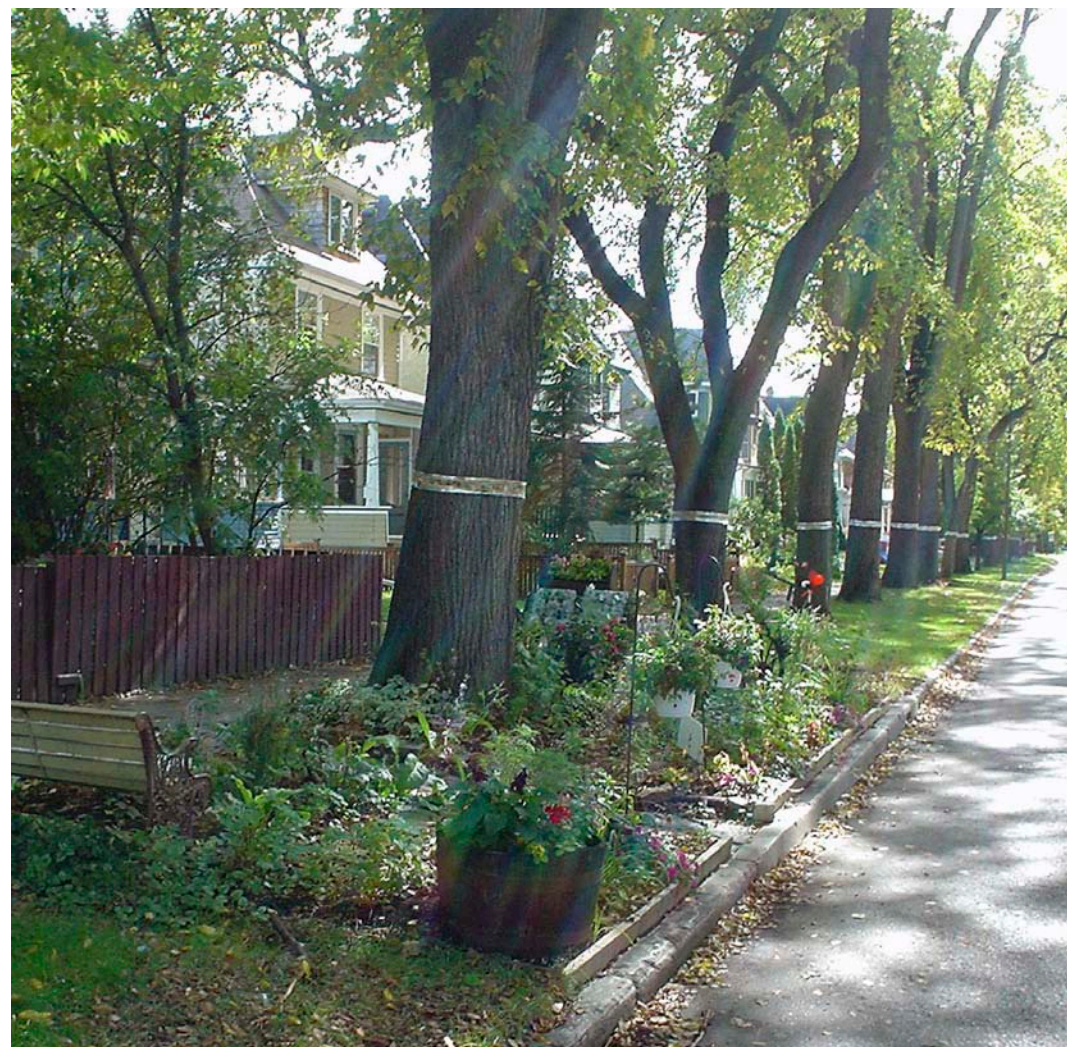


Base map: City of Winnipeg, Planning, Property & Development Department



Queen Anne style architecture in Wolseley

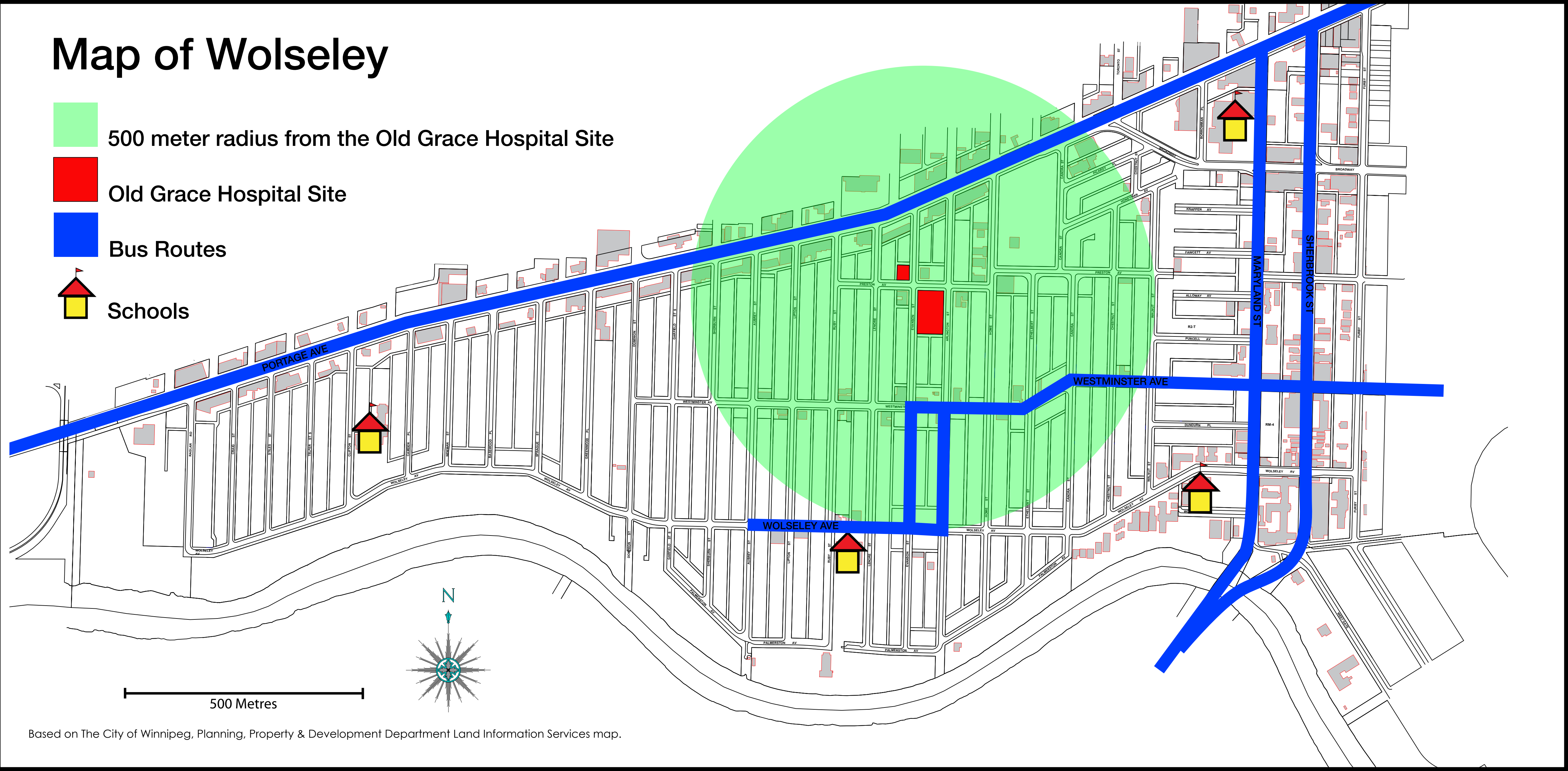


Boulevard planting by Wolseley residents



Transportation along Westminister Avenue
Photo by Brett Shenback

Neighbourhood Analysis



Context

The Wolseley neighbourhood lies in central Winnipeg close to the downtown core. It is 1.73 square kilometres and comprises 0.4% of Winnipeg's land area. The population density is 4,523 people per square kilometre – substantially higher than Winnipeg which has a density of 1,802 people per square kilometre.

Built Form

Along Portage Avenue, Preston Avenue, Westminister Avenue, Wolseley Avenue and Palmerston Avenue there are a number of apartment buildings 3 to 4 storeys in height. The neighbourhood is predominantly zoned two family residential. Typical houses are built in the Queen Anne, Italianate and Gothic Revival styles and most have detached garages along the back alleys.

Environment

The canopy of mature elm trees that line almost every street is characteristic of Wolseley. The community is very active in trying to preserve them, Omand's Creek as well as the river bottom forest along the Assiniboine River.

Transportation

Wolseley residents are more likely to use public transportation, bicycles or walk. There is easy accessibility to a multitude of bus routes from Portage Avenue and Maryland Street. The neighbourhood is also within a ten minute walk from downtown.

Strengths:

- Site surroundings are mainly residential
- Public transportation is easily accessible
- Streets are lined with mature elm trees
- Site is in close proximity to Vimy Ridge Memorial Park
- Neighbourhood residents are actively involved in issues affecting their community

Weaknesses:

- Structure itself because it contains asbestos
- Remediation of the site will face many health challenges at a high expense
- Building is out of context with the neighbourhood – the exterior design does not resemble the character houses common in this area

Opportunities:

- Large site provides opportunities for unique and interesting site proposals
- An opportunity to increase the availability of affordable housing in the area as property values continue to rise

Threats:

- Traffic on Arlington Street is a constant concern for residents
- The Winnipeg Regional Health Authority offices will need to find a new home before redevelopment of the site can occur
- The viability of commercial development is uncertain because of prior small-business closures

Site Analysis



Base map: City of Winnipeg, Planning, Property & Development Department



The corner parking lot at the north-west section of the site is often empty despite inadequate parking on the street. The lot measures 34x25m.



The Madison is a four storey, assisted-living apartment facing the north-west corner of the main site.



Traffic along Arlington Street is heavier in comparison to other neighbouring streets due to thru-traffic using the area to access the Maryland Bridge.

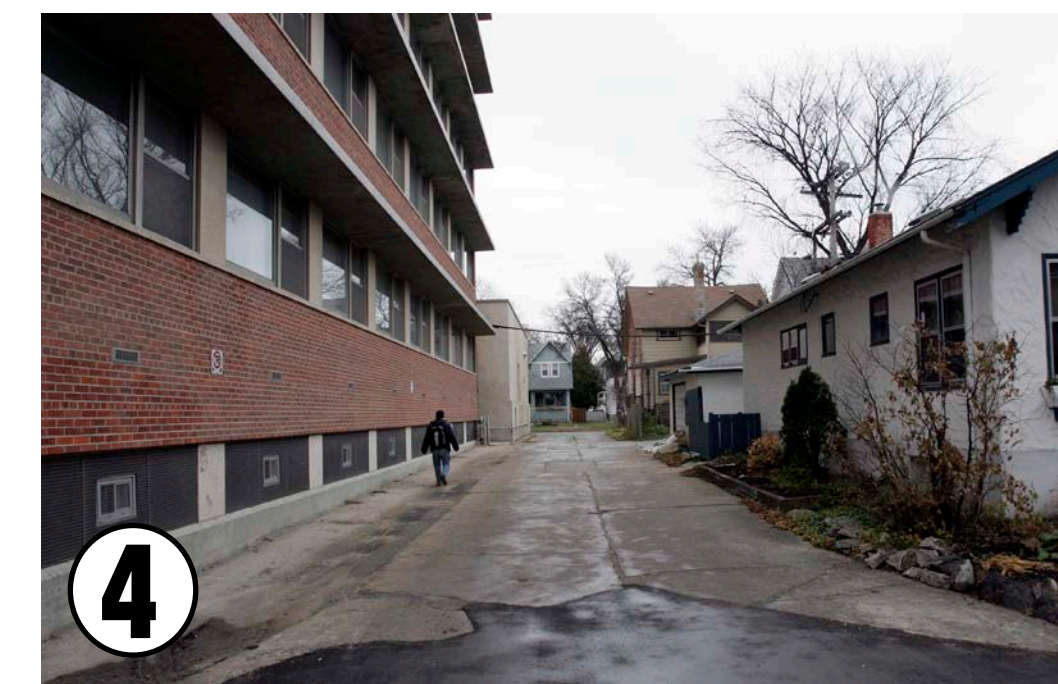


On the east side of the Winnipeg Regional Health Authority parking lot is the Baldwin, a three story apartment building characteristic of other apartment buildings in the neighbourhood.



Photo by Janice Miller

The Old Grace Hospital has been converted to offices for the Winnipeg Regional Health Authority. The foundation of the original hospital lies underneath the main parking lot. This lot measures 90x52m.

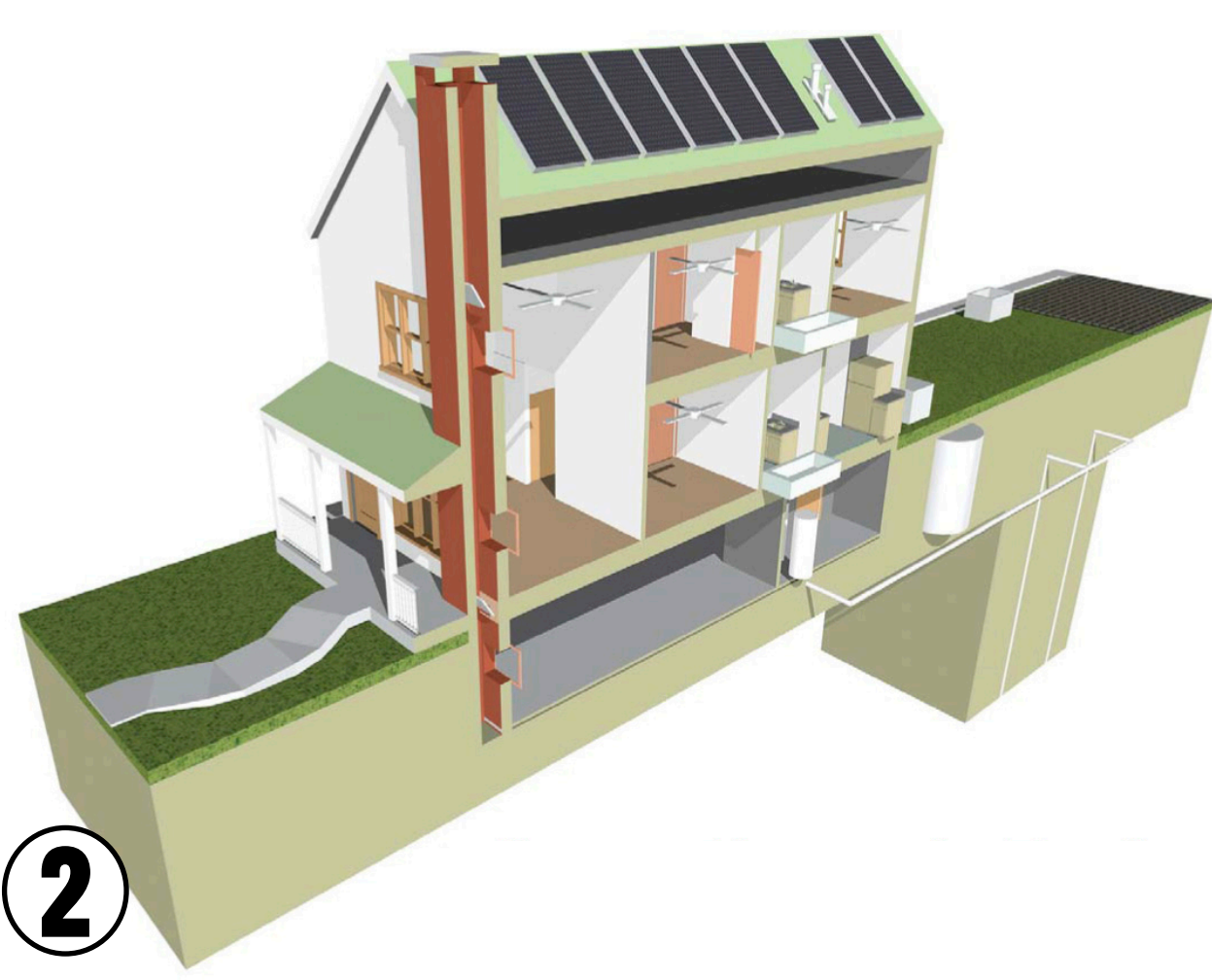


There is a back alley behind the main building that provides neighbouring residents with vehicle access and garbage collection.

Goals, Objectives & Strategies



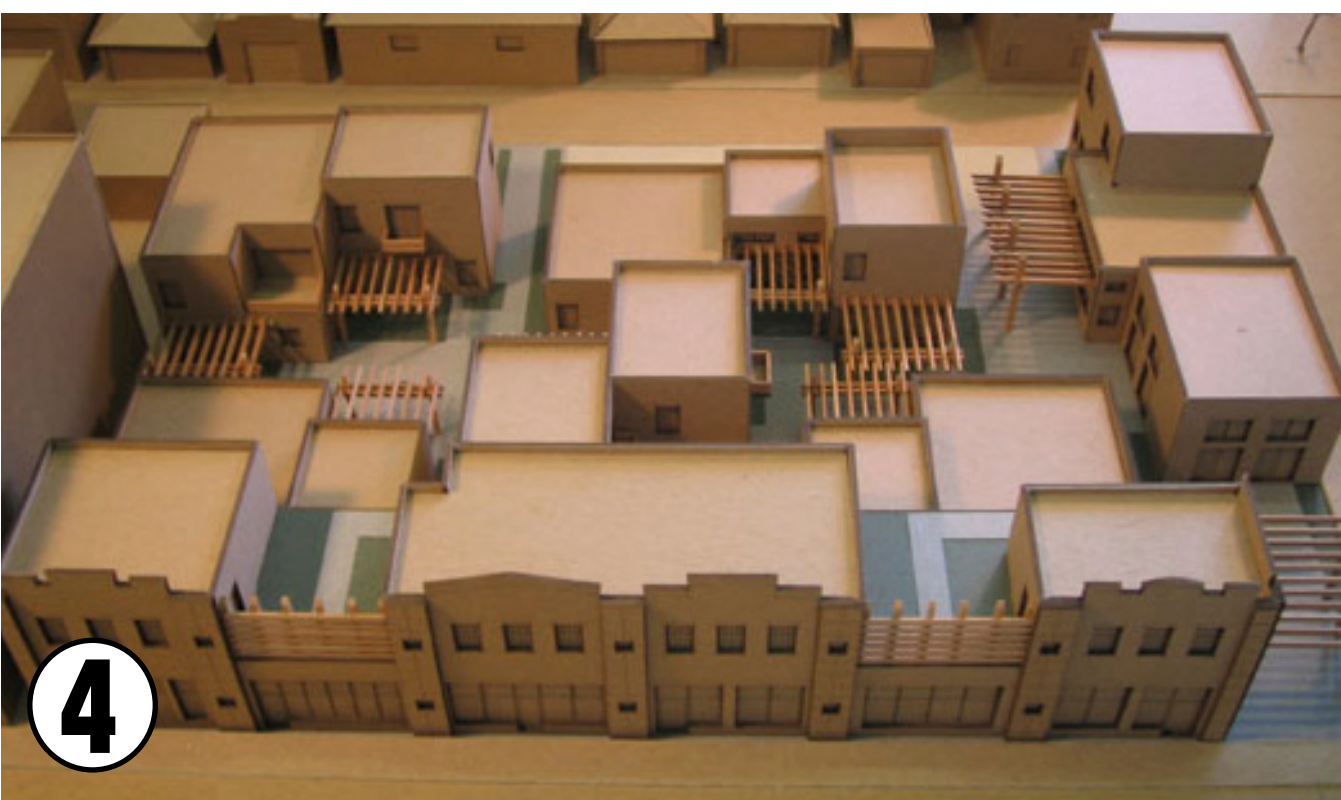
<http://www.expresscateringcompany.com/>



<http://www.cityofchicago.org/Environment/GreenTech/pdf/GreenHomesBrochure.pdf>



<http://www.cnv.org/c//data/3/275/Traffic%20Circle.jpg>



<http://www.iit.edu/~drendan/comodel.htm>

- 1 Light Commercial (coffee shop) in a mixed-use environment.
- 2 An example of an energy efficient residence being proposed in Chicago.
- 3 A traffic calming measure (traffic circle) in the City of North Vancouver
- 4 An example of multi-family residences varying in size.
- 5 Row housing in the Queen Anne style.
- 6 A varied facade from a cohousing example in Alberta.



<http://vivacharmcity.com/QueenAnneRow.htm>



<http://www.prairiesky.ab.ca/images/West%20elevation.jpg>

GOALS:

To enhance the neighbourhood of Wolseley through redevelopment of the Old Grace Hospital site so that the space is a well-used and a well-loved place in the neighbourhood.

OBJECTIVES:

- To keep with the character of the neighbourhood
- To encourage mixed use
- To maintain and/or reducing traffic levels
- To create open and public space accessible to residents of the neighbourhood
- To encourage safety
- To create an energy efficient building
- To ensure affordability
- To incorporate universal design elements

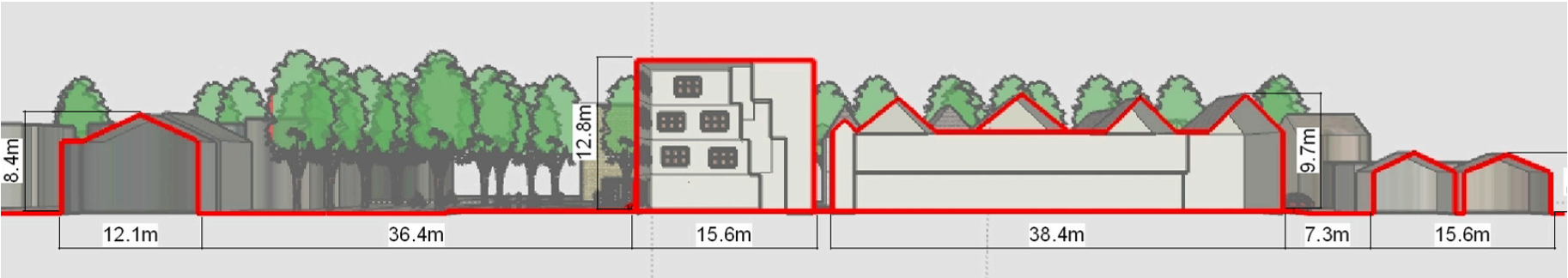
STRATEGIES:

The design of the site will include buildings from two to four storeys which will blend with the existing area. The surrounding area will be positively affected by including mixed income and encourage social interaction amongst residents. The street facing buildings will promote “eyes on the street” thereby increasing natural security. A car sharing network will reduce the number of cars on site and in Wolseley.

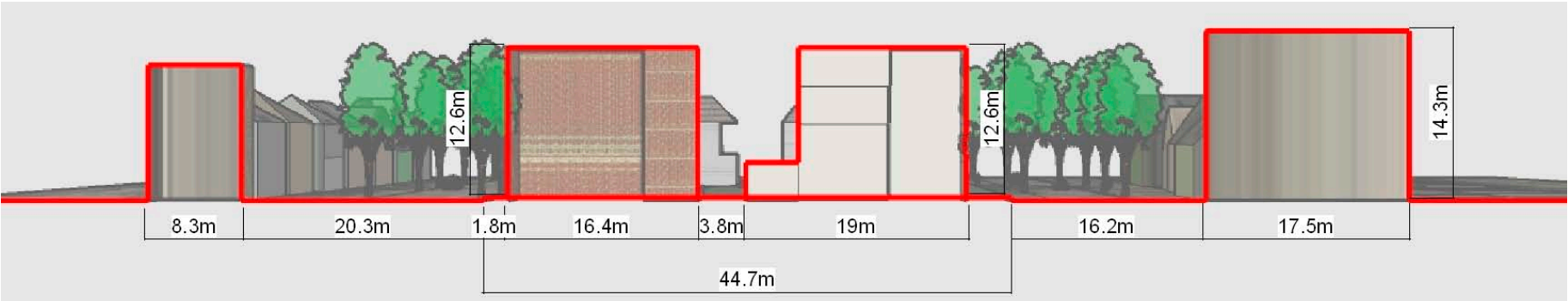
The buildings will be energy efficient and use recycled building materials where possible. Universal design principles will be incorporated throughout the site to encourage access by all. The public space will be landscaped with prairie grasses, other native vegetation and seating.

Site Proposal

The proposal for the site features 30-40 units of cohousing on the main parcel of land. The smaller site will accomodate three single-family detached homes. The main site will have single and multi-family homes with two apartment buildings featuring common facilities and light commercial space. Street level parking will be provided on the south end while the north end will provide public green space for the neighbourhood.



Cross Section A looking east



Cross Section B looking south



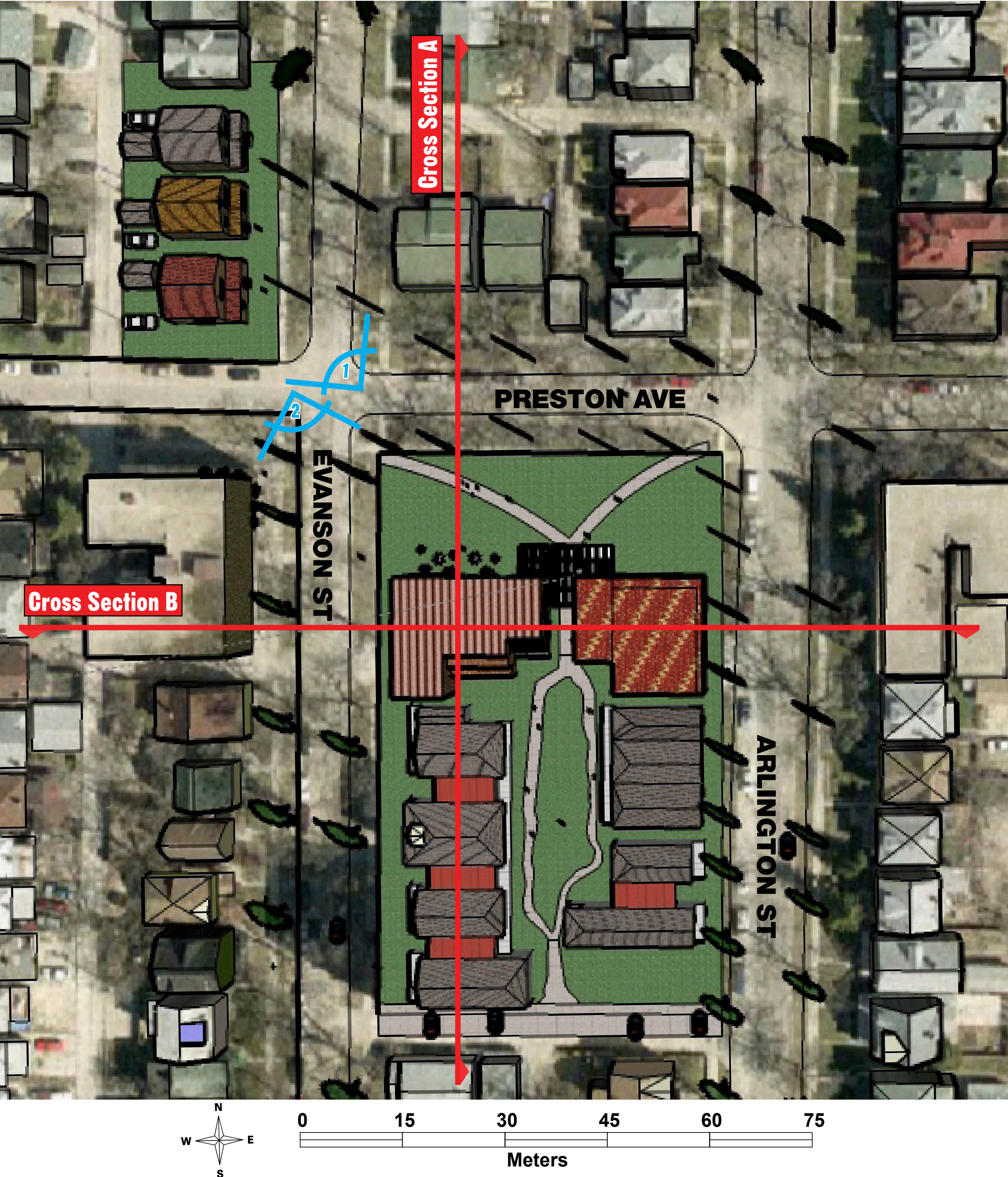
The green space will open onto Preston Avenue creating a public park. This park will be landscaped with low lying native plant species and seating.



View #2 shows the relationship of the proposed development to the street level. The small apartment buildings are scaled to blend in comfortably with the neighbouring Madison and Baldwin apartments.



View #1 shows the three two-storey detached single family homes that occupy the smaller parking lot. The homes are built to match the same scale and architectural style of the area.



Base map: City of Winnipeg, Planning, Property & Development Department

Car Share:

Car sharing is a new way to use a car and it reduces the required parking spaces for the site. They reduce the total number of cars on the road, thereby lowering greenhouse gas emissions. Anyone who uses a car casually and wants to save money on their transportation costs will benefit from joining a car share. Members pay a small administration fee to cover the fixed costs of the car share. When they use a car, they pay low fees charged by the hour or by the kilometre.

(based on <http://www.nelsoncar.com/>)

Community Feedback:

A community meeting was held on November 21, 2005 with approximately a dozen Wolseley residents. The purpose was to generate feedback on proposed developments for the Old Grace Hospital site. These are some of the comments from the session:

- Positive feedback on the idea of a car share
- Residents who walk and use public transit regularly need access to cars on weekends for shopping
- It would be nice to have a coffee shop
- The corner lot could be used as a park instead of for housing
- Concern about the high volume of thru-traffic on Arlington Street
- Site proposals should keep with the neighbourhood design characteristics
- Owner-occupied housing was the preferred tenure type
- A day care on the site could be very useful
- Design of the courtyard for the main site could be more open to the community with a wider entrance on the north side
- Lack of parking spaces available on the street, especially during periods of snow removal was a major concern; a desire for underground parking was expressed
- The toxicity of the existing hospital would ideally be cleaned up by the government
- Seniors' housing is needed in Wolseley and cohousing could be an ideal solution
- Questions arose concerning the feasibility of cohousing

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