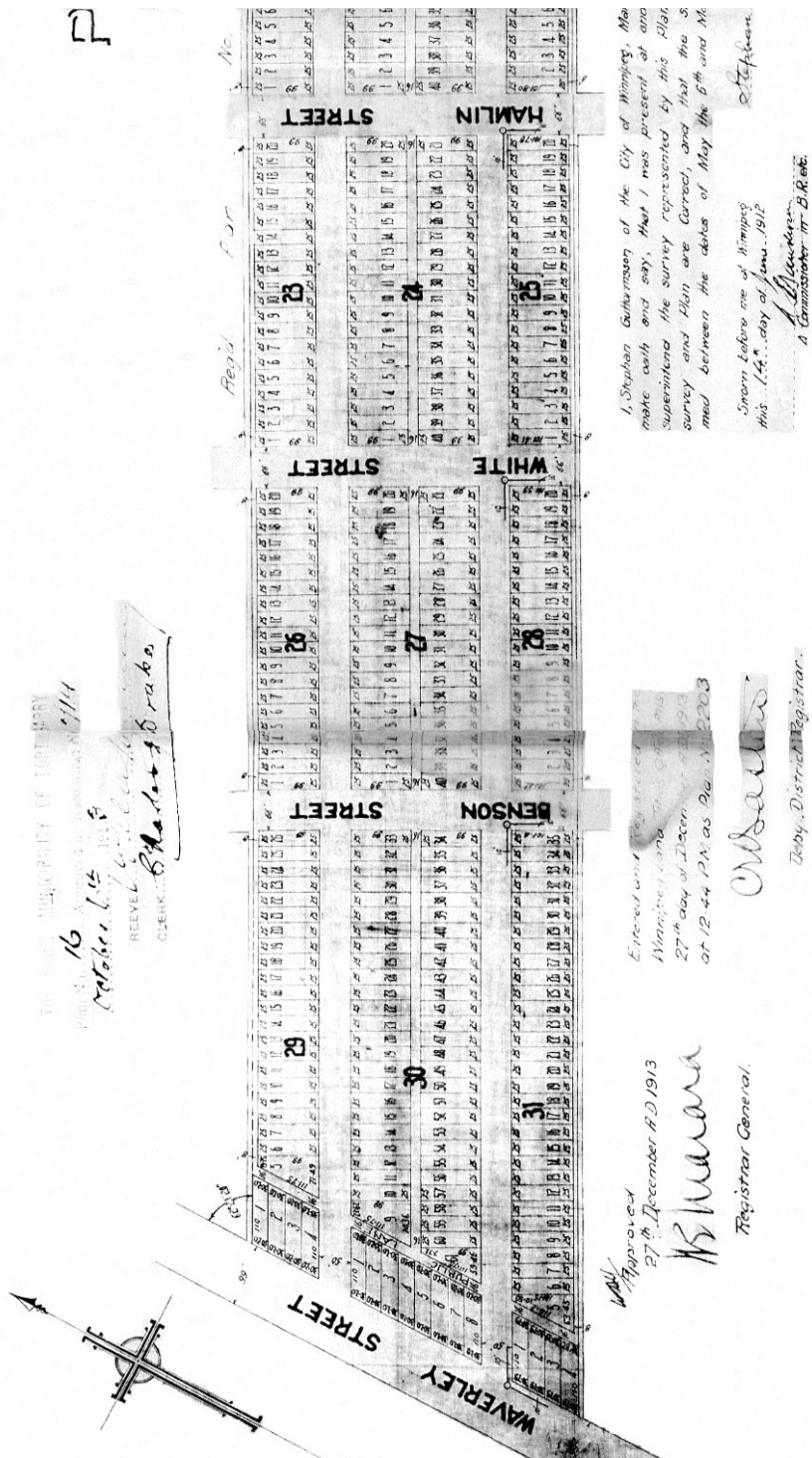
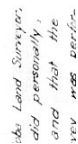


Plate 5, Part A.

Southview Subdivision, aka Plan 2203, registered 27 December 1913. Most subdivisions were registered soon after their initial advertising appeared in local newspapers. This one came a year and a half later, possibly indicating sluggish sales because of the rural setting and a collapsing realty market. This is the left-hand section of a very long drawing. (Property Registry)

PLAN OF SUBDIVISION OF PARTS OF LOTS 4 & 5 OF THE
PARISH OF ST. BONIFACE



Southview Subdivision, aka Plan 2203, registered 27 December 1913. Most subdivisions were registered soon after their initial advertising appeared in local newspapers. This one came a year and a half later, possibly indicating sluggish sales because of the rural setting and a collapsing realty market. This is the central section of a very long drawing. (Property Registry)



Plate 8.

New subdivisions, showing Ralph Maybank School site, all south of McGillivray Park (City of Winnipeg Archives. *Metropolitan Town Planning Commission of Greater Winnipeg, Annual Report for the Year 1955*, p. 10.)

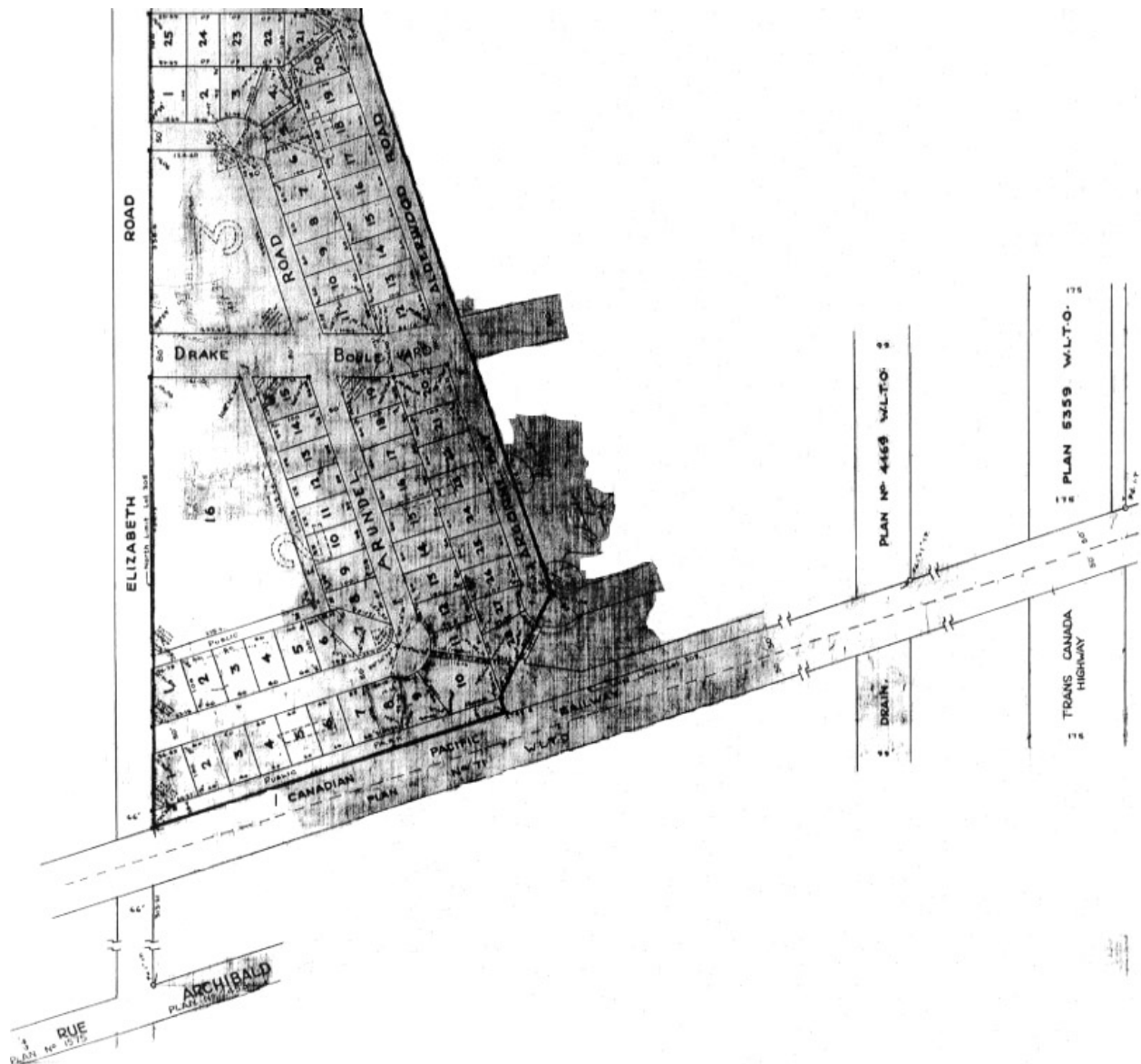


Plate 9.

Plan 6160, registered 20 September 1955. Here, the C.T. Lount Construction Company was able to build its single family housing instead of the townhouses originally envisioned for this part of St Boniface. The houses were later sold to private owners. (Property Registry)

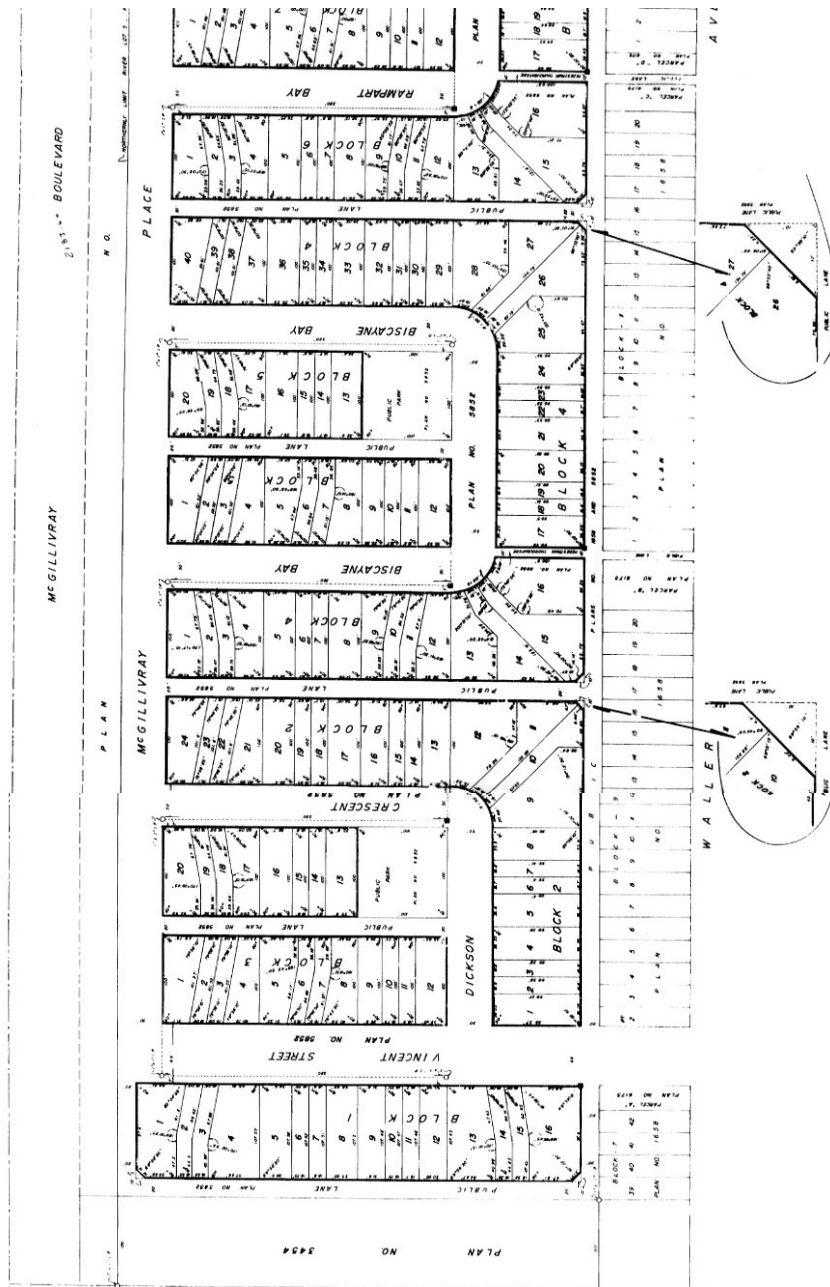


Plate 10, Part A.

Plan 14658, registered 22 June 1979. Eventually the Lount Corporation sold off its Fort Garry holding, parcelling out the land to reflect the individual ownership. This is the left-hand half of the Plan. (Property Registry)

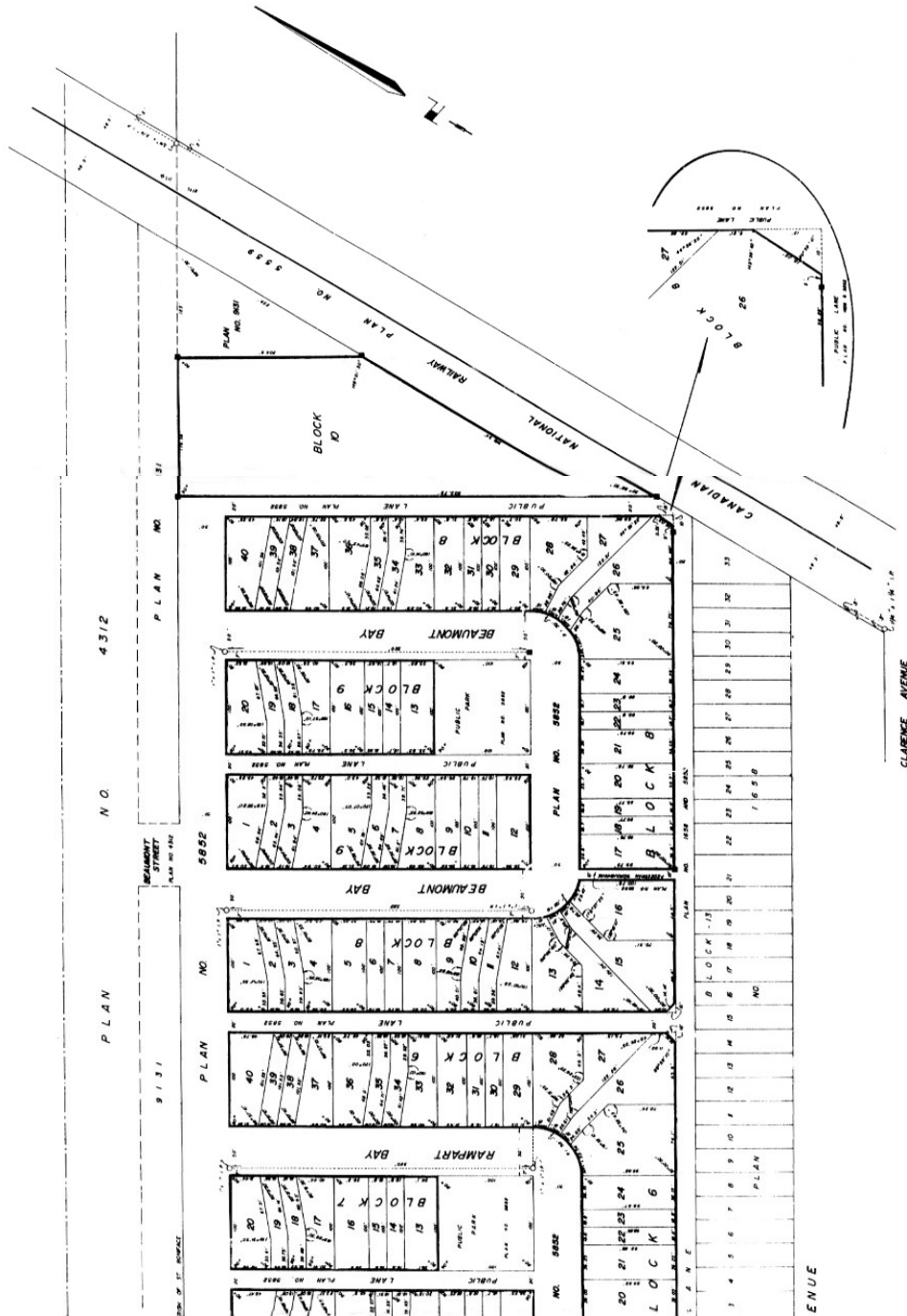


Plate 10, Part B.

Plan 14658, registered 22 June 1979. Eventually the Lount Corporation sold off its Fort Garry holding, parcelling out the land to reflect the individual ownership. This is the right-hand half of the Plan. (Property Registry)

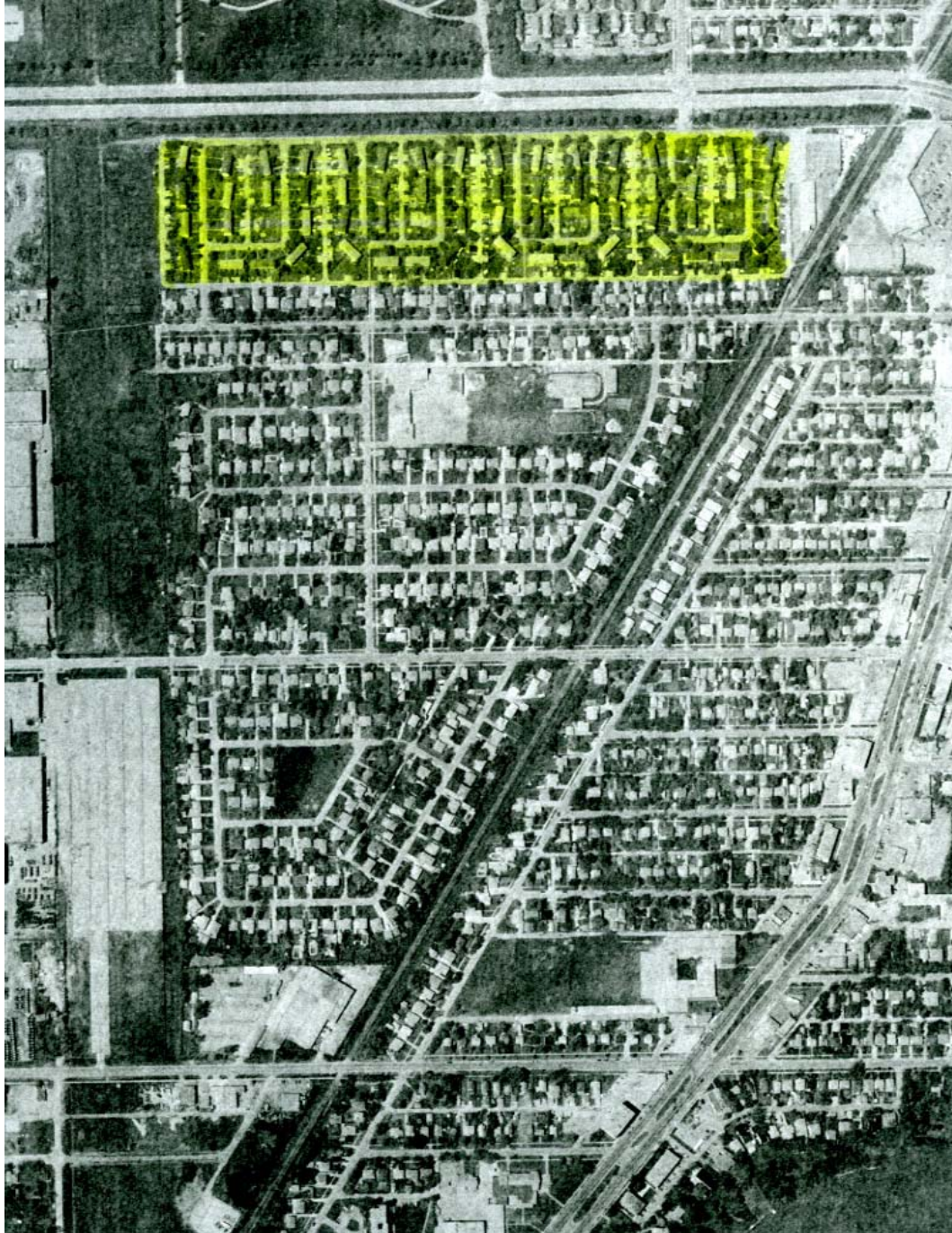


Plate 11.

Aerial view of the McGillivray Park and environs, ca. 1991. By this time the Lount subdivision had blended in with the residential areas to the south, despite its bay configuration which had been innovative in 1954. (City of Winnipeg Archives, *Aerial Views*, ca. 1991, 5-75.)

Endnotes

1. Manitoba Archives (PAM). *Hudson's Bay Company Register B*; PAM – *Parish Files*, 4/5 St. Boniface; Winnipeg Land Title Office. *Old System Abstract Book. Winnipeg 111*, pp. 4-5, instruments 1245; 85193; 86412; 1760; 4147.
2. City of Winnipeg Archives (CWA). *Rural Municipality of Fort Garry Assessment Roll (FG, AR)*, 1912, Ward 1, p. 222; *Winnipeg Saturday Post*, 20 April 1912, p. 3; *Winnipeg Telegram*, 4 May 1912, p. 17, *FG, AR*, 1915, Ward 1, p. 465; 1919, Ward 1, p. 191; 1920, Ward 1, p. 202; 1921; Ward 1, no. 5035.
3. "New McGillivray Boulevard, Most Modern Road, Is Opened.", *Winnipeg Free Press (WFP)*, 4 September 1946, p. 3; CWA. *FG, AR*, 1946, Ward 1, p. 125.
4. CWA, *FG, AR*, 1952-1956, nos. 2878-2878JS; "Charles Taylor Lount.", *WFP*, 3 December 1971, p. 25; CWA. *Rural Municipality of Fort Garry Council Minutes*, 29 September 1953, p. 1, item 3; 15 December 1953, p. 1, item 1.
- 5 CWA, *Minutes*, 22 December 1953, p. 2, 9289; p. 5, 949/53; 23 December 1953, no. 1; "Fort Garry Group Opposes Housing Plan.", *WFP*, 24 December 1953, p. 7; "Fort Garry Council Okays 138-Home Housing Project." *WFP*, 12 January 1954, p. 3; "Fort Garry Project Seen Starting Soon.", *WFP*, 7 January 1954, p. 3; "Fort Garry Project For Industry This Year." *WFP*, 27 January 1954, p. 3.
6. "Fort Garry Council Okays New 175-Home Subdivision.", *WFP*, 10 February 1954, p. 3; "Fort Garry House Scheme Unsettled.", *WFP*, 24 February 1954, p. 3; "Fort Garry Raps C of C For Backing By-Pass.", *WFP*, 10 March 1954, p. 3.
7. "Fort Garry Council Backs Zoning Switch.", *WFP*, 15 April 1954, p. 8; "Meet Called on Fort Garry Zonal Change.", *WFP*, 12 May 1954, p. 3; "Subdivision Housing Project Plans Opening Spring.", *WFP*, 11 August 1954, p. 17; "Low Cost Rental Project Studied.", *Winnipeg Tribune*, 10 August 1954, p. 13.
8. "New Project Likely This Fall.", *WFP*, 10 August 1954, p. 3.
9. CWA. *FG, AR*, 1952-1956, Ward 1, nos. 2878-2878JS; "New Project Likely This Fall.", *WFP*, 10 August 1954, p. 3; "\$3.5 Million Project Due in St. Boniface.", *WFP*, 5 October 1954, p. 3.
10. *Fort Lance*, 31 January 1957, pp. 1, 8; 7 February 1957, p. 1; 4 December 1958, p. 4; 11 December 1958, p. 4; 9 October 1958, p. 1; "Residents Move to Block Clubhouse.", *Fort Lance*, 29 May 1958, p. 8.

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*, 14th and 16th 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/Wicklowl/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 |

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|---------------------------|-------------------------|---|--|
| 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 |

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| Willowdale | 1958 | 6712 | Willowdale Place. Small subdivision |
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| Jameswood | 1958 | 6750 | Ness / Jameswood Drive Area |
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| 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 |
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| Riviera Crescent | 1959 | 7071. Connected w/wildwood | Closing part of Riviera |
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| “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... |
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| Crestview | 1961 – 1971 | 7583; 7595; 8016; 8183; 8501; 8603; 9226; 10227; 10920 | Crestview / Fairlane / Morgan / Bellevista, etc... |
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| Southboine | 1961 – 1974 | 7526; 9135; 9783; 10190; 11109; 11192; 12044 | Paradise Bay / Kinkora / Southboine Drive |

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| Beaumont | 1961 – 1973 | 7597; 7693; 9988; 10686; 11671 | Rannock / Municipal / Berkeley Area |
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| 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 |
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| 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. |
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| 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 |
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| 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. |
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| 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 |

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| 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 |
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| River Pointe | 1973 -1974 | 11762; 11946 | Harry Collins Avenue / St. Germaine Street |
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| Vista | 1974 | 12030; 12106 | Vista Avenue / Rattai Place Former Plan 1887 |
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| Waverley Heights | 1974 | 11860; 11867 | Pembina / Markham. Former Plan 8973 |
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| Mission Gardens | 1974 – 1975 | 11915; 12024; 12290 | Rougeau / Hatcher / Bernard Bay |
| | | | |
| Glendale | 1975 | 12446 | Gagnon / Suzanne Bay |
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| 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 |