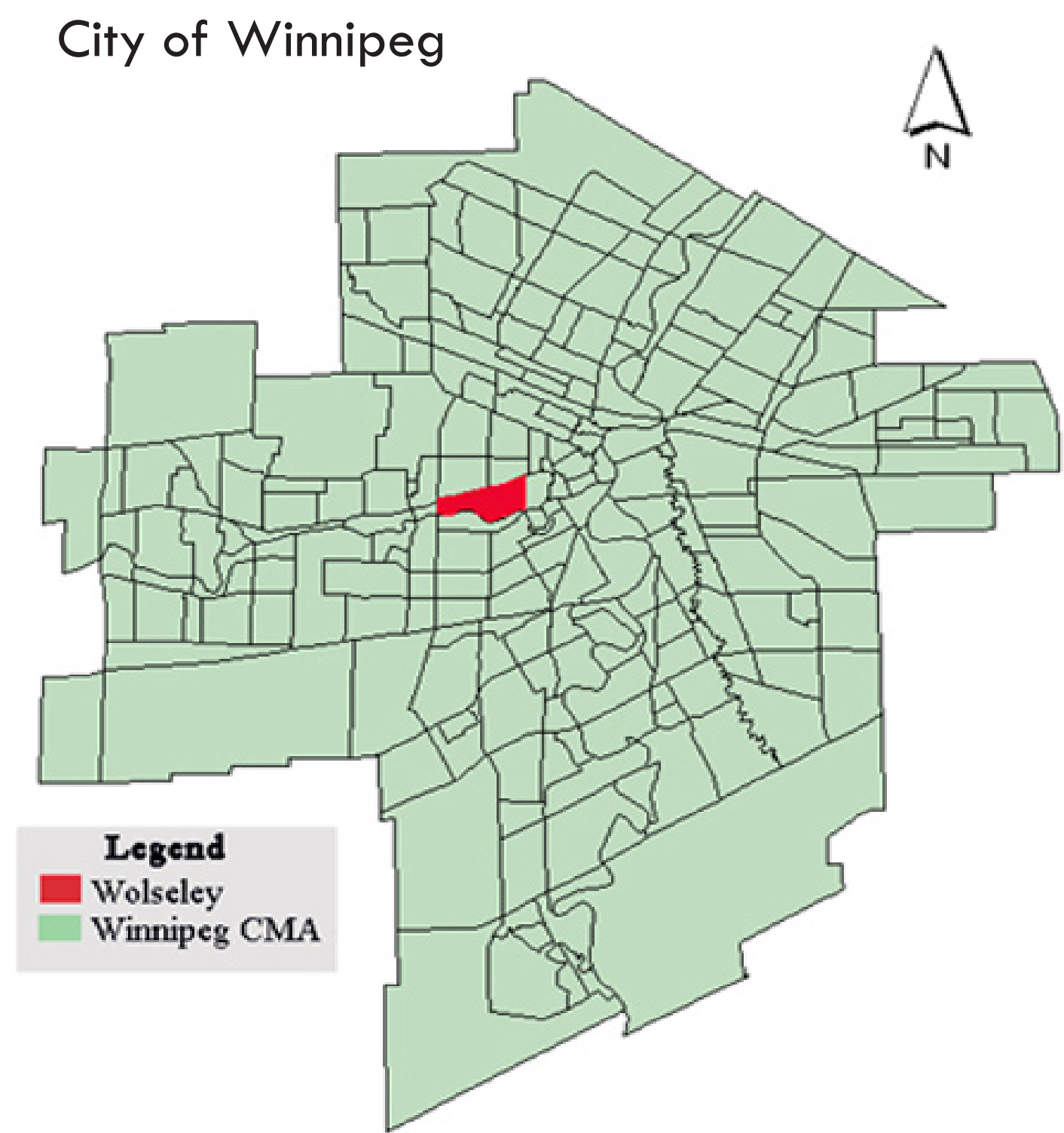


Old Grace Hospital Redevelopment

Neighbourhood Analysis

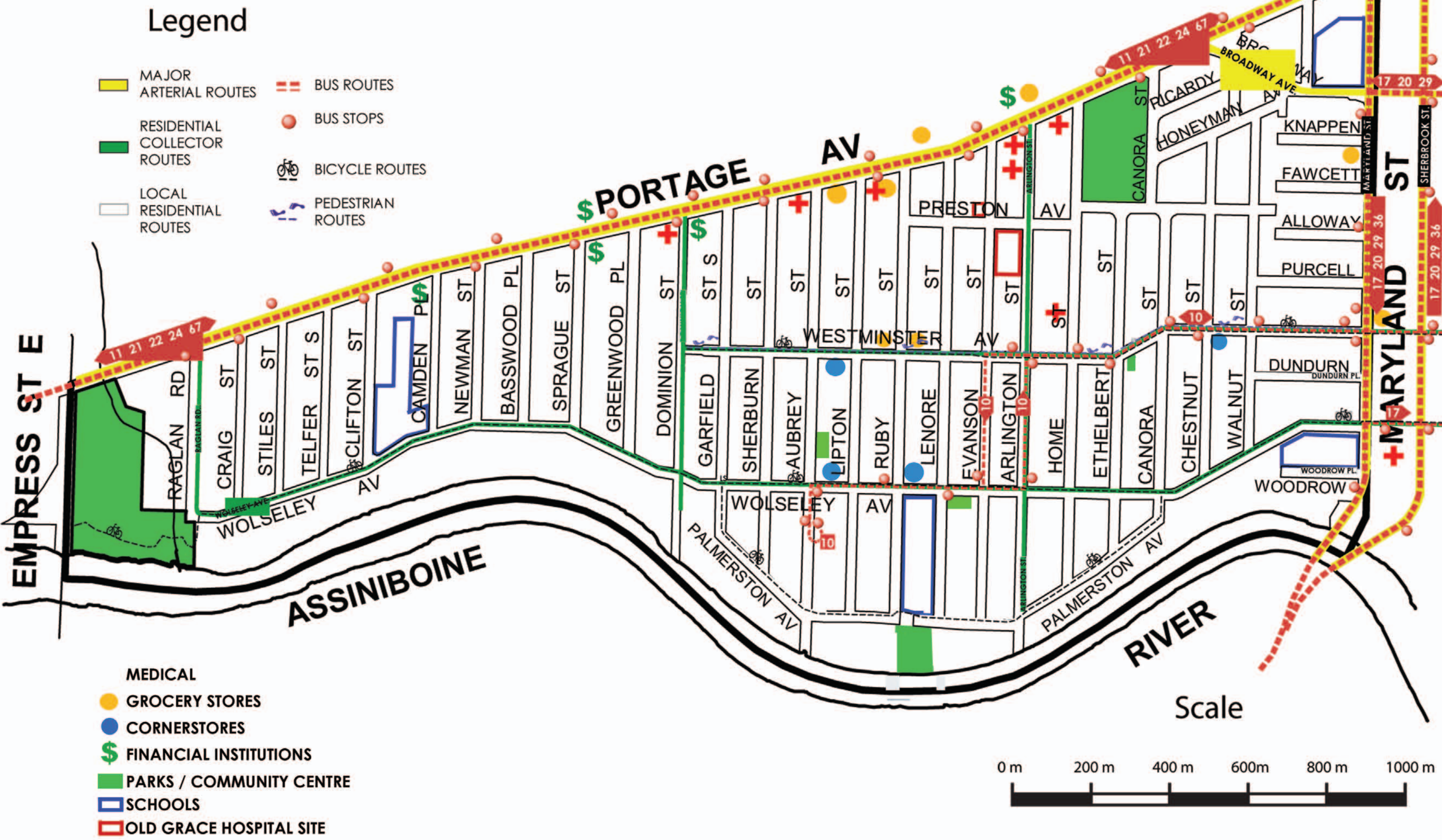


Introduction

Wolseley is situated in close proximity to Winnipeg's centre, within easy reach of the downtown area. Both Portage Avenue and Maryland Street are distinct boundaries that make Wolseley a clearly defined community, although thoroughfares have been carved through the neighbourhood to connect arterial routes. According to the 2001 census, the population of Wolseley was 7830. Though there is little ethnic diversity, there is more variety of housing types, mixed zoning, and mixed-use buildings than in most Winnipeg neighbourhoods. Because amenities are nearby, people walk to shops, schools and parks; and because the streets are pleasant pedestrian environments, they also walk for pleasure. Wolseley streets are safe and attractive places to use, and provide opportunities for social connections. Perhaps this is part of the key to Wolseley's social cohesion and active nature; Wolseley-ites love their neighbourhood and are willing to protect its integrity.

Wolseley is wealthy in its social and physical assets. The neighbourhood has both urban and village elements; its scale is inviting, yet it is within easy reach of a larger urban context. Although it faces challenges, its community is willing to rise to address issues with greater fervor and stewardship than most Winnipeg neighbourhoods could boast.

Transit and Ammenities Map



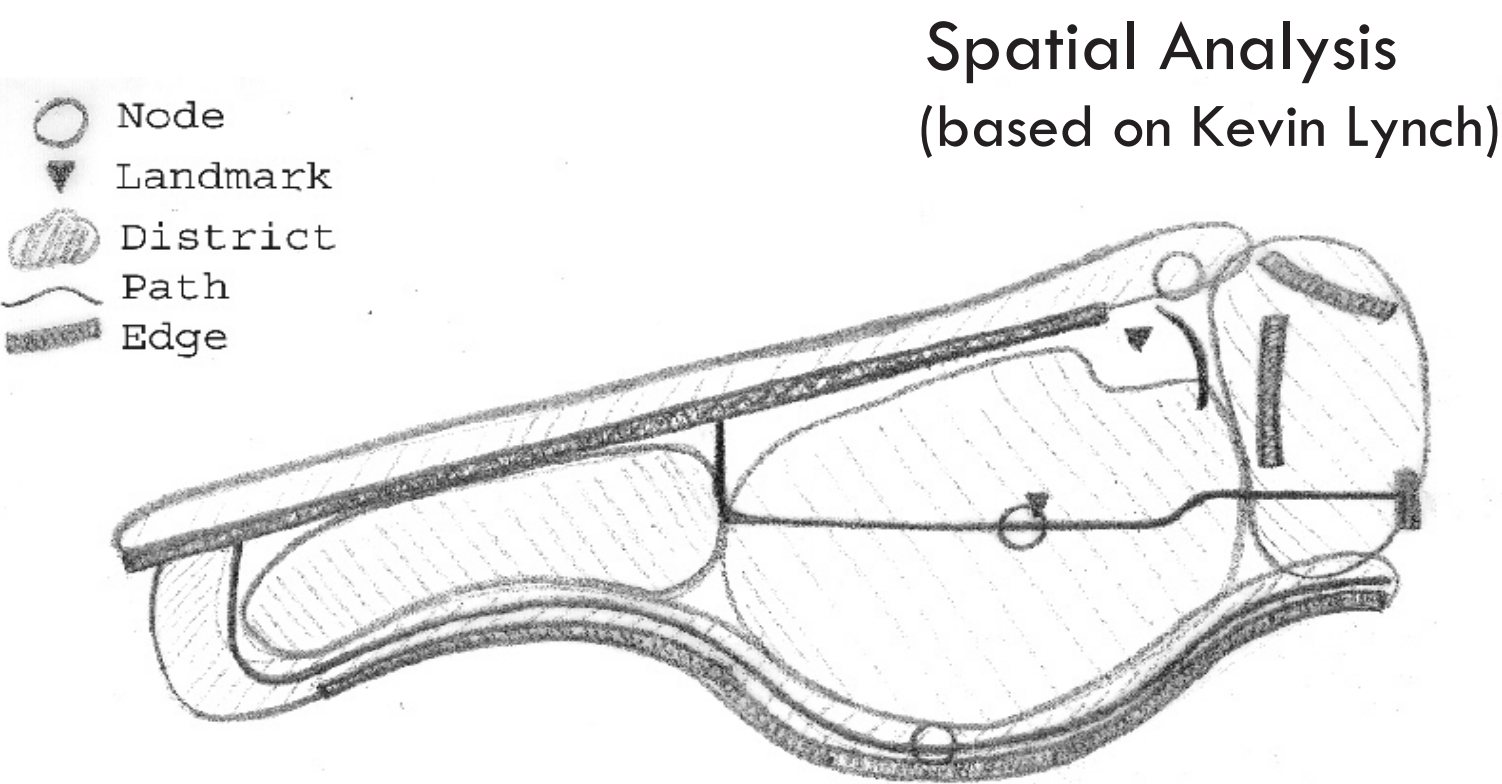
Typical housing style in Wolseley
Photo: Fereshteh Moradzadeh



Omand's Creek Park
Photo: Kari Schulz



Many modes of transportation, Wesminster Avenue
Photo: Brett Shenback



Transportation

Vehicular traffic moves around the border of the Wolseley neighbourhood along the arteries of Portage Avenue and Maryland Street. Within Wolseley, vehicles use Westminster Avenue, Wolseley Avenue, Arlington Street and Dominion Street as primary routes. The traditional grid layout facilitates walking, cycling and transit use. However, this also makes easy shortcuts for through traffic. The neighbourhood is serviced by several bus routes, connecting it with the rest of the city.

Wolseley residents drive less than the city average, opting to use public transit, bicycles and walking as their means of getting around. Wolseley's rate of pedestrianism is 13.8 % compared with the city average of only 6.8 %.

Bicycles are a common form of transportation in the Wolseley neighbourhood. Wolseley Avenue is a designated bicycle route and is closed to vehicular traffic on Sundays and holidays. Commercial activity on Westminister Avenue promotes a mix of pedestrian, bicycle and vehicular traffic.

Built Form

The character of Wolseley can be seen in the details of its manmade form, ranging from boulevard gardens, chess tables at Nellie McClung Park, to the dominant Queen Anne style homes.

Originally, Wolseley was home to Winnipeg's middle-class British population and developed with large three-storey houses, wide lots and deep setbacks. Some houses reflect a post-war period of building with a small front room resembling an enclosed porch, generally one to one and a half storeys, and similar setbacks. Apartment buildings in the area generally date to the 1920s and are under five storeys.

The commercial areas are located along Westminister Avenue within Wolseley, and more densely along Portage Avenue.

Old Grace Hospital Redevelopment

Site Analysis

SWOT Analysis

Strengths

- Family-friendly neighbourhood
- Neighbours know each other and communicate well
- Pedestrian-friendly neighbourhood
- Community works together to solve problems
- Well-educated community
- Politically active
- Character homes
- Urban village

Weaknesses

- Safety issues
- Lack of ethnic, cultural, and age diversity
- Aging housing stock
- Demolition costs of existing building

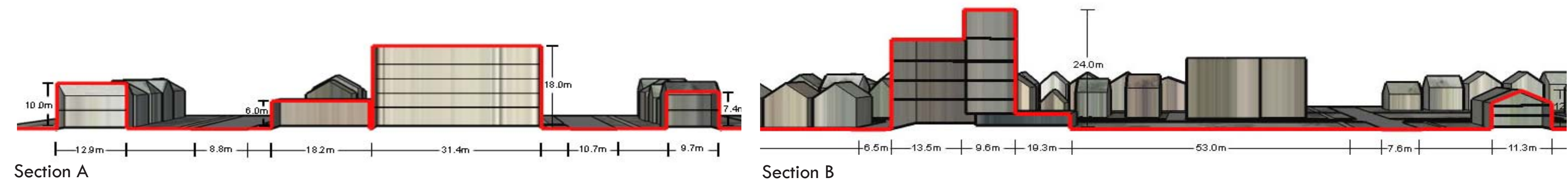
Opportunities

- Portage Avenue and Maryland Street amenities and transit service
- Westminster Avenue commercial area
- Proximity to downtown
- Environmental stewardship
- Unique and vibrant community

Threats

- Cultural homogeneity
- Current construction costs
- Community opposition
- Through-traffic

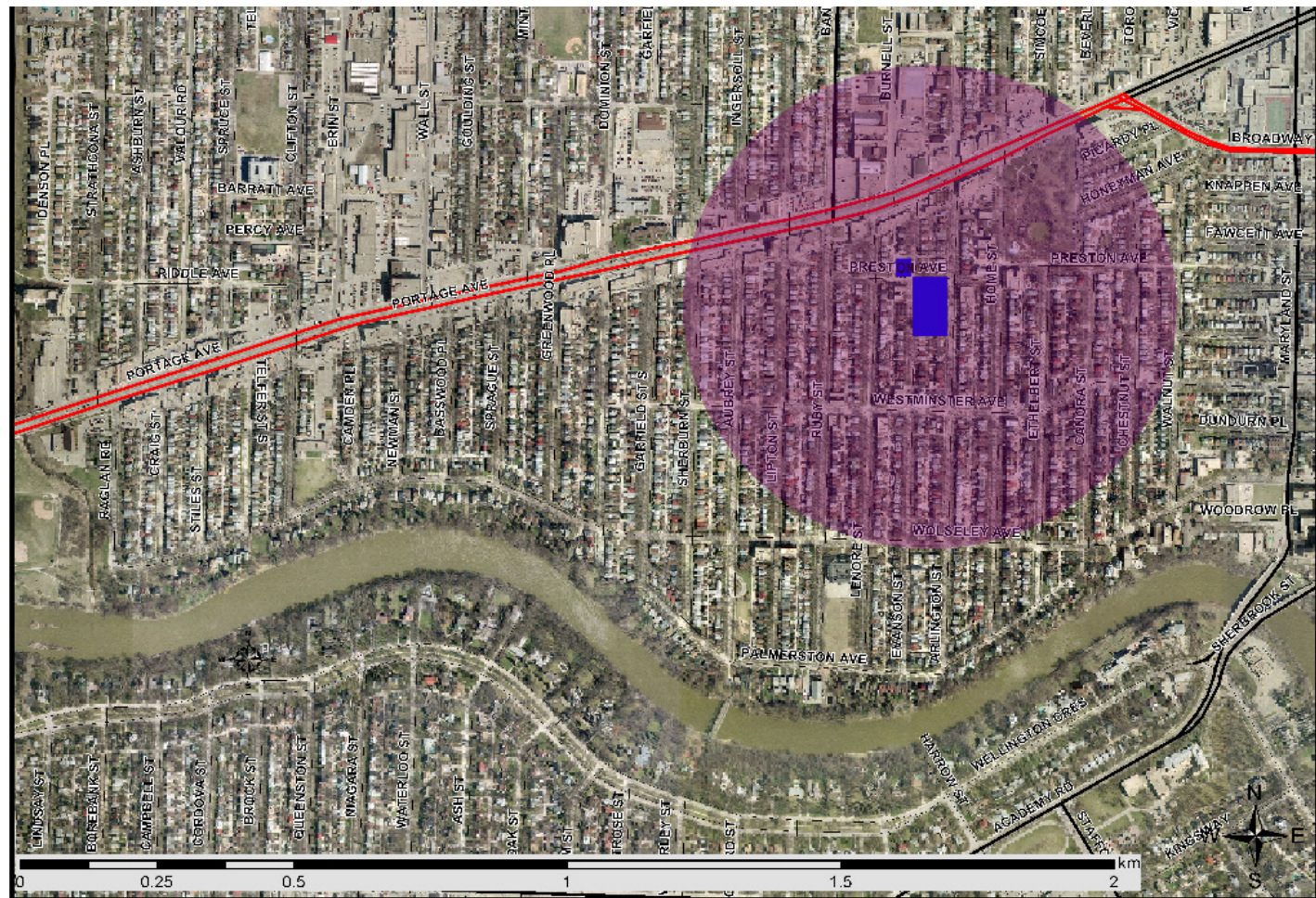
OGH existing site in neighbourhood context



Corner of Arlington Avenue and Preston Street
Photo: Brett Shenback



Westminster Avenue commercial strip between Evanson and Lenore Street
Photo: Simi Sandhu



Five Minute Walk from OGH Site



Portage Avenue commercial strip at Sherburn Street
Photo: Simi Sandhu

Old Grace Hospital Redevelopment

Design Objectives

Goal 1. Enhance pedestrian qualities of the site and surrounding thoroughfares (Fig. 3)

- Objectives:**
- Maintain setbacks similar to existing structures
 - Implement traffic calming measures
 - Implement safety measures at street corners and crossings
 - Maintain the current urban forest along boulevards (Fig. 2)

- Strategies:**
- Construct a traffic circle at Evanson Street and Preston Avenue
 - Develop underground parking facilities with access from Arlington Street only
 - Install raised textured crosswalks at Arlington Street and Preston Avenue

Goal 2. Maintain character of the neighbourhood

- Objectives:**
- Ensure new buildings reflect architectural style and scale of existing buildings
 - Use materials that reflect those of surrounding structures
 - Maintain streetscape
 - Continue social and physical fabric of the neighbourhood

- Strategies:**
- Houses should consist of elements and scale similar to those existing in area and will have front porches, pitched roofs, and will be 3 storeys (Fig. 4)
 - Apartment building will be 4 storeys, similar to the adjacent buildings (Fig. 6)
 - Back lane vehicular access will be extended
 - Proposed density should be consistent with area density (Fig. 5)

Goal 3. Increase adult public space

- Objectives:**
- Develop adjacent lot to accommodate adult and youth recreational interests
 - Support communication among community members

- Strategies:**
- Basketball court on adjacent site for recreational use
 - Benches and picnic tables for public use
 - Community message board for posting of community notices and events (need for this is expressed in Fig. 7)



Fig. 1 Mixed use development
Photo: Simi Sandhu



Fig. 2 Urban forest
Photo: Justin Lee



Fig. 3 Pedestrian qualities
Photo: Brett Shenback



Fig. 4 Typical facade of existing homes
Photo: Justin Lee

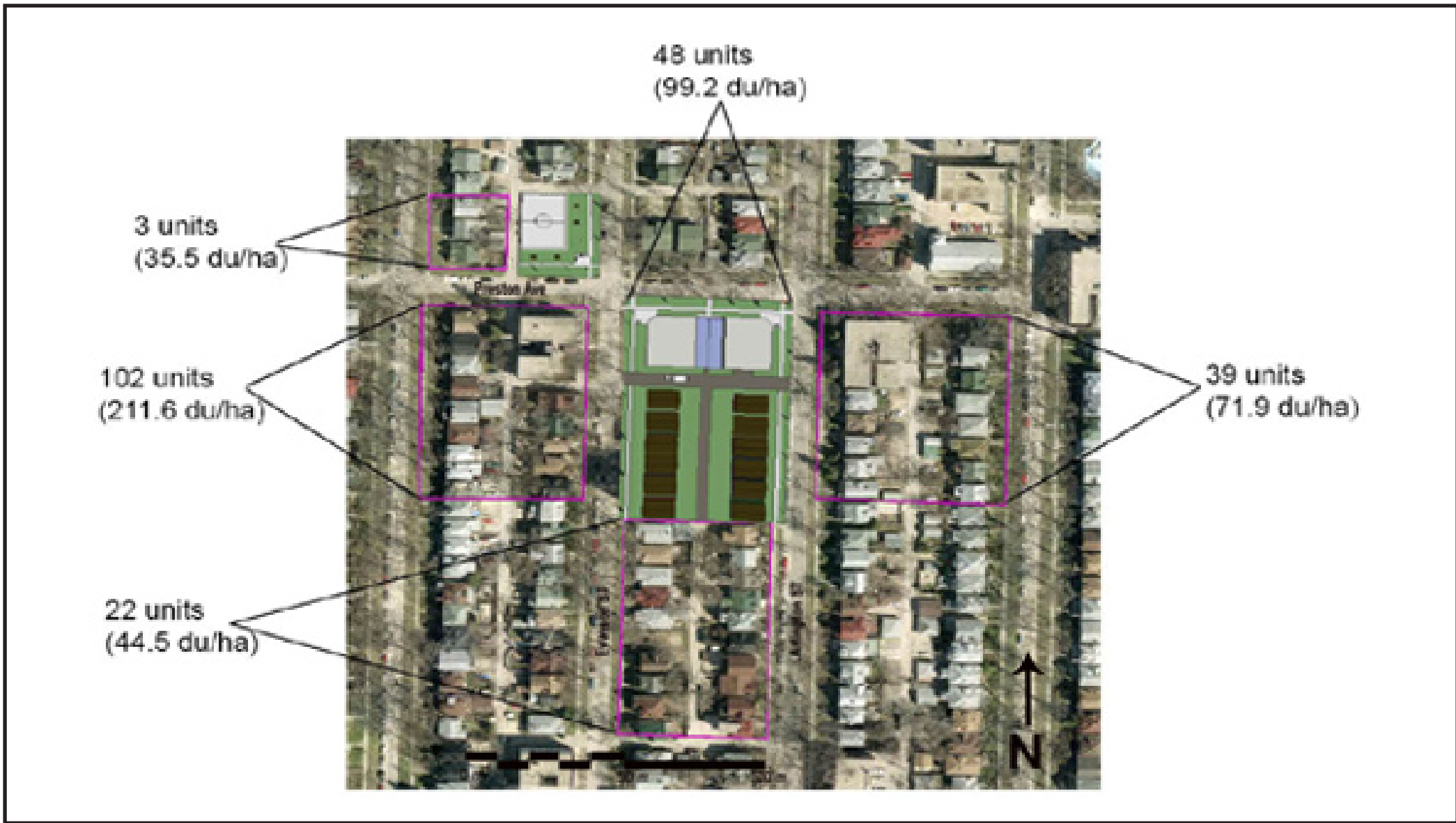


Fig. 5 Density surrounding OGH site



Fig. 6 Typical apartment building
Photo: Brett Shenback

Goal 4. Mixed land use development

- Objectives:**
- Develop an apartment building with both commercial and residential units (Fig. 1)
 - Ensure commercial space meets the needs of local community

- Strategies:**
- Include commercial space on ground floor with residential units above
 - Zone commercial space in consultation with local community
 - Include a community kitchen and meeting room available for community functions

Goal 5. Incorporate environmentally sustainable principles

- Objectives:**
- Support green building practices
 - Provide residents with space for gardens
 - Use recycled building materials

- Strategies:**
- Include green elements such as composting toilets, geothermal heat pumps, and solar greenhouse
 - Greenhouse in apartment for residents to develop private gardens
 - Reuse materials such as brick reused from existing structure



Fig. 7 Community postings
Photo: Ludwig Lee

Old Grace Hospital Redevelopment

Design Proposal

Community Meeting

The community meeting was held on November 21st in the Robert A. Steen Community Centre in Wolseley. As part of the community consultation process, residents participated in five initial activities to elicit opinions about their neighbourhood. Residents identified trees, green space, pedestrian amenities, schools, proximity to downtown and other amenities as the most valuable aspects of their community. They also commented on neighbourhood traffic, and land use types that they envision on the Old Grace Hospital site. Residents were then invited to observe and evaluate three design schemes, each one prepared by a separate group. Visual materials and models of the schemes were presented to facilitate discussion between the residents and the design teams. The schemes were based on characteristics of the site proposal including landuse, scale, setbacks, and architectural features such as porches.

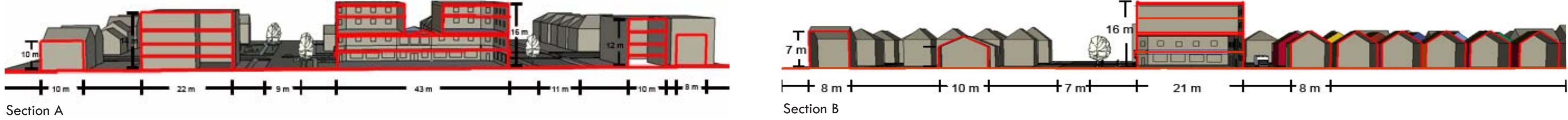


Use of models to interact with community members.
Photo: Tracy Woitenko



Receiving feedback from resident.
Photo: Justin Lee

Scale of development in context



Community Feedback

I would like to see a place where adults can gather socially and watch their kids play at the same time.

I like the idea of more single-family homes. Home ownership leads to a stronger sense of stewardship.

The feel of the neighbourhood should be maintained through continuing the look of the character homes.

Front porches are an important part of our community life.

Underground parking will alleviate unsightly parking lots.

Will another commercial area in Wolseley be viable?

It would be nice to have more amenities within the neighbourhood, I support local businesses.

Daycare centres are badly needed in the area, could this proposal provide such a service?



The traffic circle is a good idea to reduce traffic in Wolseley.

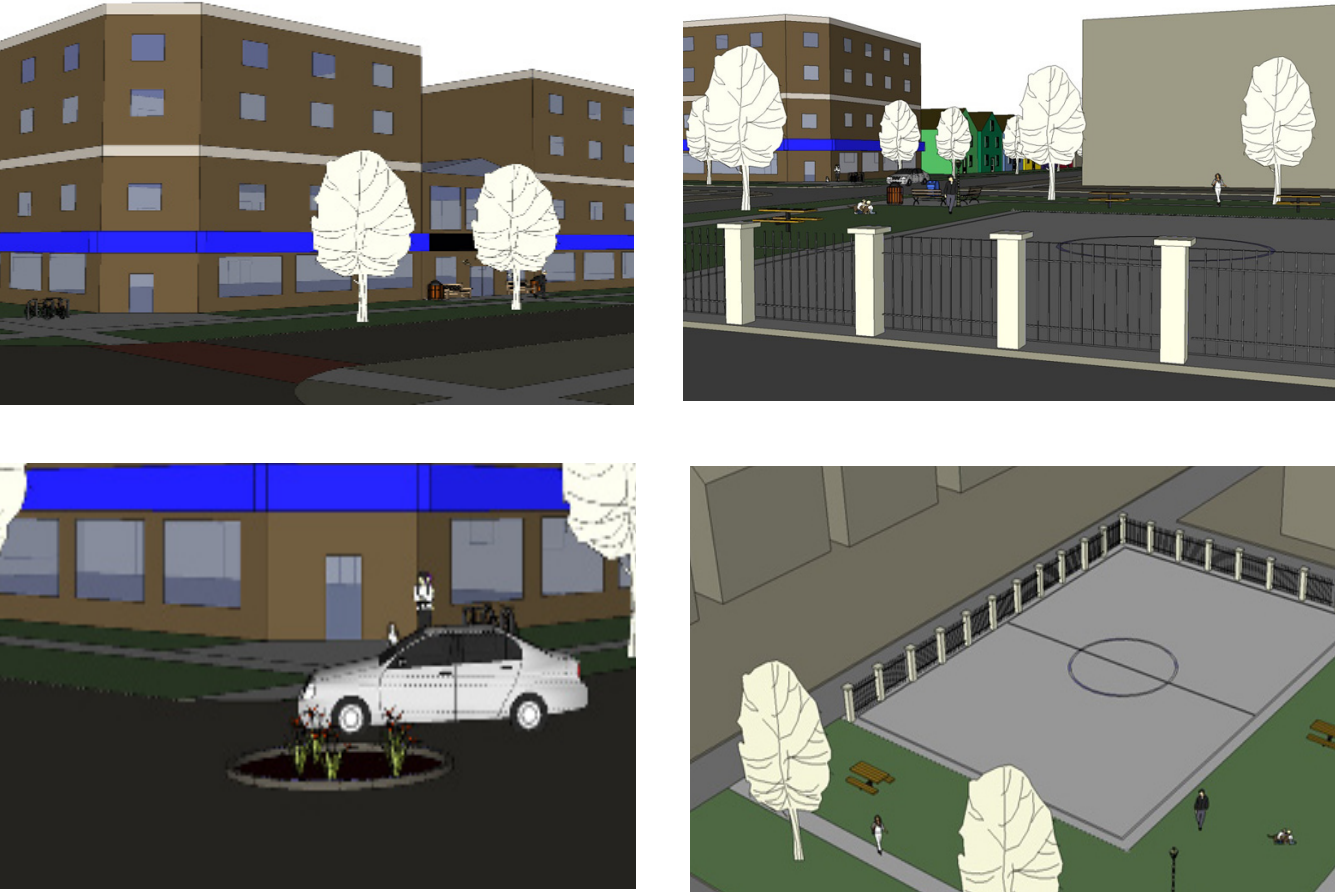
The basketball court is great for youth activity.

I would like to have a community garden.

The basketball court could also be used as a skating and hockey rink in the winter. The kids would love it!

Site Proposal

Our proposal for the Old Grace Hospital site is a mixed-use development consisting of residential, commercial, and park space. It offers a variety of residential types, enhances the pedestrian qualities of the neighbourhood and promotes street vitality. Apartment parking is underground and is accessible by a back lane running between Arlington and Evanson Streets. The single family homes will be consistent with the existing character of the area. The proposal for the smaller lot consists of green space and a basketball court to promote adult and youth recreation. The area around the court is landscaped with shrubs, picnic tables and benches. To further enhance the pedestrian qualities of the area, we propose traffic-calming measures on Preston Avenue. The proposal includes a traffic circle at Evanson Street, and a raised textured crosswalk at Arlington Street.



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