

ROBLIN PARK

A Mid-century Modern Winnipeg Subdivision



Randy Rostecki

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

2013

On the Cover:

Detail of a Strathboine advertisement, 1912. (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's 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.

ROBLIN PARK

A Mid-century Modern Winnipeg Subdivision

Fast Facts

Dates:	1946+
Developer:	Veterans' Land Act
Financing:	Veterans' Land Act
Architect:	Moody and Moore
Builder:	Bird Construction Ltd.
Cost:	Research has not revealed a value
Size:	160 acres
Number of Houses:	94+

Providing for military veterans who had served their country in wartime had been a concern of Canadian governments since at least the 1860s. Assistance had taken various forms, including land grants, scrip, pensions and medical aid. Not all of these aids were successful, and with each intervening conflict, the compensations for veterans became more elaborate. After World War I, it had been found that many veterans had been displaced from jobs by “fill-in” employees who had become permanent. As a result, the Dominion Government had created a back-to-the-land movement in the form of a Soldier Settlement Board. Veterans were encouraged to return to agricultural pursuits, even though they might not be rural in origin, on grants of land that were often marginal in nature. With World War II, an even more elaborate scheme, called the Veteran’s Land Act (VLA) came into existence on 1 August 1942. Its purpose was:

. . . to assist suitably qualified veterans to buy and own a farm to be operated on a full-time basis / to buy and own a rural or semi-rural or suburban home [known as a small holding] with the main income earned from industrial, agricultural or other employment

in the community / or to become established on a small holding and engage in the commercial fishing industry, if commercial fishing is the veteran's normal occupation.

By the end of March 1945, preliminary surveys had been completed on 152 blocks of purchased land totalling 8517 acres, with 117 subdivisions completed, covering 5,000 individual lots for small holding settlement. Registered architects in the various parts of Canada were commissioned to provide 32 distinct designs for houses covering 63 separate types. With this philosophy, it was hoped to avoid the cookie-cutter sameness of other mass-produced subdivisions.¹

In the Winnipeg area, three Veterans' Villages were to be set up. One was meant for the West St. Paul area, while another was to be created in St. Vital on 90 acres north and east of the St. Boniface Sanitorium. The largest, and most ambitious was that meant for the Rural Municipality of Charleswood on 160 acres located south of Roblin Boulevard on portions of river lots 51/54 St. Charles, west of Harstone Road (Plate 1). This was known as Roblin Park, and was situated on what had been the Harstone family's market garden property on 51/53 St. Charles, as well as a failed 1912-1913 era subdivision, known as "Strathboine (Plan 1972, registered 5 December 1912) (Plate 2, Parts A, B and C). Despite cloying realty advertisements extolling the investment potentialities and the homey nature of the plat (Plates 3 and 4), Strathboine had come into existence after the collapse of the land boom. Building restrictions were of little use when the subdivision was remote from the nearest built-up portions of the Winnipeg area. By 1923, Strathboine was owned by a clerk with the Winnipeg Land Title Office, Louis J. Howe, as well as eight other out-of-town individuals who owned single or multiple lots. All of this was vacant land, without even a hint of the two north-south thoroughfares – Hollywood Road and Glebeside

Road – in evidence. Howe was able to obtain control of the last three outside-owned lots between 1938 and 1941. Howe had Plan 1972 north of Roblin Boulevard cancelled in February 1939, and the remaining area south Roblin cancelled in August 1941, the whole of 54 St. Charles reverting to acreage. It was this area south of Roblin which Howe sold the Veterans' Land Act in 1945, the VLA having earlier acquired the Harstone holding to the east.²

Between May and July 1945, surveyors Bayne and Hyde carried out the survey of those parts of 51/54 St. Charles south of Roblin Boulevard, west of Harstone and up to the Canadian National Railway's Cabot Subdivision line. This became Plan 4540, when registered on 26 January 1946 (Plate 5). This created 131 lots, each approximately one acre in size, with two large plots – Lot 132, meant for a recreation area in the centre of the subdivision, and Lot 133, a long narrow lot known as the Glenbush Strip, on the south side of Glenbush. This was property meant as a noise buffer to calm the effects of passing trains. The main north-south thoroughfare was Pepperloaf Crescent, which snaked through Roblin Park, with feeder streets such as Robindale Road, Rannock Avenue and Miramar-Vanscoy Roads which came off it. Greenbrier Avenue, a short street, ran off Robindale, while lots also fronted on the existing Harstone Road. A couple of lanes – Dunelm and Bowhill – also ran off Pepperloaf. Plan 4540 replaced the failed grid-iron of Strathboine, while retaining the high agricultural grade of the land, in order to give the new owners self sufficiency in growing their own produce in this modernly laid-out subdivision with its one-acre lots.³

Building on the lots had begun in the late spring, and by early August 1945, some 50 full basements had been put in by the contractor, Bird Construction Ltd. Bird had established a mass-

production facility to produce the partly-standardized designs created by architects Moody and Moore. There were to be five types of houses in Roblin Park – most were three- and four-room bungalows with bathrooms (Plates 6 and 7), while two were five-room, storey and a half homes with an extra bathroom (Plate 8). The houses were not considered “shacks” by any stretch of the imagination. Each had a 30-gallon hot water tank in the basement, and would be connected with the sewers where possible. If not, then the acre lots would more than accommodate a septic field. Hardwood floors were featured in these houses, with long-wearing linoleum in the kitchens. The VLA avoided grouping similar houses near each other, in trying to avoid a mass-housing appearance (Plate 8). Indeed, each house was to be complete with a different colour scheme from its neighbours. Gravel roads would serve the subdivision, while space at the centre of the plat was left for a park or playground. Terms of purchase for qualified veterans were fairly liberal – the purchaser had 10 or 25 years to pay at 3 ½ per cent interest, after a 10 per cent down payment, and could even take a smaller lot if the one-acre size were too large (Appendix 1)⁴.

The *Winnipeg Tribune* was happy to announce in mid February 1946 that the first family to move into Roblin Park— a naval veteran with his wife and children (Joseph and Violet Reynolds)—had come to their new home on 31 January. At the time, it was reported that two veterans per day were moving into the Charleswood homes, while four applicants from overseas veterans were being processed daily. At the time, there were 40 qualified veterans who wanted Charleswood homes. It was also stated that the St. Vital and West St. Paul veterans’ villages would not be ready until the summer. In the latter instances, the first families did not move into Rivercrest Subdivision (Plan 4649, registered 24 February 1947) (Plate 10), until November 1946, though St. Vital (Plan 4518, registered 5 November 1945) (Plate 11) was probably well

advanced. At Charleswood, as at Rivercrest, the veterans and their families quickly formed community groups to effect improvements in order to develop community spirit and pride of ownership. At Roblin Park, one of the first suggestions came during 1947 for the recreation area at the centre of the development. There, one would have facilities for lawn bowling, tennis, baseball, football, hockey, a putting green, and a children's playground with a wading pool. A club house, facing on Pepperloaf, presided over this facility (Plate 12). Aerial photographs taken c. 1948, 1955 and 1963 ((Plates 13, 14 and 15) suggest that the recreation area development was slow and probably took a different form than that proposed.⁵

Individual improvements to properties were encouraged by competitions for such trophies as the J.H. Cathcart Cup, starting around 1947. Cathcart was an area reeve who donated this prize in honour of those who made the "most improvements to home surroundings in Roblin Park." As well, during 1949, VLA officials made a cross-country tour of veterans' subdivisions to judge a competition for the best developed among them. At the time, it was stated that there were some 18,000 small VLA holdings in Canada, with 20 per cent being located on small subdivisions such as Roblin Park. Apparently, one of the prize-winning properties was that of Harold and Adelpha Young at 9 Robindale Road (Plate 7). Another amenity followed: for instance, a nine-acre school site was set aside by the VLA on nearby 49 Charles at the request of Charleswood Municipal Council in 1946. This was eventually sold to Charleswood School District late in 1947 and became the Dieppe School site in the early 1950s, along with the not-so-near Royal School. At the time, children were going to Chapman School, as well as using the Roblin Park Community Club. That latter facility would be given tax exempt status in 1956, when Charleswood Council designated the property a park area. By that time, 1955-56, the first

veterans had earned their “conditional grants” to full ownership under VLA terms. Many residents of Roblin Park tended to stay for the long term, in what, by 1991 was a well-developed area (Plate 161). For example, of the 94 households listed in the *Hendersons Directory* for 1953, 25 were at the same address in the 1988 edition, 10 by the year 2000, and two by the spring of 2013. While these figures are based in the main upon the same last names appearing at an address, this would indicate that about one quarter of Roblin Park residents were still in place after 35 years, and something less than one tenth after 47 years. A fuller, social history of the subdivision would probably yield more useful information about Roblin Park which is beyond the scope of this study.⁶



Plate 1.
Roblin Park and vicinity, showing state of subdivision, c. 1986. (City of Winnipeg)

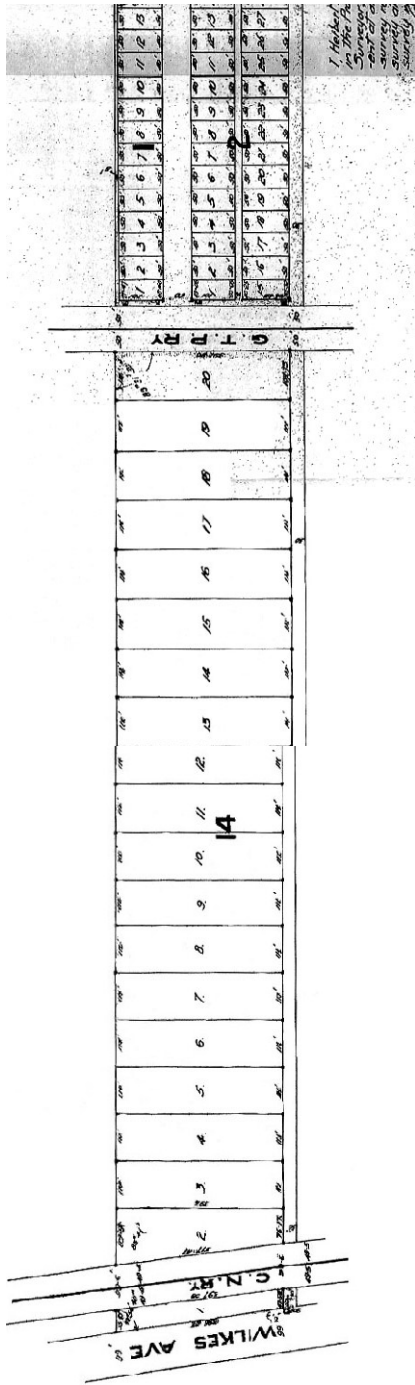


Plate 2, Part A.

Strathboine, aka Plan 1972, registered 5 December 1912. This plan, which features the whole extent of the river lot, is too long to present meaningfully as one image – the plan is presented in this report in three sections here and following – Parts A, B and C. The bottom of this image would be the left-hand side of the full plan. (Property Registry)

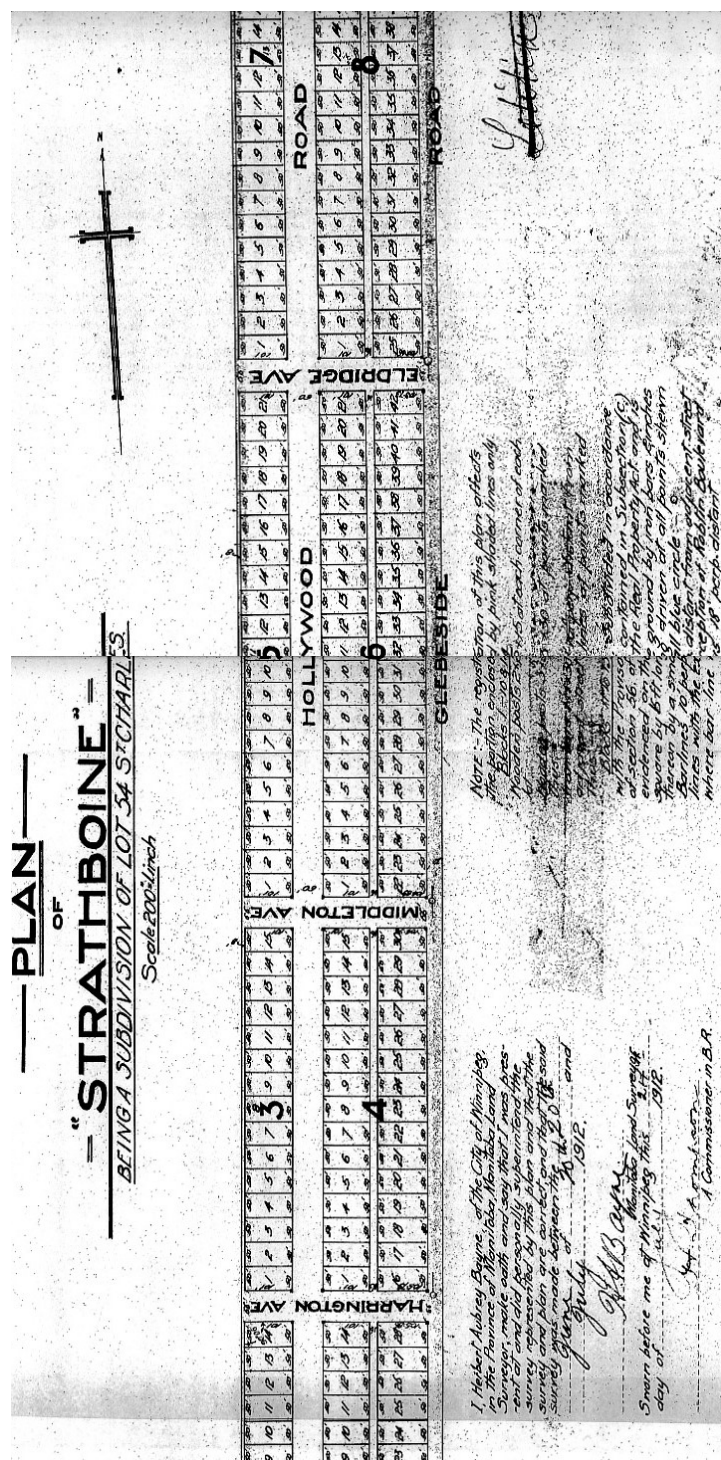


Plate 2, Part B.

Strathboine, aka Plan 1972, registered 5 December 1912. (Property Registry)

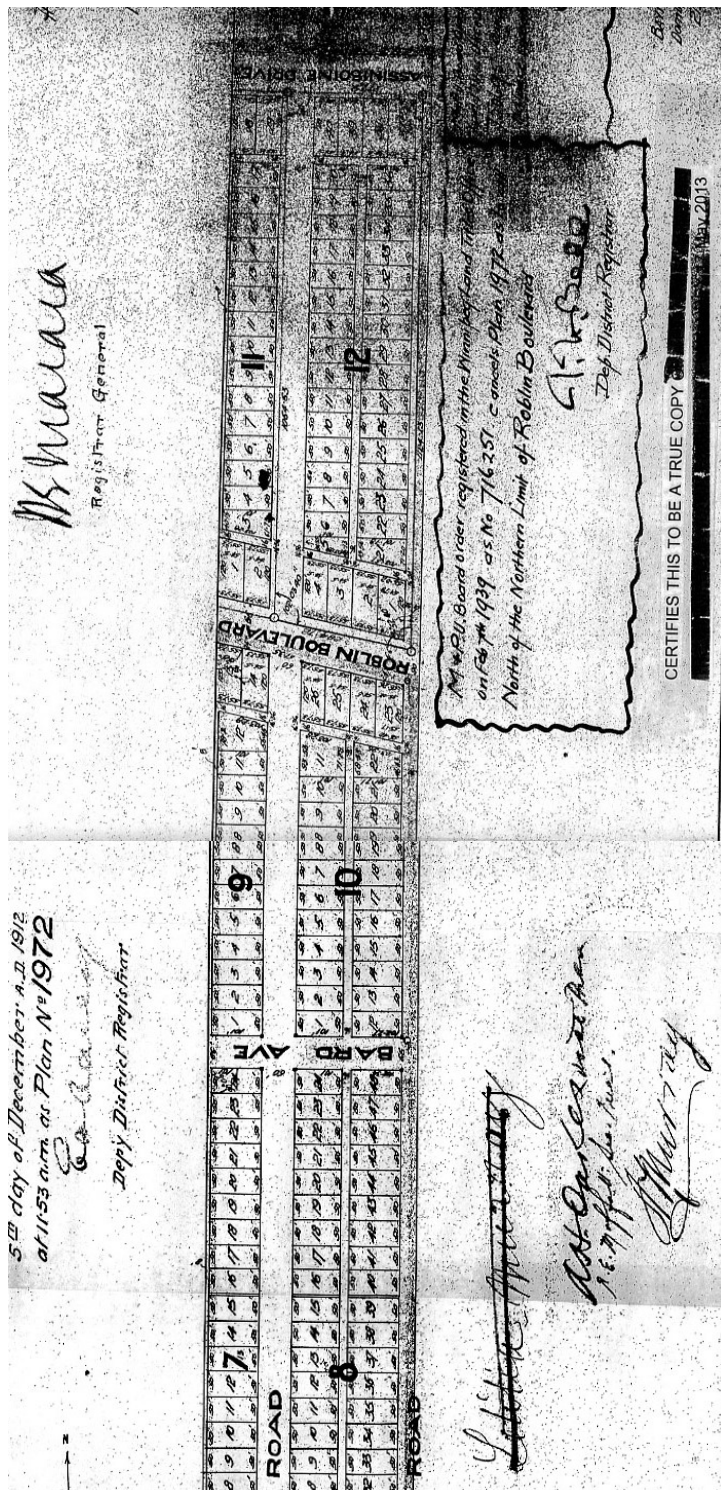


Plate 2, Part C.

Strathboine, aka Plan 1972, registered 5 December 1912. The top of this image would be the right-hand side of the full plan. (Property Registry)

--To you, citizen of Winnipeg

--To you, investor from out of town

--To you, men on a salary

--To you, who "have just enough to live on"

You can all of you, call to mind a friend or acquaintance who has, by judicious use of his dollar, made it worth ten times the value of the dollars you have. He has become well-to-do. You are still shudding. Why? While you were weighing the chances and uncertainties of investment, he has been making the most of his opportunity. He has been making the most of his opportunity. He has been making the most of his opportunity. He has been making the most of his opportunity.

YOU KNOW OF PROPERTY WHICH HAS INCREASED FROM \$10 PER FOOT TO \$70 PER FOOT IN THREE YEARS
YOU KNOW OF PROPERTY THAT HAS INCREASED FROM \$4 PER FOOT TO \$40 PER FOOT IN THE SAME PERIOD

You know that at the time they were presented to you—to give your dollar an opportunity to go to work for you—you thought they were part of the possible residential section of the city. You passed up the opportunity. Now they are gone. Winnipeg has grown beyond the limits of an imaginary line—it has overstepped the bounds placed on it by those who could not clearly foresee its destiny. The dreams of those who could see the future of Winnipeg have returned to them three-fold.

IF YOU BELIEVE IN WINNIPEG YOU MUST BELIEVE IN
STRATHBOINE
"THE BEAUTY SPOT OF THE ASSIMBOINE"—A DOLLAR BUILDER FOR YOU NOW.

Don't let the opportunity go the way of others. Here are the reasons. Strathboine lies directly in the path of the future of Winnipeg. It is on the south bank of the Assiniboine; its beautiful trees, its park-like appearance, its magnificent site, makes it logically one of the future residential districts of Winnipeg. Strathboine is intersected by the car line on Roblin Boulevard, making it convenient to the business section. Investigation will convince you that this is your opportunity. Strathboine lots can now be bought at original subdivision prices. Call, phone, write or telegraph us today for the choicest locations.

PRICES --- \$4.00 PER FOOT AND UP

Terms—One-quarter cash, 1, 2 and 3 years. One-sixth cash, 6, 12, 18, 24 and 30 months. One-tenth cash, 30 equal monthly payments.

We have issued a beautiful colored map of Winnipeg, showing Strathboine and its location in relation to other residential districts—it's free—may we send you one?

Write for our beautiful colored map of Winnipeg—It's free. Your copy is ready.

WALLACE LAND CO

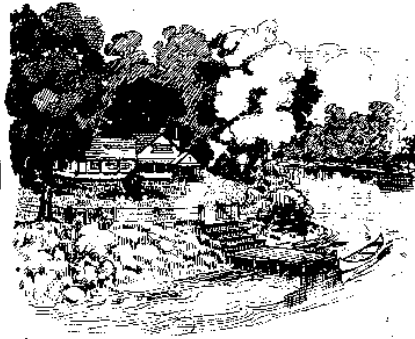
Phone M. 997 Offices: 404 McIntyre Block, Winnipeg

**GOOD AGENTS
WANTED**

Plate 3.

Strathboine advertisement, 1912. By the end of the Winnipeg boom, even outlying properties such as 54 St. Charles were top investment areas to those "greenies" from out of town. (Legislative Library of Manitoba, *Winnipeg Telegram*, 30 November 1912, p. 14)

Winnipeg's Finest Suburban Homes on the South Bank of the Assiniboine



Winnipeg's Remarkable Growth

	1902	1912
Population	46,411	200,000
Building Permits	\$2,422,123	Over \$20,000,000
Assessments	\$28,813,810	\$214,300,240
Bank Clearings	\$188,370,000	\$1,024,776,891
Manufacturing	\$10,000,000	\$80,000,000

Winnipeg has become one of the greatest cities in the world, and its growth is a source of pride to all who love it. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

Winnipeg is now the center of an immense area of development, and its future is bright. The city is now a great center of commerce and industry, and its future is bright.

No other suburban section around Winnipeg lends itself so readily to development as a high class residential district as the south bank of the Assiniboine.

The restricted residence areas of the city are practically all south of the Assiniboine.

The entire district beginning at Crescentwood and extending westward is beautifully treed, park-like in appearance, and desirable in every way from a residential standpoint.

STRATHBOINE

"The Beauty Spot of the Assiniboine"

A Money-Maker for You at Present Prices

STRATHBOINE is an ideal location for high-class residences and when fully developed will be the most popular residential district in Winnipeg.

STRATHBOINE is intersected by the street car line on Roblin Boulevard and runs to the river directly opposite the Saint Charles Cemetery.

STRATHBOINE has a good street car service, is accessible to the downtown section of Winnipeg and is an immediate location proposition.

Prices will advance rapidly and the man or woman who buys today should never have to make their final payments. The various properties on the south bank of the Assiniboine have been a continued string of profit producers for investors.

First came Crescentwood with its rapid increase from around \$10 and \$15 per foot to \$70 to \$100 per foot.

Then River Heights at \$4 to \$10 per foot with an advance to \$30 to \$100 per foot.

Then, Threeda from the original prices around \$5 per foot to the present prices of \$25 to \$50 per foot. And so on all along the line.

Everyone of these properties when they were first put on the market were considered far out beyond the possible growth of Winnipeg. For today they are considered still cheap.

Today STRATHBOINE affords the investor one of the greatest opportunities to make big profits that has ever been in Winnipeg.

STRATHBOINE lots can now be bought at original subdivision prices but before long will be selling at much higher prices with closer to prospective.

Call, phone, write or wire us today, and secure the choicest available location.

PRICES - \$4.00 PER FOOT AND UP

TERMS—Quarter Cash, 1, 2, 3 Years—Sixth Cash, 6, 12, 18, 24, 30 Months—Tenth Cash, 30 Monthly Installments

Send For Our Beautiful Colored Map of Winnipeg—It's Free. Your Copy is Ready. Good Agents Wanted

Office Open Evenings
For Information Given Without Obligation to You
PHONE MAIN 997

WALLACE LAND CO.

OFFICES: 404 McINTYRE BLOCK, WINNIPEG

50 Foot Lots
Building Restrictions

Plate 4.

Strathboine advertisement, 1912. While residing in the idyllic setting along the Assiniboine, future land barons could also invest at a most reasonable rate (Legislative Library of Manitoba, *Manitoba Free Press*, 16 December 1912, p. 10)

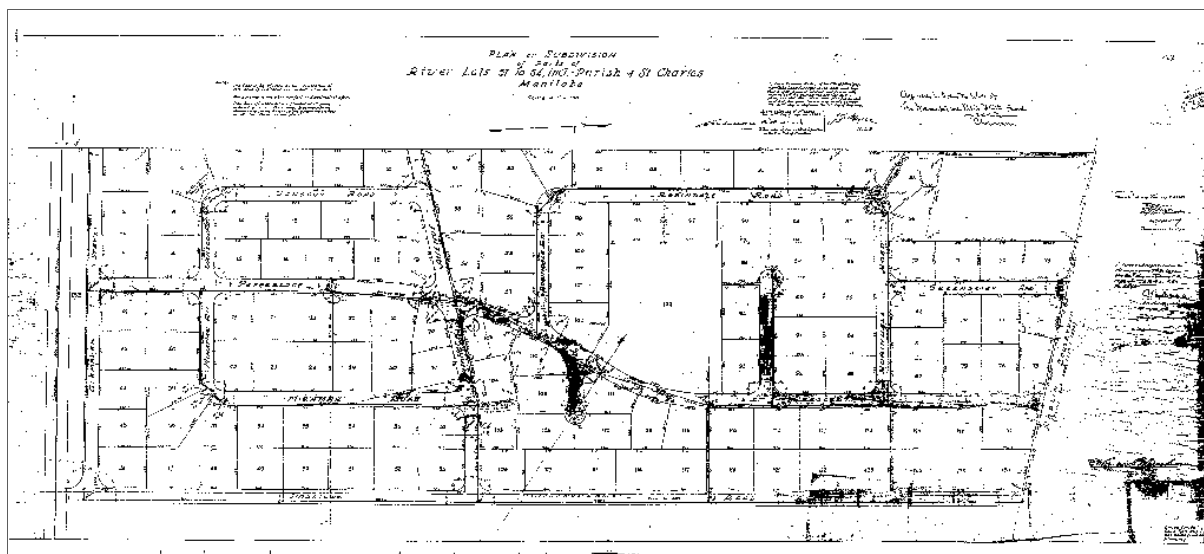


Plate 5.

Roblin Park, aka Plan 4540, registered 26 January 1946. This was definitely not Strathboine, but shared characteristics with the veterans' villages at West St. Paul (Plate 10) and St. Vital (Plate 11). (Property Registry)



Plate 6.

A. Geiger Residence, 201 Robindale Road, 1948. This was one of the one-storey, four-room houses in Roblin Park, whose owner won a home improvement contest. (Legislative Library of Manitoba, *Winnipeg Free Press*, 25 August 1948, p. 3)



This is one of the prize winning houses in the Charleswood Veterans Land Act sub-division. Lost to right are Prof. M. T. Anderson, F. C. W. Rice, Mrs. H. G. Young, a former Army nursing station, who is the veteran in the house, and A. C. Norcross, national superintendent of post holding development. Mr. Norcross is on a national tour of the 35 best subdivisions. Mrs. Young gives her husband all the "background credit" for the house.

Plate 7.

Horace and Adelpha Young Residence, 9 Robindale Road, 1949. This was a variation upon the one-storey bungalow . (Legislative Library of Manitoba, *Winnipeg Free Press*, 16 August 1949, p. 3)

WINNIPEG, THURSDAY, FEBRUARY 14, 1946



Veterans and their families are moving into the new war-time houses in the Charleswood project at the rate of two families a day. Above is a view of the rapidly growing community. Each house is set on its own lot and there will be about 50 houses in all.



Bright and cheery interiors are the keynote of the new cottages in the Charleswood housing project. At left Mrs. Violet Reynolds, whose family was among the first to move into one of the recently completed houses, and the kitchen in half its size. Right, Mrs. and son, Stephen. At right, Mrs. Violet Reynolds (left), Bill Reynolds, and Mrs. Reynolds, 476 Spruce Street, the young mother on another well-lighted kitchen.

Vote By French Group Rejects Freedom Of Press

PARIS, Feb. 14 (AP)—The French parliament today rejected a proposal for a new French constitution, which would give the president the right to appoint and dismiss judges, and to appoint and dismiss judges.

TWO FAMILIES A DAY Happy Vets Take Over Charleswood Houses

Each day there is a line of families moving into the new houses in Charleswood. The first family to move in was the Reynolds family, who moved into 476 Spruce Street. The house is a 1 1/2 story house, and the family is very happy. The house is very comfortable, and the family is very happy.

THE FIRST OF A GOOD VETERAN

The first of a good veteran to move into the new houses in Charleswood was the Reynolds family. The house is a 1 1/2 story house, and the family is very happy. The house is very comfortable, and the family is very happy.

Second Lumber

Second lumber contributed for the houses in Charleswood was the Reynolds family. The house is a 1 1/2 story house, and the family is very happy. The house is very comfortable, and the family is very happy.

The Veterans Have One of Their

The veterans have one of their houses in Charleswood. The house is a 1 1/2 story house, and the family is very happy. The house is very comfortable, and the family is very happy.

THE FIRST OF A GOOD VETERAN

The first of a good veteran to move into the new houses in Charleswood was the Reynolds family. The house is a 1 1/2 story house, and the family is very happy. The house is very comfortable, and the family is very happy.

Plate 8.

Roblin Park's first inhabitants, 1946. Joseph and Violet Reynolds were the first veteran and family to move into Roblin Park, at 105 (now 605) Pepperloaf Crescent. Theirs was one of the 1 1/2 storey houses shown in the upper photograph. These Moody and Moore-designed homes would be duplicated in the other two Winnipeg area Veterans' Villages. (Legislative Library of Manitoba, *Winnipeg Tribune*, 14 February 1946, p. 4)

YP.
 ...
 RN
 ...
 mg
 70H
 www
 0
 ...
 630
 ...



24

P

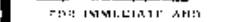
115

THIS WEEK'S SPECIALS

Gold Buckle Oranges		
Size 425	dozen	450
Fifth Head Lettuce, per head		120
Ripe Tomatoes, Firm	lb	290



T. H. HOAYE, Prop.
SERVICE WITH A SMILE
2211 PORTLAND AVE.
Phone 62 966

Gibber, S. et al. 2000. *Journal of Ecology* 88: 1031-1041.
HAMBLEY
Hampshires

PHOTOY DELIVERY

... .. FLASH: ...

General view, Roblin Park, Spring 1946. Though poorly reproduced, the variety and spacing of the houses is quite evident, (Legislative Library of Manitoba, *St. James Leader*, 18 April 1946, p. 19)

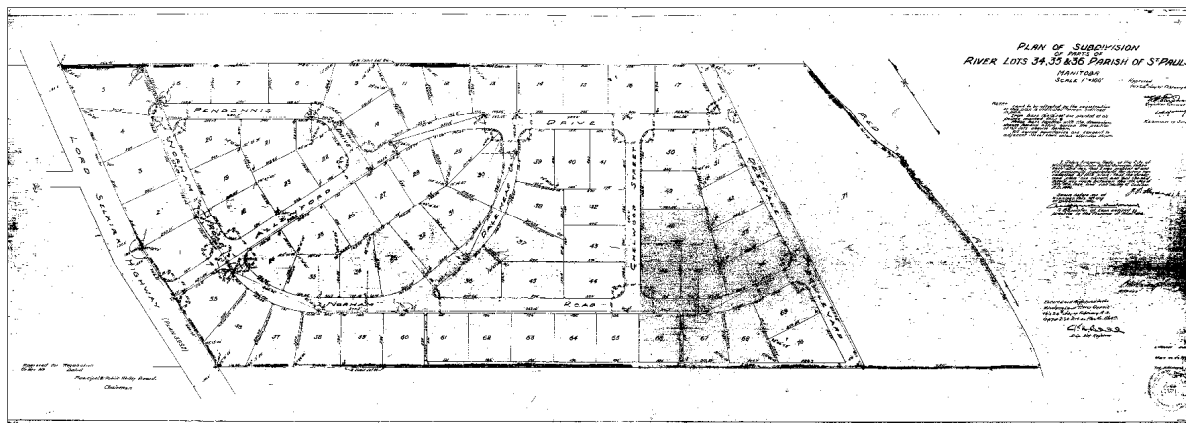


Plate 10.
 Rivercrest, aka Plan 4649, registered 24 February 1947. Some similarities to Roblin Park and to St. Vital might be noted, though its large recreational lot might front on the Red River in this instance. (Property Registry)

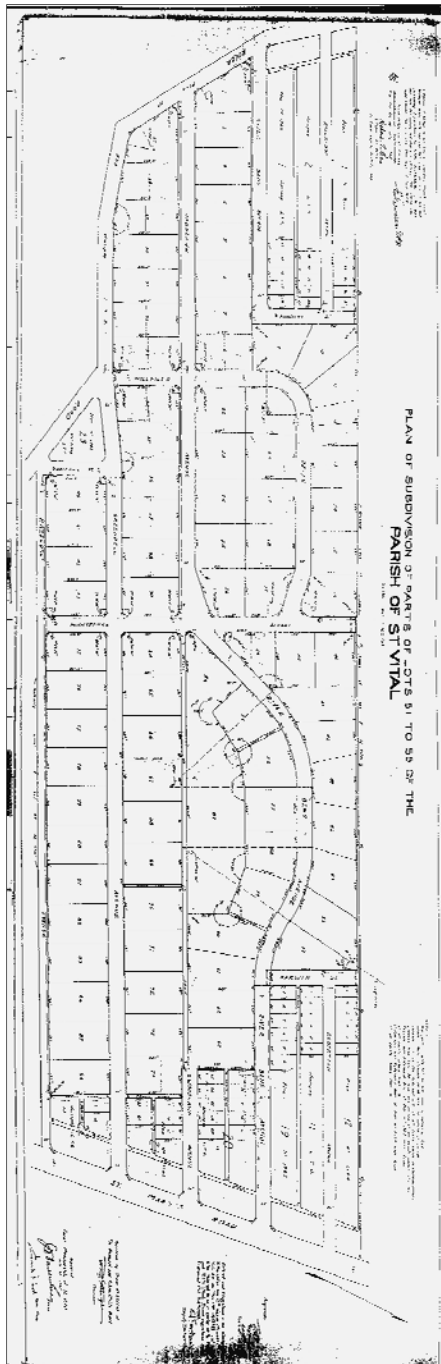


Plate 11.
 St. Vital Veterans' Village, aka Plan 4518, registered 8 November 1945. Riverbend Avenue appears to be similar to Pepperloaf Crescent in design, with Lot 87 acting as the recreation tract. (Property Registry)

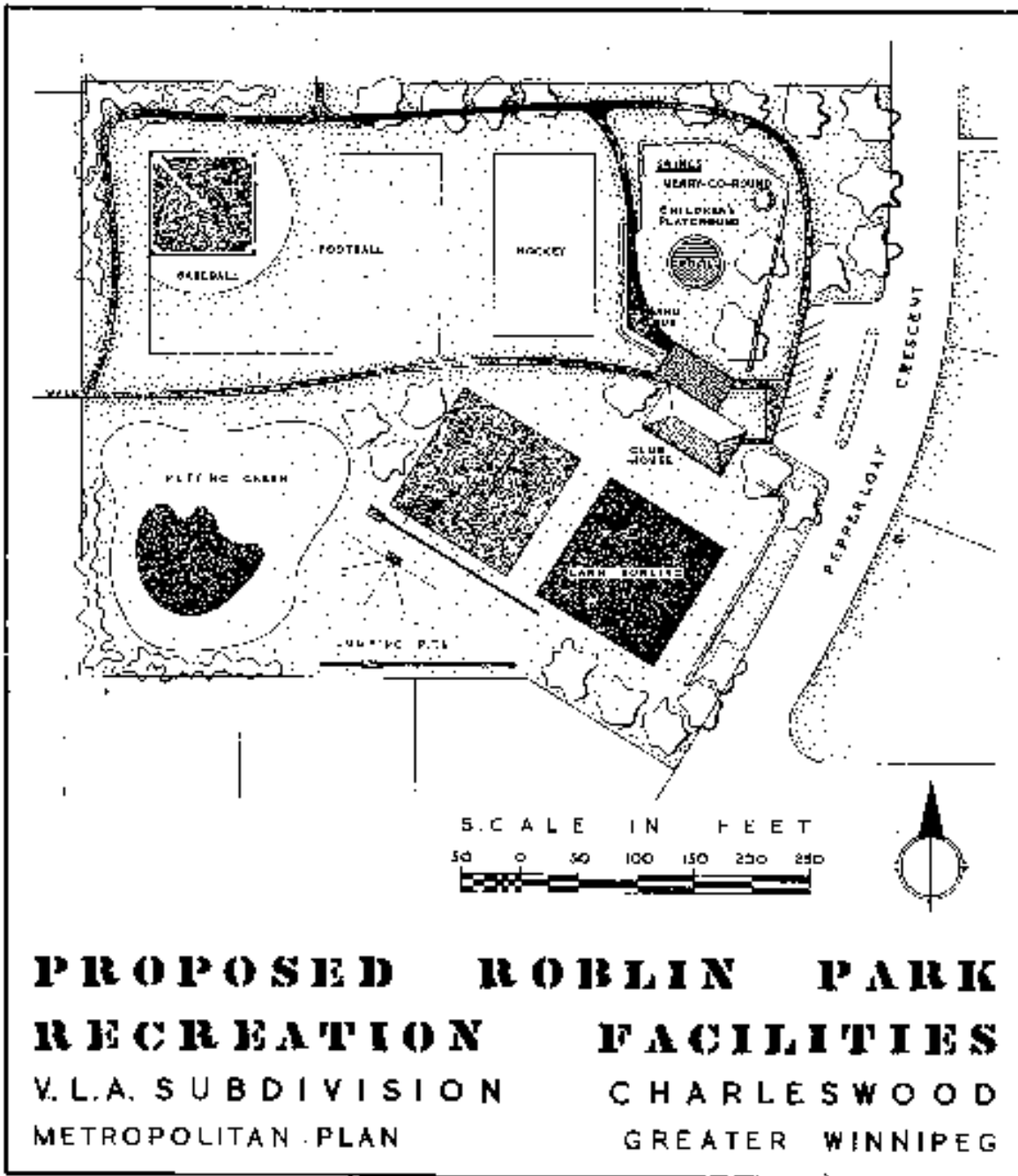


Plate 12.
 Proposed Recreational Facilities, Roblin Park, 1947. Though fairly elaborate in nature, this plan was never quite achieved in this form. (City of Winnipeg Archives, *Annual Report. Metropolitan Planning Commission of Greater Winnipeg*, 1948, p. 32)

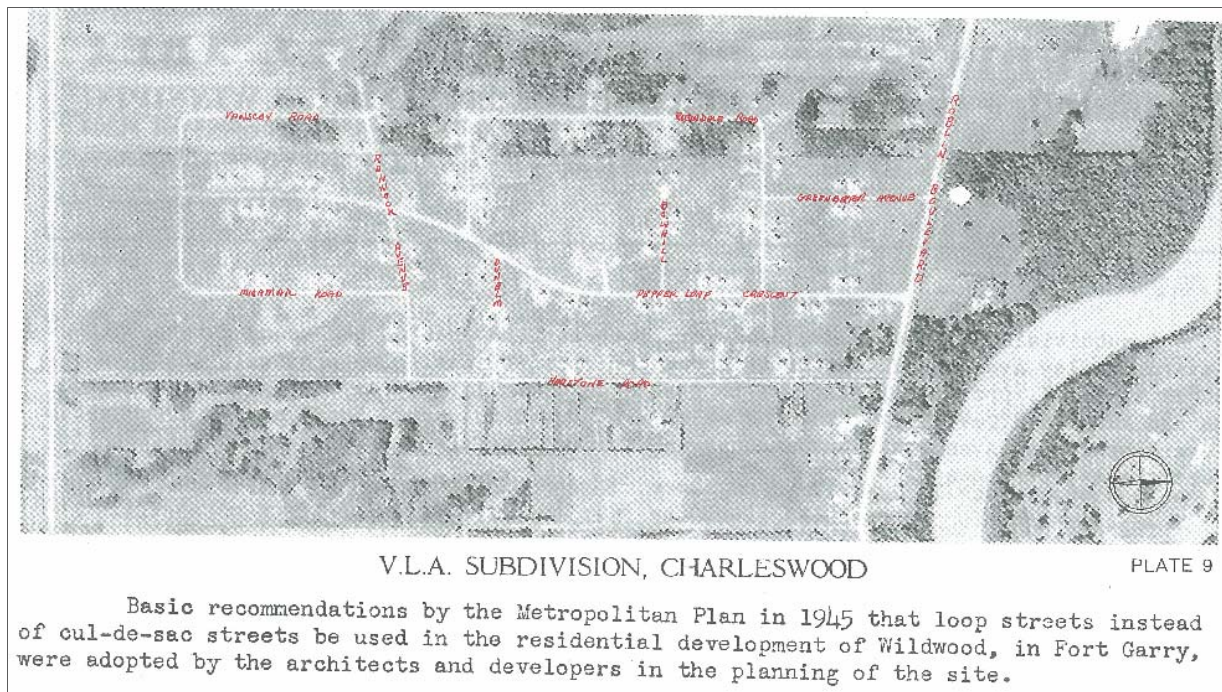


Plate 13.

Aerial photograph, Roblin Park area, c. 1948. The openness of the prairie landscape in relation to its widely spaced houses made Roblin Park ripe for improvements (City of Winnipeg Archives, *Annual Report. Metropolitan Planning Commission of Greater Winnipeg, 1949*, p. 23)



Plate 14.
Aerial photograph, Charleswood area, showing Roblin Park, October 1955. By this date, Roblin Park was more built up as evidenced by the increase in house numbers. (Author)



Plate 15.
Aerial photograph, Charleswood area, showing Roblin Park, 1963. By this date, most of the rough edges of the now 18-year-old subdivision were gone, with even Glenbush having buildings upon it. (City of Winnipeg Archives, Charleswood Correspondence, Box 598)



Plate 16.

Aerial photograph, Roblin Park area, c. 1991. The fully mature subdivision, no longer displaying the starkness of the 1948 view is shown in this well-treed area. The earliest houses have begun to be replaced by more elaborate homes (City of Winnipeg Archives, c. 1991 Aerial View Album, 6-94)

Endnotes

1 Canada, Government of. *Report of the Work of the Department of Veterans' Affairs, Year Ending 31/3/45*. (Ottawa; King's Printer, 1945.), pp. 45, 56; Hereafter cited as *VLA, 1945*.

2 "Three Villages For Vets Here.", *Winnipeg Tribune*, 4 August 1945, p. 13; "Strathboine.", *Winnipeg Telegram*, 30 November 1912, p. 14; "Strathboine." *Manitoba Free Press*, 16 December 1912, p. 13; City of Winnipeg Archives (CWA), *Rural Municipality of Charleswood Assessment Roll (Charleswood, AR)*, 1923, Ward 3, pp. 29-30; 1933, Ward 3, p. 128; 1942, W3, p. 64, Ward 3, p. 60; 1945, Ward 3, p. 69.

3 "Three Villages for Vets Here.", loc. cit.


4 Ibid., "3 Veterans' Villages Are Being Built Up.", *Winnipeg Free Press (WFP)*, 4 August 1945, p. 3.

5 "Happy Vets Take Over Charleswood Houses.", *Tribune*, 14 February 1946, p. 4; "Rivercrest." in West St. Paul Centennial Committee, *The Changing Scene – A History of West St. Paul*, (Altona: D.W. Friesen and Sons Ltd, 1989), p. 95; *VLA*, 1948, p. 79.

6 *WFP*, 26 August 1947, p. 18; "VLA Officials Busy Judging Manitoba Veterans' Holdings," *WFP*, 16 August 1949, p. 3; CWA. *Rural Municipality of Charleswood Council Minutes*, 26 March 1946, p. 1; 13 August 1946, p. 3; 8 July 1947, p. 2; 28 October 1947, p. 1; "First New School Opens in Charleswood.", *St. James Leader*, 4 September 1952, p. 1; "Roblin Park CC Given Tax Exemption.", *Leader*, 18 October 1956, p. 1; *VLA*, 1955, p. 51; *VLA*, 1956, p. 47; *Henderson's*, 1953; 1958; 2000; *Winnipeg Telephone Directory*, June 2013; Charleswood Has History.", *WFP*, 15 May 2013, p. A8.

Appendix 1

Standard Veterans' Land Act Agreement with Veterans c. 1953. (City of Winnipeg Archives, Charleswood General Correspondence M-Z, 1954-1956, Box 178, File VLA). The agreement is presented below and on the next two pages.


CANADA

This Agreement made this day of A.D. 19.....
under the provisions of the Veterans' Land Act.

BETWEEN:

THE DIRECTOR, THE VETERANS' LAND ACT
(Hereinafter called the "Director")

AND

OF THE FIRST PART:

.....
of the Post Office of in the
Province of
(Hereinafter called the "Veteran")

OF THE SECOND PART:

Whereas the Federal has been certified by the Director to be qualified to participate in the benefits under the said Act;

And Whereas pursuant to the provisions of the said Act the Director has acquired land herein after more particularly described and has calculated the cost to be the sum of Dollars (\$.....) and has agreed to sell the said land to the Veteran for the sum of Dollars (\$.....);

Now These Instruments Witnessed as follows:

1. In consideration of the conditions and provisions herein contained the Director agrees to sell to this Veteran Who Assumes to Purchase all and singular that certain parcel of land and premises lying and being in the Province of more particularly described as follows:

.....

at and for the price or sum of Dollars (\$.....) of lawful money of Canada, payable to the Director at his office in the City of Ottawa, or at his office for the district in

VLA 23 (Rev. 10-58)

which the said land is situated, on the day and in the manner hereinafter mentioned, upon and subject to the terms, conditions and stipulations herein contained, and the payments to be made as herein specified, the observance of each and every of the said conditions and stipulations, as well as the making of the said payments, being expressly declared the essence of this Agreement.

2. The Veteran covenants and agrees with the Director that he will pay to the Director the said purchase price as follows, that is to say, the sum of Dollars (\$.....) at the time of the execution of these presents, the receipt of which is hereby acknowledged, and the balance of the said purchase price, being the sum of Dollars (\$.....) in the following manner, namely:

3. The Veteran agrees with the Director that upon payment in full of the outstanding cost to the Director of the said land, together with interest at the said rate of three and one-half per centum (3½%) per annum on the said outstanding cost to the Director and all other charges owing by the Veteran in respect thereof, no sale, assignment or other disposition of the subject matter of this Agreement shall be made by the Veteran, nor shall any conveyance or transfer be given by the Director to the Veteran during a period of ten (10) years following the date of this Agreement and thereafter only if the Veteran has complied with the terms of this Agreement for the said ten-year period.

4. The Veteran immediately upon the execution of this Agreement shall have the right of possession of the said land and he agrees forthwith to enter into occupation of the said land and, save with the approval of the Director, to reside thereon during the continuance of this Agreement.

5. The Veteran further agrees with the Director that he will not lease the said land or any portion thereof save with the approval of the Director, and that the Director, his officers, agents and employees may at any and all times enter upon the said land, or any part thereof, to view the state of cultivation and to inspect the farming operations.

6. The Veteran agrees that he will in a good and husbandlike manner, in each and every farming season during the continuance of this Agreement, break, cultivate, seed and crop the said land or each section thereof as may from time to time be expedient in good farming operation of the said land, and that instructions as to cultural procedures or management given by the duly authorized representative of the Director shall be observed.

7. It is agreed between the parties hereto that all buildings and any appurtenances thereon now on, or which may be erected or constructed on, the said land shall be a part of the freehold, and shall not be removed or destroyed without the previous permission of the Director in writing, and the Veteran agrees that he will keep and maintain the said land, buildings and any and all appurtenances, and all fixtures and things therein belonging in good and substantial repair and in a tidy and clean condition, damage by fire, lightning and sources, only, excepted, and that he will permit any agent of the Director at any time during the currency of this Agreement to enter and view the state of repair and cleanliness, and further, that he will promptly repair and clean according to notice and fulfill any further requirements which the Director may deem necessary, and in default of his compliance with any such notice as aforesaid, the Director may enter upon the property and effect such work as he may deem necessary and all costs so incurred by the Director shall be repaid by the Veteran on demand with interest at the rate of three and one-half per centum (3½%) per annum from the time of such payment by the Director and until so repaid the amount of such payment shall be added to the purchase price of the said land.

8. The Veteran agrees with the Director that save with the approval of the Director during the continuance of this Agreement no building or buildings, house, or structure of any kind whatsoever shall be erected on the premises for the conduct of any business, manufacturing or otherwise, nor will he exercise or carry on or permit to be exercised or carried on in or upon the said land any form of trade, business or undertaking likely to be obnoxious to the neighbors or owners of the adjoining lands.

9. The Veteran covenants that he will commit no waste on the said land and that he will not, without the consent of the Director in writing, cut any wood or timber therefrom except a quantity sufficient for fuel and fencing for actual and necessary use thereon, and for buildings to be erected thereon.

AFFIDAVIT TO BE TAKEN BY WITNESS TO INSTRUMENT

PROVINCE OF..... I,.....
of the.....
in the Province of.....
(Occupation of Witness)

make oath and say as follows:

1. That I was personally present and did see the within instrument and duplicate duly executed by.....
..... of the parties hereto.
(Full Name of Purchaser)
2. That I know the said party and that he is of the full age of twenty-one years.
3. That the same was executed at..... in the Province aforesaid and
that I am a subscribing witness to the within instrument and duplicate.

SWORN before me at the.....
at..... in the
Province of.....
this..... day of.....
19.....

.....
Notary Public, Commissioner, etc.

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/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