

# Observations of the Neighbourhood by *The CFRUC Walking Group*

January 2016



**Observations of CFRUC Walking Group on its December 22, 2015 walking tour of area bounded by: River Avenue, Pulford and Clarke Streets and the back lane between River and Stradbrook.**

- Primarily residential:
  - o Some old, some new;
  - o Some single family (mostly two-story, but a few single story)
  - o Some multi-family, mostly on main thoroughfares s/a River, but some on side streets; some newer multi-family buildings received height variances
  - o Some well-maintained, some not
- Men's Resource Centre of Manitoba on Pulford <http://www.mens-resource-centre.ca/>
- Augustine United Church, 444 River Ave. <http://augustineunitedchurch.org/>, home of Oak Table Community Ministry <http://www.oaktable.ca/>
- Two convenience stores near east end of River Avenue, including *Parkette Grocery* at River and Lewis



## **Observations of walking group members who live in Osborne Village:**

Missing from the neighbourhood:

- Seniors' drop-in, or entity offering seniors' programming
- Assisted living, (meals, cleaning, laundry along with accommodation), so the many seniors in Osborne Village could receive supports required to age in place in the Village

**Observations of CFRUC Walking Group on its January 5, 2016 walking tour** of Roslyn Crescent and Road, River Avenue east of Osborne Street, Stradbroke Avenue and a brief section of Wellington Crescent.

- Bed and Breakfast: *La Chaumiere du Village* on Wardlaw Avenue at Wellington Crescent <http://www.bbcanada.com/13635.html>

### ***Roslyn Crescent and Roslyn Road***

- Roslyn Crescent, with its 1960s era homes, feels like a suburban street, unlike other parts of Osborne Village.
- Roslyn Road apartment and condo buildings west of Osborne Street date from the late 20<sup>th</sup> century, those east of Osborne include some older buildings, notably the three-building apartment at the end.
- 229 Roslyn Crescent <http://www.mhs.mb.ca/docs/sites/nantongates.shtml>
  - The gates of the property and nearby gatehouse and stable (converted to a dwelling), are all that remains of "Kilmorie", the massive estate of Augustus M. Nanton built in 1900 on this wooded lot.
  - The gates of the property are now a municipally-designated historic site.
- In October 2015 Winnipeg's property and development committee approved a proposed condo development on Roslyn Rd. that requires demolition of historic *Dennistoun House*, which the City of Winnipeg delisted from municipal historical status in 2009, in order to make way for condo development.

### ***River Avenue:***

- *Fort Rouge Park*, 295 River Avenue, has green space, swings, sand box, picnic tables, spring toys, spring seesaw, swings, wading pool, benches, wooden play structure, and metal play structure. Well used by families, especially in summer.
- Opened in August 2014, the *Mayfair Recreation Centre* has a multi-purpose/skate change area and multi-purpose activity space with basketball nets. New outdoor amenities include an open play area, basketball/tennis courts and a winter skating rink  
<http://www.winnipeg.ca/cms/recreation/facilities/leisurecentres/mayfair.stm>  
(Of note, no programming for seniors)
- *Swampy Cree Medical Receiving Home*, 415 River Avenue: boarding home that supplies meals and accommodations to First Nations & Inuit Health Branch/TRU clients that must travel from northern Manitoba and north-western Ontario to Winnipeg for medical purposes.

### **Stradbrook Avenue**

- Nine multi-family residence buildings have been built within a block of 330 Stradbrook Avenue in the past seven years. Much of the newer construction is wood-framed.
- Fort Rouge Ecumenical Apartments, 400 Stradbrook; the Senior's Centre operated by Age and Opportunity from this address closed in spring 2015. Remaining programming, with the exception of yoga, is for tenants only.
- A condo development planned for 570 Stradbrook Avenue (at Nassau) is seeking variance on both height and set-back. <http://www.570stradbrook.com/#about>

### **Observations of CFRUC Walking Group on its January 12, 2016 walking tour of Osborne Village, west of Osborne Street.**

- Baha'i Centre at 521 McMillan Avenue <http://winnipegbahais.org/>
- Gladstone Elementary School 500 Gertrude Street  
<https://www.winnipegssd.ca/schools/Gladstone/Pages/default.aspx>
- River Osborne Community Club:  
<http://www.gcwcc.mb.ca/RiverOsborneCommunityCentre.htm>
  - o No seniors programs listed,
  - o Adult programming includes yoga, zumba and a walking club,
  - o Spray pad at 466 Gertrude,
  - o Community garden.
- Residential a mix of old and new:
  - o 1960s- 1970s-era three story apartments on McMillan Avenue,
  - o 1980s era infill multi-family units on Wilmot Place echo the shape of older homes, so blend well with older housing stock
  - o Many examples of large older homes subdivided into suites

### **Observations of the Walking Group on January 19<sup>th</sup> as told to Sandi Howell**

- Words that describe observations – diversity, constant change, huge variety
- no apparent zoning as there is huge variety
- lots of zoning variance notices e.g., newer structures on Roslyn Road are higher than 4 stories,
- some buildings are old, new, kept up, not kept up, lots are re-purposed
- Roslyn Crescent is an enclave of a sixties residential style
- on the other side of Osborne there is more commercial
- when a structure is removed or re-purposed, the replacement seems to be a multi-dwelling type of thing
- older houses are sometimes re-purposed into consulting g types of businesses
- re-purposing of some sacred places as condos
- several half-way houses – Men's resource Centre, Rainbow, S.T.E.P., Swampy Cree Tribal
- at Scott and Stradbrook there are 9 buildings in process

- generally moving in good directions in terms of upgrading in the area
- nothing for seniors re social aspect – no recreation, no assisted living
- very little parking
- sidewalks are bumpy
- snow clearing is for cars versus walkers