

A S T U D Y O F A P A R T M E N T H O U S I N G I N W I N N I P E G
AND RECOMMENDATIONS FOR FUTURE APARTMENT BUILDING IN THE PRAIRIE REGIONS.

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a) Purpose of the Study

Housing, as the fundamental envelope of living, is the bulkiest and costliest of all single elements in any city, closely and inseparably related to most other elements of the urban structure. To deal with housing is to deal with the city itself.

Apartment housing, in particular, is very much part of the city, more urban in character than any other type of housing. Its importance is now being increasingly realized in the prairie provinces, in spite of the traditional preference, by the majority of the population, for the single family house. In fact, rapidly increasing urbanization now emphasizes the demand for more rational and organized approaches to apartment housing as a remedy to frequent and obvious mishandlings in apartment building. This study was initiated as a result of that concern.

Ways of life, housing practices, concepts and preferences, methods of financing, of design, of construction are basically the same throughout the prairie region. For that reason this study concentrated all research in Greater Winnipeg, and in so doing it became a study in depth, rather than a glance at apartment building all over the prairie cities.

Analogies and parallels with the rest of Canada certainly do exist. However, comparison of nation-

b.

wide information of the subject could not be undertaken by this study, and it might thus repete points made elsewhere in related work. Similarly, this study cannot be considered a manual on apartment housing, tempting as this might be. Instead it recognized certain limitations of elaboration, particularly regarding the implementation of proposals involving government policies.

In agreement with Central Mortgage and Housing Corporation, the instigator and financial sponsor of the project, the following objectives were established:

1. Analysis of the existing apartment situation in Greater Winnipeg.
2. Qualitative appraisal of the findings.
3. Establishment of criteria and formulation of recommendations for both public and private action in the prairie region.

Accordingly, the material at hand should be considered an elucidation toward a new consciousness and full perception of the problem's breadth and depth, for the purpose of establishing comprehensive public policies. It also hopes to enlighten professional practitioners about the real issues involved. Although this study contains a long array of functional and technical recommendations, it should not be considered as a recipe for instant and easy apartment design on

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any given piece of land by whoever intends to build. In fact, this very weighty matter of housing can only be dealt with in strong involvement and co-operation of all public and private sectors, by most knowledgeable and far-sighted administrators and by teams of highly qualified professionals.

b) Basis of Approach

The definition of an apartment building adopted in this study is the one used by the National Housing Act and by the National Building Code according to construction, number of units and means of egress.

In line with the general objective of determining the extent, quality and viability of apartment housing in Winnipeg and of suggesting directions for future apartment building in the prairie provinces, the processes of fact finding and goal setting were alternated and interwoven as the researching progressed, all based on an initially established set of criteria. Factors such as location, market availability, population distribution and movement, natural and geographical conditions, modes of construction, economics, etc., were taken into consideration. Total purposes and desires of the populace were questioned in the light of history and politics. A review of the relative power and responsibilities of municipal, provincial, and federal governments

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with respect to development and housing proposals gave insight into the "why" of land use patterns, zoning bylaws, and taxation and money lending practices, all of which profoundly influenced the apartment as such either directly or through the attempts of private developers. Similarly, the reactions of the public and of the building industry were tested and the market was ascertained according to cataloging of apartment types, ages, conditions, sizes and neighbourhood location. The pertinent information was accumulated from carefully worded questionnaires, group discussions, personal interviews, as well as reports, statistics and other publications. The location of apartment buildings according to size, number of units, type or rent - never attempted before - was an important effort accomplished by field survey and with information supplied by C.M.H.C., the City of Winnipeg and the Metropolitan Corporation of Greater Winnipeg. In this context maps and diagrams were prepared as basic tools of recording and representing the inventory taken of the existing apartment housing supply.

Historically, apartment buildings were grouped in four major time periods:

Period I	"pre World War I" extends up to	1914
Period II	"between the Wars" extends up to	1940
Period III	"Post War" extends up to	1955
Period IV	"current" extends up to	1967

While Chapter I gives insight into the development of the City as a whole, Chapter II now focusing on the apartment makes strong use of the four time periods in combination with photographs and plates. The latter (scale 1" = 100') were adopted for their value in showing an apartment building not only in terms of bulk and form but also in relationship to its immediate environment. The plates are also interesting for the mixture of time periods or the mono-period they are showing. Although photographs have been used throughout the study, most of them are contained in Chapter II as the best means of introducing the reader into the physical structure and the typical conditions related to the subject, supporting the written text and clarifying the main points of discussion. The first two chapters give a general aspect and appraisal of the apartment situation in Winnipeg and set the framework for the rest of the study.

In Chapter III Greater Winnipeg was geographically partitioned in four concentric rings. For the benefit of this chapter, districts were examined as to their capacity to accept change, growth and obsolescence, and apartment areas were tested to determine what kind of living patterns had resulted from various physical and social developments. A computer was used to help

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determine natural migration of age groups and to discover the qualities of living environment which attracted them. The direct relationships of leisure, occupational and educational aspects were taken into account.

Chapter III makes use of maps, in both city and neighborhood scale, as well as of diagrams as a means of illustrating in a conceptual way certain important characteristics and trends.

The characteristic apartment areas selected for presentation at the neighborhood scale (1" = 100') are:

1. Central Park - Sherbrook Street.

This area was chosen for its central city location, its age, divergence in grid patterns and its homogeneity as a low income area.

2. Broadway Avenue, Donald Street, Assiniboine River Legislative grounds.

A prominent residential area in the past, it has the strongest concentration of apartment blocks of all periods in Winnipeg, with predominantly older buildings, some of them of the high class type when built. Today the middle income group is prevailing with the single white collar worker in the majority.

3. Roslyn Road, Stradbroke Avenue, Assiniboine River.

This area was chosen for its great diversity in ages, rents, ethnic groups, occupations and

physical structure, as well as for the drastic changes it is presently undergoing.

4. Grant Avenue.

Chosen because it represents a typical brand of new strip development with a fairly homogeneous population, both in the apartment units and in the surrounding houses.

Consistent with going from the general aspects to the specific ones, the study proceeds to the detailed examination of layout, design and livability of actual apartment buildings. Examples of the four time periods were chosen with emphasis on the first one which has set up the spirit in apartment construction and the last one which commands the study's greatest concern. The respective plans were brought to appropriate scales for this presentation, namely 1" = 100' for the site plans, 1" = 20' or 1/32" = 1' for typical floor plans and 1/8" = 1' for suite layouts.

Thus Chapter IV deals with all matters directly related to the apartment building and the apartment unit itself, as seen in their immediate context. Evaluation of the findings is traced back to a pre-established set of certain basic needs of human habitation. Reactions to actual apartments and their advantages and disadvantages were tested in pre-determined typical apartment units.

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A door-to-door survey was designed to reveal how aware the public was to the basic provisions of apartment living, what the difference between planned or intended use and actual use was and what the likes, dislikes and general preferences were.

The study terminates with Chapter V, which contains all recommendations pertinent to apartment housing and its environment. They follow the general pattern of the entire study as a result of its analysis and qualitative appraisals. Consequently, the recommendations themselves restate in point form all the basic criteria of judgement contained in earlier chapters. They may be taken as a summary list of desirable criteria for apartment habitat in the prairie region.

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CHAPTER IWINNIPEG IN EVOLUTIONIntroduction

Ever since its earliest beginnings Winnipeg¹ has been shaped by the efforts, aims and interests of private individuals, belonging to many ethnic origins and to a great variety of religious denominations. The site was already favored by the Indians as a convenient meeting place. It was there that they arranged to meet in 1732 the first white men who ever set foot in the area, La Verendrye and his companions, and exchange their furs for Eastern goods. Thus today's capital of Manitoba first started as a fur-trading outpost at a strategic location of waterways, to serve French and British voyageurs, coureurs des bois, adventurers and explorers in their dealings with Indian and later also with half-breed trading counterparts. It remained such and nothing more

¹ Greater Winnipeg today constitutes a Metropolitan urban area of approximately square miles and 500,000 inhabitants. It is formed by the unison of the following 13 municipal jurisdictions, into one Metropolitan government:

the City of Winnipeg	the Town of Tuxedo
the City of St. Boniface	Municipality of Fort Garry
the City of St. Vital	Rural Municipality of
the City of St. James	Old Kildonan
the City of West Kildonan	Rural Municipality of
the City of East Kildonan	Assiniboia
the City of North Kildonan	Rural Municipality of
the City of Transcona	Charleswood

(Note: Town of Brooklands now amalgamated with the City of St. James)

for some 75 years, until the advent in 1812 of the first farming group, the Selkirk settlers from Scotland who initiated, not without antagonism and struggle, the great era of agriculture in the prairies. For another 50 years the area bore no other traces of activity outside of a fort, a number of farms farther north, and a few homes of free traders in between.

In the 1870's a sudden transformation took place. It was unique in the history of civilization. The construction of the transcontinental railway through Winnipeg made it the point of entry into the prairie plains. Henceforth the place received ever swelling waves of colonists from most European countries and south of the border, and in a rush of immigration and development unprecedented in the world, it became a key centre of commerce and industry for the development of the west.

Today's metropolis thus began as a frontier settlement. Her people have been pioneers. In the course of her existence, since its dim beginning 155 years ago, it underwent many economic fluctuations. All the while the tough pioneer stock, because they were roughed out by conditions like rigorous climate, floods, grasshopper plagues, the separation from old country order and custom, had to cope with inhibition and ruthlessness toward achieving economic success. As often law was either non-existent, lax or rudimentary,

they got accustomed to following their own will. Those free enterprising, energetic, and heterogeneous individuals who founded the city, created its HOUSING first of all, and their ways still color the housing practices in the city of today.

Historical Background

1. The Dawn of a City, 1738-1873

The junction of the two rivers first saw the erection of Fort Rouge in 1738 by French fur traders and explorers headed by a lower Canadian, Pierre Gaultier de Varennes, Sieur de la Verendrye on the South bank of the Assiniboine. Fort Gibraltar was erected second in 1806 by the fur-trading North West Company on the North bank of the Assiniboine. It was destroyed in 1816 and rebuilt in 1822 (relocated and enlarged in 1835) under the name of FORT GARRY, as a fur-trading post of the then amalgamated North West and Hudson's Bay Companies. A 500 acre area of land, about the fort, (between the two rivers, Colony Creek, today's Colony Street, and Portage Avenue to the North), known as the Hudson's Bay Reserve, remained open for the handlings and security of the Fort. Beyond it to the north, a number of independent fur-traders established themselves on strips of land fronting on the Red River as the main route of communication. Some of today's

streets perpendicular to Main, between Portage and Logan, were cut along the estates of those early-comers and received their names.

At a distance over a mile north of Fort Gibraltar the first Selkirk farming colonists had established the settlement they named "Colony Gardens" in 1812. Those first agriculturists had to suffer the hostility of the North West Company and of the half-breeds who objected to the cultivation of their hunting grounds. As a result the settlers were driven away twice and their log houses and crops were burned.

Reinforced by a group of additional immigrants from Scotland and Ireland, the settlers returned in 1815 and erected a fort they named Fort Douglas. Around it, first the soldier contingents were allotted 10-acre large holdings, each one having river front. This area was named Point Douglas and the land immediately to the north of it, which they called Kildonan, they divided into farmsteads of 5 - 10 chains (330-660 feet) wide, starting at right angles from the Red River and running out for two miles over the plains.

"For mutual protection and sociability it was thought advisable that the houses of these colonists be as close together as possible,

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accordingly the land was divided into narrow strips....." (Streets of Winnipeg, by Mary Hislop, p. 20)

Such strips of land formed the basis for subsequent subdivisions and the blocks of today.

Before they could harvest their first grain crop, the Selkirk settlers endured the bloodshed of the Seven Oaks Massacre in 1816, a famine in 1817 and a locust plague in 1818. After that, a steady and successful development of agricultural pursuits unfolded under the protection of Fort Garry. By that time, however, free traders began to drift into the country. Those who settled at Fort Garry established themselves on strips of land located between the Hudson's Bay Reserve and Point Douglas and fronting the Red River as the main route of communication. It was on this land that the hamlet later to be known as Winnipeg started. As it was natural the houses of the independent fur-traders were built close to the river. The first house inland was built at the corner of Portage and Main in the early 1860's. "This was a swampy corner, but by degrees a few buildings were constructed along the Kildonan trail and Main Street of today began to be dimly seen."¹

¹Art Work on Winnipeg, Manitoba, Canada
published by William H. Carre, 1900

Immediately after Manitoba's incorporation into the Dominion of Canada in 1869 and the suppression of Louis Riel's rebellion in 1870, the seeds of Winnipeg as an urban centre began to sprout. The hamlet of 215 souls in 1870 swiftly bypassed village and town stages. Once law and order was established, agriculturists, merchants, professionals and tradesmen started venturing west from the lower provinces. A sudden growth to 2,200 by 1873 prompted the legislature to incorporate Winnipeg as a city, a fact that cast "an imperial air about Winnipeg", as historians note. This striking growth was prompted by the investigations of engineering expeditions toward determining a route for a forthcoming C.P.R. railroad. The prospect that the rich wheat country was to be traversed by a rail line brought an influx of fortune seekers despite poor transportation facilities and great shortage of provisions. As for accommodation, people lived mostly on the very premises of their trade or business. Farms, stores, workshops, and even "the bank" contained living quarters on the upper floors and transients (about 1,000 in 1874) or new-comers not owning land were boarders. Buildings were therefore used for residential and nonresidential purposes at the same time.

"Only few of the stores are exclusively such, the upper flats are generally occupied as dwellings".
(from G.B. Elliot, 'Winnipeg as it is in 1874',
p. 16)

By that time land speculation was already obvious

2. Real Estate Promotion

Here are some extracts from the Manitoba Free Press of November 9, 1872, as quoted in "Winnipeg's Early Days" by W. J. Healy and G. A. Stovel.

"....few immigrants are accompanied by their families, for whom they first secure a home and then return or send,.....a large proportion is made up of young men who left the crowded family homestead to take part of the vast lottery of this territory, where the great cities and provinces of the future furnish the field for competition." (p. 16)

"Here the sober and industrious man may, with the savings of a month or so secure the purchase of a lot by a first payment and in a few months have a home of his own; when, having become, for the first time perhaps, an owner of the soil, he is a different person, and realizing that he can as easily gather rent from another as save his own, he kindles with the brilliant prospect of the future, and bends all his energies to save and accumulate.

.....parties having bought lots on the Ross Drever and Schultz properties, and erected comfortable houses with their own hands. Thereby saved rent to an amount of very large percentage, besides being offered, in one case, fifty, in another, forty.....for the land (exclusive of building) bought a few months ago for twenty. Choice lots may be bought today near the centre of trade, prices ranging from \$50 to \$150 per foot."

"as regular mechanics are very scarce, labourers and greenhorns generally have to be crowded into the ranks, and employers are not apt to criticize too closely the finish...."

".....the number of new buildings must be considered enormous, and probably bears a larger proportion to the population than in any town or city anywhere....." (p. 17)

"The chief industry was house building. The noise of the saw and hammer was heard day and night throughout the village." (Winnipeg's Early Days)
p. 17

It was not any more the sale of lots at a slow pace by the old established free-traders breaking off their estates to occasional new comers eager to build their house "with their own hands". What is noteworthy is rather the existence of organized land speculation by operators in real estate. One proof of this is the booklet itself "Winnipeg as it is in 1874" by George B. Elliot (a press correspondent, dealing in real estate as a side line) which was written for the obvious purpose of advertising the City of Winnipeg to prospective immigrants.

While describing and praising the buildings on Main Street, some of them veneered with a brick "..... generally known as Milwaukee brick. It is manufactured in the City of Winnipeg and is of first rate quality." (p. 7), and praising all the other virtues of the city, including the ones of the climate, Mr. Elliot gives an account of lot prices. He further states:

"Real estate, although appearing high to the resident of an eastern city, is still very low when the prospects of the city are taken into consideration. There are already three railroads projected from it, two lines of navigation to the Rocky Mountains already existing... and with a trade and commerce which rank it already the sixth city in the Dominion. Speculation may be said not to have inaugurated yet, though one operator, Mr. Burrows, has sold over 400 city lots during the past year. This gentleman has done very much

toward making the city known by his extensive advertising; and he has displayed unusual enterprise in attracting investments. Having a large tract of some 200 acres - the Magnus Brown property - he has not only laid it out and planned it with a fine park in the centre, but dug a drain of two miles in length, and laid down a sidewalk for nearly a mile, and finished up by giving away fifty lots free to attract residents, which wise and liberal course has repaid him a hundredfold, and a number of residences now dot the prairie, where a year ago, the long grass waved; and the growth of the city is now permanently fixed in that direction.

The same gentleman has recently laid out the Mulligan property (105 acres), and intends offering it in the market next season.

There are some remarkable instances of the rise of humble individuals by judicious investments in real estate. One man a year ago had only \$50 of a capital; today he owns over \$3,000 worth of real estate. Another, a clerk in a store, saved a couple of hundred dollars, which he finally decided to invest in a city lot. This sold in a few days at one hundred per cent advance; then he bought others, and is now the owner of four residences, worth on an average \$1,000 each, and some other property; and instances are numerous of parties who purchased lots two years ago for \$75 and now refusing \$500 for them.

The prevailing impression is that the limit of prices is reached for mid-city property. Be this as it may, however, there is no doubt that the best investment now offering is in the suburban city lots, which may be had from \$20 to \$100, within a mile radius of the Court house." (p. 25 and 26)

Aggressive real estate promotion was therefore instituted quite early in the history of the city, with prices reaching the upper limits and with almost everybody investing or trading in real estate. (see G.B. Elliot,

p. 55, advertisements). A further important point that can be extracted from Mr. G.B. Elliot's booklet is:

"The only insurance companies doing business here are the Isolated Risk, a Local Mutual and the Provincial. They will take only isolated dwellings." (p. 8)

Fire protection through detachment was therefore one factor that had played a prominent role in the development of the city in row upon row of detached, isolated structures, a characteristic which still persists and is deeply imbedded in the mentality of the inhabitants.

3. The Railroad and the First Land Boom 1881-1882

What real estate speculation was able to do for itself using the attraction and value Manitoba and the prairies had to immigrants for their excellent wheat and on sheer prospects and expectations for the future, was surpassed many times and reached phenomenal proportions with the advent of the railroad. The first permanent link of the Red River settlement was effected with St. Paul, 500 miles to the south, by means of the water ways and by the picturesque Red River carts.

In 1872 the steamer Selkirk appeared on the Red River connecting the colony with Fargo, which that year became itself connected by railroad with other parts

H. S. DONALDSON & BRO.,

Corner Main and Assiniboine Streets, Sign of the Big Watch and Book, are now showing the largest and most varied stock of

Books, Stationery, Fancy Goods, Clocks, Watches and Jewelry

West of St. Paul. School Books, Drawing Materials, Wall Paper, Pictures and Frames, Croquet Sets, Lacrosse, Cricket Materials, etc., etc. Also, Fine Jewelry in Bright and Colored Gold, of the latest designs. Gold and Silver Watches by Russell and other celebrated Makers. Agents for Lazarus & Morris's Celebrated Perfected Spectacles, to suit all sights.

Main Street, Winnipeg, Manitoba.

Investment Agency, Real Insurance and General Agent.

The Subscriber is prepared to make investments in this Province on eligible security—First Mortgages, etc.—at rates of interest varying from 10 to 15 per cent. All information regarding Investments promptly supplied on application.

JOHN BREDEN, 106 P. O. Box, Winnipeg.

REFERENCE—Merchants Bank of Canada, Winnipeg.

JOHN SCHULTZ,

Office on Main Street, Winnipeg, next door to McNickens Bank,

DEALER IN FURS AND REAL ESTATE.

Agent for Manitoba Investments in Mortgages on Real Estate.

Improved Farms in the Settlement Belt, and City Lots in Winnipeg for Sale.

JOHN RALSTON,

(Founder of Ralston's Colony, Little Saskatchewan.)

Offers for sale Lots in the new Town of Almonte, situated in the centre of the Colony on the Little Saskatchewan, 140 miles due West of Winnipeg. The Town is located at the very best crossing of the Little Saskatchewan, and will probably be in the immediate vicinity of the Canadian Pacific Railway.

TERMS—\$25 per lot, 66 by 120 feet, half cash, balance in one year. Purchasers bound to erect building within one year. For further information address G. B. ELLIOTT, Esq., Winnipeg P.O., Manitoba.

from "Winnipeg As It Is In 1874"

by G.B. Elliott.

of the U.S.A. In 1878 the first connection by railway with the outside world occurred by means of trucks built on the East side of the Red River. It ran south from Selkirk through St. Boniface to St. Vincent on the American border.

In 1880 Winnipeg built a temporary pile railroad bridge across the Red River, and in 1881 a masonry bridge was completed.

"Henceforth the main stream of immigrants headed for land on the Western plains poured through the City and foods heading both ways converged on the City."

"Winnipeg's strategic location in regard to Canada's railway system supported the local establishment of major wholesale firms, factories, financial, cultural and educational institutions and governmental offices....."

In 1881-82 Winnipeg experienced, as a consequence, a:

"Real estate boom of proportions unequalled elsewhere in the world sparked by the fact that Winnipeg was now located on the main line of the C.P.R. together with its shops and freight sheds. Thousands of newcomers flocked into the city to make fortunes overnight in real estate speculation....."¹

"There was a wild rush of people to Winnipeg and the prairie lands beyond. The city doubled in population in one season and as if by magic street after street of dwellings sprang up. The city could not provide habitations fast enough to shelter the newcomers but they accommodated themselves as best they could, sleeping in tents and

¹ "Report and Recommendations, Greater Winnipeg Investigating Commission, 1959" p. 29-31

hastily constructed shacks. There were hundreds of real estate offices in those days; plots of land were sold out in all parts of the country and land sold at fabulous prices. Men grew rich in a day...."¹

"Winnipeg is London or New York on a small scale. You meet people from almost every part of the world. Friends meet who parted last on the other side of the globe, and with a hasty 'What! You here, too?' each passes on his way, probably to a real estate office or auction room. The writer saw Winnipeg first in 1872. It consisted of a few rickety looking shanties that looked as if they had been dropped promiscuously on the verge of a boundless prairie. The poorest inhabitant seemed willing to give any one a lot or an acre. And now, land on Main Street and the streets adjoining is held at higher figures than in the centre of Toronto; and Winnipeggers, in referring to the future, never make comparisons with any city smaller than Chicago.

During the boom, which began early in 1881, Winnipeg had the wildest sixteen months of its existence. The boom started with speculation in Winnipeg lots and lots in other Manitoba townsites, some of which before long had vanished from the map, and continued with a mounting delirium until lots in Edmonton, Prince Albert, and even in Port Moody, which was represented as having been decided upon as the Pacific terminus of the projected Canadian Pacific Railway, were bought and sold in Winnipeg in a turmoil of gambling excitement. The hotels, which were small buildings, were crowded. The many bars were jammed and noisy, early and late. All the frontier gambling devices were in operation. The merchants did a roaring trade.

Stories of great fortunes picked up in this new El Dorado flew about, and the more wonderful they were the more readily they

¹"Art Work on Winnipeg, Manitoba, Canada"
published by William H. Carre 1900

were believed by all the hopeful souls in a community where almost everybody was dreaming rainbow-tinted dreams of sudden wealth from land gambling. Were the stories not substantiated by the presence of the fortunate Aladdins themselves, living in prodigal extravagance!

'Jim' Coolican, known as 'the Real Estate King', whose place of business, near the corner of Main Street and Portage Avenue, was the scene of daily and nightly auction sales of building lots while the boom lasted, was one of the outstanding town characters,.... In winter he wore a sealskin coat, for which he was said to have paid \$5,000. Among the stories about him which were current as far as Chicago, Toronto and Montreal, was one that, when he had a piece of good luck which brought him specially large winnings, he rejoiced in a champagne bath. 'Joe' Wolfe was another leading figure among the real estate auctioneers and speculators. When the boom burst, Coolican turned to the selling of second-hand furniture and ranges."¹

The land speculation fever had induced even the Hudson's Bay Company to subdivide and sell the Fort Garry² and the adjacent Hudson's Bay Reserve land.

"Here is old Fort Garry, but its glories have departed. Once it was the centre of the Hudson Bay Company's life, and that meant the life of the North-West. Its walls and bastions were a veritable 'Quadrilateral' in the eyes of the Indian and half-breed. They ought to have been as a memorial of the olden time, but progress is relentless. Progress abolished the walls and gates of Quebec. How could Fort Garry expect to be preserved, except in a picture?" (Winnipeg's Early Days p. 21)

¹"Winnipeg's Early Days" by W.J. Healy & G.A. Stovel
p. 21 - 23

²"Excepting Hudson's Bay House, which was sold in 1888
and the north west facing gateway"
"Winnipeg's Early Days" p. 22

The opening for development of the Hudson's Bay Reserve Area occurred with some control of lot sizes and building types. This then was considered an area of higher prestige as opposed to Winnipeg's first residential area, north of Notre Dame, where there had been no land use and development control whatsoever.

However,

".....adverse developments in the realm of international finance and....the flooding of the Red River in the spring of 1882 caused the collapse of the boom and generated a large scale exodus.

This period of great inflation, which left many poor men....when the crash came. Commercial depression ensued but Winnipeg had become established....it became the half-way house between the two oceans....."¹

4. Steady Growth 1885-1914

Growth in the city resumed at a slow rate between 1885 and 1895, and after that until 1914 it took a sharp turn upwards² as a result of more favorable economic developments throughout the western world. Canada offered 'the last best West', attracting Europeans and Americans as well. The world price of

¹"Report and Recommendations, Greater Winnipeg Investigating Commission, 1959" p. 29-31

²In 1885 population 25,000
 1895 " 37,000
 1905 " 73,000
 1908 " 118,000
 1910 " 140,000

wheat rose and along with it the waves of settlers pouring into and flooding Western Canada. Now the thriving agriculture on the prairies gave Winnipeg one of the world's greatest grain exchanges, the largest privately owned marshalling yards anywhere and the largest stockyards in the British Empire. As for industrial production, fabrication of materials for western railway construction and urban living was concentrated in Winnipeg. Furthermore, the city became the clearing house for the seasonably employed, casual labor of the west. As early as 1900 the city with the "Empirical Air" would proudly boast that:

"a visitor of a few years ago returning today would scarcely recognize the place. Most of these structures are on a scale of magnificence and their size indicates the enormous business conducted.....Winnipeg is third among Canadian commercial cities. The future has in store a greatness which no one can estimate. The Chicago of the Canadian Prairies, the Bull's Eye of the Dominion."¹

Such was Winnipeg's scale and speed of expansion that it made international headlines.

"Winnipeg Grain Sprout of the World's Granary. The magic city of the Great Northwest, which expects to wrest commercial supremacy from Buffalo and Duluth and even Chicago itself.

The story of Winnipeg's growth to the stature of municipal manhood is a romance or an epic.... It is a story of swift virile development that may not be matched anywhere on this earth except in America and in America only in the wondrous alchemy of the West."²

¹ Art Work on Winnipeg, Manitoba, Canada W.H. Carre 1900

² New York Herald February 20, 1910

And indeed,

"In 1910 predictions were that Winnipeg would reach $\frac{3}{4}$ million population or more within 10 years. In anticipation of such population growth and the consequent spread of the built-up area far beyond its present limits, promoters and speculators subdivided land in adjoining rural municipalities up to 12 miles distant from the city centre. The street railway company extended its service far beyond the city limits and large residential construction was carried out in the subdivisions located in adjoining municipalities, although an abundance of vacant land still existed within the city limits. The majority of those who built houses in the suburbs were people of modest means who were attracted by the lower price of building lots and the lower level of property taxation in the adjoining municipalities."¹

The peak of early western and Winnipeg development was reached in 1912, and by then the urban pattern of the city was set. This pattern was characterized by the absence of most that can happen only through public action and long range policy for the public good as a whole. For example, Winnipeg has a remarkable lack of public squares and there is no city centre spatially identifiable as such.

An international financial crisis in 1913, World War I, and the construction of the Panama Canal in 1914, decline of the price of wheat in the early 1920's, the Great Depression of the 1930's, etc., have all curbed the ambitious forecasts of the city's expansion.

¹"Report and Recommendations, Greater Winnipeg Investigation Commission" p. 31-34

5. The Advent of Apartment Buildings

Traditionally in Canada and in Winnipeg in particular the detached dwelling on an individual lot¹ has always dominated the supply of housing accommodation. There has been intensive public demand for it, real² or artificially fostered by land speculators, developers and builders, for the single lot and house are the smallest urban units and consequently the easiest to handle, assuring a faster turnover.

In Winnipeg since its earliest days boundless land speculation had over-supplied the market with residential subdivisions, and, by total absence of planning policy and control, had committed against the urban community the crime of "premature development" of the most primitive kind. In doing so, it had boosted the price of land to the upper-most limits. People of modest means were not simply "attracted" by the lower-

¹ Lot sizes were ranging from 25' x 50' upwards, with a lot size of 50' x 100' being the most common one.

² The reasons for this demand were pride in personal achievement, sense of personal property, easy re-selling, often with profit, self-help for construction, not much ready cash, privacy and even the desire of keeping at a little distance from a strange neighbor, the city being a compilation of all kinds of people of different languages and walks of life. In a heterogeneous society such as this people are suspicious of neighbors and they tend to segregate. The one family home is one way of doing this, the one class district is another. This might be the basic reason why terrace housing was unpopular. It was thus left to the lowest income group and was thus necessarily of inferior construction.

priced lots that were only to be found in peripheral areas. They had no other choice but to go farther and farther from the city centre, thus helping expand the boundaries of suburbia. Most of Greater Winnipeg therefore has not been designed to accommodate diverse land uses, but predominantly only one use: suburban single family houses. Consequently, apartment buildings, too, were not planned and designed on land specifically cut out for them, but pressed into and made to fit a condition originally allotted to a different category of housing. This situation still reflects and dominates the urban and architectural quality of the entire city.

The most convenient and profitable way to subdivide land in a multitude of such lots for speculative purposes was not necessarily the best way in terms of orientation (exposure to sun and protection from the cold winds). The city pattern apartment buildings had to conform with was thus irrelevant to considerations of orientation. Hence proper orientation has never been as important an issue in the layout of apartment blocks as the extreme climate of the region would demand.

In many cases just one single lot, originally occupied by a single family home, was used for an apartment building. In other cases two or more such lots were assembled for the erection of one block. Therefore

only the frontage width of apartment buildings, built on the same subdivision pattern, has been a variable, whereas the lot depth and the street width and back lane width (when existing) has been a constant. In other words, apartment blocks have been built on lot depths, bordering traffic lines that were not specifically designed to answer the accumulative needs of such buildings. This is true not only of apartment blocks but also of other neighborhood facilities like churches, schools, stores, workshops, etc. For example, as early as 1874, Wesleyan Methodist Church, a plain wooden structure was built on a 25' x 50' lot.

During the early part of the settlement's existence and transformation from hamlet to city with a population largely consisting of young and/or single males, there had always been transient or still unsettled immigrants, mostly of sparse means. Such people were boarding as mentioned earlier. There were enough landlords willing to crowd themselves into smaller quarters for the benefit of an extra gain in rent, and eventually a few extra hands for the chores of the house (carrying water, cutting wood for heat and cooking, shovelling snow, etc.). The boarding house or the multi-plex dwelling¹ was thus

¹Originally a single family home, later subdivided in a make-shift fashion by crude self-made builders into a number of more or less self-sustaining dwelling units, a practice that still flourishes today.

the earliest form of multiple dwellings in the city. It might also be true that in Winnipeg's early days organized building industry was scarce and as of necessity more devoted to commercial, industrial and communal buildings rather than multiple residences. The latter being meant for the use of tenants rather than owners would also need more durable materials that were costly if at all available. Early Winnipeg commercial house builders rather favoured the easy-to-build-and-sell free standing home or perhaps the attached row or terrace house, a widespread form of housing in the old countries.

Apartment blocks on the other hand are of a more intricate nature in both planning and construction and they could be tackled when the city has reached a certain degree of stability and maturity. They were undertaken on a substantial scale when the builders' organizational potential and technical know-how made them willing to enter into commercial venture that demanded architectural skill of somewhat higher merit. Also when there was electricity, central water supply and sewage as well as a fire protection mechanism to allow denser concentration of living units, and when fire resisting and more durable materials were more readily available, at a more reasonable cost. Most of all, however, it was a matter of sufficient demand.

As opposed to the widespread detached dwelling, living in a suite of rooms those days was considered a foreign and a 'modern' way, a comparatively recent innovation for Canada and Winnipeg. Public demand for apartments grew out of a combination of the following reasons:

1. The existence of a large enough and varied enough population, with older retired people and young people enjoying a good salary and generally of a sufficient number of people who could afford to pay rent higher than that of a boarding house, with an eye on a more comfortable and pretentious living accommodation.
2. "The necessity and/or desirability in the long, severe winters of living near the business centre of the city."
3. "The difficulty of obtaining sufficient domestic help."
4. "The heating problem." This was probably one of the most crucial reasons: "The high and increasing cost of fuel, the inconvenience of giving personal attention to the furnace, and the annoyance and even danger to health resulting from even a temporary breakdown of the heating system of the residences, have driven many against their will to

seek the increasingly popular apartment block."¹

By the time public demand for apartment blocks in Winnipeg started to attract the attention of investment builders, many houses built in the early days in a rather shabby, shabby hurried fashion were already ripe for demolition.² It was on such lots of declining individual residences where most apartment blocks were erected. This, however, does not mean that apartment blocks were favoring slum areas for the sake of cheaper landcosts. As they were mostly catering to the middle class tenancy, among this better class of people apartment living was also a matter of confidence in one's own neighbors in terms of cleanliness, proper behavior and the like. An example of this bears the area west of Main Street, between Notre Dame Avenue and the C.P.R. yards, or north of the C.P.R. yards, a district that started deteriorating early because of strong infiltration by transient labor and industry. In that area, therefore,

¹"Construction" April, 1912 p. 47
"Apartment Blocks in Western Canada" by J. Pender West,
 architect

²"Architecture....played practically no part at that time in building development. Most of the people found it necessary to continue their inherent talents as self-made architects and contractors, and logs furnished the main material. Modern writers would refer to those picturesque thrilling times as a romantic era when strong, rugged manhood and womanhood thought not of luxury but how best to lay a solid foundation for a healthy and prosperous nation within a nation -- for, even yet, with so many, East is East and West is West." Construction Vol. 20 Issue 1927 p. 199

only few apartment buildings were ever initiated as opposed to the so-called Hudson's Bay Reserve, which was regarded as being a better class district.

In the area west of Main Street and north of Notre Dame Avenue many multiple dwellings were erected not as typical apartment but as Rooming Houses, the latter being structures with commercial uses on the ground floor and upper floors that function like apartment buildings. The difference is in the fact that each dwelling unit consists of one room only located on either side of a double loaded corridor, like in a hotel or dormitory, with common sanitary facilities accessible from the corridor. Such a room is used for living, dining, sleeping and cooking, the latter is done by means of hot plates. The water for cooking and drinking is taken from a common sink located next to the sanitary group, as for example in 228 King Street above the Shanghai Restaurant, (fig. 1). An improved version of the above is when each room enjoys its own running water in the form of a hand basin also used as a sink. An example of this is CORONET APARTMENTS, 984½ Main Street, (fig. 2), which furthermore is a combination of single rooms and 2-3 room apartments, each apartment with a kitchen, but without a bathroom. All sanitary facilities, separate for men and women, are in the hallway. This hallway

is a rather nice feature of this building in as much as it partially opens up two storeys high with a skylight above, whereas at the end of the hallway an outside window provides for additional direct daylight. This hallway has generous dimensions and is also being used for socializing among the tenants. Another form of multiple dwelling to be found in this area is the tenement house. It consists of apartments in which bedrooms, kitchens and bathrooms may or may not have direct outside windows. Inside openings toward the hallway and/or the main living room provide for air draft. This way the apartments are rather deep, thus more economical to build, as for example in the GUNN BLOCK, 30 Derby Street and Jarvis Avenue, (fig. 3 and 4) and the ORRIS BLOCK, 930 Sherbrook Street and Pacific Avenue, (fig. 5, 6, 7 and 8). All four above-mentioned blocks are problems to both police and public health authorities today.

6. Summary

The young city of Winnipeg, hardly as yet a hundred years old, has developed under the prevailing characteristics of: a heterogenous mobile society, excessive haste and fast speed of growth, abundance of flat land easily subdividable in small lots and a lack of advance planning directives. As a substitute

for the latter, some restrictive measures in form of building codes and zoning regulations were gradually introduced. Consequently, the city jumped from infancy to adulthood overnight haphazardly and one-sidedly, and is still maintaining obvious marks of prematurity. In a spirit of unabridged gamble and with an air of grandeur it over-extended itself on the module of the detached single home, that has been the usual North American housing practice. The compromising terrace or row house, (fig. 9 and 10), was practiced, too, although at a very small scale, catering rather to the working class. In addition, the boarding house, a derivative of the aging individual home, and the rooming block, a type of inexpensive residential hotel on a monthly or weekly rental basis, have both served extensively a large transient or still unsettled population.

Of all the above housing forms the building of apartments is a more complex procedure involving larger capital investment, greater architectural skill and technical know-how, as well as necessitating effective management.

This "modern" type of residential accommodation thus appeared last, when Winnipeg had reached some size and stability, and a resulting public demand for apartments.

In the course of the city's history apartment living had gained gradual momentum. It, nonetheless, has always remained behind the traditional and more popular free standing home.

More recent planning and housing policies recognize apartment living as being a catalyst for attaining, wherever desirable, a degree of urbanity in our cities. In cognizance of this the present study has been undertaken. Its findings so far indicate that in Winnipeg the apartment block has not been dealt with in its own right, i.e., as a dwelling form that has its own independent prerequisites in terms of site location, size of lot, orientation, quality of environment and amenity areas. It rather had to adapt itself to alien preexisting conditions as determined by the practices of free enterprising land speculation favoring exclusively the single house. The apartment in Winnipeg has thus been a late form, almost an after-thought, as the need for it became felt, or even as an inevitability, but not as a desirable goal.

1. 228 KING STREET (AT PACIFIC & ALEXANDER AVENUES)

One room dwelling units with common sanitary facilities and water supply. Commercial uses on ground floor.



2. CORONET APARTMENTS,
984½ MAIN STREET AT PRITCHARD

One room dwelling units with running water, and two and three-room apartments with kitchens. Common bathroom for all dwellings. Open hallway with skylight.



3,
THE GUNN BLOCK
30 DERBY STREET AND
256-266 JARVIS AVENUE

View from JARVIS AVENUE
Apartment units two room wide. Living room and one bedroom have outside windows. A second bedroom, kitchen and bathroom are internal.

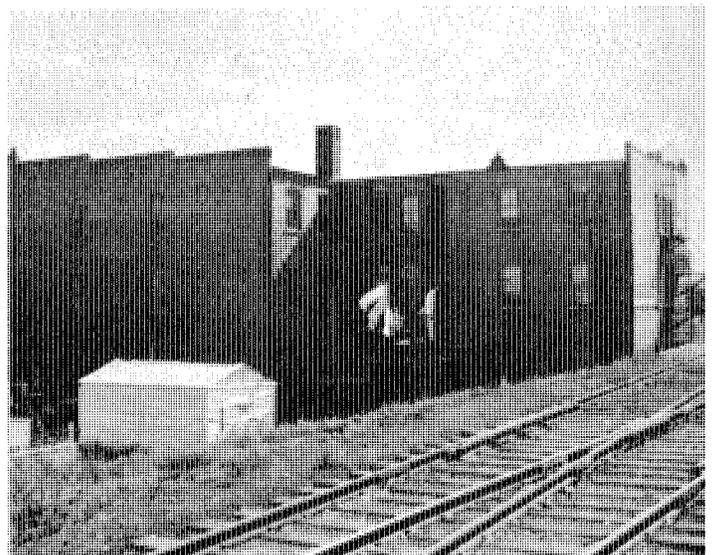
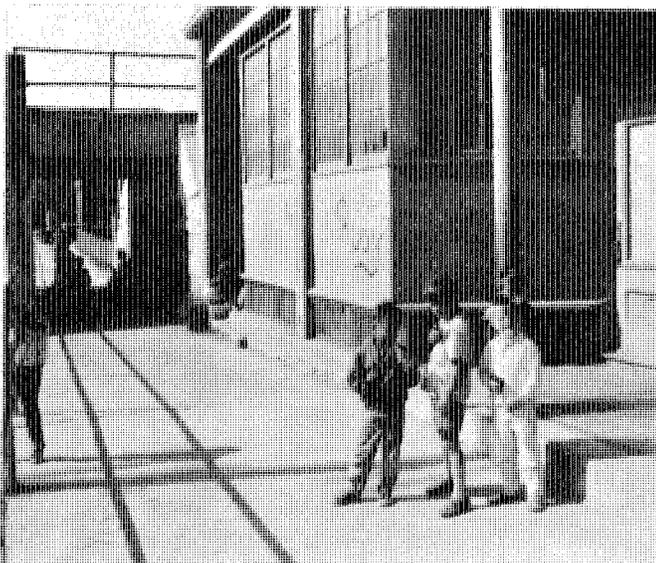
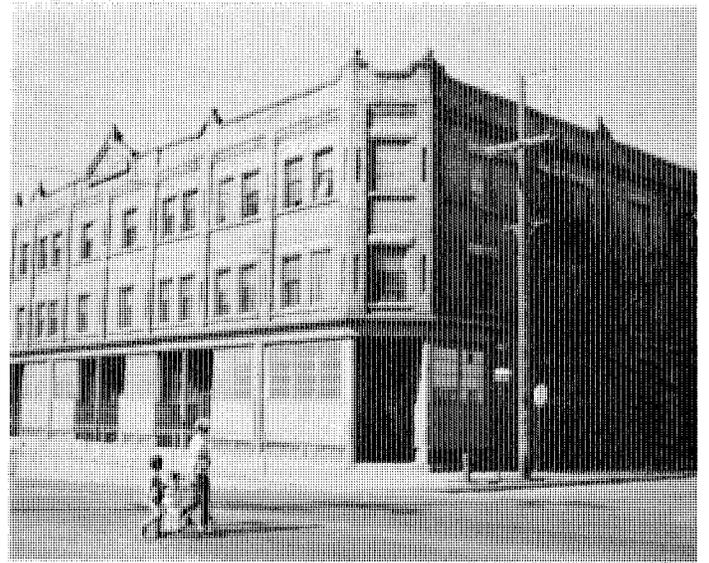


5,6,7,8.

ORRIS BLOCK (1905)
930 SHERBROOK STREET &
PACIFIC AVENUE

Building generously dimensioned regarding stairs, corridors and hallways. Bedrooms have no outside window except at corners. Bathrooms are internal.

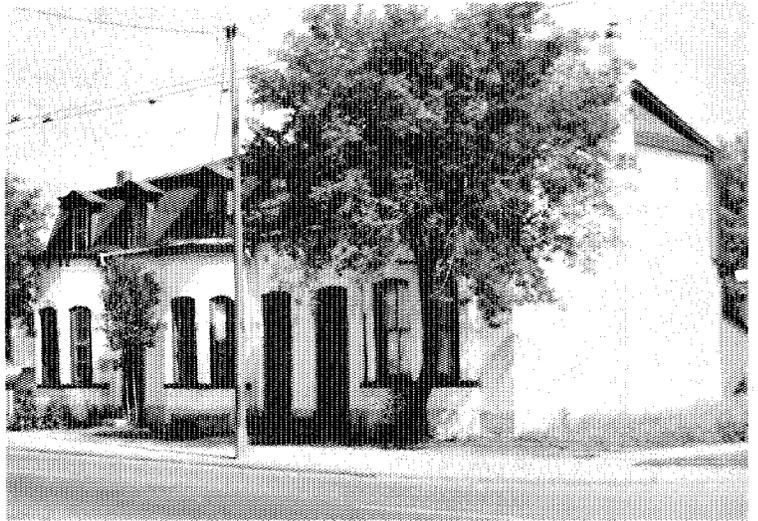
Location of block inappropriate for living purposes because of direct proximity to railroad. The block has many children with no places for them to play except the sidewalks and the garbage back yard. Car and truck traffic at the intersection is considerable because of adjacent industry.



ROW HOUSES

attached single family dwellings have enjoyed little popularity in Winnipeg and generally in North America carrying the stigma of low cost accommodation.

9. 529-531 NOTRE DAME AVENUE & JUNO STREET



10. AUSTIN STREET AND JARVIS AVENUE



CHAPTER IIA. THE EVOLUTION OF APARTMENT BUILDING IN WINNIPEG

The development and growth of Winnipeg has paralleled the fluctuations of the world's political and economic situations as they affected the world price of wheat, the immigration into and the expansion of the Canadian West. The high points in the city's history are the years 1882, 1913, 1929 and the steady upward movement that started in the post World War II period and is still going on.

The low points are roughly the years 1885, 1920, and 1936, perhaps even 1939. Naturally the building activity in the city reflects these fluctuations and the picture is equally true for what concerns housing in general and the building of apartment blocks in particular.

1. The Pre World War I Period (Period I).

The first apartment building in Winnipeg - the CAUCHON BLOCK on Main Street South, today's Empire Hotel (Fig. 11) - was erected in 1884 at a cost of \$65,000.

"The basement is fitted up with two offices adapted for a surgeon or physician, the remainder being arranged for apartments of families. The building is heated with steam and supplied throughout with hot and cold water, being lit with gas. A restaurant is in the building and all modern conveniences and appliances being provided for those occupying the premises." ¹

¹"An Historical Souvenir Diary of the City of Winnipeg, Canada" Fred C. Lucas, 1923



11. THE CAUCHON BLOCK, MAIN STREET AND YORK AVENUE
The first apartment block in Winnipeg, 1884.
Remodelled in today's Empire Hotel.

Obviously higher skilled and professional people, building materials and equipment could now come and be brought to Winnipeg by railroad, and this made the erection of an apartment building feasible both in terms of demand and the possibility to build it.

Still at that early period of the city's history an apartment block was a substantial and expensive building venture, offering a type of accommodation not many people could afford. As a result both the conveniences and the location of that first apartment building were geared to satisfy the need of a higher class, who probably felt a social necessity of clinging closely together. The CAUCHON BLOCK, being on Main Street, enjoyed the nearness to all commercial and administrative life of the city. Main Street, moreover, was one of the very few streets affording dry and clean footing in wet or muddy weather, because of its sidewalks composed of pine planking and the crossings of oak. Street paving first started in Winnipeg in September, 1884, on Main Street.

Around the turn of the century, the most booming construction period in the building history of Winnipeg started. Apartment construction also began to flourish. This was the period when

Winnipeg began. The following extracts have been chosen to convey the spirit of and attitudes toward apartment buildings during the pre-World War I era. Noticeable is the difference in appraising the results between the daily press and the professional journal.

"Art and Skill of City Architects.

One has only to look at the modern buildings of Winnipeg to realize what the work of genuine architects may accomplish. The governmental buildings and most of the business blocks of pretension, the churches, colleges, schools and numerous residences show the positive proof of architectural knowledge, skill and tasks. Winnipeg is growing very rapidly, and can be made the most artistic city in America if the people and the architects work in harmony and with concerted methods. There are excellent architects here, in every way capable of planning a harmonious and beautiful city if they have the chance offered them.

The City of Winnipeg has entered its skyscraper stage, and with this era, steel frame buildings have made their appearance."¹

"Many Splendid Apartment Buildings

Twenty-eight of these Buildings This Year --
 All Parts of the City Represented --
 Extensive Finishings --
 Cost Various from \$10,000 to \$75,000 --
 Thousands of Citizens are now Housed in
 this way --
 They have every Convenience that Modern
 Ingenuity can suggest --

Winnipeg has made many wonderful strides in its progress during the past twelve months, but in no direction more than that of

¹The Winnipeg Telegram

September 12, 1906.

providing living accommodation for its middle class inhabitants at a comparatively small cost.

This has been achieved by the erection of a large number of apartment blocks in various parts of the city so that those who favour any particular locality may secure a suite in that part and the benefits of this domestic innovation.

It must be remarked, on reviewing the suite accommodation here that the builders have done wonders in providing everything that goes for comfort. For instance, they have given steam heating, electric lighting, gas ranges, and back and front entrances for each set of rooms. Moreover in providing comfort they have not neglected artistic details. Tenants are pleased with such things as full plate glass mirrors inset in the clothes closet doors, elaborate electric light chandeliers, fireplaces, buffets for the dining rooms and handsome interior finishings in either oak, birch, fir or maple. Some of the buildings contain quite extraordinary features, as for example, the placing of a mechanism in each suite which will open the front door no matter how far the rooms may be from the entrance. Then there is the provision of enamelled washing tubs for those who do their laundry work at home, and the building of a block in two sections, separated from each other by thick walls so that in the event of a fire one part would be completely shut off from the other. Certainly no grounds for complaint can be found with our enterprising architects and builders for the general accommodation that they have provided.

Of course, there is, as in most things, something to be said against the erection of apartment blocks. To some extent, small though it may be, they regard the extension of ordinary house building. It would be probably, that a young married couple would think twice before taking a house at \$50 a month when by living in a suite they could save \$15 a month. And so it is that the ordinary house builder loses a tenant.

Another disadvantage of living in a suite is the noise created by others in the same block. Many are the jokes, pictorial and otherwise of the sufferings of a flat-dweller by the piano practising of a neighbor's daughter, or from the inharmonious sounds of voices raised in the still of the night at some convivial evening party. Devices have, of course, been found and used in this city for counteracting this unpleasantness, but it would seem impossible to wholly remove it.

Then also there is hardly the same privacy for one living in a suite as in a house.

Still it would seem that in a rapidly advancing place like Winnipeg the "pros" for apartment blocks far outweigh the "cons". House rent is undoubtedly high here and if money can be saved by taking a suite and spent in the shops, there would appear to be a distinct benefit from an economic standpoint. Such families, too, who cannot afford hired help reap an advantage for there is less housework in a suite than in a house. It must indeed be a boon to an unaided housewife to have no stairs to run up and down, and, of course, the convenience of having one's house on one flat must remain undoubted. There is also another advantage which will appear to men, namely, the trouble saved by having the heating arrangements provided.

A word must be given also for the exterior appearance of our apartment blocks, which taken (with no intention of a pun) en bloc, has also been given careful attention. They are for the most part built of red brick with cut and dressed stone foundations, and certainly look "good". They are helpful too in swelling the list of the fine buildings which our city contains and of which we are proud.

It seems strange that no change has so far been made in the ordinary style of suite building. That is to say that a block composed of maisonettes so far has not been tried. To the uninitiated a maisonette may be briefly described as a house with a house. After opening the front door of one's suite no difference can be determined in the view that presents itself from that of an ordinary house. The dining room, the drawing room, kitchen and so forth

are below and stairs lead to the bedroom. It is all very compact and nice and this pleasant change from the stereotyped suite tried here and its success, judging by elsewhere, proved."¹

The building activity in 1909 in Winnipeg was as follows:

"\$3,750,000	worth of houses
2,000,000	worth of apartments of modern type
2,000,000	worth of big business blocks
750,000	worth of wholesale warehouses
500,000	worth of factories
500,000	worth of schools
500,000	worth of public buildings" ²

The above statistics show the volume of apartment building being on the same level as the one of business blocks, but still about one half of the volume of single house worth of construction.

"Canadians, generally speaking, have been slow to adopt the apartment house mode of dwelling, and in the comparatively few that have been up until recently, erected in Montreal, Winnipeg and Toronto, there are certain evidences which indicate that we have not as yet become as expert in designing of this type of dwelling as have our American cousins.... Apartment house fever has not as yet taken sufficient hold upon us to force landlords to vie one with the other in offering prospective tenants, conveniences and comforts made possible through plan and equipment peculiar to their own building. Montreal and Winnipeg, however, seem to have advanced along these lines more than has Toronto, and in these cities there are to be found several recent apartment houses that give evidence of a strong tendency among landlords to spend money for every reasonable

¹Free Press Special Building Number, Thursday, December 6, 1906

²The New York Herald, February 20, 1910

equipment that their architect may provide compatible with domestic comfort and convenience."¹

"Apartment Blocks in Western Canada,
by T. Pender West, Architect
In Winnipeg, upward of 50 new apartment blocks were erected in 1911 and yet by the beginning of October it was almost, if not quite, impossible to secure a suite in the city.

The very handsome returns paid.....
The design of many of the older blocks left much to be desired..... in some of them conditions are.... a distinct menace to the health and life of the tenants. The City of Winnipeg in 1909 made an effort to remedy this state of affairs and complied a by-law "to regulate the erection ventilation and safety from fire or accident of tenant houses." This bylaw was based upon those in effect in various American cities, and although capable of much improvement, has had a most salutary effect..... in the preparation of this bylaw the city authorities invited the aid of the M.A.A.

In Western Canada the demand for suites has arisen from almost every class of the community, with perhaps, the exception of the very wealthy. There are at the present time suites comprising from one to ten rooms, with rents ranging from \$10 to \$125 per month. In cities which have special bylaws governing the erection of "apartment" or "tenement" buildings, special provision has.....been made.....by permitting the ground floor, when used for business purposes, to cover the whole area of the site, provided it is separated from the upper portion by a fire proof floor.

In this country the provision of working man's dwelling in the poorer and frequently congested areas of the cities, has not been undertaken by public or philanthropic bodies, as has been the case in some of the cities of Europe and America, and with the spread of the town planning movement the reservation of areas in the suburb for the erection of the much more desirable working men's

cottages, with means of rapid transit to the scene of daily employment, may obviate the necessity for the erection of 'model' blocks within the more confined portion of the cities.....

The class of apartment blocks most popular in Winnipeg at the present time is that containing about 20 three or four room suites, generally built upon a site with about 70 or 80 foot frontage, and from 100 to 120 feet deep. An example of that is the HECLA BLOCK.

DEVON COURT, (fig. 29, pl. 3) provides a cafe and entertainment hall on the top floor, for the use of residents. A comparison of plans.... (shows).....how widely different may be the views of competent architects upon some points."¹

In Winnipeg Period I is characterized by the elaborate apartment buildings which were constructed especially in the years 1900-1914. The planning and designing of such a block during that period was considered an important undertaking to which most architects and builders applied themselves with great zeal. Prominent corner sites were favored most. Blocks were more or less unrestricted in land area occupied (ratio of open area to built-up area). Zoning laws were non-existent. A permit was issued as long as a reasonable amount of light and air was allowed to penetrate the dwellings, apartment layouts depending more or less on the ideas of the individual designer and his client. A few rules were followed,

¹Construction April, 1912 p. 47

such as projecting balconies or porches having to remain on or inside the property line. Buildings in general would occupy the site completely with only service yards, slots and light wells punctured through the plan. Many higher quality apartment blocks of Period I, however, would leave formal exterior spaces for representative purposes. Most characteristic was the absence of any thought for proper orientation, probably because it was felt, as it still is, that the building designer could have no control over the set order on the city plan, and that it was the developer's right to use his property to the fullest possible extent, with economic and promotional considerations prevailing - the latter when they hit the eye, - with outdoor amenities only for formal representative reasons and with total disregard for the possible effects of an apartment structure to the neighboring properties, mostly single family houses. Access and means of egress could be open and constructed of wood or iron. Similarly, ornamental entrances and stairs were allowed which would be banned by the fire code today. External materials were stucco (earliest buildings), brick, stone, and wood used in combinations. In some cases all elevations were made of the same quality of material. More often

one rear elevation was cheaper brick without stone trimmings. Only in a few lesser cases was there emphasis by the use of materials on one main elevation. Playgrounds for small children were conspicuously absent, and there was no need for any parking facilities.

Period I apartment buildings are of a few major types with many minor variations. Examples of such types are as follows:

a) open interior court

Courts are opening either only to the sky (McMILLAN COURT, fig. 12 and 13, pl. 1), or to the sky and one side toward a neighbor, (BROADWAY COURT, fig. 23 and 24, pl. 2).

The open interior court block, often without any setback, leaves its court space paved and semi-private. It provides for secondary entrances to kitchens via mostly wooden open stairs and galleries and thus being used for temporary storage of bicycles, for the drying of laundry, for garbage cans and servicing.

An exception is a building like the FORT GARRY COURT, the open court of which is a large space giving access to all staircases and all apartments. (case study, p.255).

b) closed interior court (WARWICK BLOCK)

The court is sky lit and also partially glazed. It is kept perfectly clean and is functioning as a communication space giving access to some of the apartments. (case study, p.263).

c) the cluster or group (CHELSEA COURT)

It is formed of eight duplexes in two rows either side of a central landscaped axis. (case study, p.282).

d) the U-shape plan (DEVON COURT, fig. 29, pl. 3)
or W-shape plan (THE PRINSTON, fig. 26,27,28,
pl. 2)

These courts, when facing the main approach street, lead to one representative main entrance with the building plan of the 'central corridor' layout. On the other hand, when the court leads to more entrances than one, (MILAN APARTMENTS, fig. 38, 3 entrances; MAPLE LEAF APARTMENTS, fig. 39, 4 entrances), the building plan is of the 'stair hall' layout, with access to apartments provided directly from the floor landing of the stair case. The latter is window lit.

Access courts are especially attractive to older people with much time in their hands. They can sit by the window and see everyone who enters or leaves. This is especially true

in the imposed confinement of the winter months. Real estate agents say that old people are quick to choose the suite overlooking the front street or entrance court. Sometimes an open court opens toward a lane instead of a main approach street, as for example the mid-block built CYCEL COURT, fig. 32-35. In this case the court does not act as a formal element but rather as a pure service area like the interior open court. In order to gain frontal representative space the CYCEL block has been recessed from the street leaving a front garden and preserving the same set-back as the neighboring single family houses. Because the building has a stair hall plan there are three independent entrances, one front entrance and two side entrances, the latter being reached via sideways and not via the court. The stair halls are well lit with both large windows and sky lights.

e) the rectangle

This is one of the earliest types because of its simplicity, and it often makes full use of rather restricted or narrow, elongated sites. It is used to its greater advantage when forming corners with three public ways (two streets and a lane) as

in the case of BEXLEY COURT, (fig. 14 and 15, pl. 1), CADILLAC, (fig. 21 and 22, pl. 1), AVOCA, (fig. 16-18, pl. 1), or having two good end views, at the front end the street and at the rear end the river, as it happens in the GLOUCESTER, (fig. 36), and the MAYFAIR, (fig. 37). Also, an elongated site along side a street, as in the WELLINGTON APARTMENTS, (fig. 41, pl.8), benefits this type well.

Naturally, most tenement houses are rectangles, like the GUNN BLOCK, (fig. 3 and 4), which is a perfect one. All others mentioned in this study have indentations, protrusions, or recesses mostly due to bay windows or service stairways and accesses to galleries respectively.

Early buildings like the CADILLAC, (fig. 21 and 22, pl. 1), or the CORONET, (fig. 2), (which have a mixture of single rooms, depending on common bathrooms and apartments) have a central core, with one open end to a fire stair and with a sky light well, open and balustraded on all floors. This is an aesthetically nice feature of permeated interior space, the sky light making the core extremely pleasant.

It is interesting to compare the GLOUCESTER and the MAYFAIR blocks being both located on deep

narrow river lots. The former has a small frontal patch of green and no internal connection with the river. The latter is an early example of central through corridor layout with centrally located open double stairways. The corridor here has been most successfully used (one of the very few examples of a successful through corridor) because:

- i) it serves as an internal link between a generous, well-landscaped front garden and the river, both open spaces contributing to achieving a considerable homey quality.
- ii) there are only four apartments on each floor, each apartment occupying a corner location.

Another rectangular block THE ROSLYN, (fig. 40, pl. 12), is a bulky, almost square building adorned with a great amount of indentations and provided with slots and light wells. The absence of any type of court in spite of its large volume is due to the large apartments and the even larger rooms they contain.

f) I-shaped

This type is mostly found in mid-block rather

narrow lots facing a street (front) and a lane (rear) or sometimes also a side lane as in the case of THE ALBANY, (fig. 31, pl. 3). It is still a rather shy and shallow "I" form, not so strongly pronounced as in the subsequent Periods II and III when more strict building regulations were applicable. In fact, the middle part is only slightly recessed to allow for light and air.

The location of the mid-block lot between street and lane coupled with a strive for economy has contributed in encouraging the use of the central, double-loaded through corridor. Yet this type of plan was not so widely used, possibly because the mid-block location was still not very frequent in Period I apartment building, because of laxer building regulations (not imposing standard solutions for meeting stiff code requirements), because of a certain inclination toward internal variety or because of preference and popularity for other layouts like the stair hall plan.

Early apartment blocks like the ROSS, (fig. 19, 20, pl. 1), and the AVOCA, (fig. 16-18, pl. 1), allow for a set-back from the main street

building line, leaving a band of green between building and sidewalk and providing for open stairways to the building's entrances.

In an effort to provide for light and air, plans were often devised with slots and/or light wells which, whenever opening onto a court, passage way or street, would often carry open stairways for service purposes. Frequently narrow light wells would open alongside against neighboring properties. Because seldom a neighboring property was occupied by another apartment block such occasional recesses from the property line were not dark, as they were benefiting from the openness of the adjacent free-standing house.

Many blocks of Period I like WELLINGTON APARTMENTS, (fig. 41), not necessarily of the court type, have the stair hall plan. In this kind of layout mid-building apartments have two orientation exposures and they are thus enjoying natural cross-ventilation. One-corner apartments have two exposures enjoying diagonal natural ventilation, whereas two-corner apartments have three exposures and benefit from both cross and diagonal ventilation.

The stair hall layout is the one traditionally used in Western Europe and it was perhaps the old country that was still much alive in the minds of the people, most of them immigrants.

Although some apartment buildings were organized with symmetry in mind, in the end the symmetry was found mainly on elevations rather than layout. Often many variations on unit plans were caused by placement of egress stairs and light wells. While two adjoining apartments might have had identical shape and gross area, the internal organization differs one to the other. In general, room is very generous in these plans, as is choice of view and sun conditions. As for unit layout, a separate dining room was usual as was a pantry off the kitchen. Kitchens were not designed to be efficient laboratories, determined largely by equipment, as is the case today. Skylights over pantries and metal garbage chutes accompanied most kitchens. The second means of egress was usually through the kitchen - a fact inherited from the private house. Another reason was the provision of a separate entrance for a maid or servant. Bay windows were popular and widely used to bring relief to the elevations and richness through change of materials and the play of light and

shadow. Balconies were large and often enclosed but not heated. Sometimes both private and public balconies were available to tenants. Along with open galleries they have been and are still used for hanging laundry out as well as sitting and conversing. Such back off-street spaces either project from a building facade or fill the penetrating light slots.

Rear galleries or porches in connection with secondary stairs and service entrances are often glazed in, thus forming unified wood framed facades painted white and contrasting with the dark brick of the building's body, examples; THE ALBANY, (fig. 31, pl. 3), and NEW WESTMINSTER, (fig. 42).

In many of these blocks the public spaces, i.e., halls, corridors and stairways are anything but austere. Polished wood, tile, rugs and ornamental lighting in beamed ceilings add a sense of warmth. These corridors are wider than at present and often irregular in shape. The presence of open stairs, stained glass, and exposed radiators furnish these spaces and unite them spatially with the interior of the suites. They set the mood of the whole building. Such elaborate treatment was practiced in spite

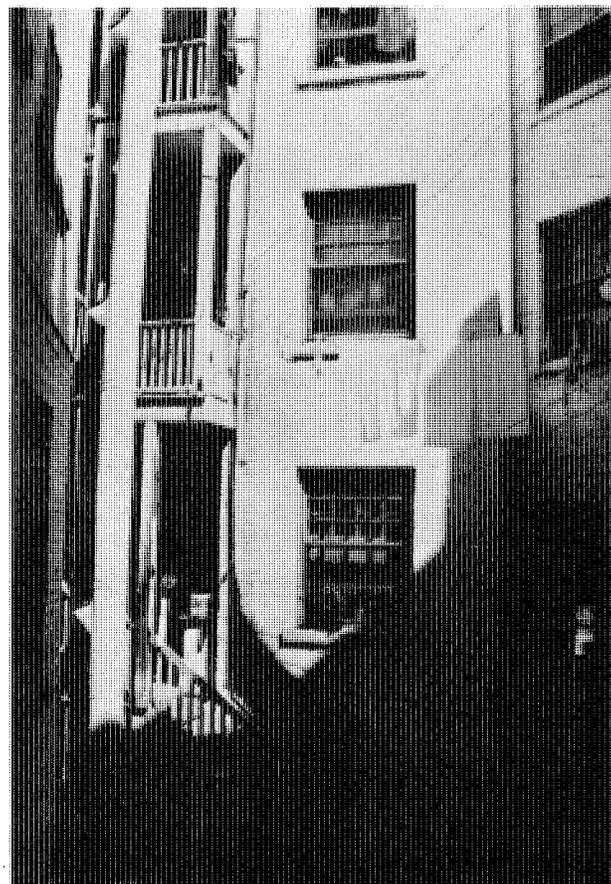
of the fact that spaces of this nature require maintenance and replacement of worn parts. By contrast, corridors in many modern blocks are left in raw masonry.

The "flavour" of these older apartment blocks is especially liked by older people. They appreciate the dim lighting, dark woods and panelling, and the beamed, linteled appearance. The suites allow room for the Windsor china cabinets, heavy desks and credenzas, figured rugs and needle point, grandfather clocks and picture galleries. This is a way of life not anticipated in the newer apartments. As a result the clientele in these blocks is a permanent one rather than frequently changing. The atmosphere is certainly quiet and certainly dull.

To sum up, Period I apartment blocks are among the nicer and most interesting ones in Winnipeg because of lack of regimentation and the existence of a wide variety of sizes, internal and external arrangements and architectural treatment, often colorful and generous. The shortcomings are derivatives of the mercantile spirit coupled with a lack of city planning directives. Thus no matter

12,13.

MCMILLAN COURT, (PERIOD I),
stairhall plan (PLATE 1)
469-473 KENNEDY STREET &
454 CUMBERLAND AVENUE
View of interior court

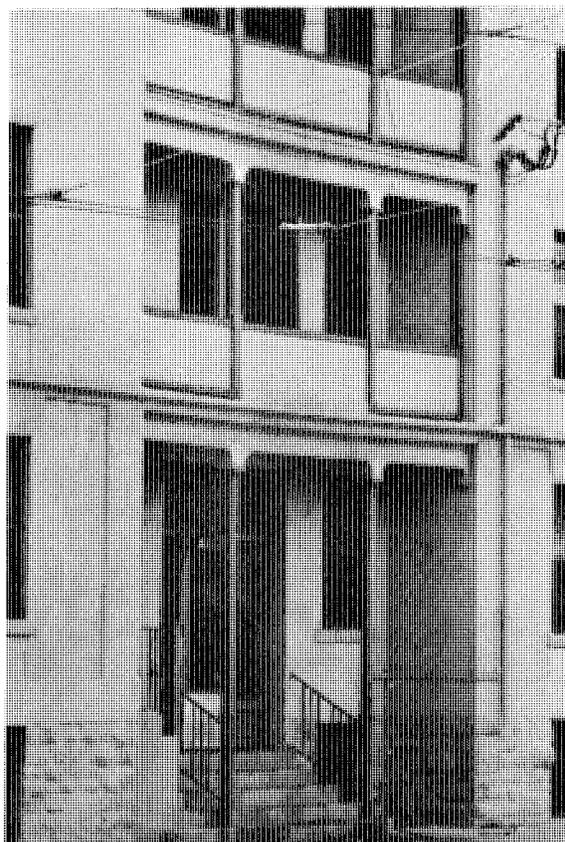


View of one of three entrances.



14,15.

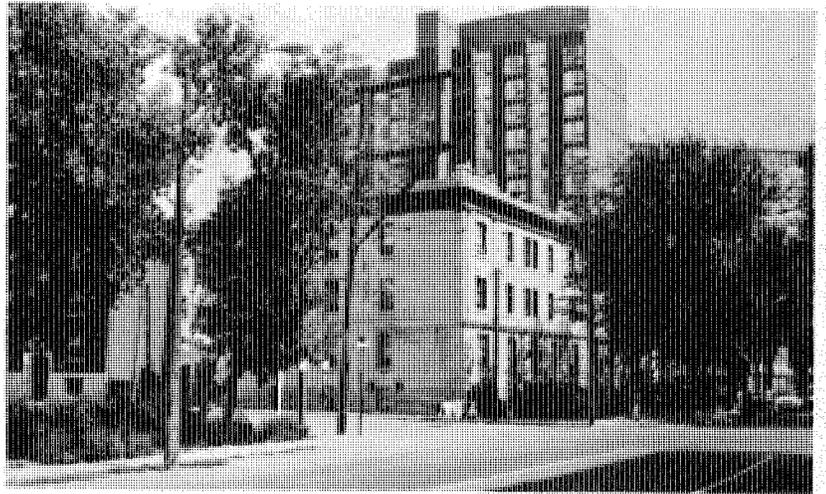
BEXLEY COURT, (PERIOD I)
448-454 SARGENT AVENUE,
KENNEDY STREET AND
DEACON STREET
Low-cost accommodation
(PLATE 1)



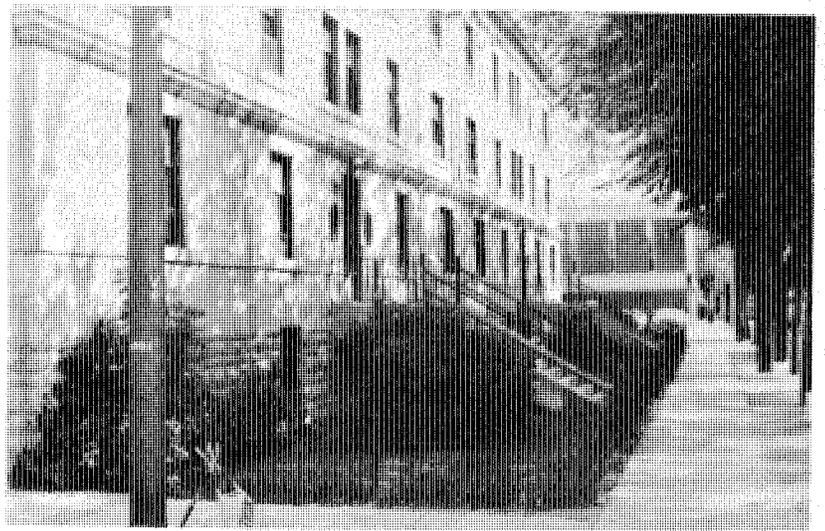
16,17,18.

AVOCA APARTMENTS (PERIOD I)
329-335 SARGENT AVENUE AND
KENNEDY STREET
Plate 1

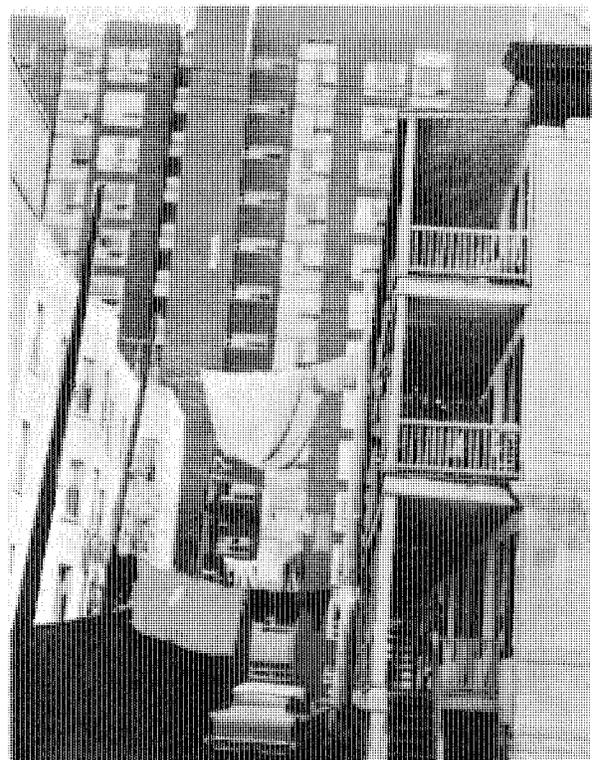
2 main staircases
4 suites per floor,
per staircase.



Main entrance approaches
from SARGENT AVENUE



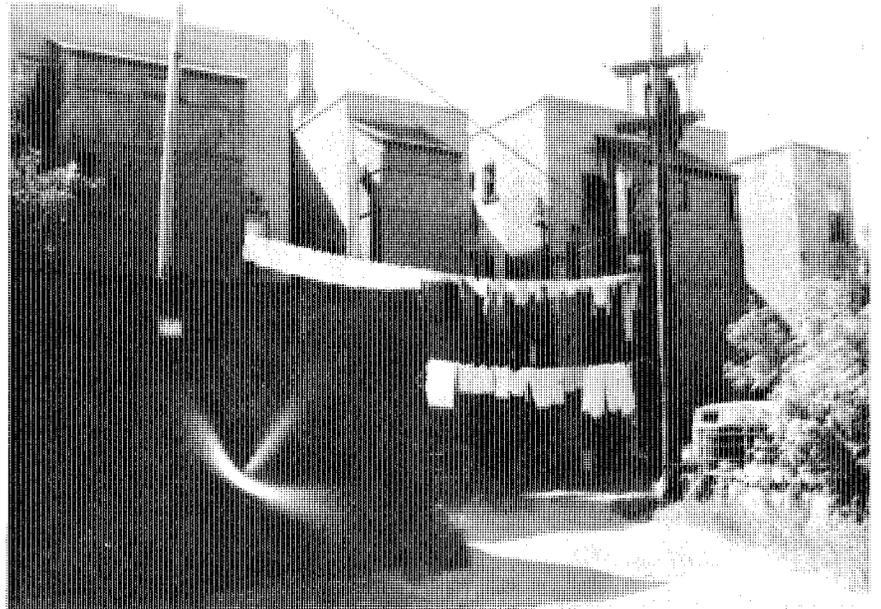
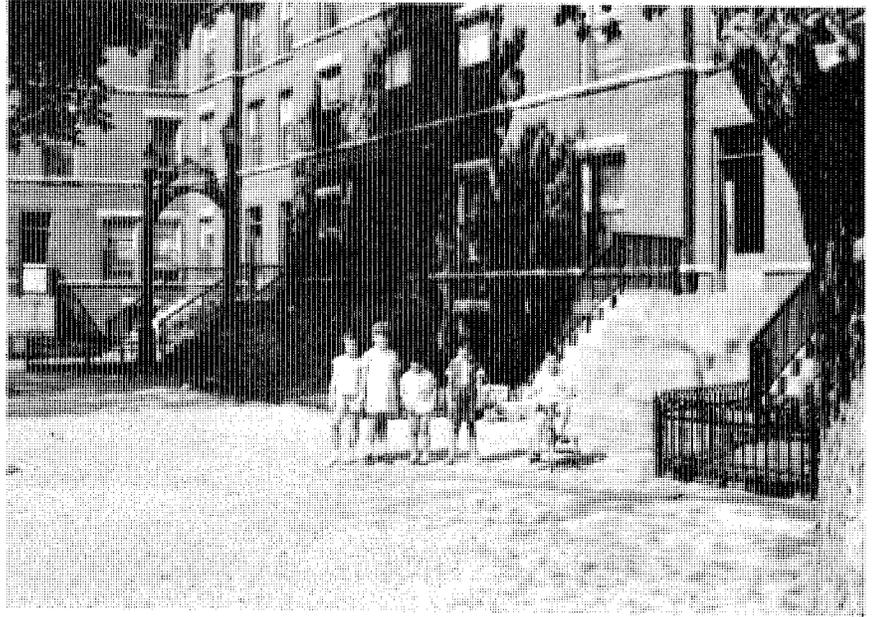
Rear view from KENNEDY STREET
of yard between AVOCA
APARTMENTS and ASTORIA
APARTMENTS (PERIOD II)
445 KENNEDY STREET



19,20.

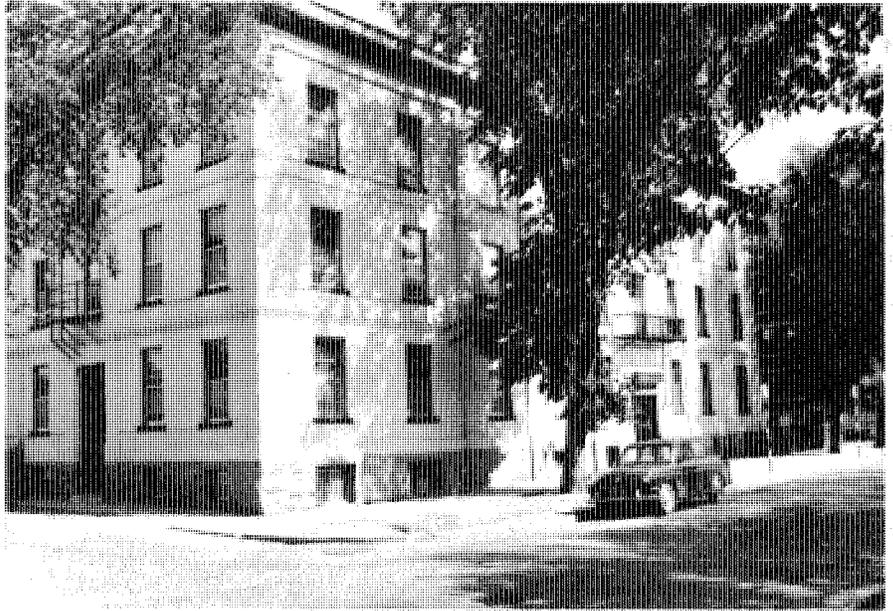
ROSS APARTMENTS, (PERIOD I),
435-449 QU'APPELLE AVENUE
Stairhall plans, front part
recessed from building line.
Sidewalk and boulevard serve
as playground. Only local
vehicular traffic on this
portion of Qu'Appelle Avenue.

Rear slots provide windows
to secondary rooms. Pro-
truding, cased-in, wooden
stairs provide service
connections with rear yard.
Exposed metal garbage chutes.
(PLATE 1)



21,22.

THE CADILLAC, (PERIOD I)
421 QU'APPELLE AVENUE,
KENNEDY STREET AND
DEACON STREET
(PLATE 1)



Unhappy relationship with
single-family home at rear.

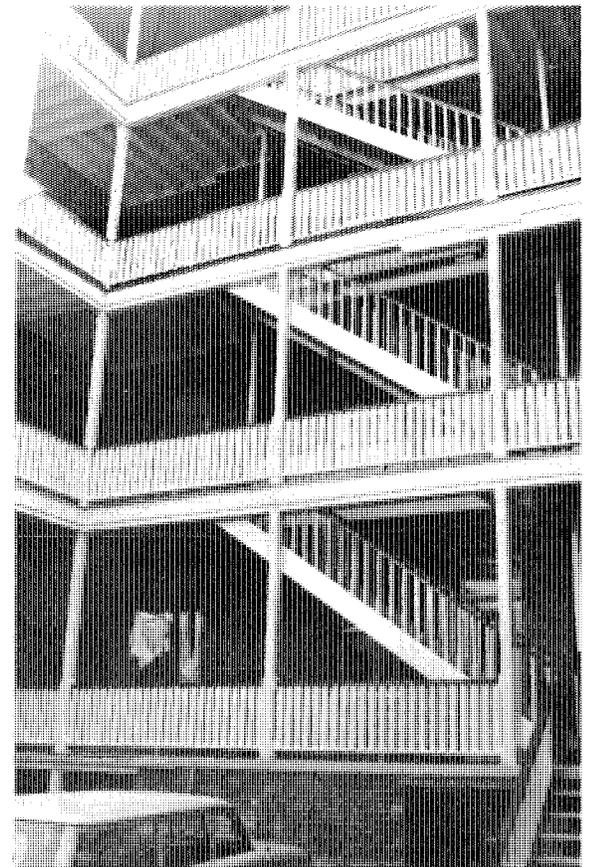
23,24.

BROADWAY COURT, (PERIOD I)
251 BROADWAY AVENUE
Corridor plan
PLATE 2

Corner view, Broadway Avenue
and Garry Street.

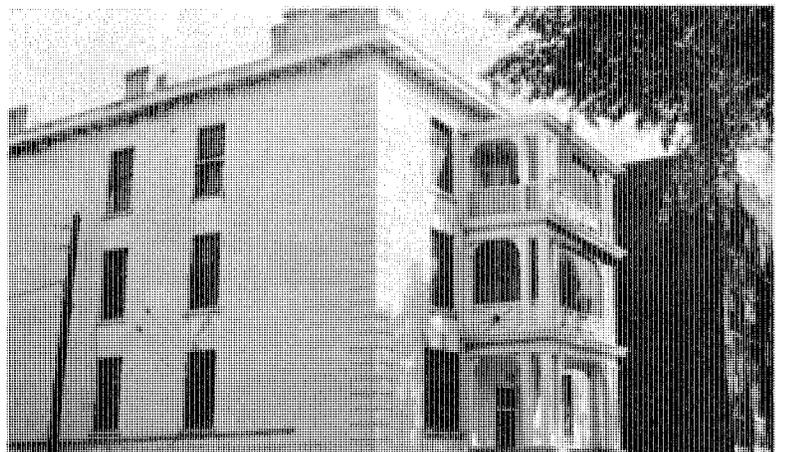


Court opening toward neighbor.
View of Court Galleries and
service stairway.



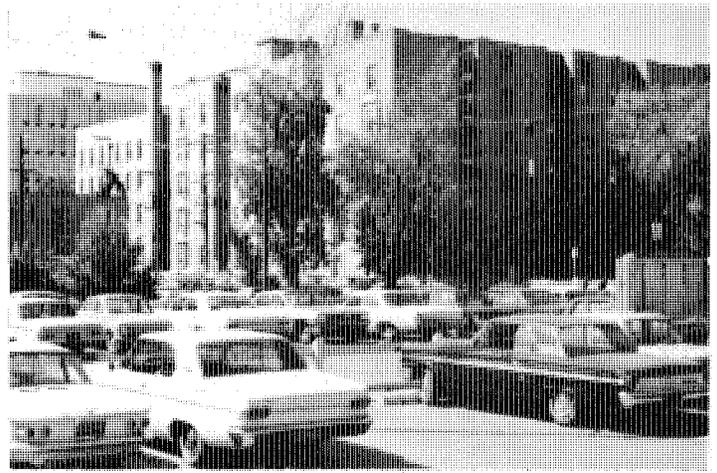
25.

RIDEAU HALL, (PERIOD I)
85 KENNEDY STREET
Stairhall plan. Small block
with only two apartments per
floor.
In background Period II
buildings, WILKINGTON and
SCARSDALE (55,56).
Plate 3

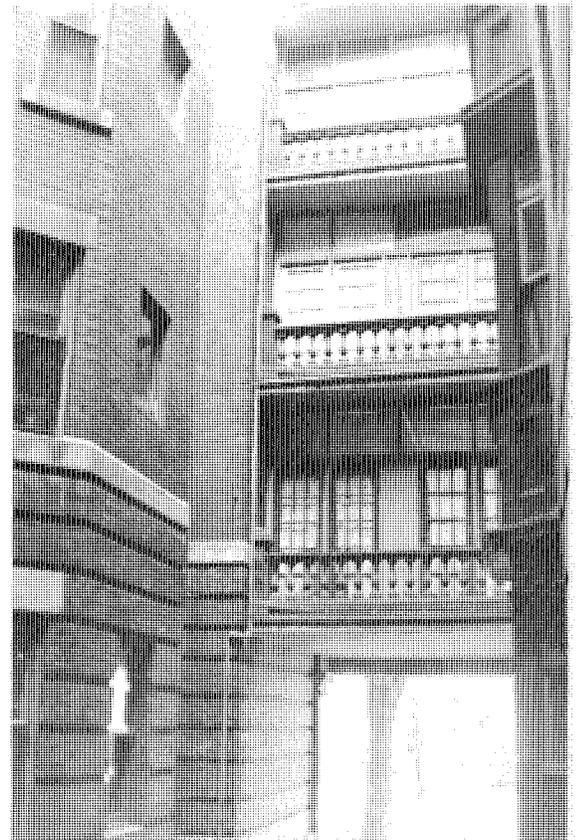


26,27,28.

THE PRINSTON, (PERIOD I)
314-8 BROADWAY AVENUE
Corridor plan
Upper class accommodation.
Plate 2



View from BROADWAY AVENUE

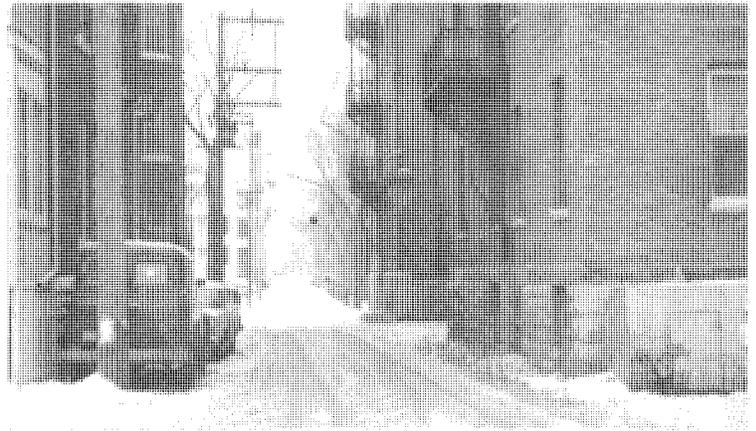


Glazed verandahs over court
entrance.

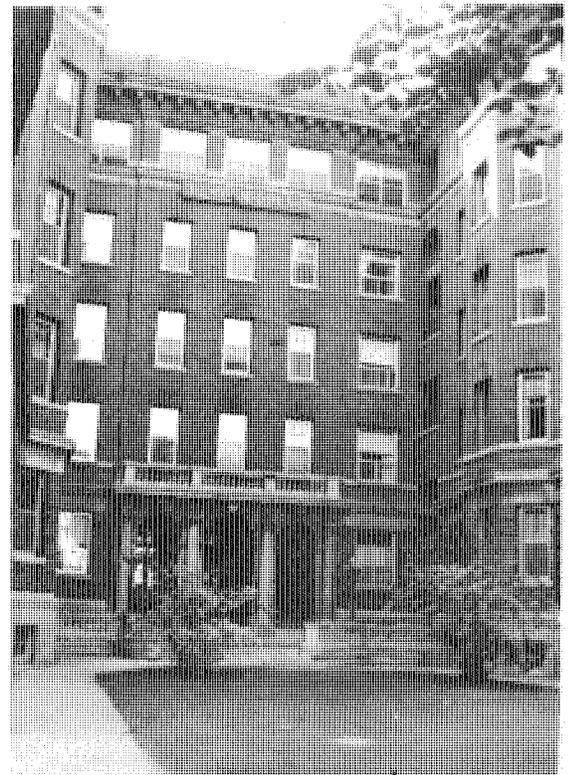


Side and rear views.

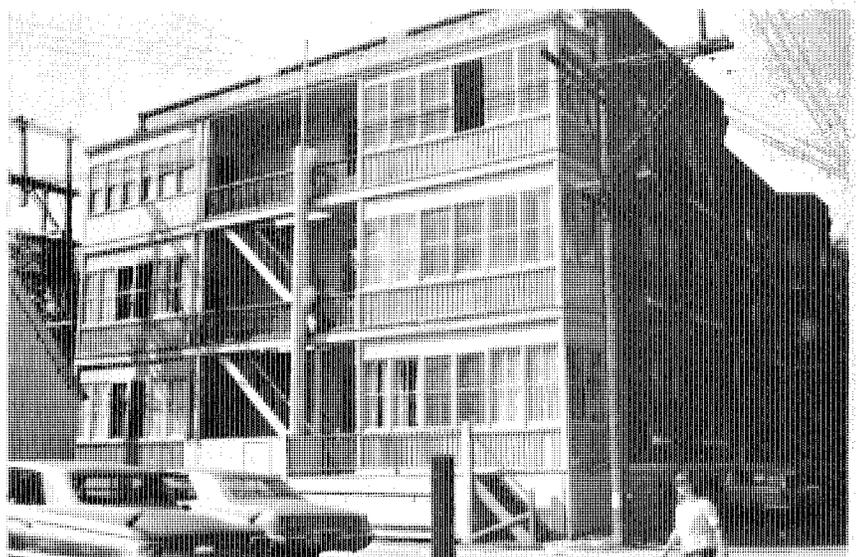
29. DEVON COURT, (PERIOD I), PLATE 3
378 BROADWAY AVENUE
Corridor plan, elevator.
Upper-class accommodation.
View of entrance court.



30. View of rear lane portion
between DEVON and ALBANY.



31. THE ALBANY, (PERIOD I)
91 EDMONTON STREET
Corridor type plan.
Rear view.
PLATE 3



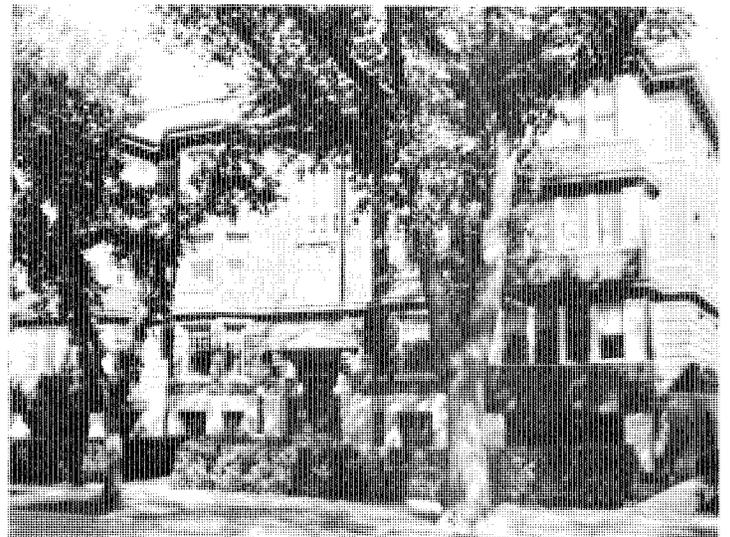
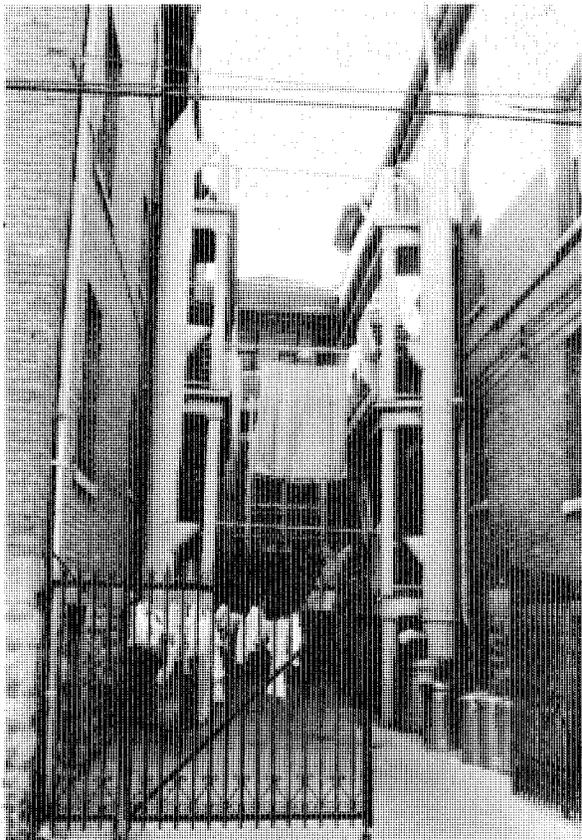
32,33,34,35.

CYCEL COURT, (PERIOD I)
195 FURBY STREET
Stairhall plan.

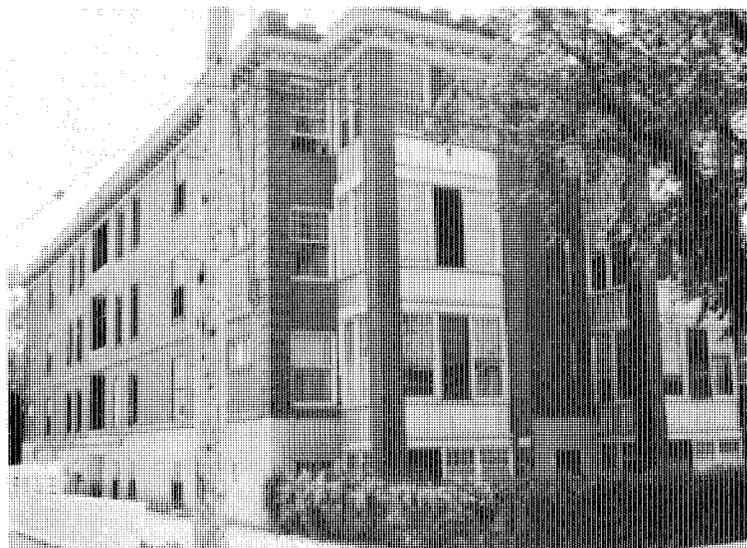
Building recessed from the sidewalk, in alignment with neighboring houses. Instead apartment block of Period II (background) was built on the sidewalk line.

Rich articulation of front elevation with bay windows and all-round glazed verandahs.

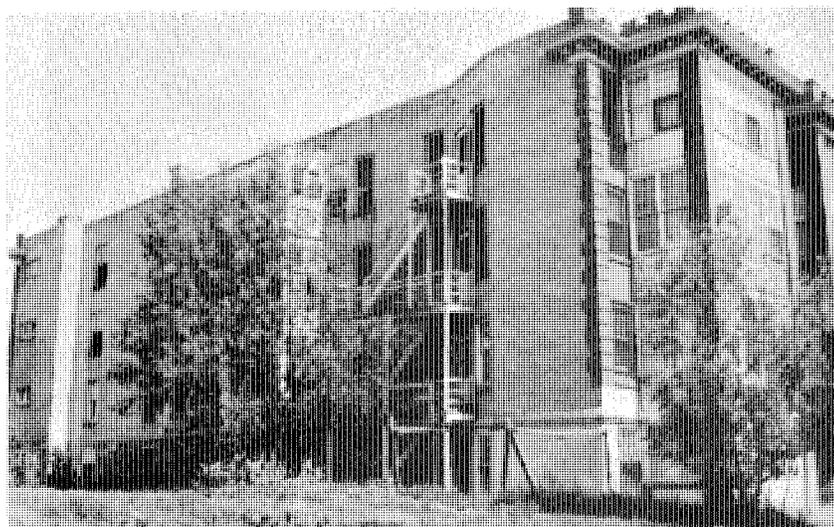
Rear service court opening onto back lane, including galleries, secondary stairs and metal garbage chutes.



36. THE GLOUCESTER, (PERIOD I)
28 WOODROW PLACE
Short central corridor with
open single flight stairway.
Protruding glazed verandahs,
slightly recessed from side-
walk. Elevation toward street,
lane and river of "tapestry"
brick and Tyndal stone.

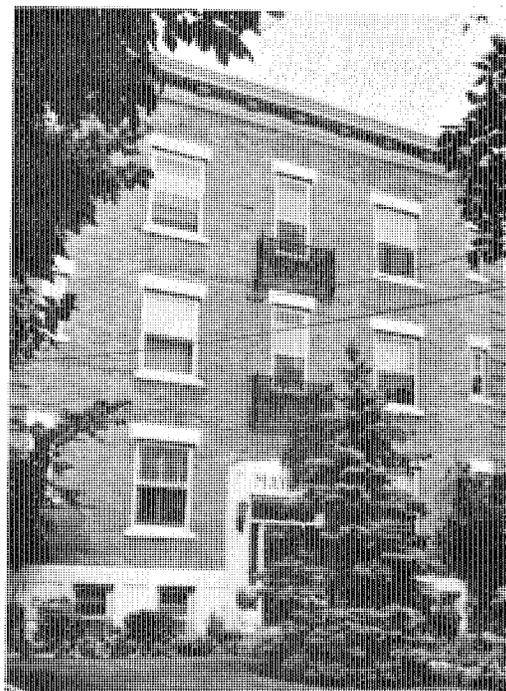


Street and side lane view.



River front and rough faced
side toward neighbor.

37. MAYFAIR BLOCK, (PERIOD I)
135 MAYFAIR AVENUE
Building generously recessed
from street, leaving ornamental
front garden. Central corridor
plan with open double stairways.
Ornamental wrought iron railing,
assimilating balconies at
corridor windows.
4 apartments per floor.



38. MILAN APARTMENTS, (PERIOD I)
890 McMILLAN AVENUE
Stairhall plan.
Entrance court and protruding
glazed verandahs.



39. MAPLE LEAF, (PERIOD I)
915 CORYDON AVENUE
Stairhall plan.
Entrance court.
Recessed balconies.



40. THE ROSLYN, (PERIOD I)
PLATE 12
40 OSBORNE STREET and
ROSLYN ROAD
Elevator.
Glazed verandahs.



41. WELLINGTON APARTMENTS,
(PERIOD I), PLATE 8
264-276 WELLINGTON CRESCENT
Recessed from sidewalk and
richly ornated with protruding
glazed verandahs.
Stairhall plan.



42.

NEW WESTMINSTER APARTMENTS
(PERIOD I)
705 WESTMINSTER AVENUE
Stairhall plan
Rear view of glazed service
porticos and secondary
stairway.



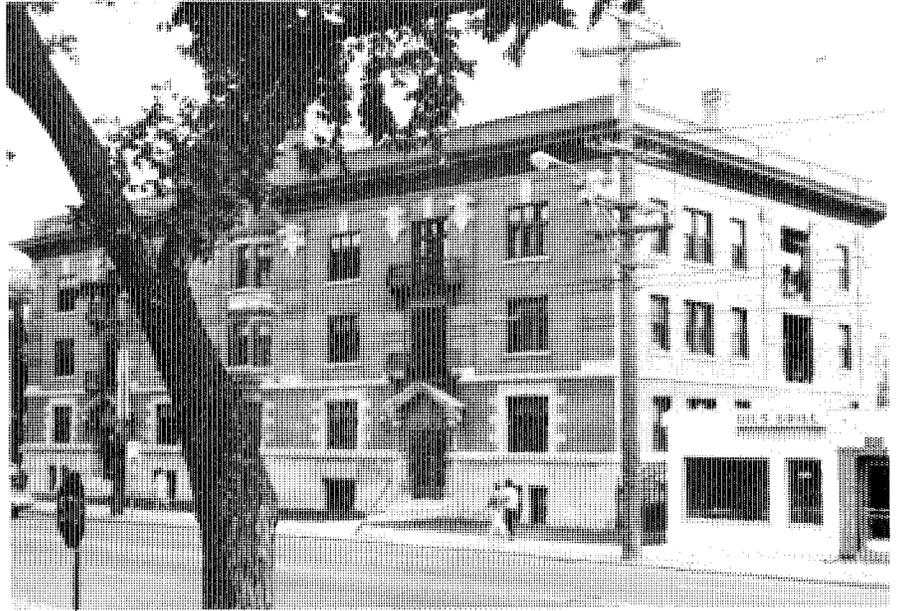
43, 44.

ALBERMARLE BLOCK, (PERIOD I)
64 LANGSIDE STREET
Short central corridor
with single flight, open
stairway and two side
service stairways.
Renaissance entrance
feature.
Plate 7



45.

THE WALDRON APARTMENTS
(PERIOD I)
544-548 BROADWAY AVENUE
and COLONY STREET
Stairhall plan
Ornamental balconies
related to stairhall.
Plate 5



46.

THE CHATEAU, (PERIOD I)
14 BALMORAL STREET and
74 SPENCE STREET
L-shaped building
Stairhall plan
Ornamental balconies
related to rooms with
French windows.
Plate 6



what the relative merits of any single apartment building taken as a whole, it has existed mostly as a parasite at the expense of its surroundings. This situation has changed little. However, whereas subsequent periods have witnessed the disappearance of some of the early shortcomings, like the dubious slots and light wells, they have also seen the elimination of early apartment characteristics that made these buildings most attractive.

The tendency from now on has been toward simplification, practicality, standardization and a more casual use of the buildings and the life in them.

2. The Period Between the Two World Wars (Period II)

The strong curbing influence that the 1914 completion of the Panama Canal had on the growth of Winnipeg was first felt after 1920 with the introduction of low ocean freight rates that greatly reduced the flow of grain into Winnipeg for inspection en route to markets overseas. In spite of this fact optimistic voices in the city were still considering Winnipeg as being the grain center of the world as late as 1924, and predicted that the

"western metropolis....World Marvel....is fast becoming.....a center of the international

importance.....and within the next half century, a city equal to Chicago."¹

Unfortunately, such hopes and expectations did not materialize. Nevertheless, toward the late 1920's economic conditions improved due to the rise of the world price of wheat, new railway construction and the development of industry.

Accordingly this period shows a steady increase in apartment construction, reaching its peak in 1929, with 27 apartment blocks that year totalling \$2,091,000², the largest yearly total for this building classification in the annals of Winnipeg so far. For the sake of comparison the total of new houses was 741 that year at a cost of \$3,539,700², leading all other types of construction by a good margin, whereas the total amount of residences in Manitoba was 1,087 for \$5,006,700. There were no apartment buildings constructed in Manitoba outside of Winnipeg.

Throughout the 1920's the number of new apartment blocks were considered "an important factor, a big feature, a busy season, heavy gains" for each year's

¹ "Winnipeg, Know our City"
Winnipeg's Jubilee Year Book 1874-1926
Wonderful Winnipeg p. 27-29

² Figures taken from "Western Canada Contractor and Builder" November 1929 and January 1930

achievement of the building industry, as a response to a demand for apartments, in spite of the preponderance of the individual home.

"A new idea for Greater Winnipeg is construction of a Bungalow Court in St. Boniface, for \$100,000 The project calls for sixteen bungalows to be built around a court, which will be laid out as a flower garden. Each bungalow will have four rooms,..... Heating will be supplied by a central heating plant. The City Council was entirely in favour of the plan, as it is something radically different from and far more appropriate, in their view, for a residential district than an apartment block."¹ (BUENA VISTA, fig. 47-48a)

Nevertheless, the announcement of 23 new apartment blocks to be erected in Winnipeg in 1927 was considered as denoting "the increasing prosperity of the West" and as a sign "that Winnipeg is rapidly getting back to its pre-war building stride."²

Most of the apartment blocks of this period were erected preferably in the central residential area of the city close to the business section and to a lesser extent in Fort Rouge and the western extension of downtown. There were exceptions too, as for example, an apartment block built in 1928 on Portage Avenue in the suburb of St. James.

Apartment buildings of this period were mostly geared to middle class tenancy, with or without families. Suite sizes were ranging from two to

¹"Western Canada Contractor and Builder" Vol. 25
August 1928 p. 13

²"Construction" May 1927 p. 152

seven rooms, with spaciouly dimensioned rooms. One "feature" of the 20's and 30's was the wall bed (forerunner of today's chesterbed) allowing for an extra sleeping accommodation in the living room. Ultimately all suites had wall beds. Generally, buildings were 3½ storey walk-ups, i.e., 3 storeys above full basements, constructed in reinforced concrete with "tapestry" brick facia and Tyndall cut stone trimmings. Because of the general good level of construction, materials and equipment, the spaciousness afforded in the suites and the inclination toward cautiousness and a thriftier way of life, there was not much demand for luxury apartments. A building like PASSADENA COURT, (fig. 51, pl. 8), built in 1919 for upper middle class occupancy (comparable in standing to GROSVENOR HOUSE, 1962) was a successful building and an example of the generous moderation most valued those days, when pronounced luxury in apartment buildings was considered as constituting a risk. An example of that is the LOCARNO, (fig. 49, 50), built in 1929 whose owner went broke.

The following are extracts of descriptions of various apartment blocks taken at random from reports of that period:¹

¹"Western Canada Contractor and Builder" Years 1927
to 1931 Building Conditions at Western Points

- 1927 -- This new 30 suite block will embody the most modern improvements including oak trim, tapestry brick fireplaces in each suite and electric refrigeration.... A playground 100' x 125' has been provided for the use of the tenants.
- 3 storey, full up-to-date, red brick and stone, electric refrigerators and stoves, and built-in baths.
 - Winnipeg promises to have a busy season on apartment block construction. About 12 - already underway - will embody the most modern construction and be fitted with labor-saving devices.
 - The WILLINGTON, a seven-storey apartment block.....east side of Kennedy Avenue, south of Broadway Avenue.....72 suites, elevators....living quarters for maids in the basement....two large courts front and rear and garages....1927. (fig. 55, 56, 25, pl. 3)
- 1928 -- A three-storey apartment house to be erected on Wellington Crescent adjoining the HUGO APARTMENTS. Plans were prepared by Northwood and Chivers and called for three large suites of eleven rooms each consisting of four bedrooms, three bathrooms, living room, dining room, maid's room and kitchen.¹ (HUGO ANNEX, fig. 52, pl. 4)
- 1929 -- Another block is of an entirely new design for Winnipeg.....it will have four suites on each floor each being approached by private entrance vestibules. It is designed in Spanish style.
- Apartment blocks dominate Winnipeg building.
 - The BALFOURIA APARTMENTS is a modern block... (formed by two distinct identical units)... connected by an ornamental fronted wall of

¹ Mr. C.W. Chivers himself writes: "The HUGO ANNEX was designed for Vereker (now Lord Gort). He sent most of the material by ship to Churchill from Newcastle: the cornice, Jacobean staircase, plaster work, Adams mantle from Crothers, as well as oil paintings.

red tapestry brick, which will enclose a spacious private court containing flower beds and a fountain. The buildings are of all red tapestry brick with stone trimmings and with oak finishing throughout. Fireplaces of tapestry brick are in each living room of every unit. French doors lead to the living room and dining room.... Three and four room suites, with reception hall and large pantries and clothes closets. The kitchens and bathrooms have floors of tile. Every room has double windows with outside light. (fig. 57, 58)

-- A handsome new block....one of the most modern.....constructed in Winnipeg this year and contains a number of attractive features....absolutely fireproof, no timber being used at all, most modern equipment in every detail, with all the most useful appliances to be installed, including frigidaire.....absolutely sound proof construction, which will afford the tenants a degree of privacy that has not before been available in apartment blocks. The material used.....is Gypsum insulating board.....(for.....walls, and ceilings and is guaranteed to render the suites sound proof....) Two light wells are built in.. 38' x 40'and they will provide both daylight and sunlight to every suite including those on the basement floor.

1930 -- Barrett composition roofing....oak flooring.....terrazzo and tile flooring in corridors and bathrooms respectively.... Building absolutely fireproof and equipped with all the modern conveniences familiar to the apartment field.....Laundry drying rooms and lockers in basement.... A feature of the equipment will be wiring for radios in all suites.

-- The elevation to the street will be modernistic in effect carried out in tapestry brick revealed with Tyndall stone pilasters and dressings..... Front suites have six rooms with two bathrooms and dressing room, pantry and breakfast

alcove. The rear suites have four rooms each.....all have unusually ample closet accommodation. Each of the front suites on the ground floor has a lounge room in the basement, also a maid's room and washroom. A suite of maid's rooms is also provided in the basement with bathroom, each room having running water. The suites are approached by a large vestibule and wide steps leading into a large rotunda with fireplace from which an imposing staircase leads to similar rotundas on the second and third floors. Separate garages are provided at the rear of the building. The block throughout will be finished in the very latest style and the suites filled with every modern convenience including stoves and refrigerators.

-- The front entrance will be surmounted by a marquee and the building will be set back from the street line sixteen feet leaving a lawn for the basement suites... all modern conveniences and equipment including garbage chutes for each floor, electric heating, refrigeration and wiring for radio. (BRONX APARTMENTS, fig. 61, pl. 12)

-- THE WILTSHIRE, west of Spence Street, south of Balmoral Place....lawn terraced to the river's edge....construction reinforced concrete, brick and steel.... floors and walls between suites are insulated....two, three and four room suites all equipped with dinette and wall beds.... All suites have outside light and nineteen have a view of the river. (fig. 69, pl. 6)

1931 -- Steel joists, reinforced concrete, brick and Tyndall stone...various other adornments....

-- It will be featured by the most modern construction and will be finished in Tyndall stone and tapestry brick.

--specially designed entrances of a very attractive appearance will be a feature.

--A feature is the fact that the block will have a roof garden laid out by a specialist. The idea that each tenant will be able to read his newspaper and do her sewing in the open air above the city's din. To what extent roof playgrounds will keep children off the street remains to be seen. This one will operate summer and winter and will be provided with sand boxes, swings and teeter-totters, in the winter it will be enclosed with windows. Around the roof will be a parapet surmounted with an ornamented railing.

--it will have the distinction of being the first apartment block in Winnipeg in which everyone of the twenty-two suites will be equipped with an electric dish washer.

-- LADYWOOD APARTMENTS, 172 Edmonton Street.the second apartment building in Winnipeg to have a roof garden. Locker and laundry accommodation are on the roof..the entire roof including the garden will be fenced in with an iron railing to permit children playing on it.¹

1932 -- Five years ago apartment tenants as a matter of course expected heat. Today they want heat that is properly controlled. Prior to 1927 apartment buildings as a class were chronically overheated. As a health and comfort environment they fell short of the ideal.... Tenants grumbled, uttered dire threats, but seldom changed their apartment address on the grounds of unsatisfactory heating. The reason was that all apartment buildings were substantially alike in heating facilities... No adequate centralized control over steam heating had been developed. Today..controlled steam heating has become a fact.....

¹Personal investigation has revealed that this rather small and unassuming block has indeed laundry facilities on the top level, with an open terrace for the drying of clothes. The iron railing is there indeed along with a great amount of T.V. antennae. The paving is gravel over bitumen. The entire area is hardly a garden and even less a place for children to play. (fig. 62)

The above quotations, brightly colouring the apartment situation in Winnipeg, are geared in a salesmanship fashion to rather capture the fantasy and the interest of a clientele easily responding to "features" and gadgets. In the literature of that period no direct mention was ever made to any hidden or apparent shortcomings of the apartment situation as a whole or of individual buildings in particular. However, between the praising lines one can detect efforts to improve past situations mainly in connection with insufficient daylight exposure by displaying what was considered to be a larger grain of generosity in handling exterior space (see elaboration p.117-119). As already indicated, this matter together with considerations of orientation and of the larger environment, has always been the main problem of apartment building in Winnipeg. Apparently the general urban situation in the city of earlier times made such shortcomings not strongly felt, besides the fact that it was considered a natural thing and a matter of force majeure for a builder to try to get the most he could out of his piece of land, upon the shape and orientation of which he had no control. It is therefore no wonder that when the need for general

planning was first urgently felt this was thought in terms of improving traffic conditions rather than the amenities of the living environment at least as far as the controversial apartment type of accommodation was concerned. For, in regard to the single houses there hardly was (and mostly still hardly is) any thought that there ever was anything wrong with it.

"Of late months a great deal of attention has been given through the newspapers and by other means to town planning and various suggestions have been made with the object of relieving traffic congestion and opening up new thoroughfares. The latest development along this line is a resolution urging upon the City Council the necessity of appointing a City Planning Commission, to act in an advisory capacity in regard to all matters connected with the city plan of Winnipeg...."¹

Today we know that such "advisory capacity" only means piecemeal patch work. But those days this was the save-all magic recipe for overall urban order and harmony. Most types of buildings, as analyzed for Period I, were still in use during Period II, with the possible exception of the interior court type, open to the sky or covered. An example of the cluster type is the BUENA VISTA (see quotation, p.48) group. However, it can hardly be included in the apartment category as it comprises rather single houses sharing in

¹"Western Canada Contractor and Builder"

January, 1931
p. 11

groups of two and common entrance patio and all of them forming a ring around a central landscaped court. The solution fits well a trapezoid site surrounded by four streets. The novel feature of the group is the square interior court, not like the formal and open CHELSEA COURT of Period I, but a semi-private one, used by the inhabitants for children play, socializing and the drying of laundry. (fig. 47-48a)

Aside from this rather exceptional case Period II is characterized by three types of buildings, namely:

- a) the U-shaped building, in continuation of its pre-World War I popularity and practiced mostly in the early post World War I years. Two among many examples are PASADENA COURT, (fig. 51, pl. 8), and THE ROCHESTER, (fig. 67, pl. 3), both of the stair hall plan layout.
- b) the rectangle, exemplified by the LOCARNO, (fig. 49, 50), a stair hall building with a unique site situation for sub-central Winnipeg, located at the end of a cul-de-sac, thus displaying its long side with the various entrances to the approach and turning a narrow site to the river.
- c) the I-shaped building is the type that has dominated the general apartment picture of this

period, and with it the central double-loaded through corridor has established itself solidly. Contributed to this development was the simplicity and economy of this type and layout, making it easily adaptable to the standard rectangular Winnipeg lot with front street and back lane and the central corridor running straight from one end to the other. This adaptability caused the plan to be used also on corner lots and indiscriminately so regardless of orientation. Often blocks of this type were used in pairs with a yard between, as in BALFOURIA APARTMENTS, (fig. 57, 58). Slots and light wells were replaced by lateral more or less narrow rough-faced yards either side of the building, while service stairways and galleries to kitchens were mostly eliminated. So were the glazed balconies and verandahs and the few bay windows that still occurred had lost their richness of form and colour.¹ In short, this type of building could be reproduced easily without involving the architect too much except for an occasional

¹An exception is CAMELOT APARTMENTS, (fig. 66, pl. 4), which while adopting the I plan, the straight elevations and abolishes the set back, it re-introduces the glazed verandahs within the side yards thus acquiring a pleasant residential character its neighbor BESSBOROUGH APARTMENTS, (fig. 63-65), does not possess.

treatment of the main elevation for the sake of an architectural appearance.

In fact, responding to more "modernistic" fashions, the facade architecture lost its previous heavier renaissansistic flavour and its strong projecting cornices. Instead a straight stone band or a gingerbread form were finishing the top and a light coloured masonry trim with a belt course, window sills, lintels and entrance door frame were contrasting with the dark coloured brick. There were decorative panels of brick work when stucco was used, the combination of brick and stone trimmings being reminiscent of Art Nouveau, as in THE WILTSHIRE, the main entrance of which displays a further feature of the period - the panelled door with small panes of glass. (fig. 69, pl. 6). Occasional outside lanterns still adorned the main entrance.

More frequently than not the Period II apartment building now stepped up to the street building line abolishing the set-back, as in BESSBOROUGH APARTMENTS, (fig. 63-65, pl. 4), DALKEITH APARTMENTS, (fig. 68, pl. 6) and EGGERTSON BLOCK, (fig. 70, pl. 1). Wherever a strip of lawn was left at the front "for the benefit of basement suites", or a

side yard larger than the minimum requirements, the fact was hailed as a big feature of the block, as in BRONX, (fig. 61, pl. 12), and BALFOURIA APARTMENTS, (fig. 57, 58).

The Big Depression was already substantially felt in 1931 with only 12 apartment blocks built that year. As in most other fields of the economy, building activity was deterred by a general feeling of uncertainty. Builders were cautious and would proceed only with projects that were considered absolutely necessary.

In 1932 one sole apartment block was erected and two buildings were converted into residential blocks. From then on the building industry was just facing the hard facts that there simply was no demand for more apartment space and further that mortgage money was abnormally scarce. In fact, there were many vacant suites in the 1930's and because of frequent foreclosures a good number of apartment buildings came in the possession of mortgage companies.

Apartment owners, faced with the problem of leasing their suites, were competing by modernizing and refurbishing the buildings. In the process many large suites were broken up into smaller ones to suit the shrunk pockets of tenants.

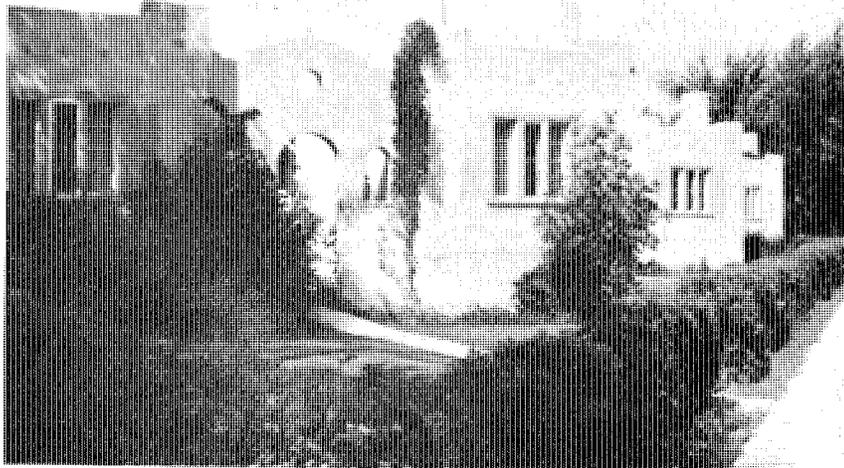
But mostly the now restricted space requirements

47,48,48a

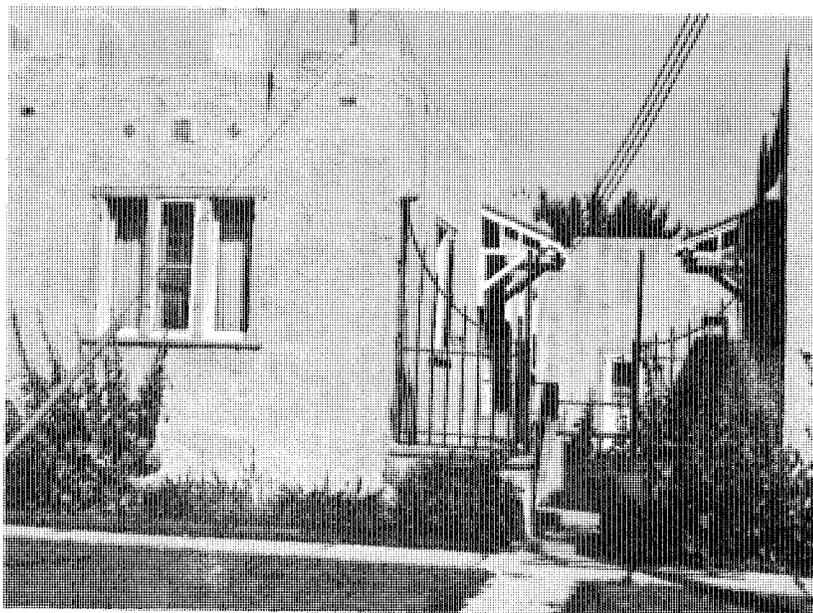
BUENA VISTA, (PERIOD II)
40 ST. MARY'S ROAD at
EUGENIE STREET, FERNDALE
AVENUE and WALMER STREET

A so-called "bungalow court",
a cluster of 16 single
houses grouped around a
common central court.

View from St. Mary's Road.



Entrance court to two of the
dwelling units on Walmer Street.

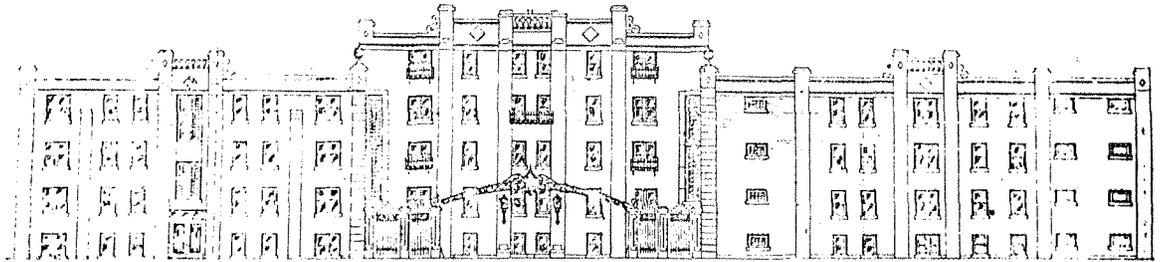


View of central court.



49,50.

THE LOCARNO, (PERIOD II)
1 ROSLYN ROAD



WINNIPEG'S NEWEST APARTMENT BUILDING

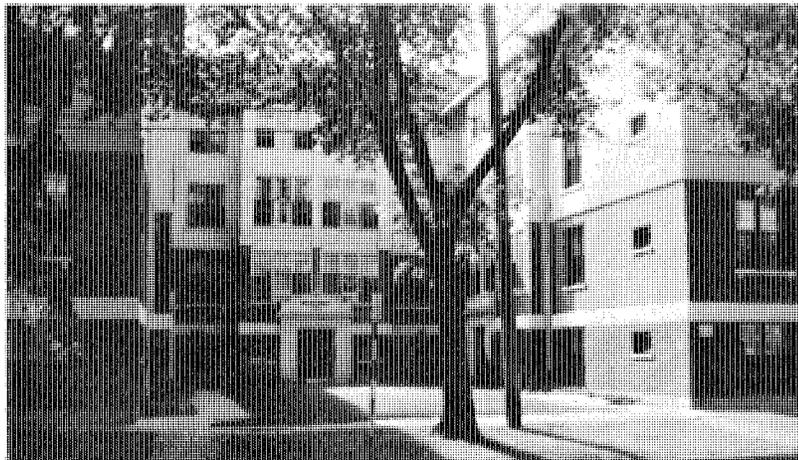
Operations commenced last month end upon a large new apartment block, Alex. Pollock being owner and builder. The Locarno Apartments, as the block is to be named, will cost upwards of \$400,000 and is designed upon the most modern systems of apartment construction, Mr. Pollock having made a special trip to the larger Eastern cities for the purpose of studying the best arrangement of interior and exterior design.

There will be 44 suites in the building, which is to be built as three units, so designed as to form a whole. There will be five entrances off a circular driveway court, 65 by 70 feet, in the centre of which will be placed a stone fountain. The size of the apartment is 260 by 104 feet, four and five stories in height, the latter the centre unit, with a basement which will only contain lockers and a central heating plant.

The plans allow for light all around each suite and a thorough draft, the very latest conceptions in this class of building. There will be a beautiful ornamental grill arched across the entrance, with private gateways.



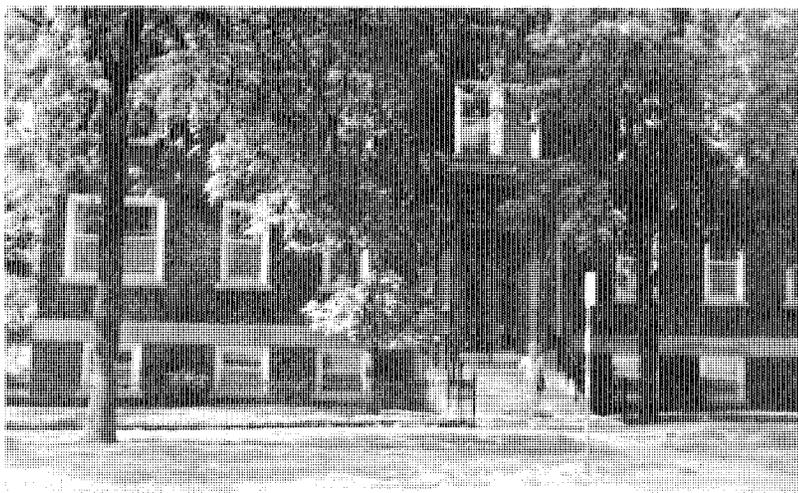
51.
PASSADENA COURT, (PERIOD II)
220 HUGO STREET
One of the first apartment
buildings to be erected
after World War I (1919)
carrying forth the pre-
war tradition of the
frontal court.
Stairhall plan.



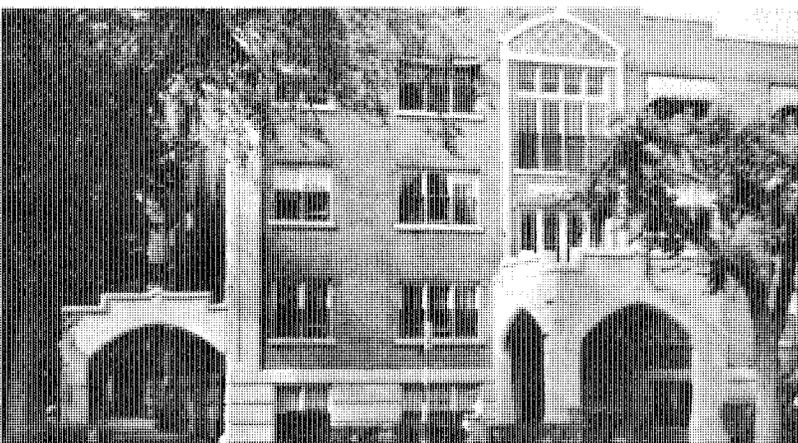
52.
HUGO ANNEX, (PERIOD II)
257 WELLINGTON CRESCENT
Luxury accommodation in
Winnipeg's foremost
residential area, on a
river lot.
One nine-room suite per
floor. Stairhall plan.
Plate 8



53.
HUGO APARTMENTS
261 WELLINGTON CRESCENT
Plate 8



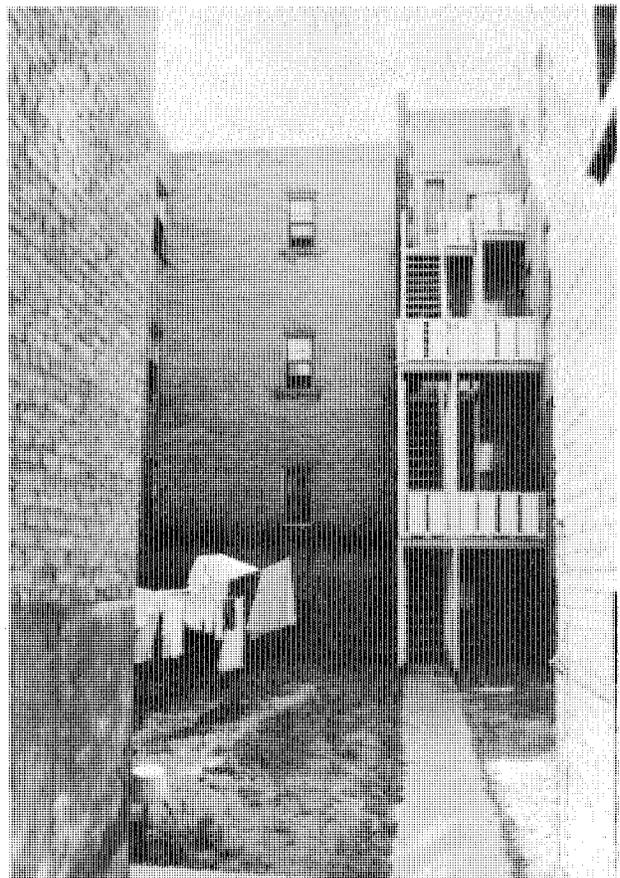
54.
ROYAL CREST
271 WELLINGTON CRESCENT
Plate 8



55,56.

WILKINGTON (left)
75 KENNEDY STREET
SCARSDALE (right)
71 KENNEDY STREET
(PERIOD II) PLATE 3

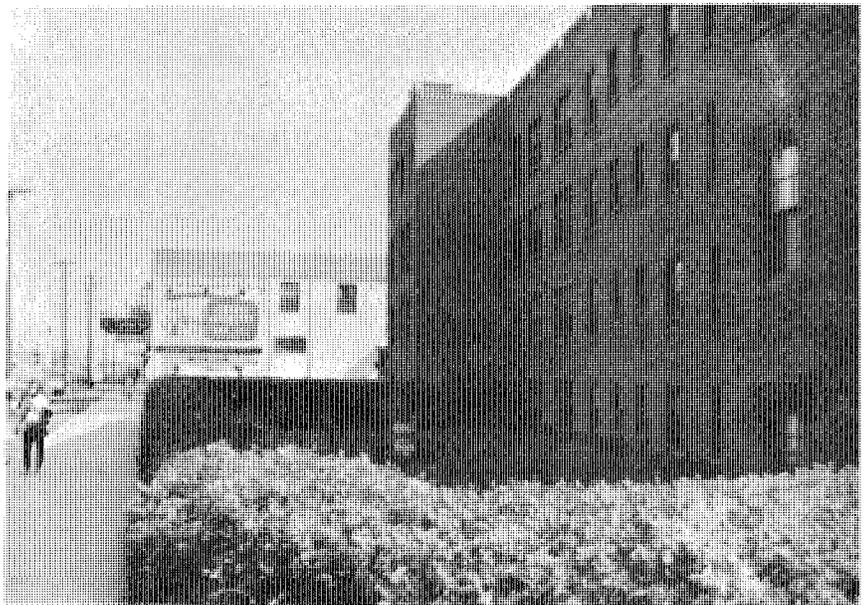
Two blocks attaching street
fronts and joining service
courtyards. Both of the
central corridor plan.



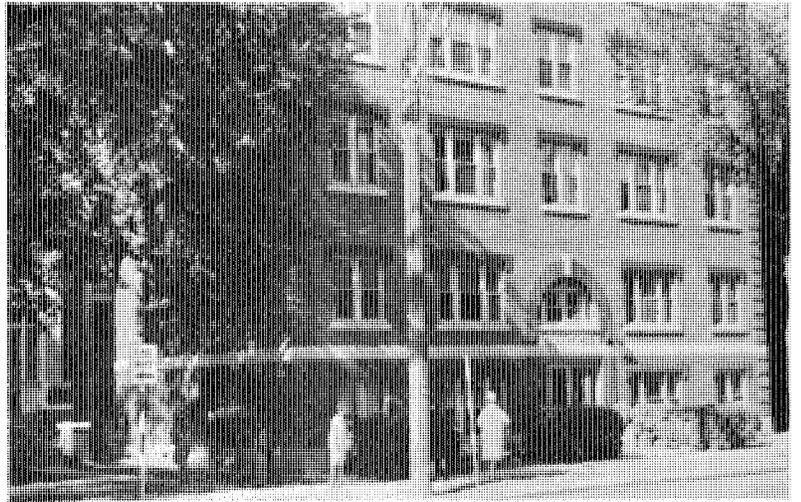
57, 58.

BALFOURIA APARTMENTS A & B,
(PERIOD II)
195-197 CATHEDRAL AVENUE and
MAIN STREET NORTH

Twin blocks of the central
corridor plan.
Space between blocks is
partially for service pur-
poses and partially for
passive recreation, but very
poorly developed and maintained
contrary to the promises of
the advertisers (see p.).
Open grassed yard on Main
Street is in better shape but
only for visual enjoyment.
It offers the advantage that
the building is recessed from
noisy Main Street. Standard
I-shaped plan was used when
the large corner lot could
have allowed many better layouts.



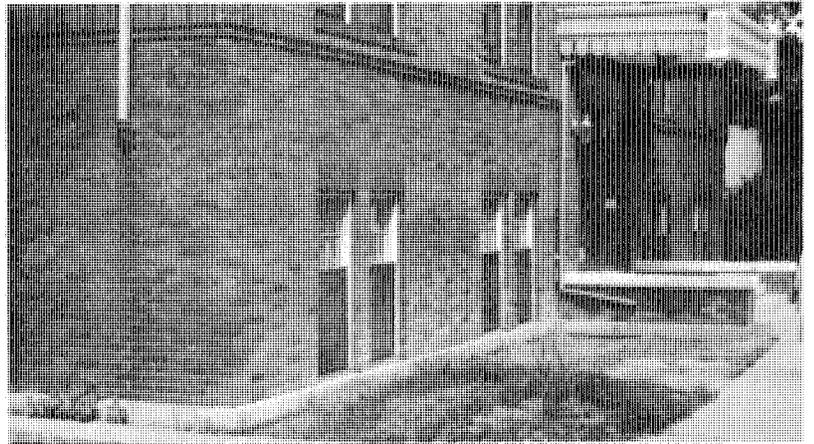
59. BILTMORE APARTMENTS,
(PERIOD II) PLATE 12
395 RIVER AVENUE
Central corridor plan



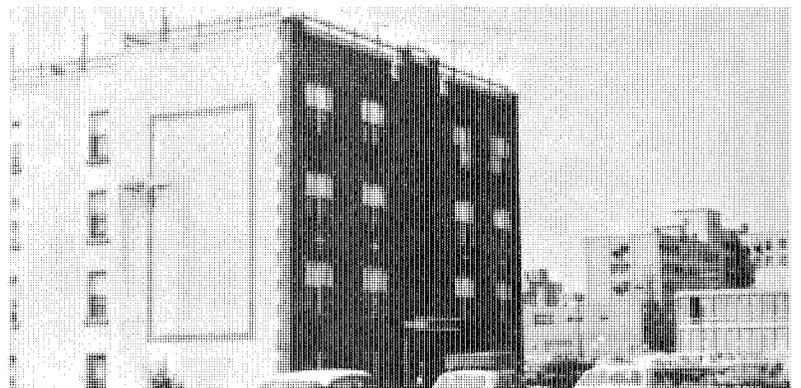
60. BILTMORE APARTMENTS AND
THE BRONX
are side by side but not
attached. The resulting
generous open court is a
multi-purpose area, not
very attractive but useful
to the tenants of such
blocks facing a busy
thoroughfare.



61. THE BRONX, (PERIOD II)
353 RIVER AVENUE
entrance part showing the
advertised marquee and the
16' wide lawn for the base-
ment suites (see p.).
PLATE 12

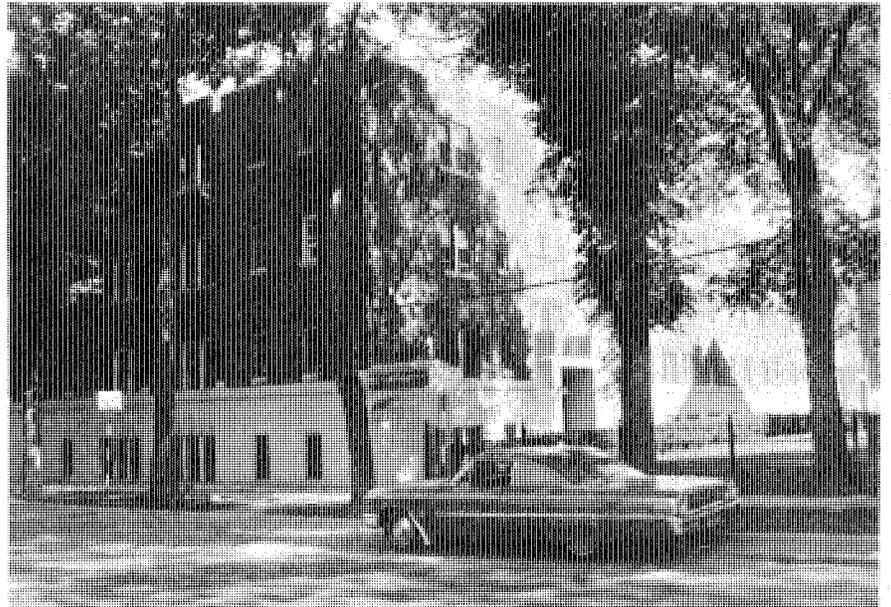


62. LADYWOOD APARTMENTS,
(PERIOD II)
172 EDMONTON STREET
This block hardly fulfills
the promises of its
advertisers (see p.).
Moreover, today it is
sitting isolated amidst
parking lots and heavy
downtown traffic.



63,64,65.

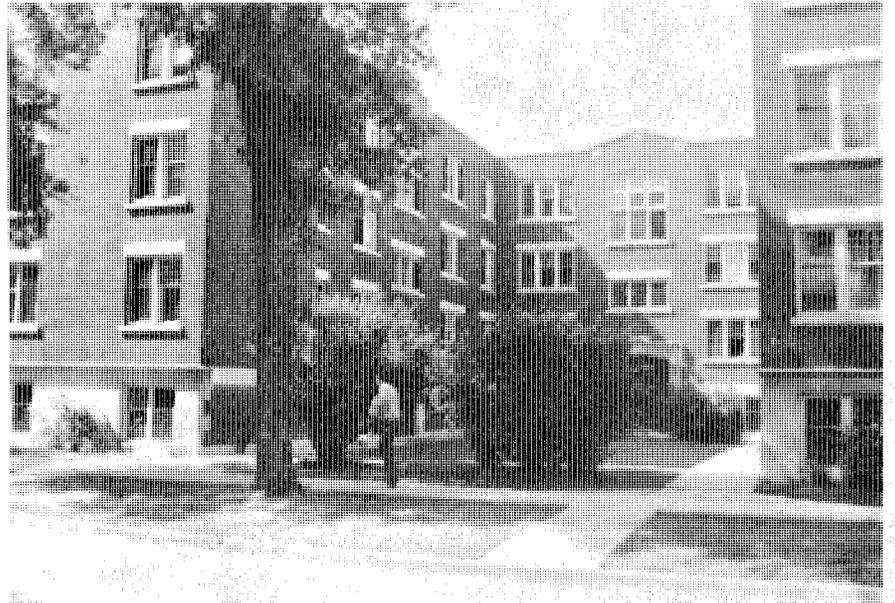
BESSBOROUGH APARTMENTS,
(PERIOD II) PLATE 4
380 ASSINIBOINE AVENUE
(River lot) A very long
block of the central corridor
plan (but not a through
corridor) entered laterally
and ignoring the river.



66. CAMELOT APARTMENTS
(PERIOD II)
400 ASSINIBOINE AVENUE
River lot. Central through
corridor plan affording
river bank area for tenant
use. Contrary to BESSBOROUGH
(63-65) this block clings
more to the older tradition
of glazed verandahs now de-
ployed within the sideyards,
either side of the I-shaped
building.



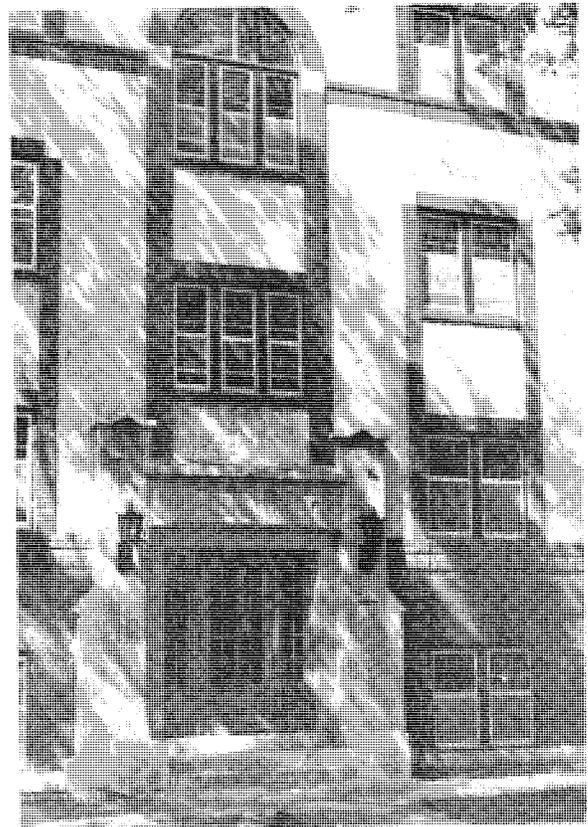
67. THE ROCHESTER, (PERIOD II.)
66 EDMONTON STREET
Stairhall plan.
PLATE 3



68. DALKEITH APARTMENTS
(PERIOD II) PLATE 6
6-10 BALMORAL STREET
Two long blocks, attached,
forming an internal common
service court. Central
corridor I plan, no set-
back from sidewalk.



69. THE WILTSHIRE, (PERIOD II) PLATE 6
30 SPENCE STREET (River lot)
Central corridor plan which ignores
the river, leaving the common green
along the river to be reached from
the street or the lane but not from
the building itself. Front and
river elevations in stucco and
"tapestry" brick, the long side
and back elevations in rough yellow
brick.



70. EGGERTSON BLOCK, (PERIOD II)
429 QU'APPELLE AVENUE
Next to Ross Apartments in the
background.
Typical central corridor I plan.
No set-back. Shops not included
in the building. Instead the
corner grocery store is a
separate structure.
PLATE 1.



of tenants were answered by conversion of former one-family houses into multiple dwellings.

"Social workers and health authorities complain about overcrowding and promiscuous living, but have no solution to offer. Conditions have been found where in a nine-room house originally built as a single family dwelling, eight families including nine children now live and all have to share what is commonly known as a three-piece set of plumbing fixtures. This tendency is not peculiar to Western Canada, is just as clearly marked in the Eastern provinces and is perhaps still more definite in the United States."¹

"Families on relief live in serious overcrowding.. Far too many dwellings occupied as tenements. The crowding together of families where privacy and individual family life cannot properly be obtained is far from desirable. There is more wear and tear in such premises; the occupants are inclined to become careless in their habits....premises often present an aspect that points to a neglect of the elementary principles of sanitation. There is usually no means for the carrying off of the products of combustion and the odors of cooking especially during the winter months when storm sashes are in position.....1932 smallest number of dwellings built since 1919, in spite of increase of population.... increasing number of houses are being converted into tenements. We find dark and unventilated rooms in the rear of stores occupied for living purposes... or in cellars."²

3. The Post World War II Period (Period III)

Housing conditions, as described above, that were prevailing during the depression years could not

¹"Western Canada Contractor and Builder" January, 1931
p. 12

²"Western Canada Contractor and Builder" May, 1933
p. 13

be eliminated swiftly and they were still strongly in evidence as late as 1943, in spite of the fact that the local economy was greatly stimulated by the war. Indeed, during the war years Winnipeg had become a major training center for soldiers and airmen. Construction of air field and army installations took place and military forces were permanently stationed in the city. As a consequence there was a boost of local industry, and in general agricultural products were high in price. People now had more money to spend and they were increasingly leaving the houses converted into tenements, for the sake of renting suites. The resulting shortage of suites brought about a sky-rocketing of rents, a condition that prompted the War Time Prices and Trade Board to freeze the rents as a means of keeping them under control. Rents were left free only for new apartment blocks, as a reflection of higher cost of construction and as an incentive toward new construction. The freezing of rents lasted until 1943. Nevertheless the City of Winnipeg Health Department reports¹ that in that same year:

¹Report of the 31st Annual Survey of vacant houses and vacant suites, and a statement of new, completed dwelling units in the city. Also Total Housing accommodation and remarks on Housing in general. December 31, 1943 Fred C. Austin, Chief Inspector, Division - Sanitation and Housing.

- there were no vacant suites;
- no houses were available for immediate rental occupancy;
- a deterioration of the housing situation was in evidence;
- unsatisfactory circumstances like overcrowding (too many families living in one house under conditions unfit for human occupancy), cooking, eating, and sleeping in the same room, insufficient sanitary facilities, unvented gas ranges, etc.
- a stress and strain existed among people of diverse origin and culture, having to live together in one house, in a degree of intimacy that became at times abhorrent and revolting.

Apartment buildings erected during World War II and in the early post-war period as an answer to the urgent demand for apartment accommodation were built, as of necessity, hurriedly and inexpensively on NHA (CMHC after 1946) loans.¹ The most typical of them, 2½ to 3 storey high match boxes are of stuccoed, frame construction. They are brightly colored and some have cheap looking canopies over the entrances. They can be seen almost everywhere in the city, especially lined up along the thoroughfares like Main Street North, (fig. 79, 81, pl. 10), Corydon Avenue, (fig. 87, pl. 8), Marion Street, (fig. 71-74, pl. 9), and St. Mary's Road in St. Boniface, (fig. 83-85), or even in more

¹The National Housing Act (NHA) was instituted in 1936 for the purpose of regulating and stimulating the production of Housing in Canada, as a means of creating employment. The Central Mortgage and Housing Corporation (CMHC) was created in 1946 as a crown corporation to implement the NHA.

pretentious districts like Academy Road West. Following the traditional trend, but now more justifiably so, these buildings were offering nothing more than shelter. Because of their small size and humbleness, common amenities other than a laundry room in the basement were neither possible nor expected.

No matter how clumsy and awkward these products of builder's draftsmen might look, they have certain advantages namely:

- small size buildings and roomy apartments
- plentiness of light and air
- stair hall plan or short corridor plan (not through corridor) or short through corridor.
- cheerful appearance
- some open space especially when in groups (MARION APARTMENTS, fig. 71-74, pl. 9) affording play space for children and laundry yards
- possibilities for socializing
- low rent

Some of these qualities make the buildings appear like duplexes rather than apartment blocks and all of them make the suites desirable to people of

lesser means, especially older people and families.

Two identical but separate structures of this category (55-57 Cornish Avenue and 24-26 Furby Street), built at right angles on a corner lot, are worthy of attention, (fig. 75, pl. 7). The buildings were constructed in 1941 of wooden joists and of second-hand clay brick for the dividing walls and the solid exterior walls, all covered with stucco. They are small, $2\frac{1}{2}$ storeys, 35 feet wide, containing 10 and 8 suites respectively. They nevertheless offer a mixture of one, two, three and four room suites, all featuring double orientation. The smallest ones, occupying corner locations, have natural diagonal ventilation, the others have all natural cross-ventilation. There are open back stairs for connection with the lawn grounds at the rear. The latter can be used as a playground, for clothes drying, gardening or socializing, and there is an enclosed garage for four cars, probably built later on available space. The rooms have a certain independence and thus a flexibility of use. Staircases have plenty of daylight through exterior windows. For these reasons the suites are still very much in demand

and there has been a constant waiting list of interested parties.

Not all buildings of this type have been equally successful in what concerns the qualities of natural ventilation and orientation, because the latter were not consciously designed qualities. Some suites which could easily have had diagonal ventilation do not have it because of lack of appropriate windows, causing many tenants to keep their entrance doors open on summer days for "a little draft of air", (fig. 79, pl. 10). Some even have air-conditioning units.

Moreover, many apartment blocks of this category have been located so as to have the main entrance facing the street whereas it would have been equally feasible to turn them even as much as 180° for the sake of a better orientation.¹

Interviewed tenants of mostly stuccoed, match box blocks on Main Street, West Kildonan, liked their apartments because they have large rooms, the buildings are small, socializing is easy, and shopping is close by. There are some families

¹The attitude of disregarding natural ventilation and proper orientation has been traditional in the city, where even apartment buildings of newest production have not taken advantage of such a consideration when easily possible.

with children in these buildings and there used to be many more. Today most of the tenants are older people, (fig. 79-82, pl. 10). It is interesting to note that because these earliest apartment blocks in West Kildonan originally had a relatively large school population the local City Council in those days was against apartment buildings. They felt that their tenants were not paying a fair share toward school taxes. The policy, therefore, was to force people into single houses¹, with West Kildonan having thus preserved its single-house dormitory suburban character.

The period between roughly the end of the war and the mid fifties can be called a period of transition for apartment building in Winnipeg, a time for relatively little building activity for this type of housing. Most attention and

¹This policy has been somewhat changed ever since. The example of St. James deriving high tax revenues from apartment blocks with no school population at the elementary level, makes the City Council now think of apartment blocks as being highly beneficial, under such conditions. As a consequence apartment buildings are anticipated to occur in the area north of Kingsbury Avenue that is still undeveloped, especially along Leila Avenue, that is expected to play a major traffic role in the future. This is a classic example in Greater Winnipeg, as far as municipal attitudes go, of the right result for the wrong reasons in the past, and as the pendulum swings, the wrong results for sheer, blunt economics and not for considerations beneficial to Greater Winnipeg. For more discussion on the subject see pages 116-117.

effort was concentrated on individual houses that were strongly encouraged by the government. Added to this was the fact that builders in general had lost touch with apartment building after the long slackness of the depression and the war years.

Period III has produced the smallest apartment buildings in Winnipeg of any period. The relatively few apartment blocks that now emerged were mostly designed by the builders themselves. Aside from the stucco boxes with two to four suites per floor (stair hall plan, eg., West Kildonan, fig. 79, 80, pl. 10), or four suites per floor (short corridor plan, eg., Sargent Avenue, fig. 89, 90), there are brick boxes of roughly the same dimensions and plan layout built single, (fig. 82), or in pairs or rows, (fig. 86, 94). On more prominent and/or larger sites these buildings become larger, either more or less elongated rectangles, (fig. 92, pl. 3, fig. 93, pl. 4), I-shaped (fig. 76-78, 88, pl. 6) or L-shaped, single or in pairs. When in pairs, they are often related to each other by means of canopies or trellises, forming a common entrance patio, (fig. 92, pl. 3, fig. 93, pl. 4). Then the

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plan is of the shorter Γ -shaped central corridor with stair cases and outlets at the ends, the space between the buildings being left green and at times containing a common outhouse for service purposes. Used sites were as prominent as on Broadway where the rather ugly buildings are now a striking cacophony to the prestige of the avenue, (fig. 91, pl. 2). Very frequently the straight central corridor has been used, reaching from the street entrance to the rear parking, as the latter is accessible mostly from the back lane. In one known example of two such buildings forming a pair, where there is no lane at the back but the river, the access to the parking lot bordering the river is the space between the two buildings, thus creating an unpleasant situation for the suites at half basement level. (STATESMAN APARTMENTS, IMPERIAL APARTMENTS, fig. 95, 96).

Such buildings have been placed parallel or perpendicular to the street, depending on the size of the site and parking arrangement, with no regard to orientation. They are all $2\frac{1}{2}$ or 3 storey walk-ups, with a six foot wide double loaded corridor, comprising small, modestly dimensioned suites, in terms of number of rooms and square foot

coverage respectively. The smallest of this kind, the so-called bachelor or efficiency suite, is a one-room combination for living, sleeping, eating, with a kitchenette, one or two closets, and a bathroom. Larger-sized suites have in addition to the above, one or more bedrooms.¹ The longer and narrower the blocks are the more frequently they contain small suites. Given the ready availability of single houses there was little demand for new large apartments for families, a circumstance that ever since has suited apartment block owners well, for more often than not they consider children as problems. In turn, due to the lack of supply of large apartments, even those families preferring apartments were forced into single houses. What makes most of these buildings unsightly is a combination of cheap materials, gross detailing and clumsy proportioning. In earlier periods one elevation at

¹

CMHC tried to remedy this situation by introducing, in 1950, a regulation whereby the gross average size of suites in any one apartment block should be no less than $1\frac{1}{2}$ bedrooms. For example, if a builder wanted to provide for bachelor suites, he also had to include in his building a proportioned amount of three bedroom suites. However, this regulation has not been treated as an absolute must, but as a desirable goal. An example of such a laxity is the THUNDERBIRD, built in 1957-58, with 70 suites of which 10 have two bedrooms, 30 have one bedroom, and 30 are bachelor suites.

71,72,73,74.

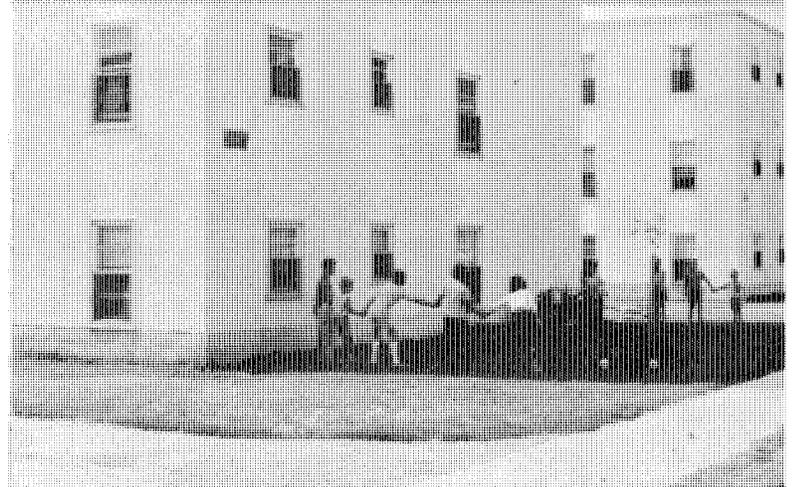
MARION APARTMENTS
(PERIOD III)
ST. BONIFACE
MARION STREET,
GOULET STREET,
ENFIELD STREET
Plate 9

Largest group of
stuccoed apartment
boxes in Winnipeg

The group is split by
MARION AVENUE, a main
traffic thoroughfare.

Blocks have their own
laundry yards along
pedestrian pathways.

Some play space for
children is available.



75.

55-57 CORNISH AVENUE and
24-26 FURBY STREET
(PERIOD III)

Homely buildings with gross
and clumsy detailing - but
popular.

The corner one is a com-
bination of stairhall and
short corridor plan. The
other is of the stairhall
plan. They provide good
size rooms, cross or
diagonal ventilation,
generous open grounds at
rear and they are of low
rent.

PLATE 7



76,77,78.

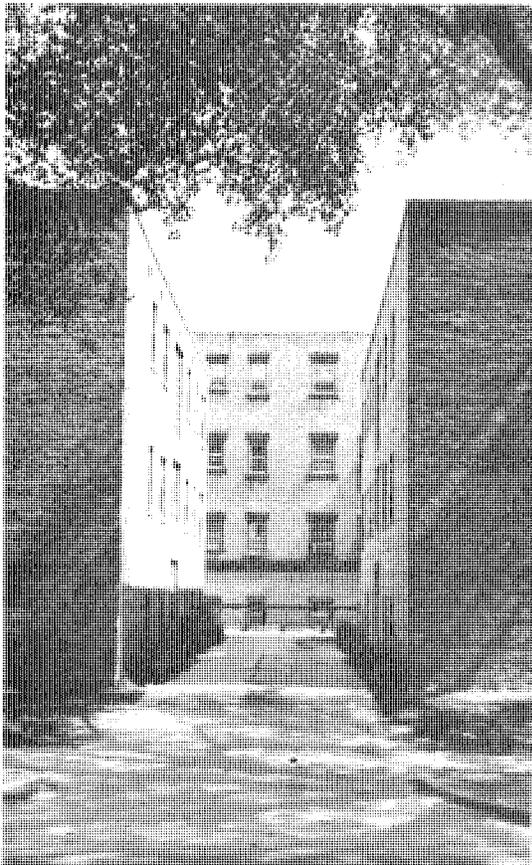
MILLICENT APARTMENTS

85 YOUNG STREET, (PERIOD III)

LAURENCE APARTMENTS

75 YOUNG STREET, (PERIOD III)

Twin blocks, side by side, of stereotype stock plan layout chosen for easy, fast production regardless of site and environment. A public, treed boulevard at front is their only amenity. The lack of open space for laundry and parking is striking, so is the roughness of the external brick of the same quality all around as the rear part of The Wiltshire (background) of Period II
PLATE 6

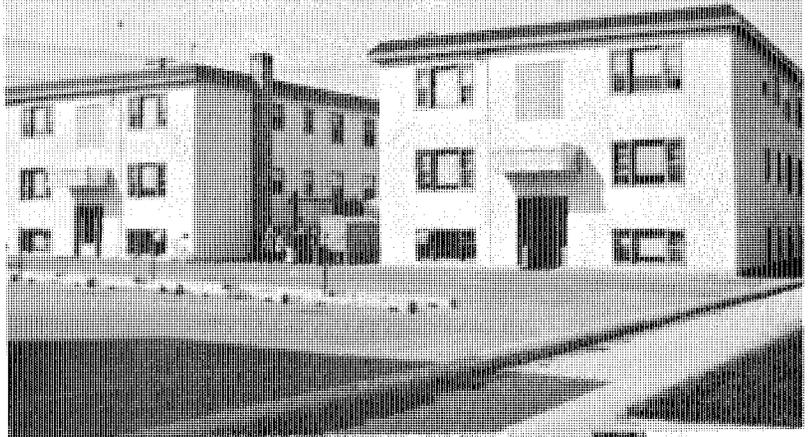


79,80,81,82.

MAIN STREET NORTH
(PERIOD III) at
SMITHFIELD AVENUE
RUPERTSLAND AVENUE
ENNISKILLEN AVENUE in
West Kildonan
Stairhall plan.
Heavy traffic on MAIN
STREET. Building not
consciously grouped for
the benefit of proper
orientation and amenity
areas, disorderly outer
environment and inner
service yards, are the
most important short-
comings of all the
buildings on this page.
However, some grassed
left-overs make
socializing among the
tenants possible.
Plate 10

MAIN STREET NORTH
(PERIOD III) at
PERTH AVENUE
West Kildonan

MAIN STREET NORTH
PERTH APARTMENTS
202 ST. ANTHONY AVENUE
West Kildonan



83,84,85.

ST. MARY'S ROAD

ST. BONIFACE

Same characteristics as on Main Street North. General quality of environment extremely poor: excessive traffic on main thoroughfare, blocks placed at random or naively as to form, rhythmical groupings, unsightly street features, and except for some grass, no shrubs or trees to enhance the buildings and buffer them from the street.

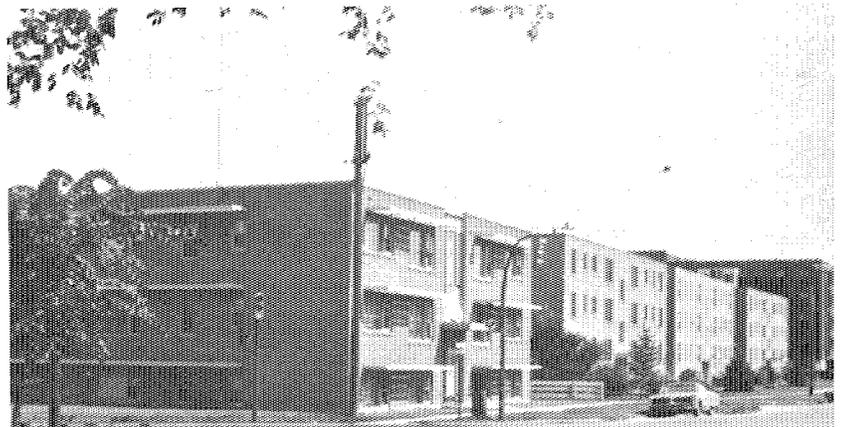


86.

EUGENIE AVENUE and ST.MARY'S ROAD, ST. BONIFACE

Foreground: BELL-VUE APARTMENTS, (PERIOD III) 35 EUGENIE AVENUE
brise-soleil bands grouping windows. The next three more recent blocks are devoid of any ornamentation.

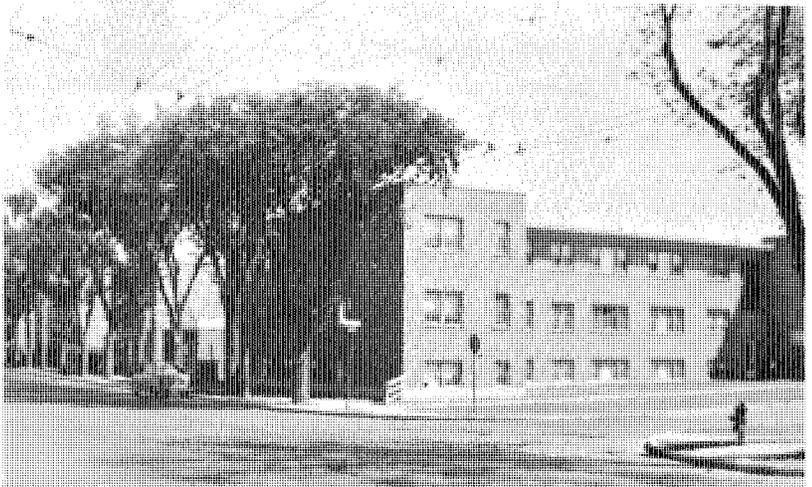
A strongly contrasting comparison with Period I block in background.



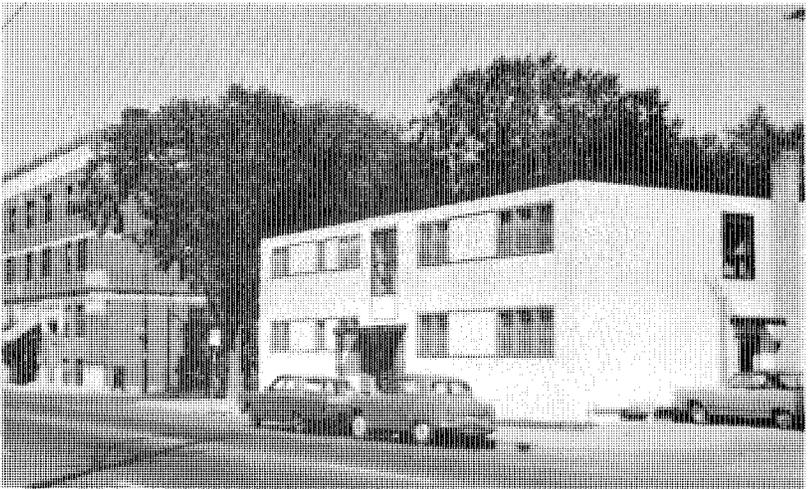
87.
CORYDON AVENUE, (PERIOD III)
Repetitious stucco blocks on
same building line than the
pre-existing individual homes.
Plate 8



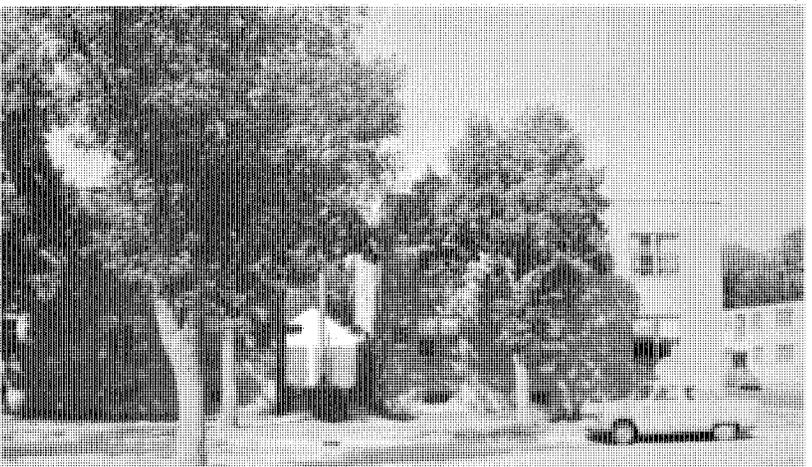
88.
LADY CORYDON, (PERIOD III)
251 COCKBURN STREET and
CORYDON AVENUE
I-shaped block repeated
four times along Corydon
Avenue with slight
modifications to fit
different size lots.
Plate 8



89.
LADY BEVERLY, (PERIOD III)
727 SARGENT AVENUE
595 BEVERLY STREET
Background: THE ADANAC
APARTMENTS
737-743 SARGENT AVENUE
and BEVERLY STREET
(PERIOD I)
L-shaped corridor connects
main entrance and side
yard entrance to parking.



90.
KARYN and SELBY APARTMENTS
(PERIOD III)
576-580 TORONTO STREET &
SARGENT AVENUE
Twin blocks have common
pathway for entrance.
L-shaped central
corridor leads to
backyard.



91.

DRAKE BLOCK, (PERIOD III)
270 BROADWAY AVENUE
I-shaped building, stressing
the entrance with homely
details. Landscaped left-
overs unusable by tenants
because they are not
accessible from building.
Same building repeated
three times on south side
of Broadway. The two other
buildings are:
NELSON APARTMENTS,
250 BROADWAY AVENUE
THE CURTIS, 111-113 SMITH
STREET and BROADWAY AVENUE
PLATE 2

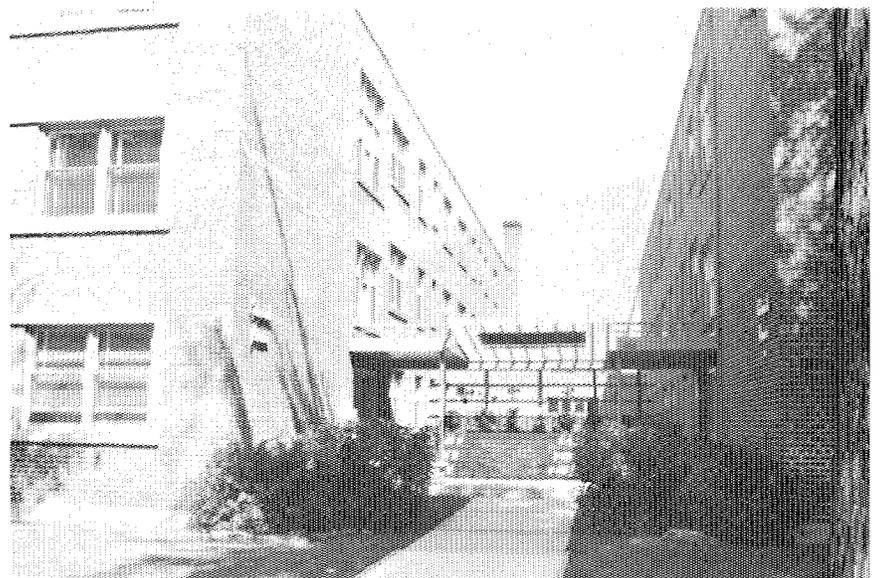


92, 93.

TOWN HOUSE
346 BROADWAY AVENUE
Characteristics of some ear-
ly Period III buildings are the
bands grouping the front
windows.
The laterally-located
entrances in these twin
buildings are connected
architecturally by means of
trellises and dwarf walls.
PLATE 3



COLONIAL HOUSE
405 ASSINIBOINE AVENUE
at CARLTON STREET
PLATE 4



94.

PORTAGE AVENUE WEST
at RIVEROAKS DRIVE
(foreground) and
CAVELL DRIVE

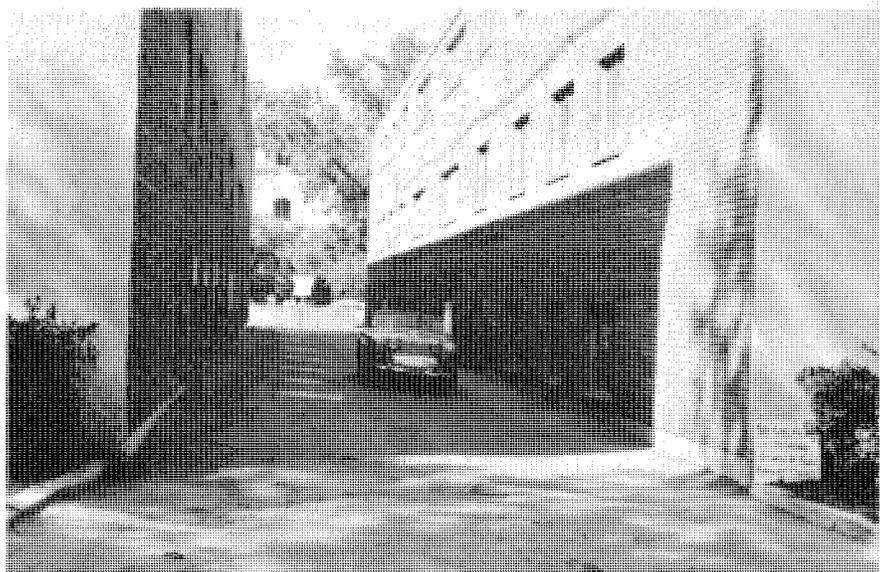
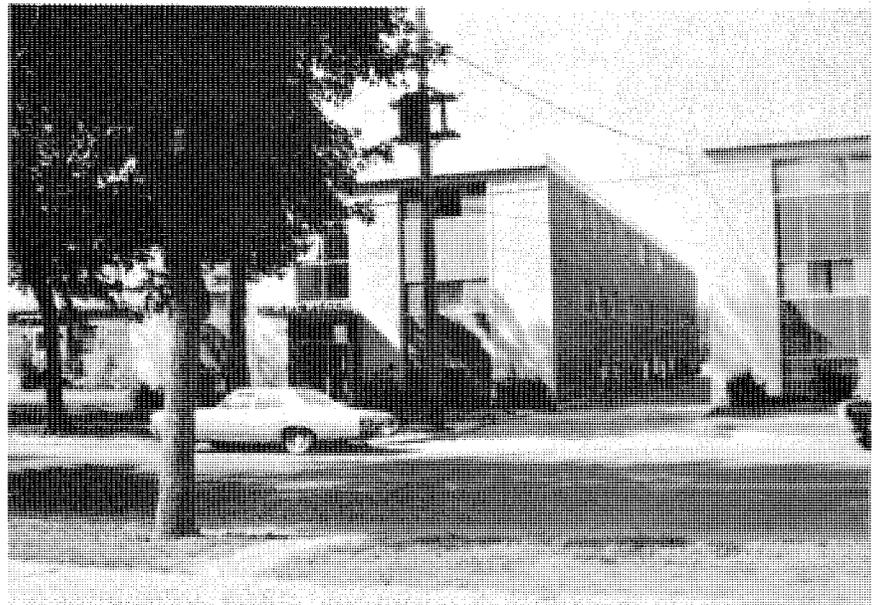
This row of Period III,
three storey, barren
looking brick boxes with
homely entrance canopies
are strikingly contrast-
ing with the Period IV
seven storey, balconied
apartment blocks in
background.



95,96.

IMPERIAL APARTMENTS
121 MAYFAIR AVENUE
STATESMAN APARTMENTS
115 MAYFAIR AVENUE

Transitional twin blocks
between Periods III and IV
showing established
practices in terms of
land use and building
layout. Parking
located between blocks
and river, with the
space between blocks
used as access drive-
way to parking. Drive-
way is the only view
afforded to half of the
semi-basement suites.
The pretentiousness of
the blocks exhausts it-
self in the differentiated
treatment of entrance
elevations by means of
Tyndall stone facia and
curtain walling.



least used to be treated with the best stone and brick materials available and adorned with careful architectural details. Instead, Period III buildings have the rough type of facing all over, (fig. 76-78, pl. 6). The attempt toward "architectural" treatment exhausts itself in awkward entrance parts, especially when behind them there is a head-on corridor and stair case, (fig. 86, 91, pl. 2). At times brick or masonry bands frame front elevation windows in group, (fig. 92, pl. 3, fig. 93, pl. 4). There are no balconies, and no amenity areas of any usefulness or attractiveness. A notable exception to this rule is LANARK GARDENS, (case study p. 320).

4. The New Era (Period IV)

The easy-to-design and fast-to-build, light-textured brick structures, short, elongated, L or I-shaped, depending on location and size of lot, are still going on, e.g., Edison Avenue, North Kildonan, (fig. 99-104, pl. 11), or SOUTHGATE APARTMENTS, (fig. 105-107, pl. 5). Meanwhile, the mid-50's saw the resurgence of the elevator in apartment buildings, coupled with innovations like the

"lift-slab" mode of construction and balconies.¹ With the elevator the high-rise apartment building made its appearance, because of high cost of land even in outlying areas.² It brought more suites under one roof. The relatively small type of suite (in spite of some CMHC influence toward larger suites), the ever-increasing number of suites on one floor, the elevator and new mechanical devices such as incinerators, automatic appliances in laundry rooms, now possible on each floor, all established the central corridor layout even more firmly. Exhaust fans or other mechanical ventilation for now all-internal kitchens and bathrooms have no doubt reduced the amount of kitchen smells off some public hallways but the latter were still far from satisfactory. As the typical layout provides stair cases at both ends of the central corridor, and as fire regulations demand that the

¹ First in St. James by the F. Lount Company. Protruding open balconies do not exist in buildings of earlier periods. Those who look like such mostly of wrought iron were for decoration related to rooms as well as to stair halls. (MAYFAIR, fig. 37, CHATEAU APARTMENTS, fig. 46, pl. 6, or WALDRON APARTMENTS, fig. 45, pl. 5).

² PARK TOWERS, 2300 Portage Avenue, St. James, built by the F. Lount Company, (see case study p.), and precipitating a string development of apartment blocks along Portage Avenue West, (fig. 108-111).

doors between hallways and staircases be kept shut at all times, those hallways are continuously hot and stuffy and often smelly,¹ a characteristic detrimental to the good image of an apartment building. It, therefore, seems that when a building is not air-conditioned, its corridors and hallways have to be pressurized. Another source of smells in some apartment blocks are laundry rooms not equipped with mechanical ventilation.

An exception of a modern apartment block without central, double-loaded corridor is BILLINGSLEY MANOR.² Instead, this building has an open central court surrounded by a single loaded corridor. The latter is bright and airy, affording a certain degree of cross-ventilation to apartments. For this reason the building, although not air-conditioned, competes successfully with others that are, the proof being that only a mere 10 per cent of the tenants in that building have asked

¹ Hallways, even in modern upper-class apartment blocks, were found to be smelly, especially in winter when people cook more at home, in spite of the fact that such blocks do provide exhaust fans in kitchens. The dominating feeling among tenants is that technical things are poorly done, including cheap fixtures in bathrooms in order to save pennies and that what they are really buying is the location mostly facing the Assiniboine River.

² Built by the Smith Agency, 1959-60 on Portage Avenue West in St. James, with 90 suites, 72 of which have recessed balconies and the remaining 18 are efficiency suites, facing north and are without balconies, (fig. 112-116).

for air-conditioners. The court itself, however, being located above the basement garage is completely barren, unused and obviously also unusable due to the absence of any greenery and to the hard, sleek, noise-resounding peripheral walls.

Given a steady, growing economy, an increasing affluence and a spending largesse in Canadian life, the luxury apartment has been the next step in Winnipeg, a phenomenon of the last decade and a reflection of trends elsewhere. To the elevator, the high-rise trend and the balconies,¹ new elements have been introduced, namely: parking (open, covered, or enclosed with automatic-eye opening doors), cars parked by jockeys, swimming pools open or enclosed, penthouses, large canopies over main entrances, entrance foyers with comfortable sitting arrangements for tenants waiting for cars, high-speed elevators, full kitchens rather than kitchenettes, more than one bathroom, maids' rooms in large apartments, sound proofing, mechanical ventilation, air-conditioning, wall-to-wall

¹Balconies are good when recessed, (e.g. BILLINGSLEY MANOR, fig. 112-114), thus offering a necessary degree of wind protection and privacy, and when they are large enough to be used for relaxing, sunning, eating, etc. Instead they are often so designed that they are useless and disturbing, the aim of some designers being not the adding of a real amenity to and the enrichment of the livability of the dwelling units, but rather the making of the exterior appearance reminiscent of a luxury Miami Beach hotel.

hermitically sealed window units eliminating the use of storm sash, full length balconies allowing the cleaning of windows without overhead swing stages, two-inch thick broadloom, oriental rugs, silk-figured wall paper, wall-to-wall drapes, wood panelling, chandeliers, etc. Not all of these elements are simultaneously present in any one luxury building. They depend on the selling devices in form of "new ideas" of their promoters and builders. But they all characterize this type of apartment design approach. The trend toward upper-class and luxury apartment accommodation arises out of the mobility of corporation personnel at the executive level, of the moving away from the single home of middle-aged upper middle class and upper income couples or widowed people with grown-up children, and the readiness of builders to supply such people with a new concept of status symbol which besides the swimming pool,¹ the hotel-like

¹Swimming pools in apartment buildings are an attractive amenity to and an area of social intercourse among tenants. They are indoors or outdoors at ground level or on the roof. Whether they work well or not depends on each particular situation. Indoor pools allow a year-round use but they are considered only for exercise not for enjoyment, as they do not allow in the summer for sun-bathing in connection with swimming. Besides, because of the hard finishing materials they are very noisy especially when used also by children. Outdoor pools are often subject to intrusion by outsiders, mostly neighboring children. In some cases elevators and hallways suffer from the wet feet of

appearance and all the rest, relies also a great deal on location, view and the so-called "majestic" and "landmark" character of the high-rise type of building. Such apartment blocks have thus catered to residential areas of prestige, mostly on river lots, although only half of the apartments can

swimmers returning to their apartments. Pools on the roof enjoy privacy and can be reached most directly and conveniently by elevator. Those of them that are open are mosquito-free but they suffer from the discharge of incinerators. Limitation of the use of the incinerator at hours when the pool is not in use and cleaning of the pool whenever necessary would be a remedy.

Admittedly, many apartment dwellers like to change in their own apartments, have a direct connection with the pool by elevator only, enjoy a pool that never gets overcrowded or noisy and be able to sunbathe mosquito-free. In return for such amenities they are willing to accept the rather restricted size of average apartment swimming pools and to take good care in keeping the building free from wet feet and dripping swimming suits.

Such swimming pools do exist in Winnipeg, (fig. 135-138, pl. 13), and they are serving a certain number of people well. More numerous, however, are those pools which, except for playing children, are not successful for any combination of reasons, thus reducing this kind of amenity into a mere caricature and a mockery of the thing that in turn is in itself nothing but a substitute for the real free swimming in clear open waters.

Considering the various categories of people living in apartment blocks (see page 78), a pool worthy of its name should be formed by three different sections. Firstly, a wading pool for small children, secondly, a smaller pool for rather lazy swimmers (mostly older people) or beginners and thirdly, a larger pool for active and energetic swimmers and divers.

Further it should be usable both winter (at least partially) and summer (opening onto decks or landscaped areas for sunbathing and play), have its own dressing rooms and showers, and eventually be related to other recreational facilities as well as to exercise, massage rooms and saunas. Such a swimming pool to be economically feasible must relate to a proportionately large apartment complex. Adequate control and supervision is required by law.

avail themselves of a view of the river. None of these are directly downtown, many are close to downtown (Roslyn Road, Wellington Crescent), and an increasing number of them are being built in the suburbs (St. James, St. Vital). While there currently is a plentiful supply of higher-class and luxury apartments and probably more are in the making, there is on the other hand an acute shortage of middle-class¹ apartment accommodation, the rate of vacancy being at present only 0.6 percent.

The reason for this condition is tight mortgage money. Younger and bolder private developers do venture into the medium cost apartment enterprise, with the result that the percentage of apartment construction today has reached again the level of the 1910's and 20's. Long experienced developers, however, who have lived through the depression and learned to be cautious, are reluctant to do so. Still others hope for an easing of financial conditions in the near future, in which case, buildings

¹ An even greater shortage exists in apartments for the lower income groups. Except for a few tenement houses of earlier periods, orthodox apartments for this income bracket have never been supplied by private enterprise. Subsidized public housing is now under preparation and it is undoubtedly going to rely heavily on the apartment type.

constructed today are going to face much competition with structures that are going to be built in a few years, with cheaper mortgages. There is also the feeling that CMHC has simply attached too many strings beyond and above the national building code requirements, thus reducing the incentive toward new apartment construction.

Today the people who constitute the market for middle-class apartment accommodation, mostly the single (by themselves or in groups) and the couples, (see p. 78-82), use as criteria for their choice considerations of location, size and price in that order. Ample closet space,¹ sufficient heat in winter and cross-ventilation are appreciated. Orientation and view are equally appreciated, especially by older people who stay much at home. They want to watch the traffic, enjoy a nice view

¹Middle-aged and older couples, who have lived for the better part of their productive lives in single houses, have, over the years, accumulated possessions, some of the most cherished ones they do not want to part with when they decide to move into apartments. Psychologically, their preference is toward modern apartment blocks, in which, however, they do not have enough storage, locker or closet space and this is one of their major complaints. Especially such upper-middle and upper-class apartment buildings which use much of the ground floor and/or basement for garage and parking purposes, are devoid of extra storage space for tenants, an amenity the older blocks are better equipped with. Generous storage space within and outside the suite is a feature serving well all types of tenants and neglect to provide for reduces seriously the value of an apartment as a long range habitation.

and have sunshine in their rooms. Thus the farther from downtown the more the view counts. On the other hand, among those who are employed all day, mostly younger people, some do not care very much, it seems, for orientation and view. Given the length of the winter nights, they do not even look out of the windows.

Apartment buildings of all categories are not any longer a close-to-downtown residential facility, or favouring proximity to public transportation lines, as it used to be in earlier periods.

Although even today bus transportation close to apartment buildings is an asset, the automobile has nevertheless scattered the apartment block all over the metropolitan area. For a new centrally located apartment block 50 percent provision for parking is considered as sufficient,¹ whereas outlying areas demand 100 percent and even 120 percent as in the case of St. James. Older apartment buildings, because they offer more spacious apartments, compete well with newer ones (although not for the same type of people) except for parking. That is why owners of old blocks now buy houses next door for use as parking lots.

¹In case a public parking facility happens to be located 100 feet or less away from a downtown apartment block this parking can be counted in the 50 percent.

Regarding some perspectives of apartment construction as voiced by informers in the business, there is some feeling that apartment buildings should not have too many suites under one roof lest they lose their friendly residential character. The upper limit is placed around 90 suites per block, which is also felt to be the highest number one caretaker can efficiently handle. For middle-class rentals concrete frame construction is considered too expensive, the most economic one being steel joists on carrying walls up to six floors high.

Developers with moderation and restraint think that today's apartment buildings have the tendency of being too ornate, thus costing the tenants higher rents without a real benefit. Rather than having large, national development firms dominating apartment building in Winnipeg, developers feel this city needs the local man who can keep in constant touch with the renting public.

In Winnipeg the following types of apartment buildings of the modern high rise variety are currently in use:

A. The Slab

Depending on the shape and size of the respective site the slab takes the following forms:

a) the elongated rectangle

examples -- PARK TOWERS & PARK TERRACE,
 (case study p.)
 BIRCHWOOD TERRACE, (fig. 111)
 PENTHOUSE TOWERS, (fig. 117-
 119, pl. 12)
 EDINBURGH HOUSE, (fig. 120-123)
 KELLY ARMS, (fig. 124,125, pl. 4)
 RIVER CRESCENT GARDENS,
 (fig. 126, pl. 13)
 SUSSEX HOUSE, (fig. 127,128,
 pl. 13)

b) the L-shape

examples -- 59 WILMOT PLACE, (fig. 129,130,
 pl. 13)
 THE FOUNTAIN HOUSE, (fig. 131-
 138, pl. 13)

c) the broken rectangles

example -- REGENCY TOWERS, (case study p. 351)
 or the rectangle with slanted sides

example -- HALTER EAST, (fig. 140, 141)

d) the Y-shape

example -- NIAKWA PLAZA, (fig. 165)

e) the U-shape

examples -- LA TOUR EIFFEL, (fig. 142,143,
 pl. 9)
 THE GENERAL GRANT, (fig. 154)

The broken lines and the slanted sides are purely modern architectural means for visually reducing the length of a corridor and for a stronger building identification respectively. The common over-riding features of all of these buildings are the central double-loaded corridor

and the balconies, the latter a strong architectural expression often dominating the appearance of buildings. Another means of architectural identification is often a strong additional feature of ornamentation, as for example:

- A fountain, as in THE FOUNTAIN HOUSE, (fig. 143, pl. 13), (unfortunately without water) and the SUSSEX HOUSE, (fig. 127, pl. 13).
- The entrance canopy, its practical function being to protect leaving and arriving car passengers, except as in the case of the KELLY ARMS, where the canopy is a pretentious ionic portico in contrast to the modern building elevation, (fig. 124, 125, pl. 4).
- The entrance lounge which is often very pretentious and unused, (fig. 122).

B. The Point Block

On a restricted site the central corridor reduces itself to a central core, whereby sometimes the required double egress becomes a scissor type of stairs. The form of the building thus becomes a short rectangle and often a square. The point block is at its

best when containing only four apartments per floor, in such a way that each one apartment occupies one corner of the building. Apartments thus enjoy double orientation and diagonal natural ventilation. Of such a modern high-rise elevator building there is yet none in Winnipeg. The obvious reason being an economic one, because of the higher ratio of public to rental space.

The closest to it is GROSVENOR HOUSE, (case study p. 370), LINCOLN TOWERS, (fig. 146, pl. 4), and LONDON TOWERS, (fig. 145, pl. 12), all three including five apartments per floor. The latter has scissor stairs.

Other similar buildings of the central core type are PARLIAMENT HOUSE, (fig. 144, pl. 6), with seven suites per floor and scissor stairs; KENT TOWERS, (fig. 153, 155, centre in both), with eight suites per floor, although the difference here between the terms "core" and "corridor" is only a matter of interpretation.

Parking requirements for apartment buildings have been met by one of the following ways or a combination thereof: open parking, covered parking under building, underground parking.

Unfortunately most solutions show a complete disregard for the river banks, covering them with unsightly garage structures or parking lots, (fig. 117, 140, 147-151, pl. 7). This is another proof of the general attitude toward natural values.

Parking often spoils the ornamentation feature (like the entrance to underground garage next to the fountain of SUSSEX HOUSE, fig. 127, pl. 13). The approach to the building (HALTER EAST, fig. 141), and ever so often it encumbers the building's own open grounds.

It follows that amenity areas of natural and not artificial value are very little in evidence, in spite of the proximity of the beautiful Assiniboine River, with some rare exceptions like the open grounds between the river and THE FOUNTAIN HOUSE, (fig. 135-138, pl. 13). This sorry state of affairs of the most recent occurrence shows that basically nothing has changed ever since the city's early beginnings toward exploitation of the natural heritage.

One Winnipeg location of accumulative middle class apartment blocks, built without exception

in the last five years, is the Grant Avenue area. With about 17 apartment buildings so far, it contains almost all the types and forms, low or high rise, enumerated above, from the 2½ box-like walk-up, with or without balconies, to the 12-storey elevator slab or quasi point block. Following the general practice only some of them are architect-designed buildings. Apartments are of small (majority) to medium (minority) size and almost half of them are facing north. There has been due consideration to parking and occasionally there is a swimming pool. Without exception all buildings have protruding balconies. They are all of the central double-loaded corridor layout. In most of them the corridor runs east-west, thus half of the apartments are facing north. They represent in form, layout and name the typical cross-section of speculative apartment thinking on a typically ill-planned for area, which is their greatest shortcoming. In fact, there is a complete lack of meaningful public amenity areas, and a wrong relationship among the various urban elements, making Grant Avenue

97, 98.

EAST KILDONAN, (PERIOD IV)
Traditional older residential street in Winnipeg. Single family homes, for middle and lower middle income groups, cuddled close to each other, with porches, patches of lawn fenced or unfenced, the occasional tree, and children playing in front of the houses. The picture shows unity and homey quality.



An occasional community building is lining up with the individual homes as another structure on the same pattern of lots thus disrupting the unity. When the contrast is strong the building interesting the separation sufficient, the picture is not exactly harmonious, but impressive. Clumsy apartment blocks and their parking lots (99) on the other hand, inserted at random, within rows of single homes are visually, functionally and humanly disruptive.



99.

TARA MANOR
215 EDISON AVENUE
NORTH KILDONAN

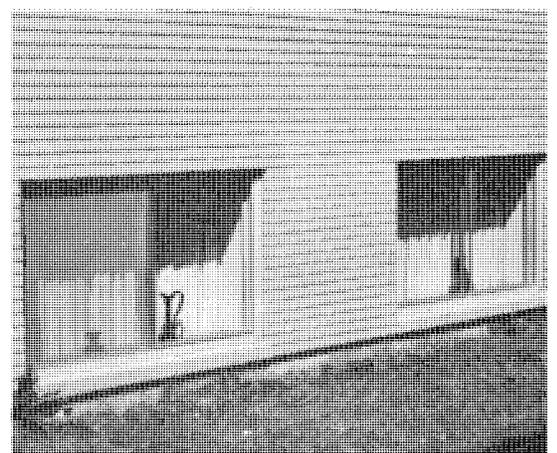
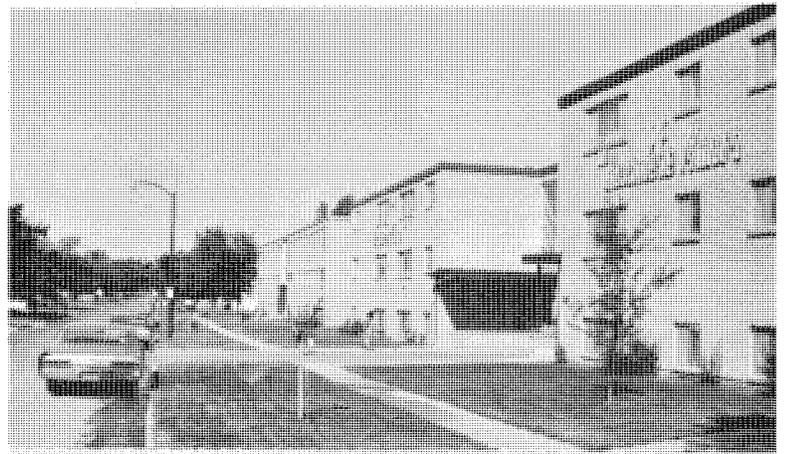


100, 101, 102, 103, 104.

EDISON AVENUE
NORTH KILDONAN

The functional, environmental aspects of such a row of apartment blocks seem to be well solved. The set-back of the surrounding single homes has been preserved, the front lawn being possible play areas for children. Parking is delegated to the rear along with garbage cans in relation to the back-lane. Open spaces between buildings are light spenders carrying no activity that could interfere with the semi-basement suites. However, this rather neat but simple-minded situation is insufficient to respond to the needs of the extra number of people and cars that the apartment blocks have added to the original single-home setup.

Plate 11



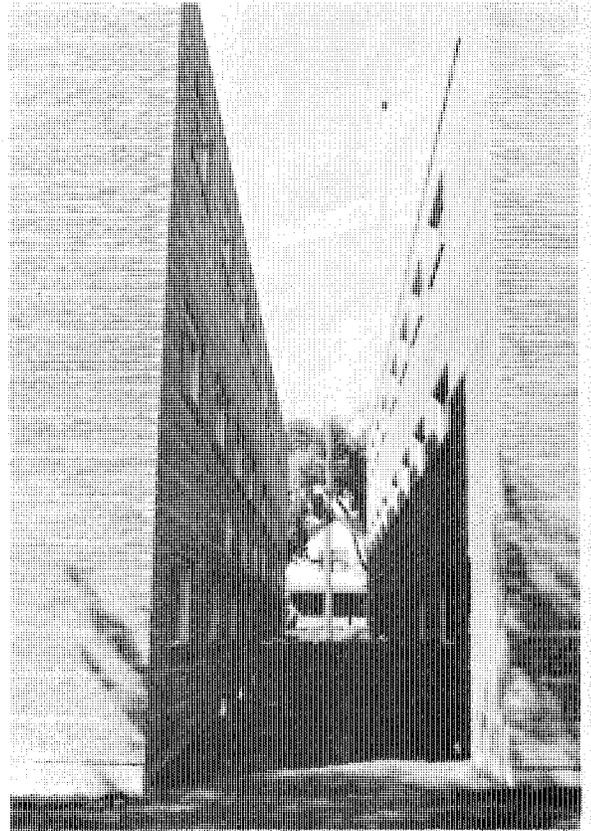
105, 106, 107.

SOUTHGATE APARTMENTS, PERIOD IV
188-190 COLONY STREET near
BROADWAY

Suites in these newer twin buildings are facing each other's or the older apartment's bleak walls. A few windows open on the parking backyard. An amount of parking has been provided under the rear portion of the buildings to satisfy parking requirements. Besides, one half of the suites face north.

These buildings offer therefore nothing else but an introverted suite and a parking space. Under the circumstances their restricted height is an advantage.

Plate 5



108, 109, 110, 111.

PORTAGE AVENUE WEST
ST. JAMES

The long sequence of apartment buildings along Portage Avenue, unique in Winnipeg (with the possible exception of the very recent short segment on Grant Avenue), is by no means a continuous one, but rather sporadic. Unplanned for and uncoordinated as it is, it includes all kinds of Period III and IV block types with the latter predominating. The general picture is fragmented. An occasional accumulation of high-rise blocks, however, offers to those approaching from the west a strong impression of the prairie metropolis. Of this large number of apartment blocks the city of St. James derives tax revenues which are an important factor in her having the lowest mill rate in Greater Winnipeg.



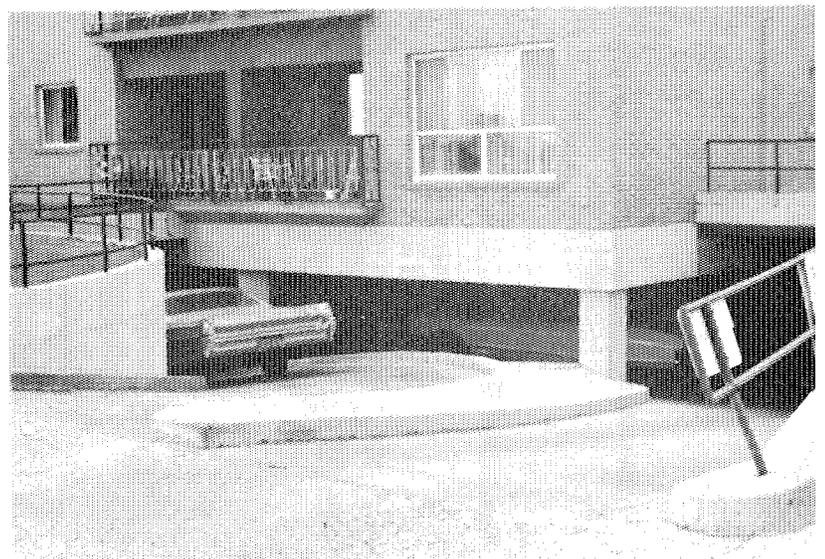
BIRCHWOOD TERRACE
2440 PORTAGE AVENUE WEST
ST. JAMES

112, 113, 114.
BILLINGSLEY MANOR, (PERIOD IV)
2510 PORTAGE AVENUE, ST. JAMES

Recessed balconies are good.



Underground parking is an advantageous solution to the parking problem. Here entrance to parking at the corner of building is not successful.



115,116.

BILLINGSLEY MANOR,
(PERIOD IV)
2510 PORTAGE AVENUE
ST. JAMES



Central court is unusable.

Elevated entrance lobby is
a good spot for older
people for meeting and for
watching the passers-by.



117,118,119.

PENTHOUSE TOWERS,
PERIOD IV
71 ROSLYN ROAD

One of the first high-rise,
high-class apartment blocks
in Winnipeg after World War II.
Space between building and
river occupied by parking.
Stuck-on balconies more
decorative than useful.
Suites toward river face
north-west but they command
a nice view of the river's
left bank with legislative
grounds.

Penthouse Towers and the
neighboring apartment blocks
offer a disrupted view from
the river but they form a
rather pleasant group when
viewed from the street.

Plate 12



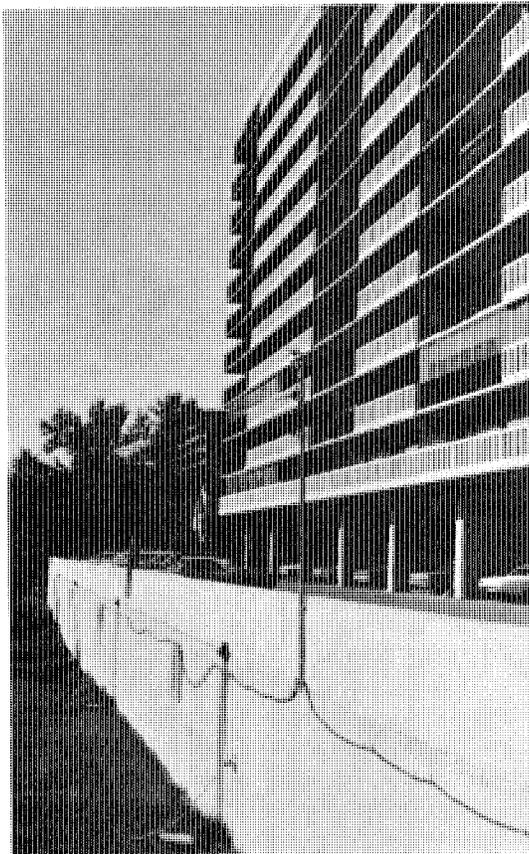
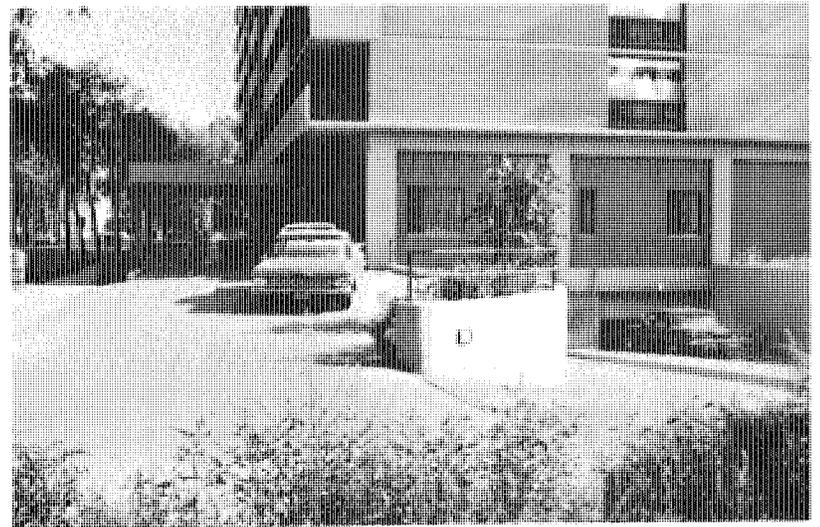
120, 121, 122, 123.

EDINBURGH HOUSE, (PERIOD IV)

99 WELLINGTON CRESCENT

High-rise, high-class
accommodation.

Building completely
disrupted from river
through rude garage
structure affording
three forms of parking:
covered, open and enclosed.
Balcony partitions offer
some wind protection and
privacy. Through
balconies can be
occasionally easily
screened at tenant's
initiative. Entrance
lounge pretentious,
dissonant with the
building's architectural
form and empty of people.



124, 125.

KELLY ARMS, (PERIOD IV)
15 CARLTON STREET
Plate 4

This newest 11 storey apartment block, not far from downtown, has a rather commercial look, both in detailing and in the color of the balcony panels. It also has a rather grand entrance portico and entrance lobby not commensurate with its function. The building has replaced an old renowned mansion, "The Kelly House", to which the ionic portico of the new block makes reference. However, the rest of the building is in dissonance with the portico. Along with the latter there are plaster sculptures secured with chains from being stolen, and undersized plaster lions that look like dogs.



126.

RIVER CRESCENT GARDEN

595 ROSLYN ROAD

PERIOD IV, Plate 13

A middle-class building, unpretentious in detailing but well-related to river. The entrance lobby is located at the corner toward the river, thus there is a direct connection between the two. Space between building and river is for the use of the residents and it includes a swimming pool.



127, 128.

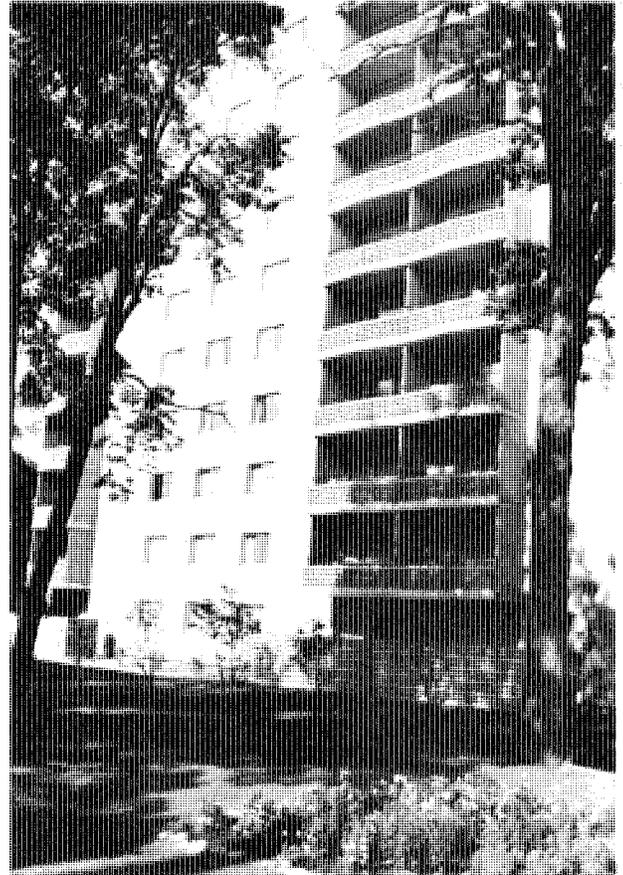
SUSSEX HOUSE

230 ROSLYN ROAD

PERIOD IV, Plate 13

Underground garage entrance conflicting with decorative fountain and canopy.

Partially recessed balconies are of sufficient size and are protected. Restraint in the use of window size is a rather positive mark of this building. Outdoor amenity areas are restricted. There is a swimming pool on the roof terrace. Building in background (127) is the barren north side of 59 Wilmot Park Plaza (129, 130) whose balcony-less apartments, facing north, are more expensive than the ones with balconies facing south because they have slightly larger dimensioned rooms. They also used to command a better view toward the city core. The more recently built Sussex House has now encumbered that view and has replaced most of the old trees with concrete, an unfortunate result of an unplanned for urban evolution.



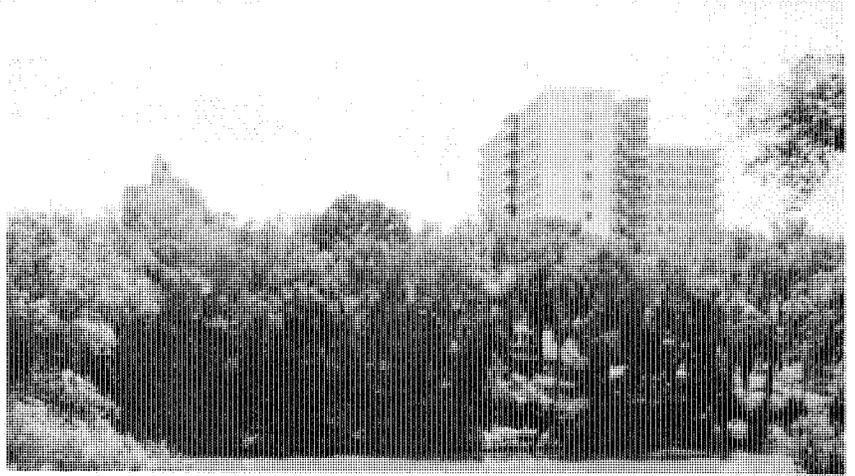
129, 130.
59 WILMOT PARK PLAZA,
PERIOD IV
Plate 13



131, 132, 133, 134.

THE FOUNTAIN HOUSE,
PERIOD IV, Plate 13
300 ROSLYN ROAD

The success of this upper-middle-class apartment block is not due to its architectural quality in terms of layout, materials and equipment, but rather to its attractive and generous open grounds bordering the river (132). A new high-rise and town house complex (CANTERBURY HOUSE now under construction) immediately to the south has limited the view in this direction. To the east mostly newer single-family houses on large-size lots still assure openness and view to the block. Reversely, the houses are shadowed, dwarfed and oppressed by the close proximity of their big neighbor (134). Strangely, the entrance feature out of which the block derives its name, the fountain, is without water (133). Most of the ground floor is devoted to parking. Additionally there is open parking as well as underground indoor parking.

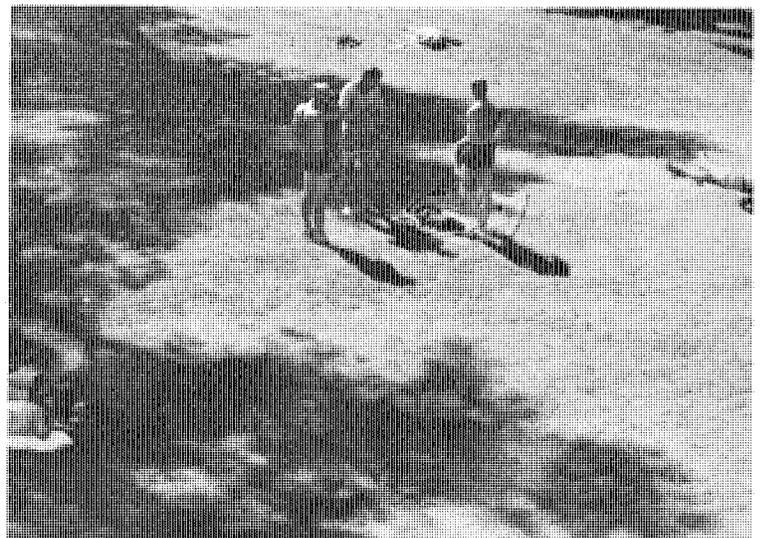


135, 136, 137, 138.

THE FOUNTAIN HOUSE

300 ROSLYN ROAD Plate 13

The best amenity of the building is the treed open grounds toward the river and the two-basin swimming pool. The larger basin is for active swimmers and divers and the smaller one for more leisurely users or non-swimmers. A life guard is on hand (under umbrella, 136). The pool is used by tenants and guests as well as by self-invited visitors. The grounds are large enough for undisturbed sunbathing, relaxing or socializing. Young mothers take turns looking after the babies and swimming.



139.

Plate 13

View of right bank of Assiniboine River forming Winnipeg's new residential skyline. (See also Winnipeg 1967 Telephone Directory.)

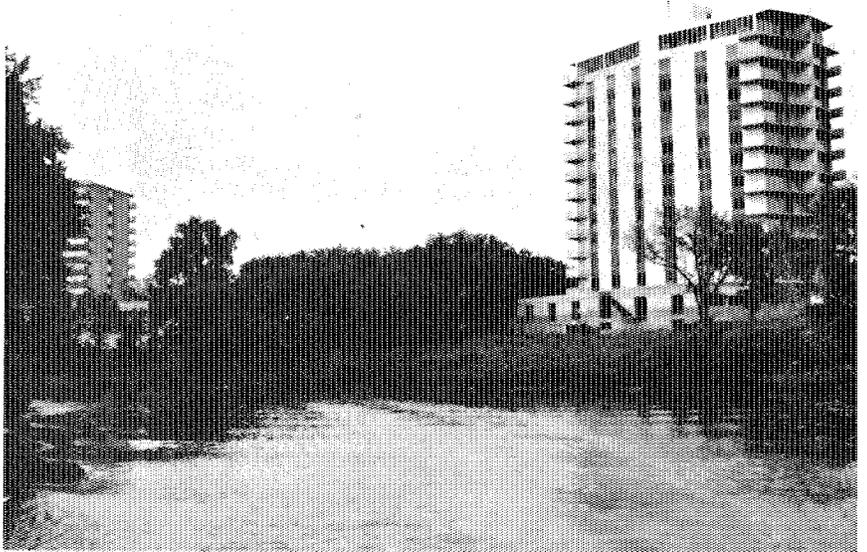
In foreground part of Canterbury House's town houses and their encroachment upon and disfiguration of the river bank. Of the group of four pictured here, only RIVER CRESCENT GARDENS (second from left, also figure 126) shows a reasonable respect for the river bank.



140, 141.

HALTER EAST, PERIOD IV
221 WELLINGTON CRESCENT

This most recent apartment tower gives preponderance to the car in terms of both approaches and river relationship. At the front, (141) entrance to garage crowds with driveway to lobby, whereas the pedestrians are delegated to an awkward underplayed path. On the opposite side a crude service and garage structure and complete clearance of trees disfigure the river bank and separate it from the tenants. Here as elsewhere designers were concerned with fulfilling a maximum use program and not achieving harmony between location, size of lot and residential purposes.



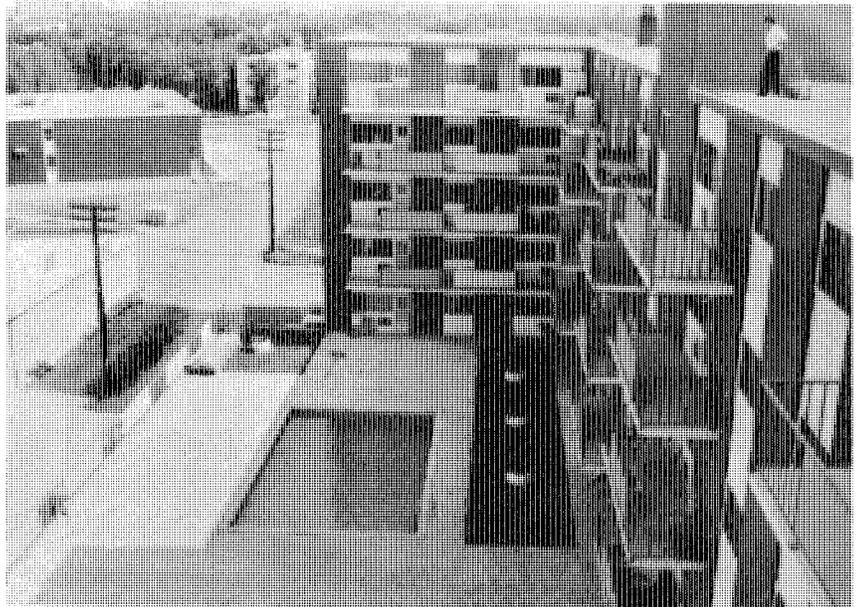
142,143.

LA TOUR EIFFEL, (PERIOD IV)
291-261 GOULET STREET
ST. BONIFACE

Two identical buildings face a supermarket and its large parking area across a heavily trafficked street to the south, more parking lots light industrial structures and single homes in all other directions.

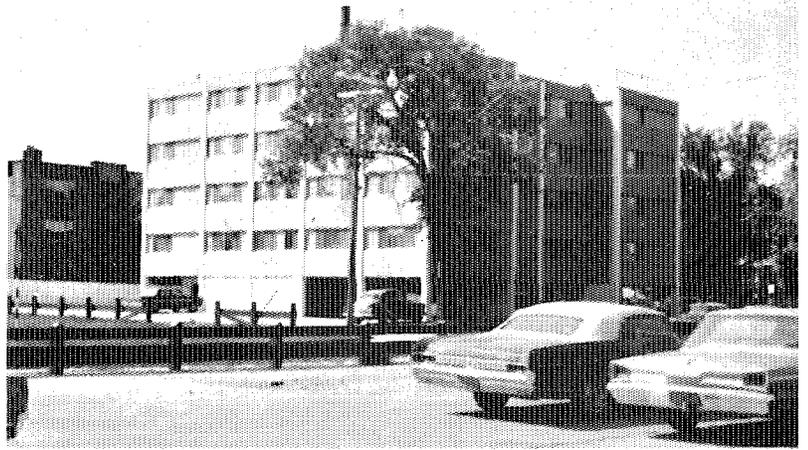
MARION APARTMENTS (71-74) are diagonally to the south-east. The respective lots are fully occupied by the structures (including covered parking) and open parking. Amenity areas are those within the respective U form on the second-floor level. They include patches of rudimentary green and a swimming pool, all facing north and in the shadow of five storeys for the better part of the day. Picture 143 was taken on a hot, early Sunday afternoon in mid-August.

Plate 9



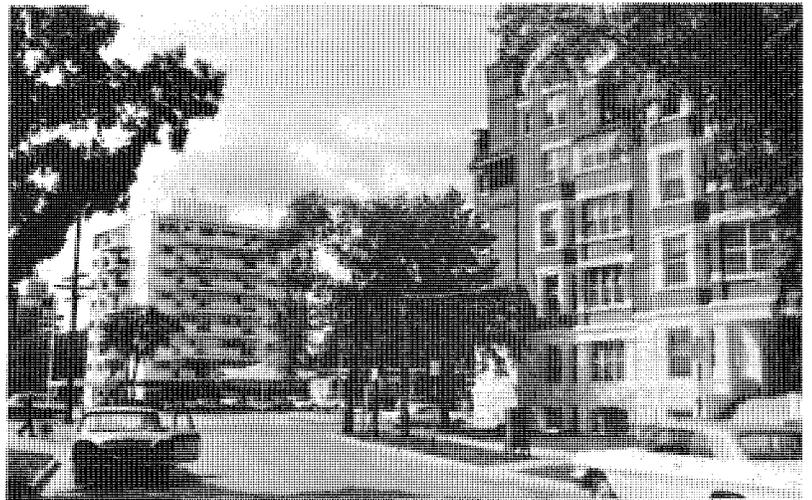
144.

PARLIAMENT HOUSE, (PERIOD IV)
41 BALMORAL STREET Plate 6
(EDGEWATER APARTMENTS,
PERIOD III, at rear)
Building at the fringe of
downtown between business
(parking lots) and resi-
dential (single homes or
apartment) buildings.
Middle-class accommodation.
No balconies. Parking both
open and covered. A commercial
building with cheap-looking
color combination.



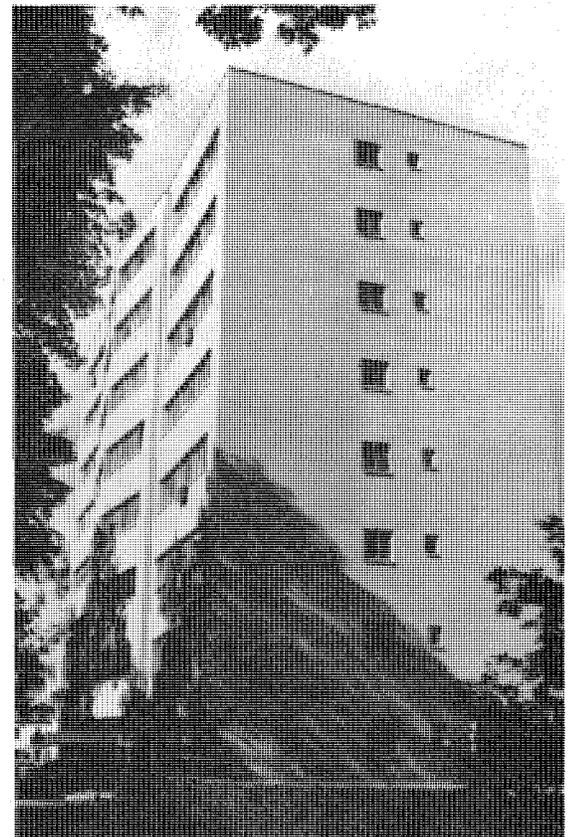
145.

LONDON TOWERS, (PERIOD IV)
139 ROSLYN ROAD (background)
Upper-class accommodation,
fully air-conditioned. It
is interesting to compare
the building with its
counterpart THE ROSLYN of
Period I (foreground).
The former is a sharp,
compact geometric form,
sleek, monochrome (glaring
white), with open, pro-
truding balconies and
entrance canopy for car
protection. The latter
is a rectangle of strongly
sculptured sides and strong
colors, red and white. It
has glazed verandahs,
approaches geared to
pedestrians rather than
to cars (directly related
to sidewalks) and is
permeated by slots and
light wells. When first
built it was of the same
category as now the former,
with large to very large
apartments as opposed to
small and medium-sized ones
of LONDON TOWERS.
Plate 12.



146.

LINCOLN TOWERS, (PERIOD IV)
33 KENNEDY STREET
Popular middle-class accommodation,
close to downtown, offering bachelor,
two and three-bedroom suites on each
floor. No amenity areas.
Plate 4.

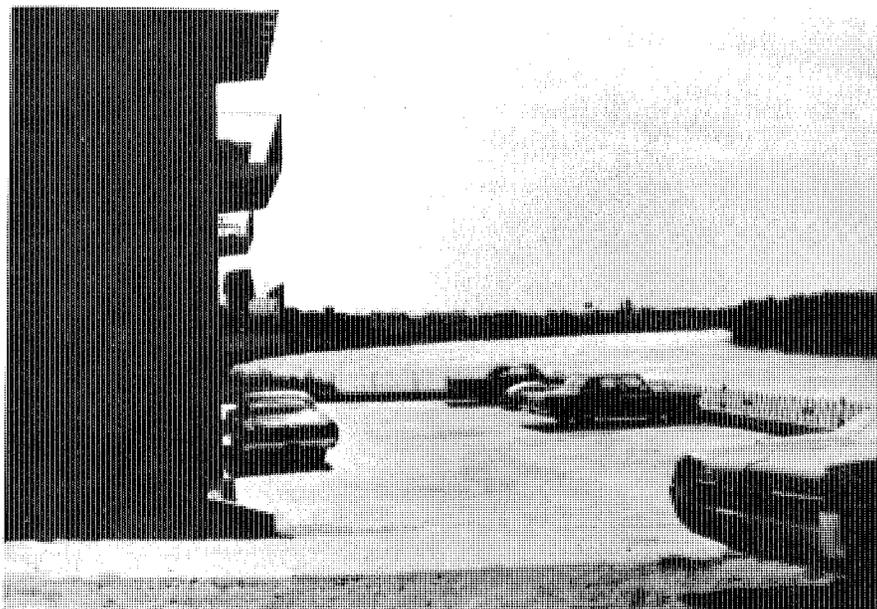
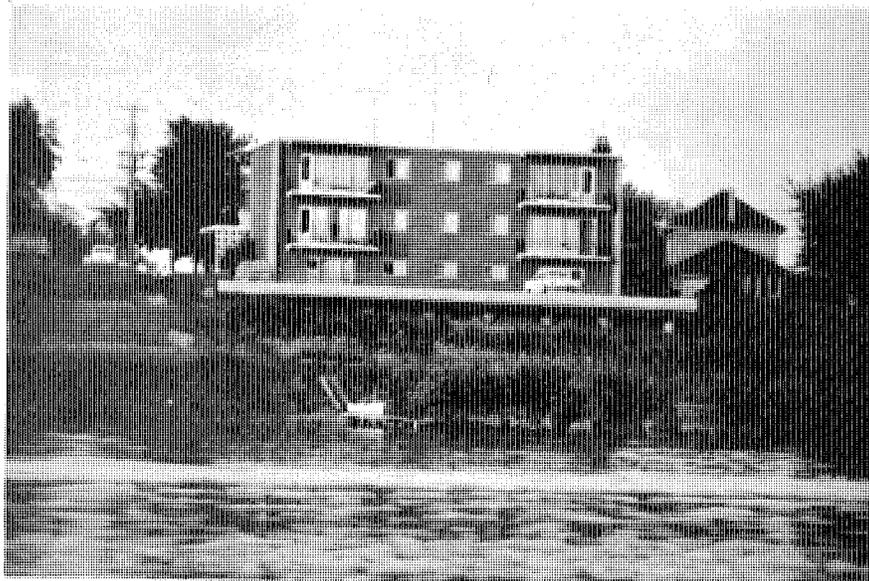


147,148.

HALLMARK APARTMENTS,
(PERIOD IV)
2 CARRIERE AVENUE
ST. VITAL

The open parking structure
dominates the view to and
from the bend of the Red
River.

The small commercial apart-
ment building, although
open sideways, has no
lateral windows. Thus
views from the building
toward the river can
never escape the strongly
protruding parking.

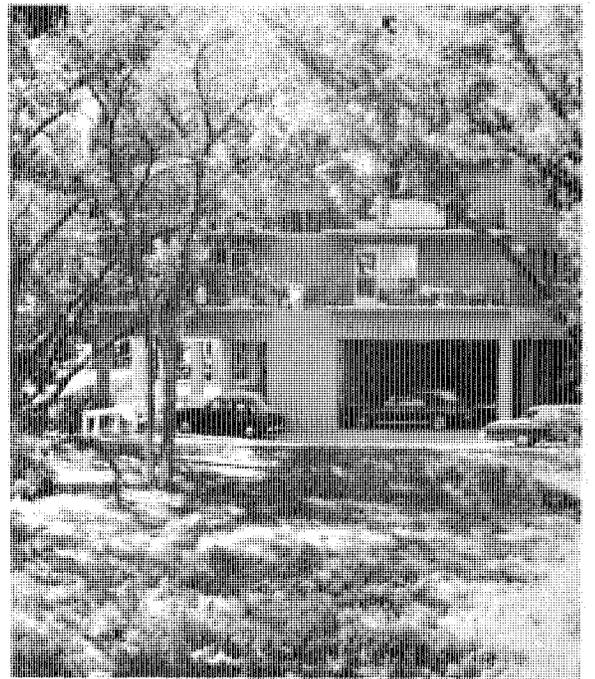


149, 150.

GATEVIEW APARTMENTS,
(PERIOD IV)
15 CORNISH AVENUE & LANGSIDE
STREET

A new L-shaped, storey
apartment building of
commercial quality and
middle-class tenancy.
Approach dominated by the
view of covered parking
facing the river. Parking
adjacent to what is left
of the river bank. Entrance
lounge has no connection
with the amenity of the
river. However, those
apartments fronting the
river offer an unobstructed
view of the river without
interference from the
parking.

Plate 7

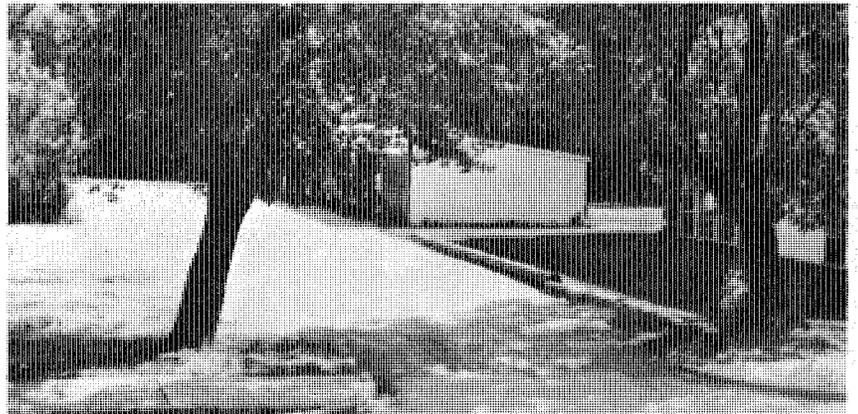


151.

LANGSIDE STREET

River lot devoted to
ancillary parking and
garage uses of adjacent
apartment block, GAR-NEIL
APARTMENTS, 25 LANGSIDE
STREET

Plate 7



152, 153, 154, 155.

GRANT AVENUE, (PERIOD IV)

Looking West

The apartment buildings are
from East to West:

(South side of Grant Avenue)

1002 GRANT AVENUE) - identical
THE ROYAL GRANT)

2½ storeys, I form

WILTON PLACE

2½ storeys, rectangle E-W

(North side of Grant Avenue)

GRANT ARMS APARTMENTS) - identical
GRANT WILTON)

5 storeys, rectangle E-W
covered parking, balconies

HYDE PARK HOUSE

5 storeys, rectangle E-W,
balconies

ROCKWOOD PLAZA

2½ storeys, L form

CATALINA

2½ storeys, rectangle N-S

KENT TOWERS

11 storeys, rectangle point
block, underground parking,
balconies

TIFANY TOWERS

8 storeys, T form E-W

underground parking, balconies
swimming pool on ground level

MORGAN MANOR

7 storeys, form E-W

covered parking, balconies

NATHANAEL

6 storeys, rectangle N-S

balconies

GRANT PLAZA) - identical

GERARD ARMS)

2½ storeys, rectangle N-S

balconies

AMERICANA

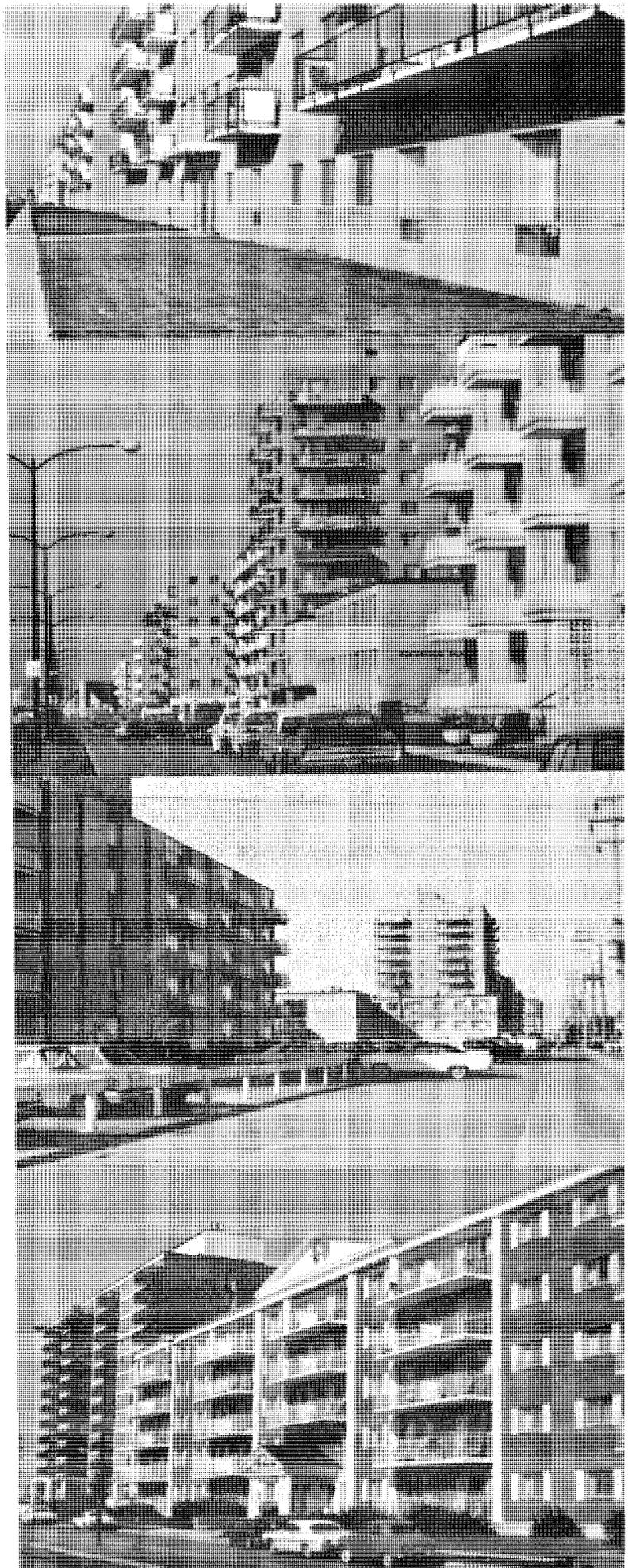
4 storeys, narrow U form,
balconies

GENERAL GRANT

5 storeys, wide U form,
enclosed parking, swimming
pool, over parking.

CAMBRIDGE TOWERS

12 storeys, rectangle E-W
balconies.



156, 157, 158, 159.
GRANT AVENUE, LOOKING EAST



a grand lost opportunity for concerted action. The apartment buildings are all lined up on a single file and in spite of their divergance and disparity in terms of size, form and detail, the very fact of their close alignment gives them an aspect of massiveness and strength unprecedented in the city. In this connection it is interesting to note that former Manitoba premier Duff Roblin last year, while promoting his province to foreign investors and financiers, included in his visual presentation one color slide of Grant Avenue row of apartment blocks, as an example of the provincial capital's potency and vitality, (fig. 152-159).

5. Public Housing and Urban Renewal¹

Fast change and obsolescence is a phenomenon

¹The terms refer to a post World War II federal policy toward measures to be taken by local municipalities, on their own initiative, with the assistance of the provincial and federal governments in sharing the costs. The three levels of government enter into formal agreements with each other covering the cost of:

A. Urban Renewal

- a) schemes
- b) implementation in terms of property acquisition, land clearance, provision of municipal services (streets, utilities, etc.) at a cost participation ratio of 50% federal, 25% provincial, 25% municipal

B. Public Housing

- a) acquisition of land (through purchase from Urban Renewal)
- b) operational losses (subsidy) at a cost participation ratio of 75% federal, 25% provincial (or 12½ provincial and 12½ municipal)

particular to North American cities. Hurried growth, caused by an abundance of natural resources, unique opportunities, great mobility and excessive freedom have all prevented orderly and contemplative development that gains with maturity. Extemporaneousness in city building, as in many other phases of life, means waste. It is costly in terms of slum clearance, rehabilitation and redevelopment, for future generations to have to pay for the unrelenting forward drive of their predecessors.

Winnipeg has its moderate share of this. Had its growth kept the pace of pre-World War I years, its slums would have been a far greater and more urgent problem. As it is, Winnipeg has just embarked in the implementation of its first urban renewal project, the Lord Selkirk Park Redevelopment and schemes for two others either side of Main Street, South of the C.P.R. lines, are under preparation. Once a certain temporariness has earmarked a city area for decline, the factors that

Another form of financing Public Housing is for a city to borrow money from CMHC up to 90% of the total cost. Operational losses are shared at a ratio of 50% federal, 50% municipal (25% provincial and 25% municipal).

bring this about are complex and they are common to all kinds of housing. So are the remedies to be found only through a multiple approach to the problem. Physical renewal of an area is only one approach. The improvement of the people involved is the greater problem. Conditions like overcrowding through lack of new housing during the depression and World War II years have helped precipitate the formation of slums. They are not the original cause, however. This is seated deeper, in the attitudes of people. Once there are people apt to live in disorder, and waste their lives away (for many reasons, sometimes beyond, sometimes within their control), the temporariness and flimsiness of the city structure will fast and easily follow suit.

Physical factors contributing to the decline of areas are quantitative or qualitative changes of land use. In the first instance a transformation of a residential street into a main traffic artery, for example, will bring about its undesirability for residential purposes.

In the second instance an indiscriminate scatter of conflicting land uses will have the same effect. It is also true that too many transients, mostly

single men, in a declining area offering cheap accommodation, precipitate the area's deterioration. Areas under urban renewal are mostly central city districts, where land is costly. Inevitably, the new plans call for higher densities and for concentration of use.¹ In terms of housing, high rise apartment buildings are the consequence. Thus in all Winnipeg areas declared for urban renewal apartment buildings are in prospect. Especially in the case of subsidized housing through public initiative, whether to be erected in urban renewal areas or elsewhere, it will predominantly take the form of apartment dwellings. One of the first voices toward such a measure was raised in 1948.²

".....nothing significant has been done for the group two-thirds of our wage and salary earners. This group cannot buy houses and must depend on rented accommodation..... (which) must be a low rental. But rented housing of any kind has not been made available to the low income groups in Canada..... it is a virtual monopoly of the speculative builders operating on a small scale with funds which they are able to borrow on mortgages."

The report concludes by saying that:

"Subsidized housing, that much anathematized subject, appears to be the ultimate remedy,

¹ 120 people per net acre is an often quoted density figure.

² Report of the 31st Annual Survey....on Housing in General. December 31, 1948. Fred C. Austin, Chief Inspector, Division: Sanitation and Housing. p. 13-16

whether we like it or not. Private builders cannot be expected to produce accommodation except at a profit; therefore.....the government.....(should enter).....the low rental housing field.... Apartment blocks would better meet the needs of the low income groups than single family houses. Government built and operated apartment blocks, with rents adjusted to the circumstances of the tenants, arenecessary..... A home is not necessarily a separate house, and besides, single family houses, however desirable they may be in theory, in number sufficient to re-house those families presently occupying shared or unfit accommodation would require more space than the city appears to have available.....it would be cheaper in the long run to build well constructed apartment blocks instead of groups of single family dwellings.. ... There can be no slum clearance, no rehabilitation worth the name and no re-housing of families presently in overcrowded, shared or otherwise unsatisfactory accommodation, until alternative accommodation is made available at a rental that should put no abnormal strain on the family pocket book. That...is the crux of the whole matter of housing."

Early ideas on slum clearance, like the above, were conceived in terms of housing only, and even then only in terms of subsidized low income housing. Separation from conflicting land uses was considered the sole remedy. Such separation is not without evils either, as urban renewal experiments elsewhere have plainly shown. Instead, a planned integration of uses and income levels can insure richness and much desired stability. Light industrial, business, institutional, educational, cultural, recreational and other uses could thus

be combined with retail commercial and all types of multiple housing to the advantage of all concerned. Such a mixture of land uses is possible in the Winnipeg areas under urban renewal.

One main advantage of integration is that transit between dwellings, places of work and places of shopping, entertainment and recreation could occur either on foot or through short rides via public transportation. Depending on location, housing in such areas could have:

- a higher percentage of lower to lower middle income levels next to industry.
- a higher percentage of lower middle to middle income levels next to public institutions and business.
- a higher percentage of middle to upper middle income levels next to recreational, exhibition and convention centers.
- high-class hotels and tourist attractions.

To provide housing for such a wide range of income levels and residents, various types of integrated multiple housing are necessary, including hostels and dormitories.

Next to multiplicity of uses, variety of activities and mixture of people, a proportionate share of

long-range residents, consisting mostly of families, makes for a greater future stability of a renewed area.¹ Under such conditions investment of private capital could easily be attracted. Without it no renewal can be achieved. The start, however, should be done through public capital, as the only possible catalyst to entice the process of renewal and to secure confidence in the enterprise.

Urban renewal is an expensive but still an open chance for the city to achieve stability and maturity. It would offer strong possibilities for comprehensive planning and large-scale urban design beyond the heretofore usual restrictive zoning regulations. It would establish the concept of public housing. That is whatever housing a public authority initiates, not only subsidized housing. It would open up new horizons of urban living and raise the standards of achievement by inciting the imagination and widening the competitive range of private enterprise. Because of the

¹It seems, however, that too large families, with a mother having to handle a whole tribe of children, should not be living in upper floor apartments where an effective supervision could be almost impossible. For such families, ground floor apartments, away from elevators, would be best suited.

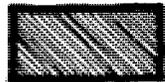
latter's natural inability to produce total environment on its own, it is necessary that all urban areas be dealt with in the spirit and method of urban renewal. This way public authorities will not only be policing the future growth and change but they will be actively and creatively participating in it. It should be kept in mind that today's chances for urban renewal are still real, no matter how difficult and expensive they might be. This might not be the case in future years.

To make public housing and urban renewal a political issue as is largely the case today, and to deal with it in terms of separate areas, declared for urban renewal and subsequently often planned fragmentarily, is a sign of immaturity in city planning. Such a practice needs revision.

KEY TO PLATE SYMBOLS



Apartment Buildings of:
PERIOD I (Pre World War I)



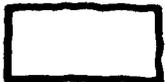
PERIOD II (Between the two world wars)



PERIOD III (From 1940 to 1955 roughly)

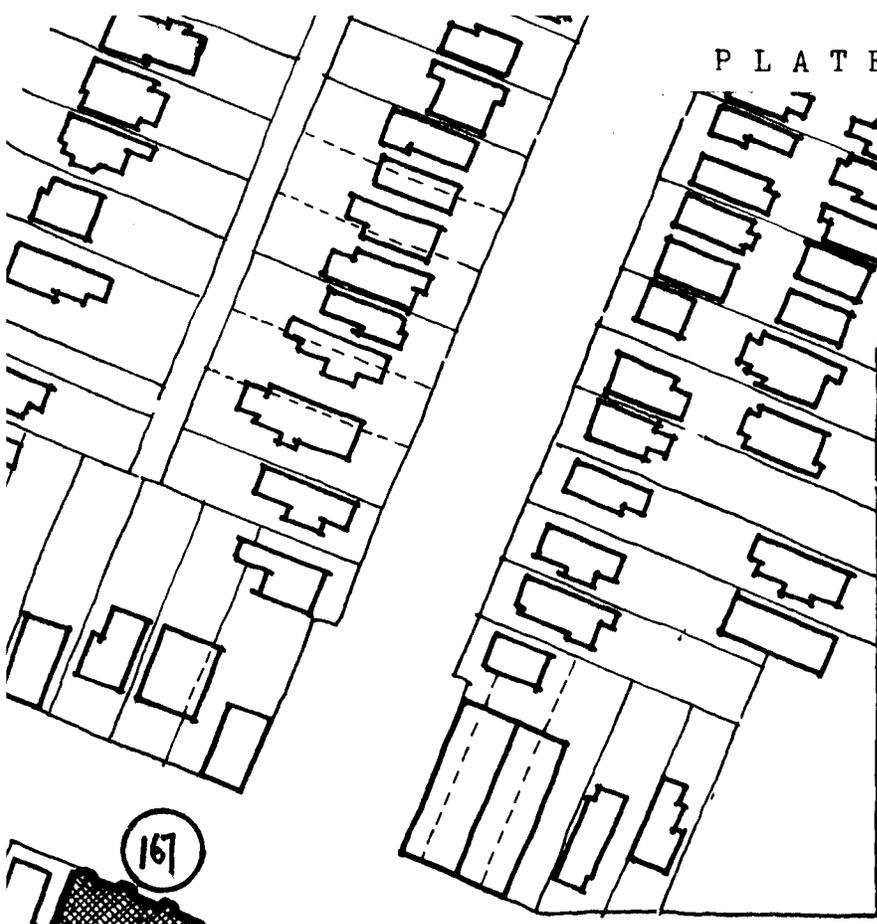


PERIOD IV (From 1955 onward)

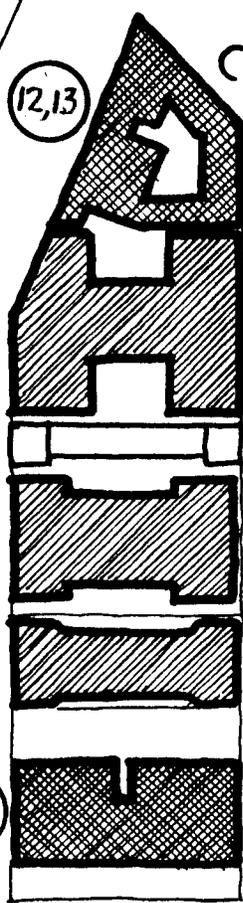


OTHER BUILDINGS

PLATE 1



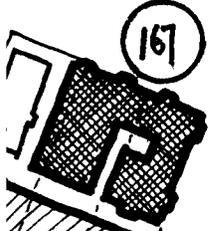
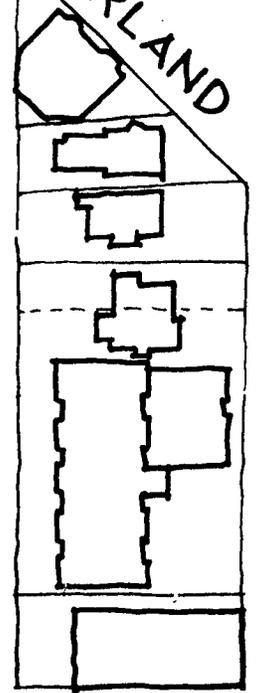
(12,13)



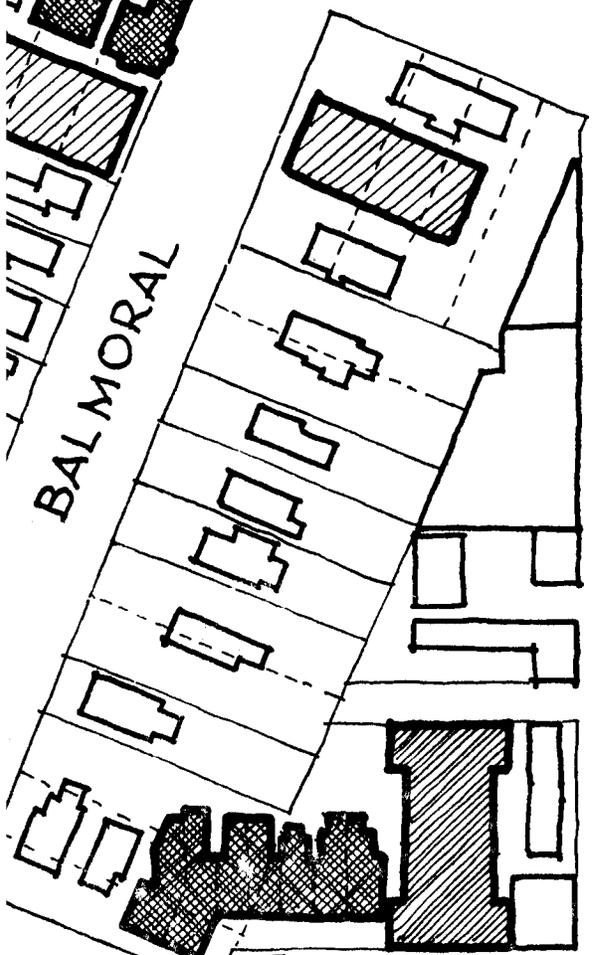
CUMBERLAND



(16-18)



(167)

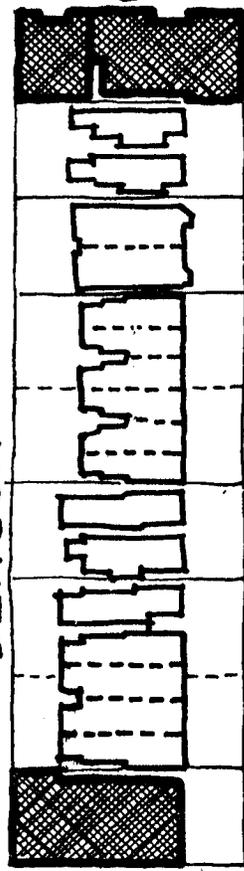


BALMORAL

(19,20)

(70)

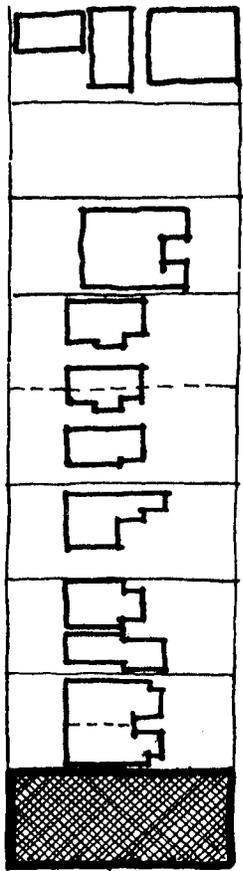
(14,15)



DEACON

(21,22)

SARGENT



KENNEDY

(171, 173)

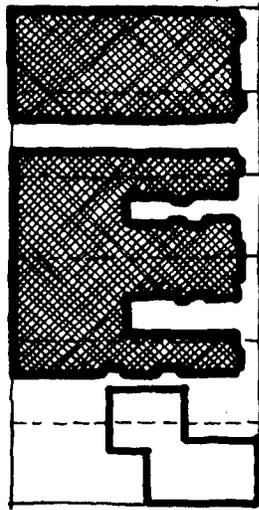
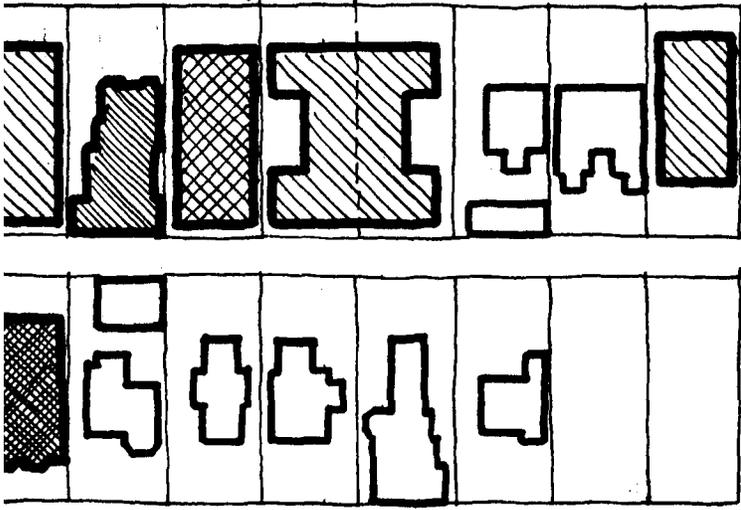
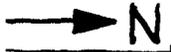
EDMONTON

QU'APPELLE

1"=100'

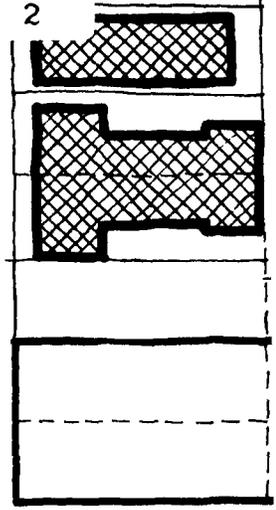
HARGRAVE

PLATE 2

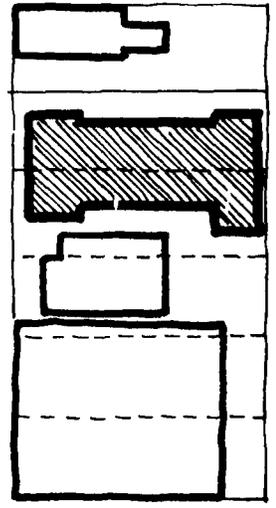
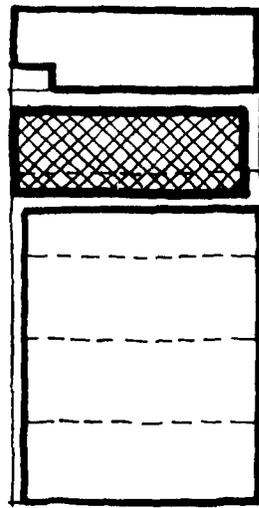
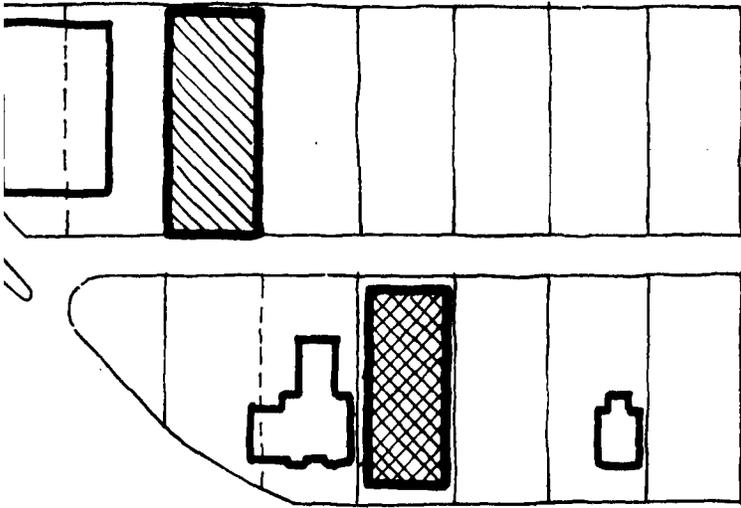


(26-28)

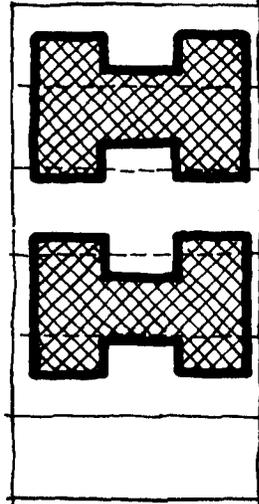
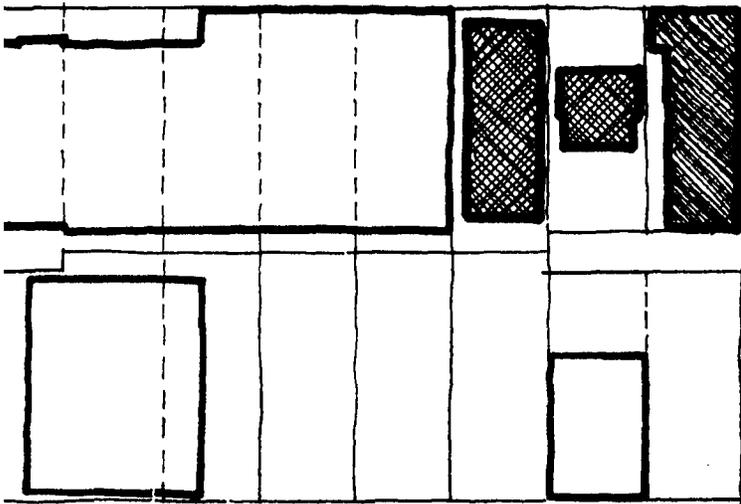
BROADWAY



DONALD

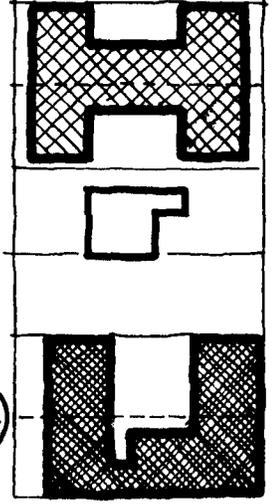


SMITH

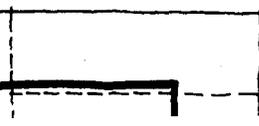
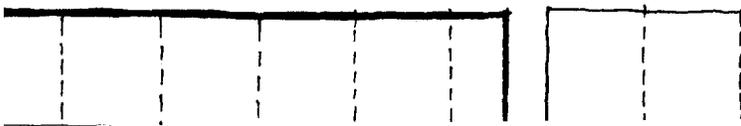


(91)

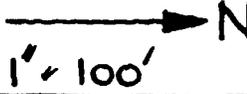
(23-24)



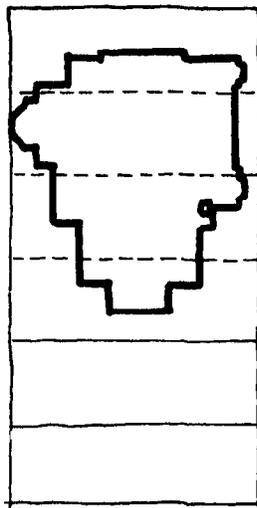
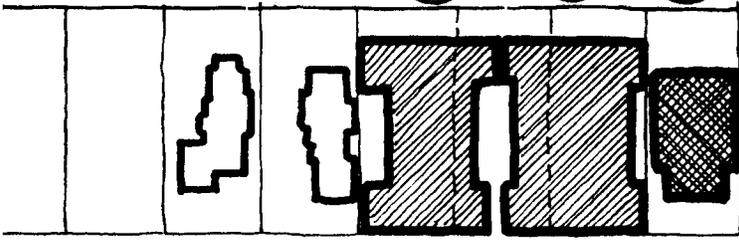
GARRY



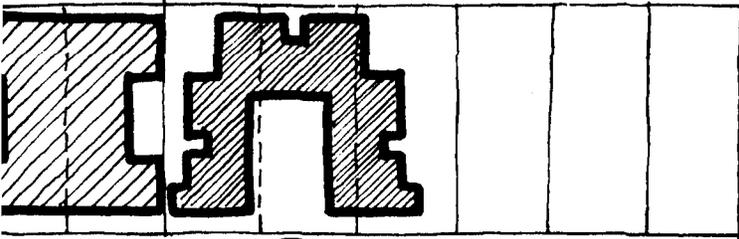
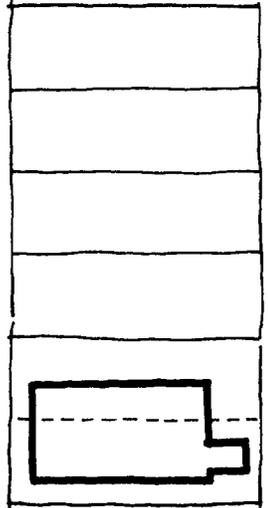
MANITOBA LEGISLATIVE GROUNDS



56 55 25 KENNEDY

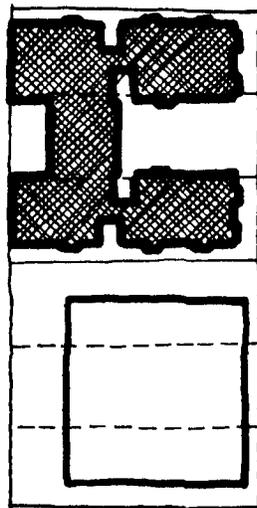
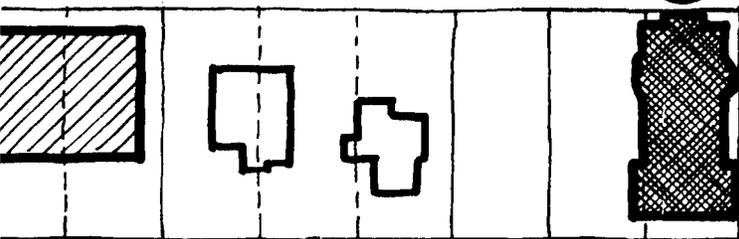


BROADWAY

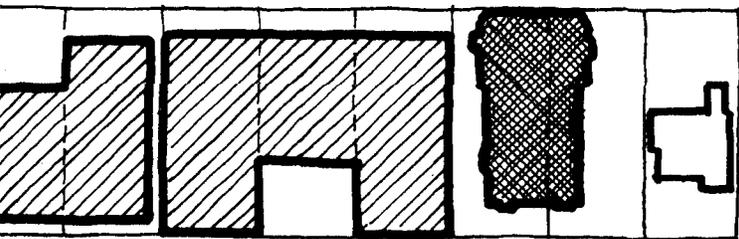
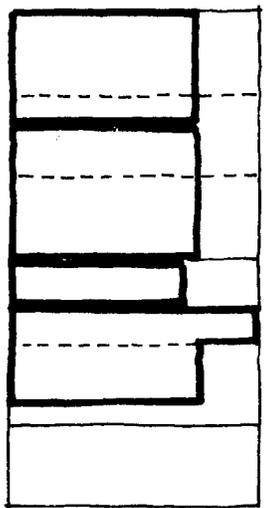


67

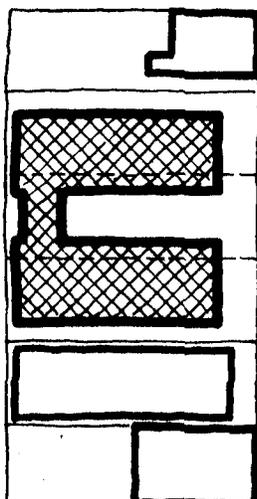
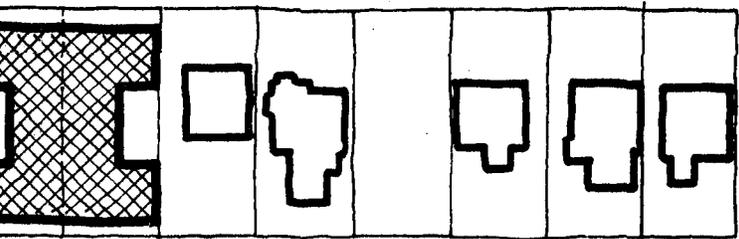
31 EDMONTON



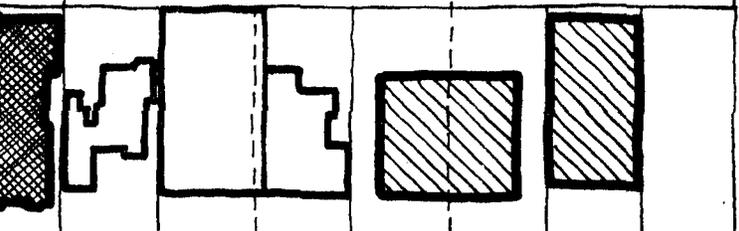
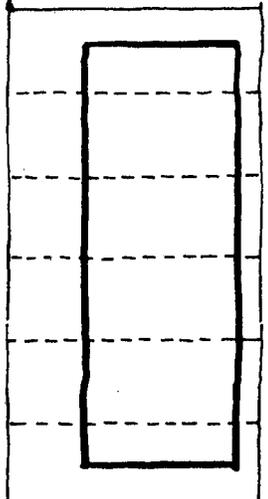
29



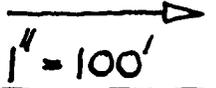
CARLTON



92

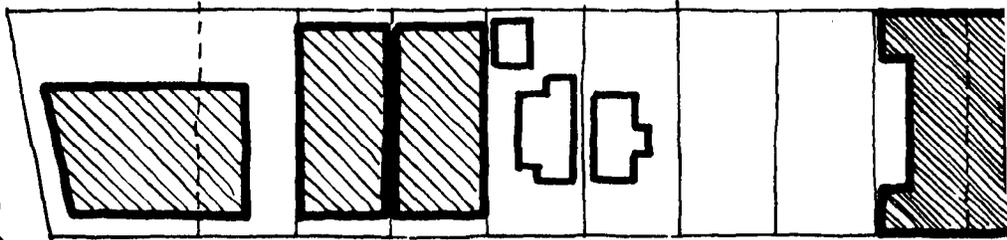
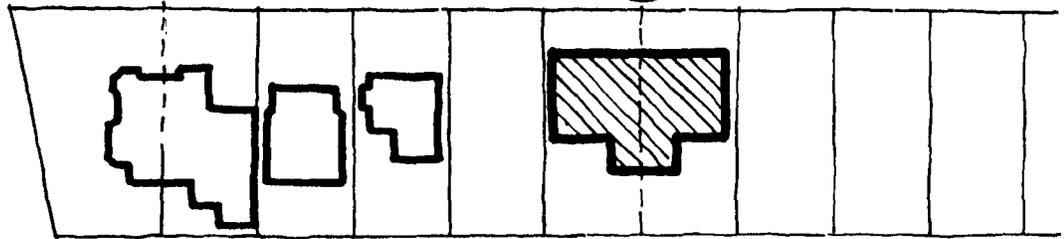


MANITOBA LEGISLATIVE GROUNDS

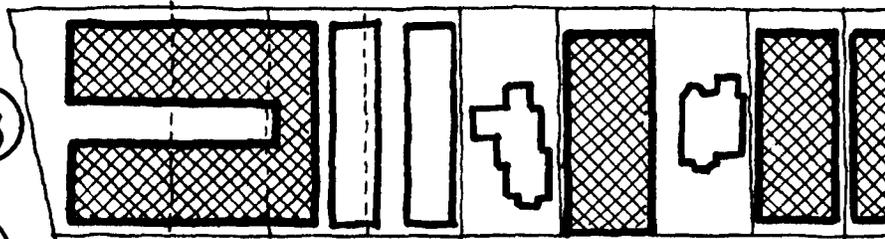
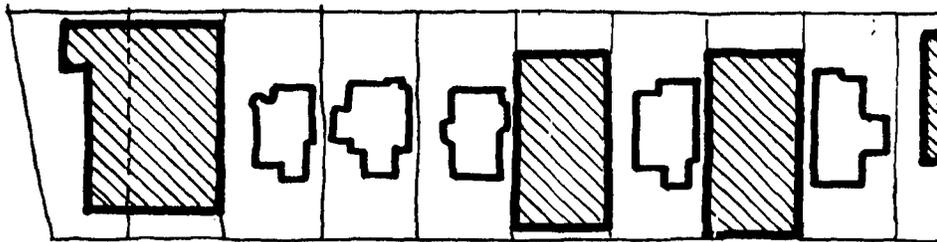


KENNEDY

46



EDMONTON

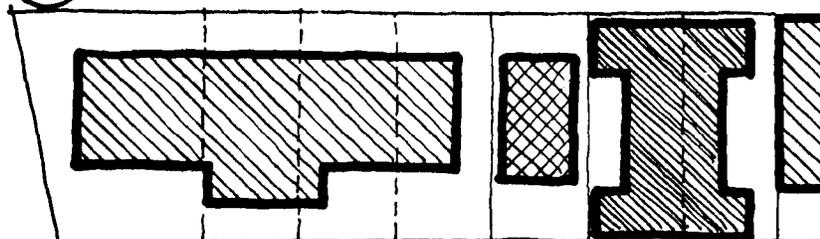


93

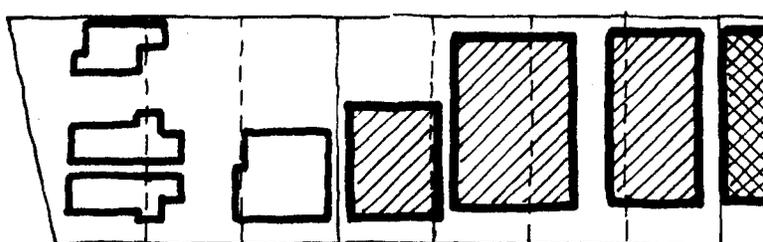
66

124, 125

CARLTON

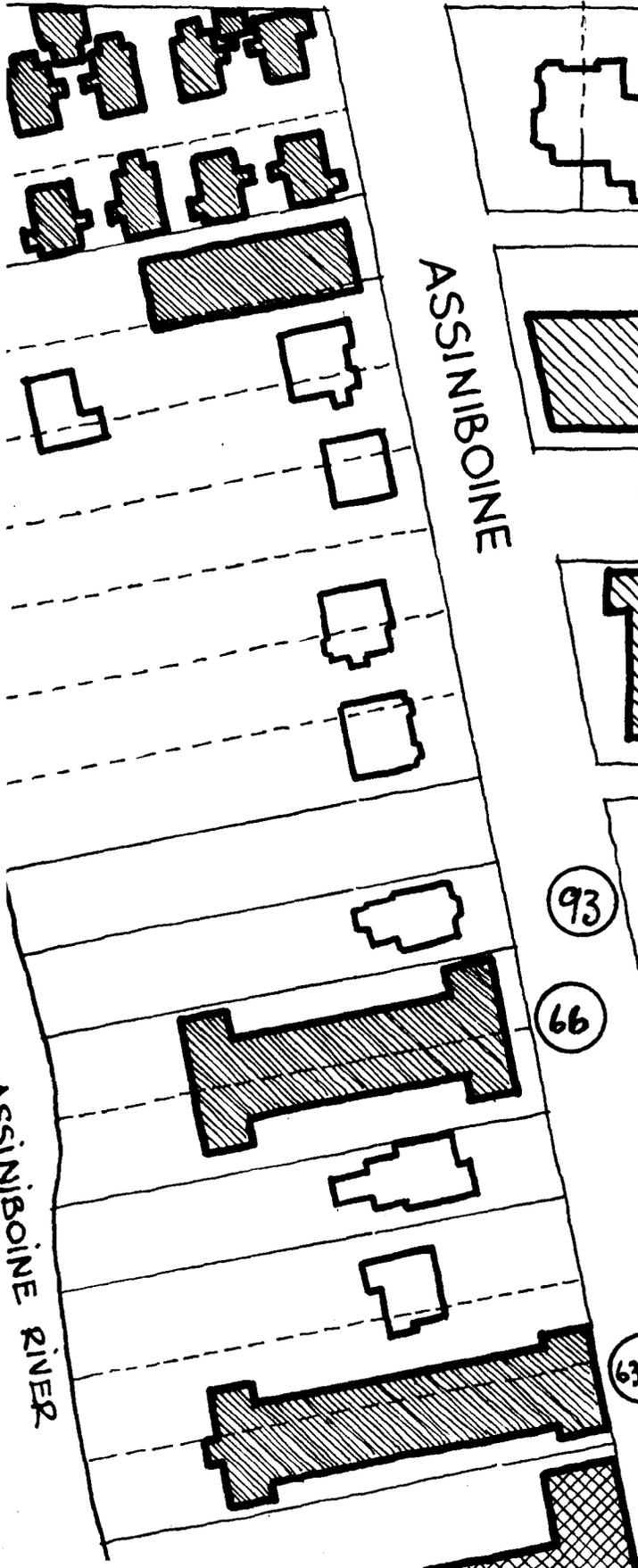


63-65



ASSINIBOINE

ASSINIBOINE RIVER



BALMORAL

GOOD

COLONY

YORK

184

185

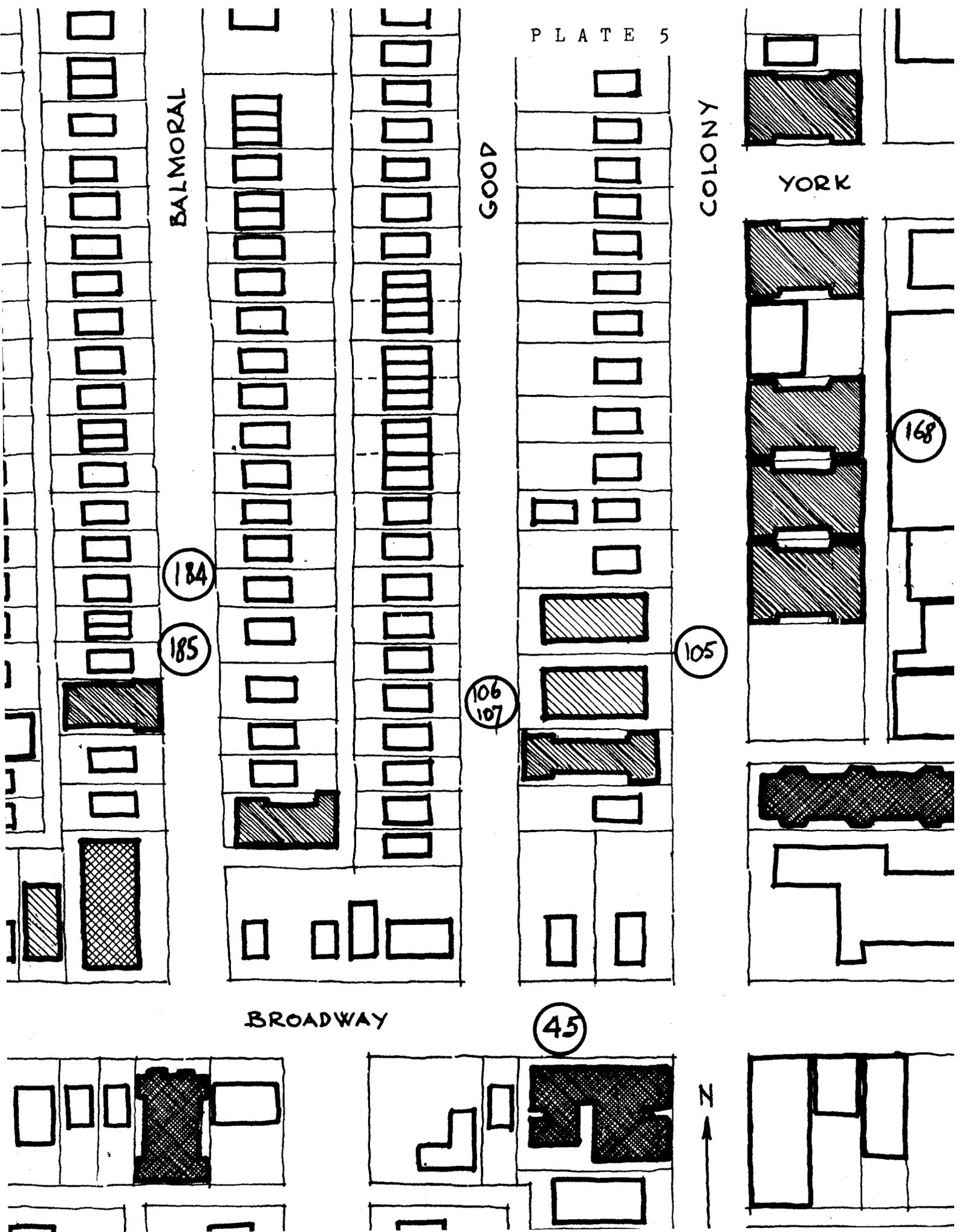
106
107

105

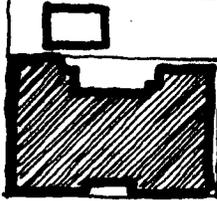
168

BROADWAY

45

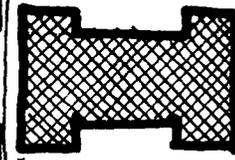
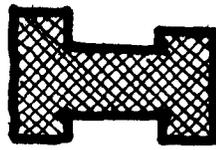
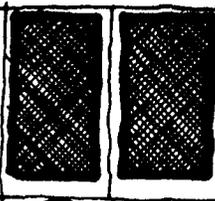


WESTMINSTER



76
78

187



YOUNG



68

BALMORAL

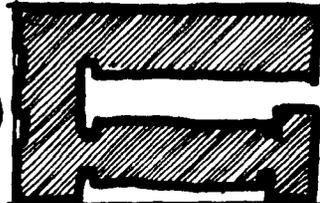
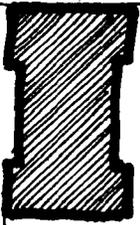
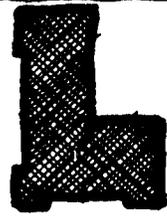


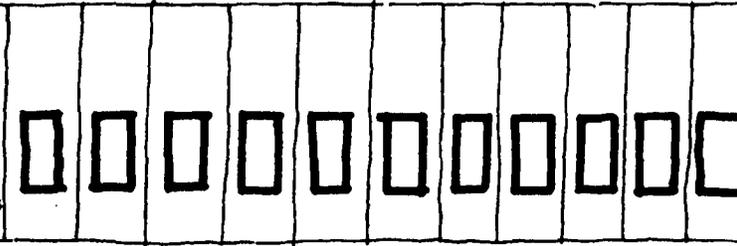
PLATE 6



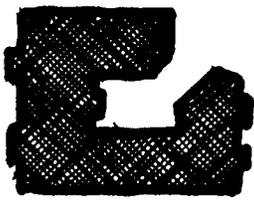
69



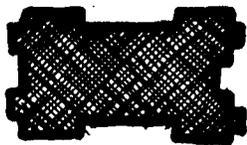
46



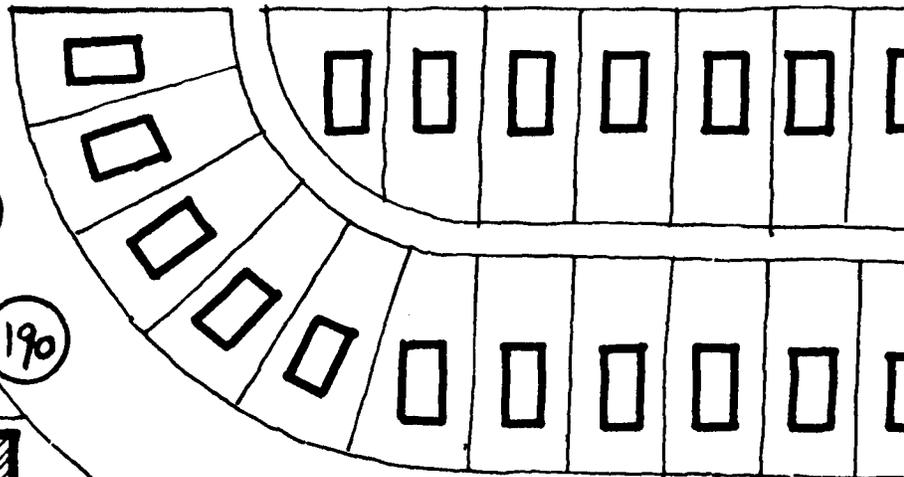
SPENCE



188

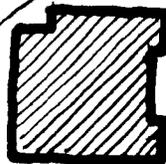
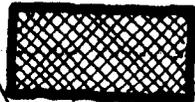
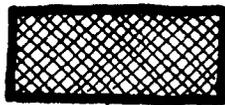
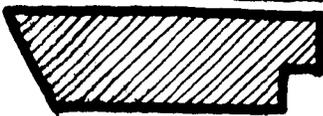


190



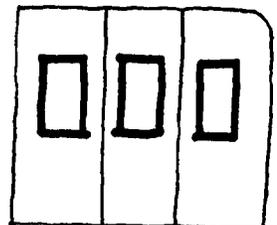
BALMORAL

ASINIBOINE RIVER

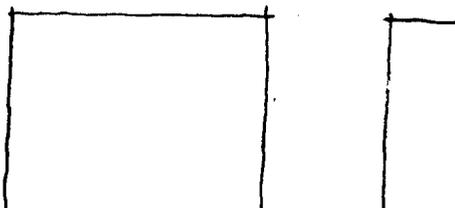


144

MOSTYN



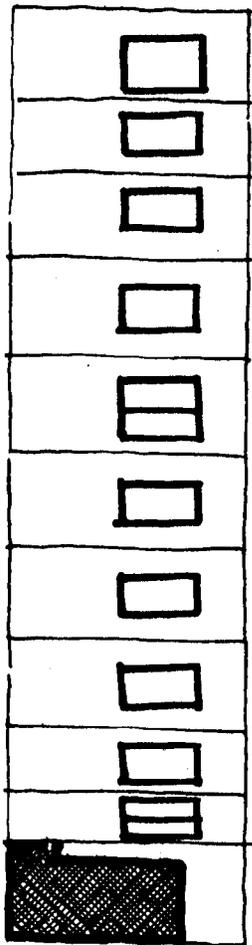
1" = 100'



WESTMINSTER

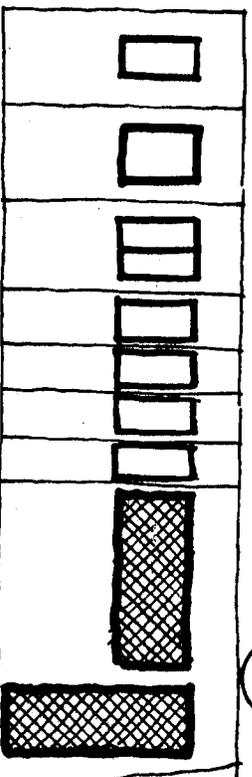
PLATE 7

1" = 100'



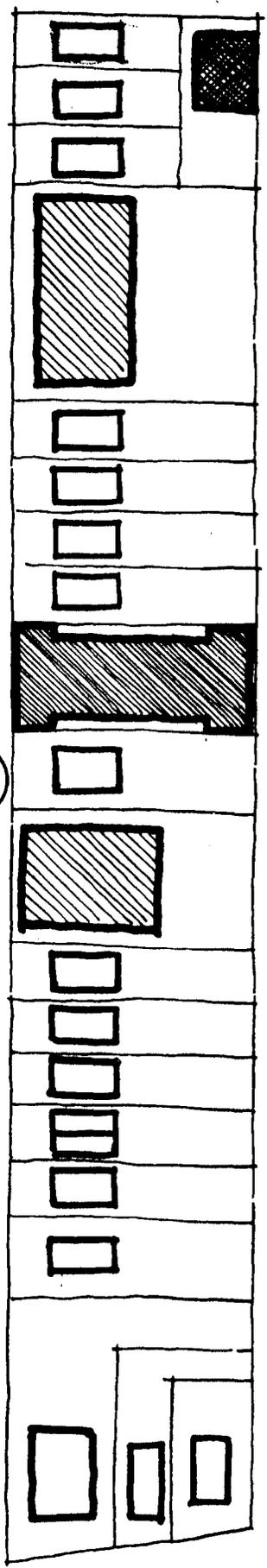
186

WOLSELEY

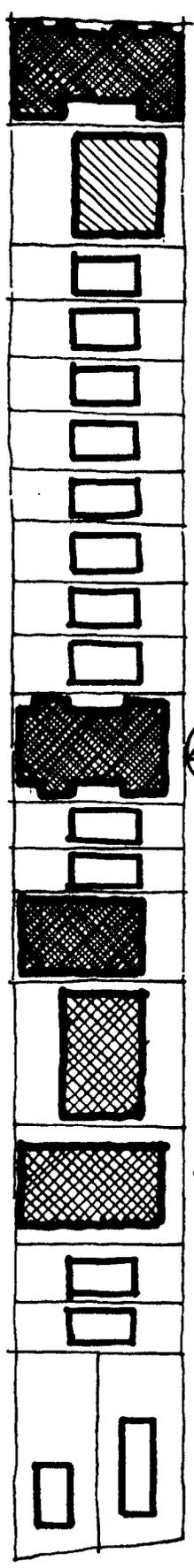


75

FURBY

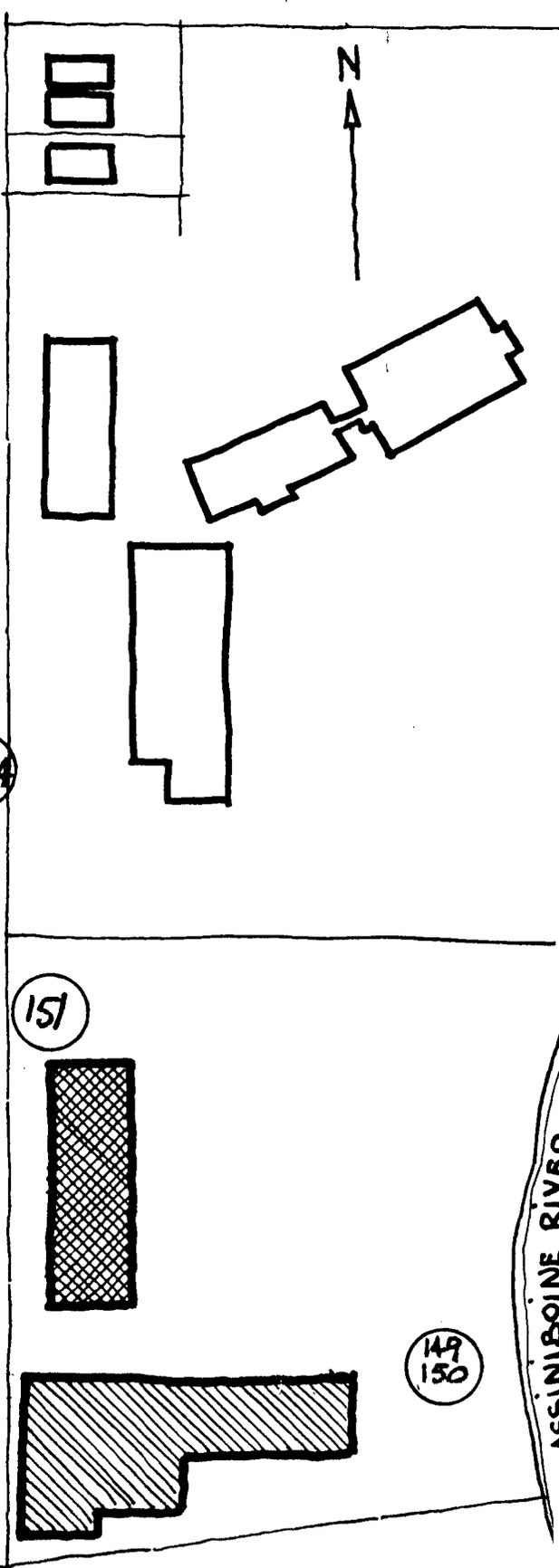


CORNISH



13-44

LANGSIDE

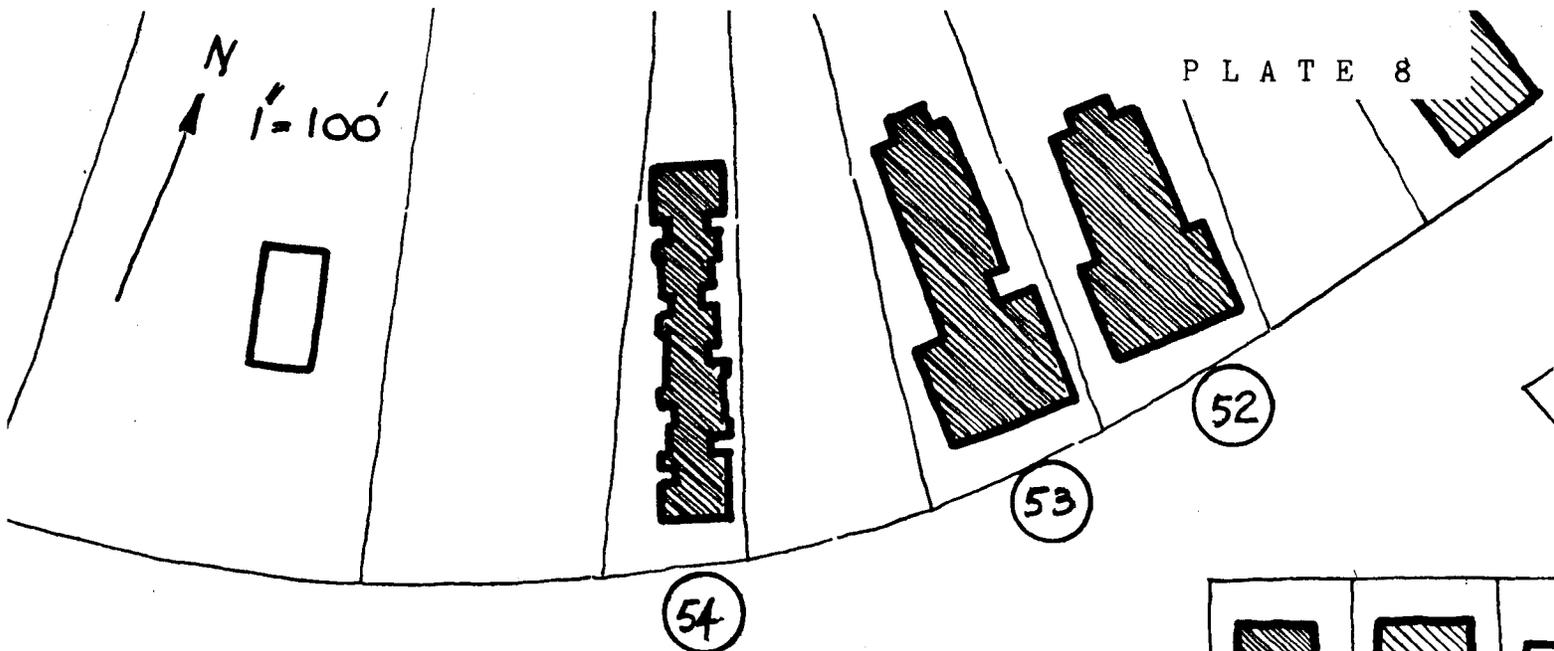


151

149
150

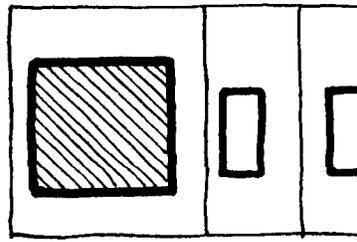
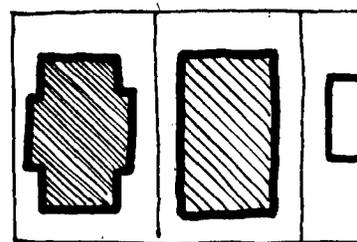
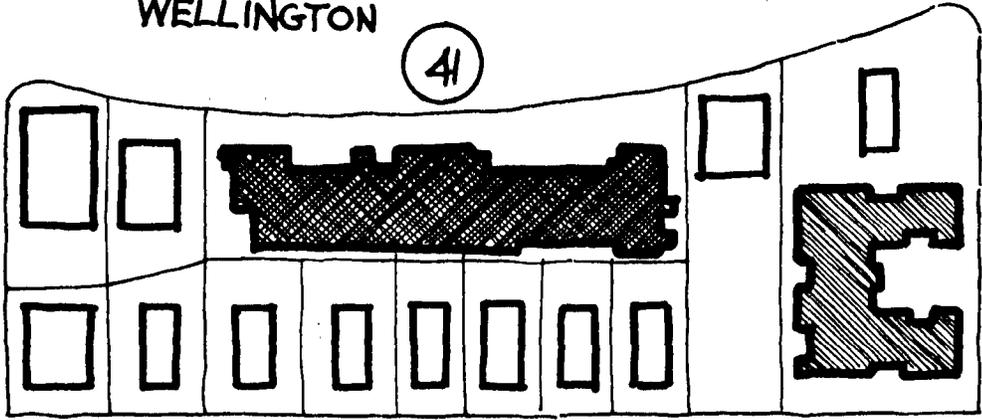
ACCINIBOINE RIVRO

N
1" = 100'

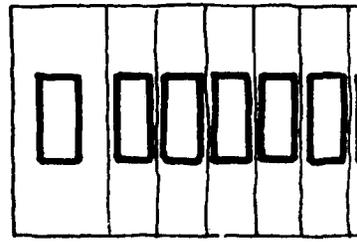
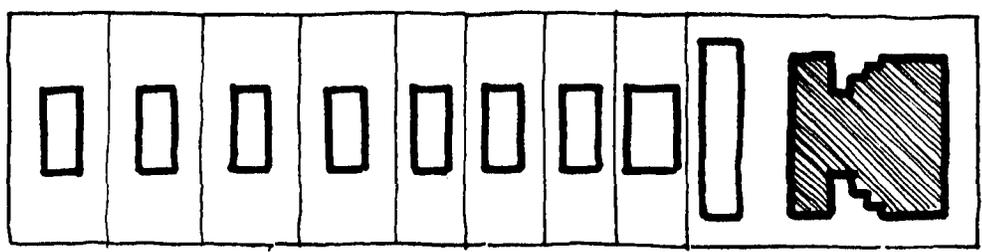


WELLINGTON

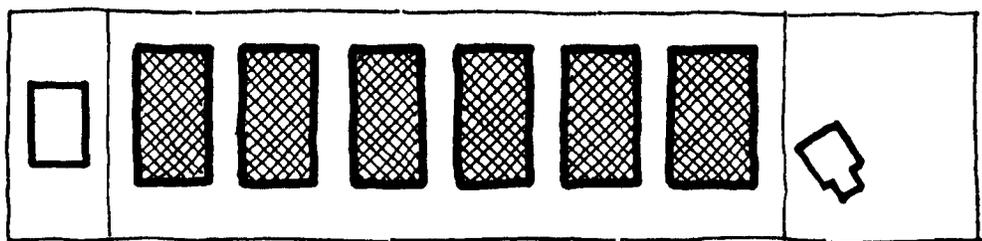
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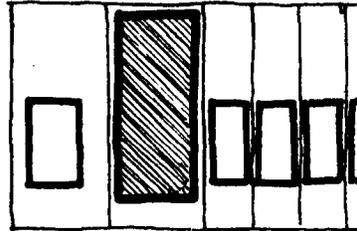
McMILLAN



COCKBURN



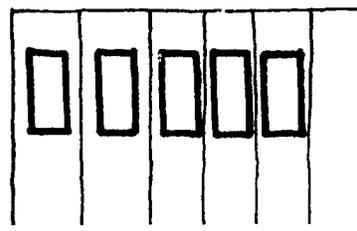
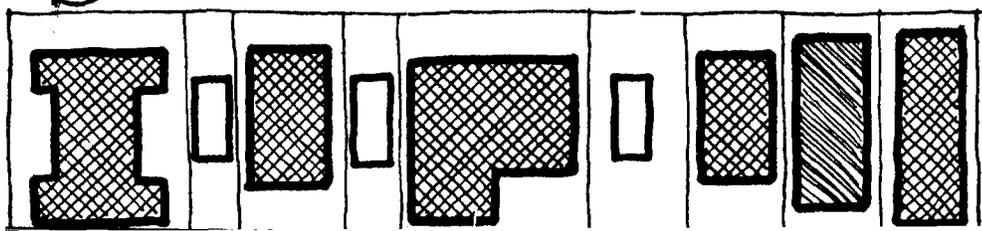
HUGO

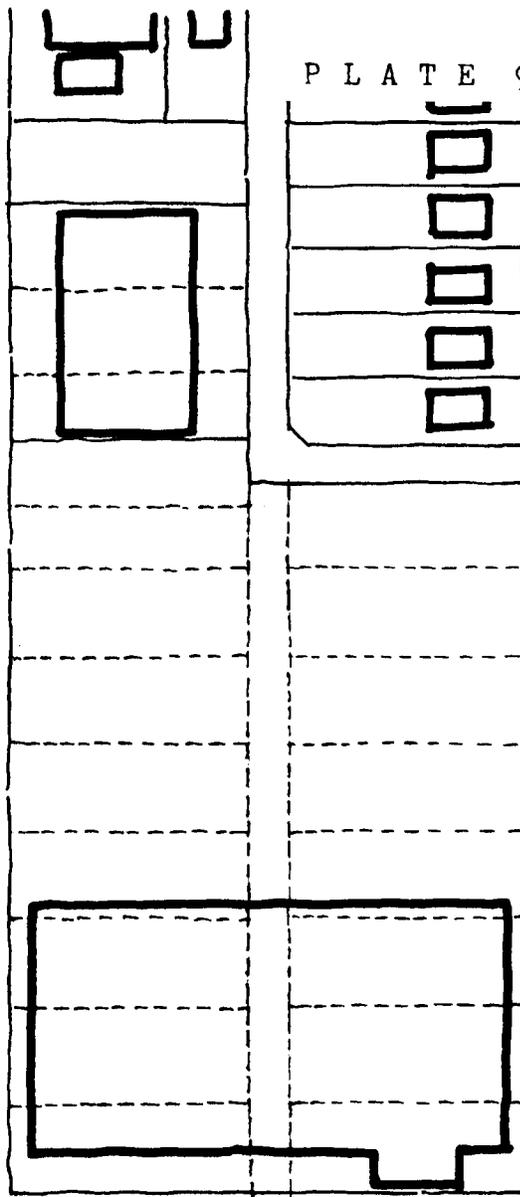
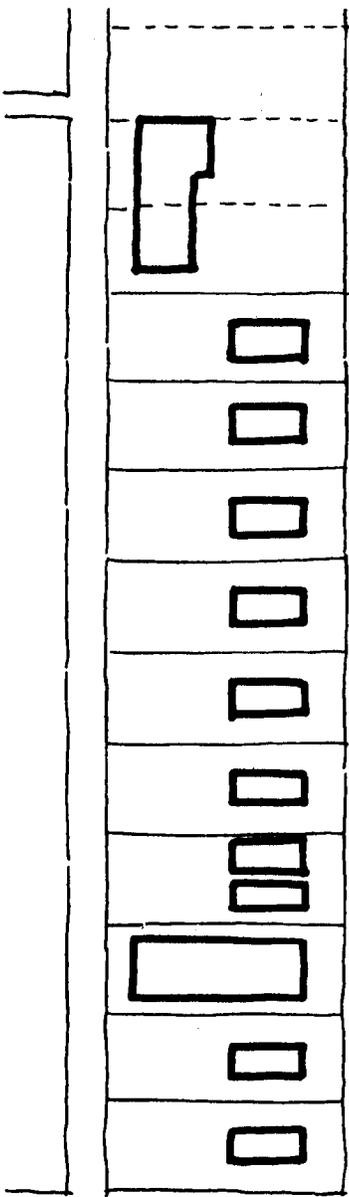


88

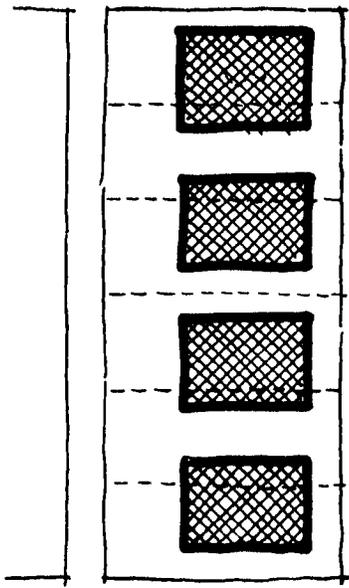
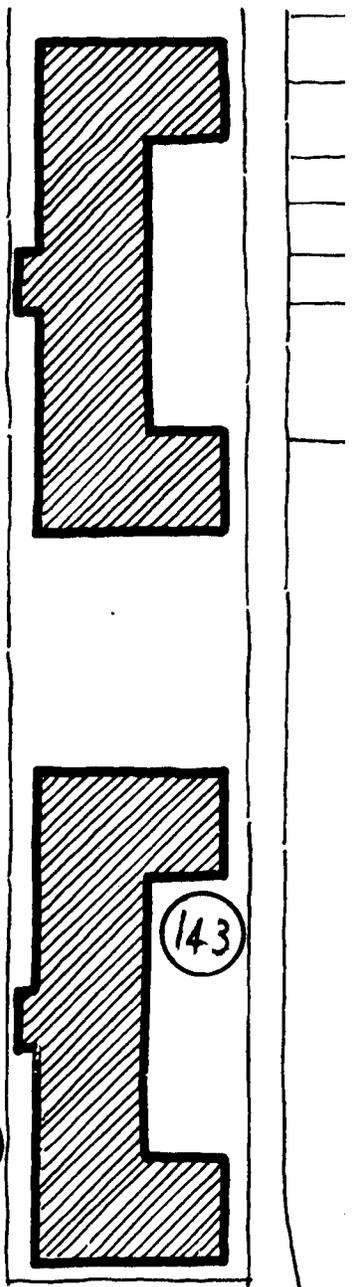
CORYDON

87

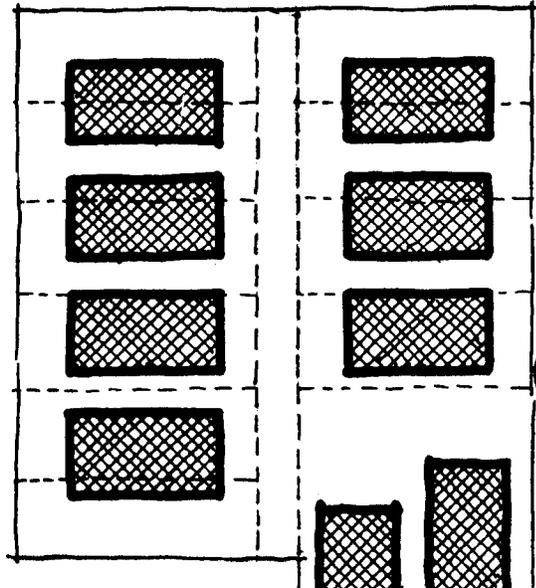




BRAEMAR



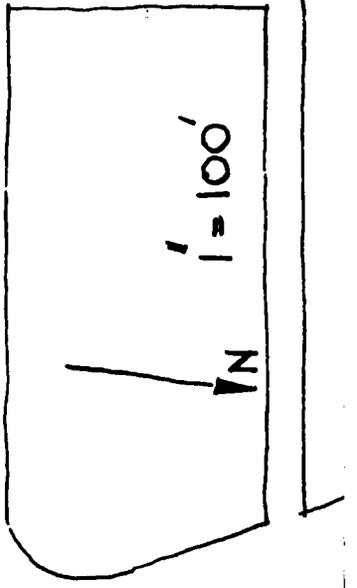
MARION



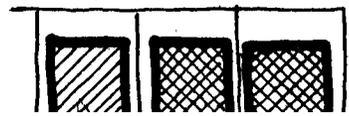
71

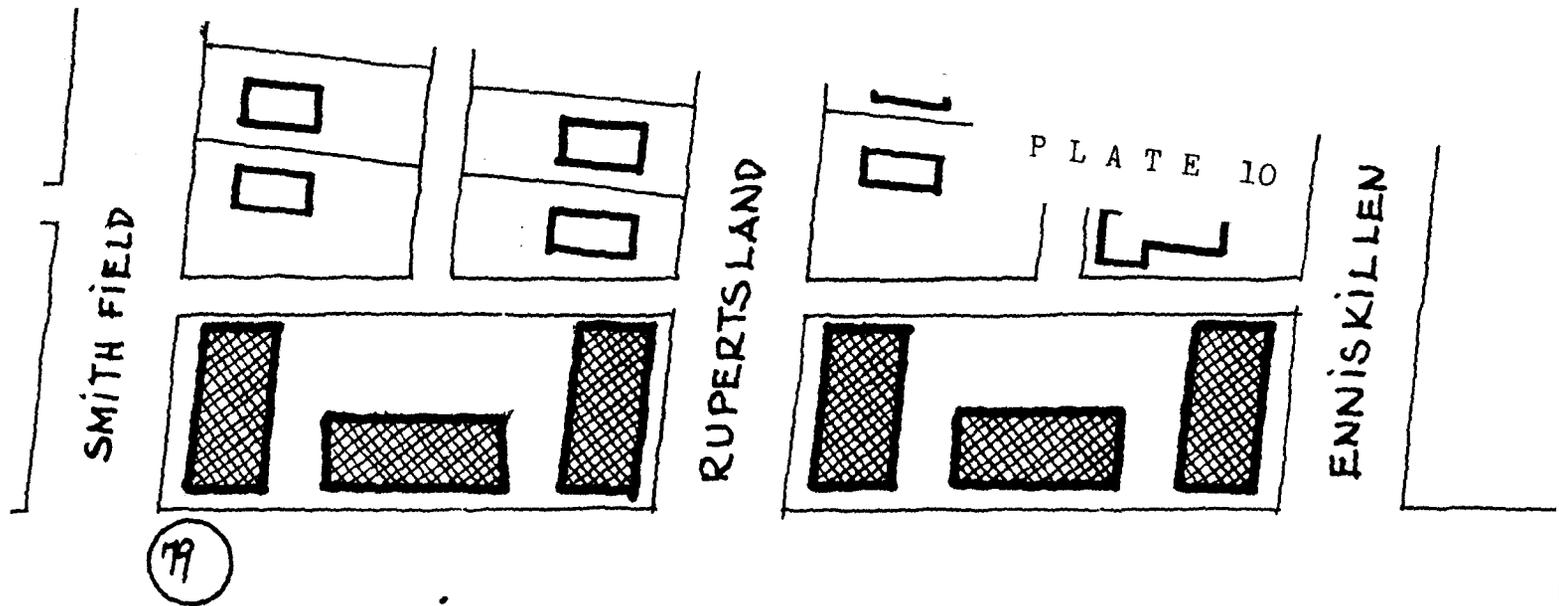
GOULET

74

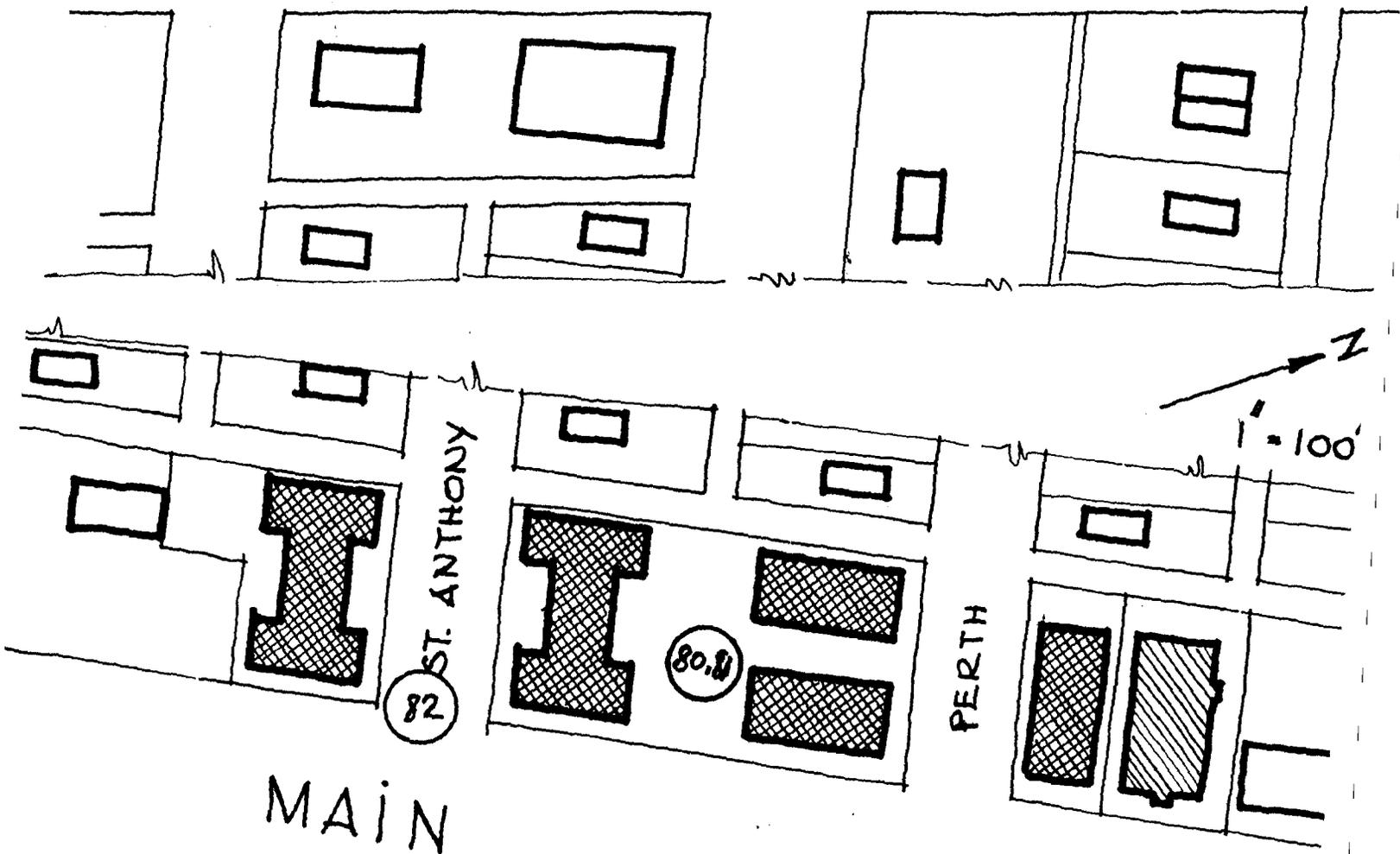


ENFIELD

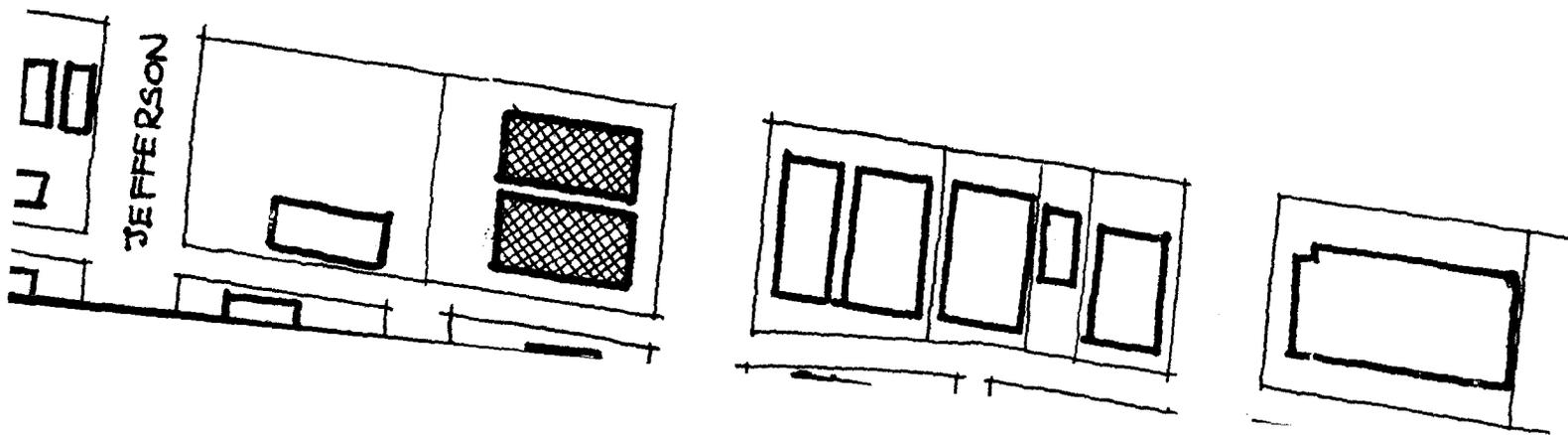


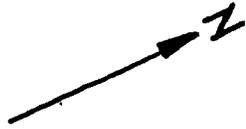


MAIN

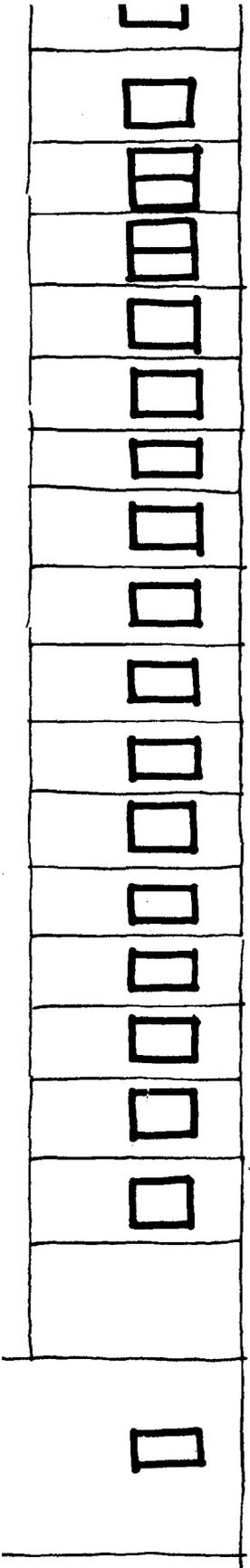


MAIN

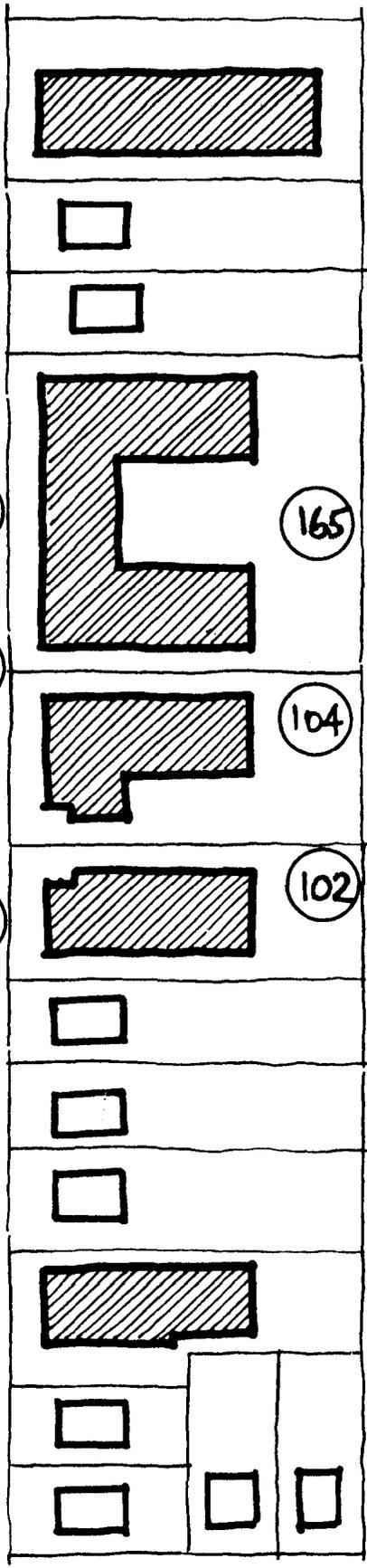




1" = 100'



EDISON



101

165

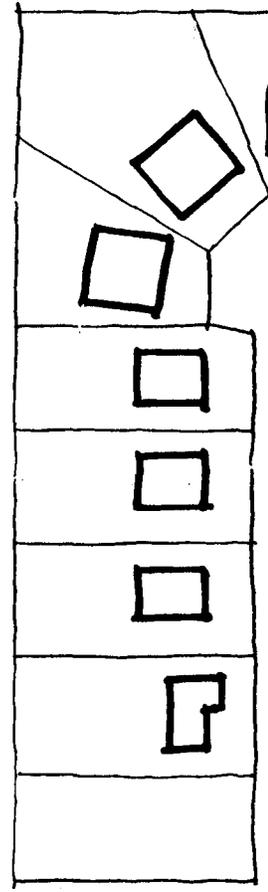
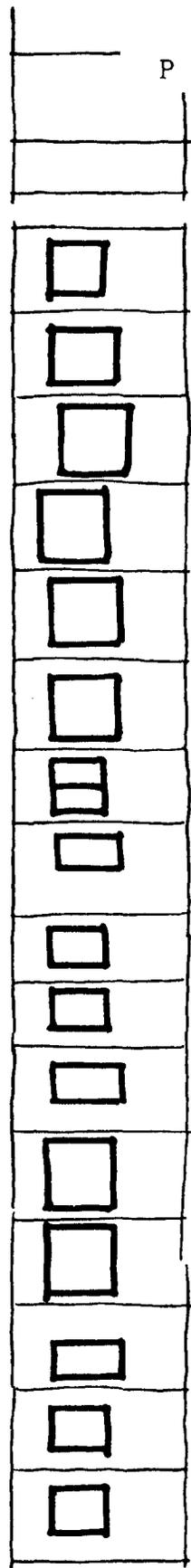
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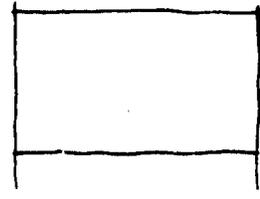
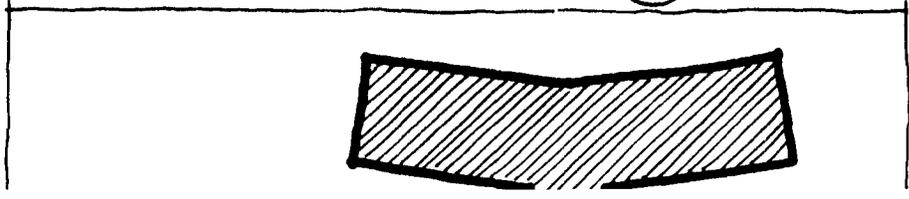
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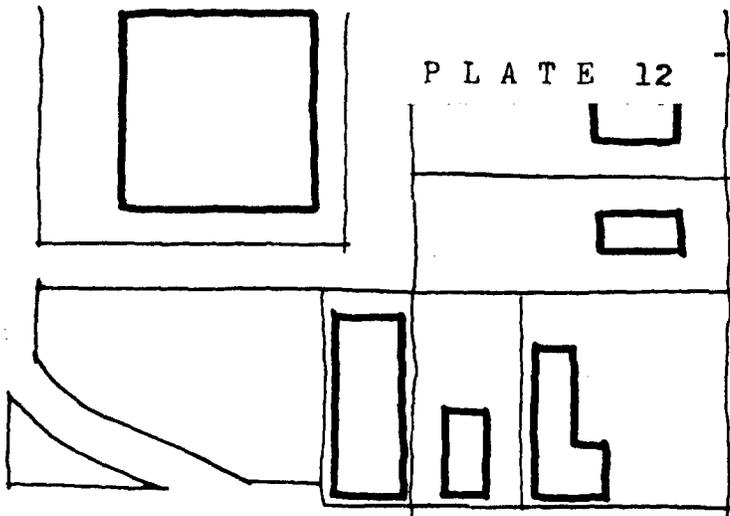
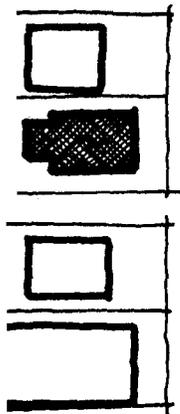
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MC KAY

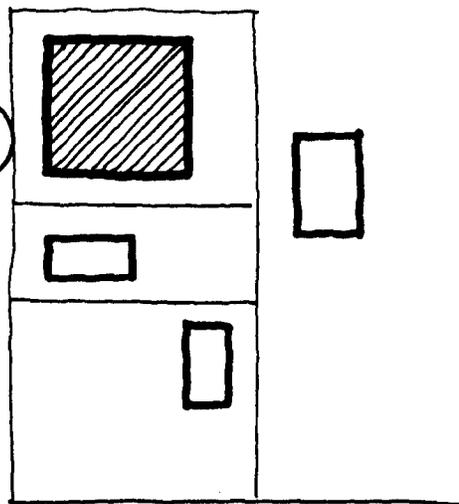


ROTHESAY 165



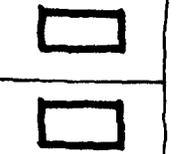
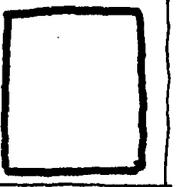
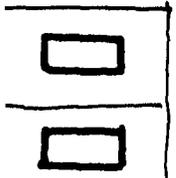
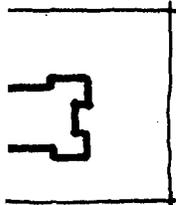
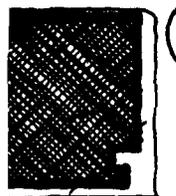


145



OSBORNE

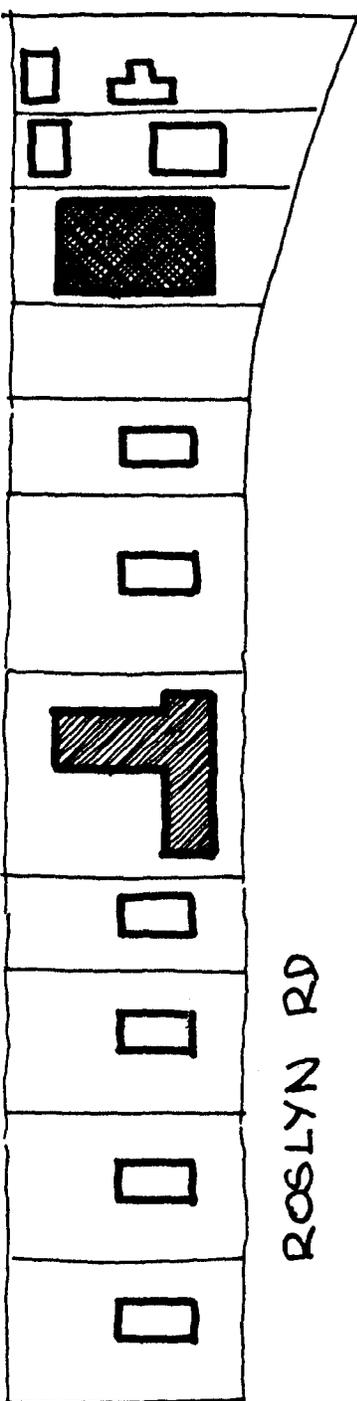
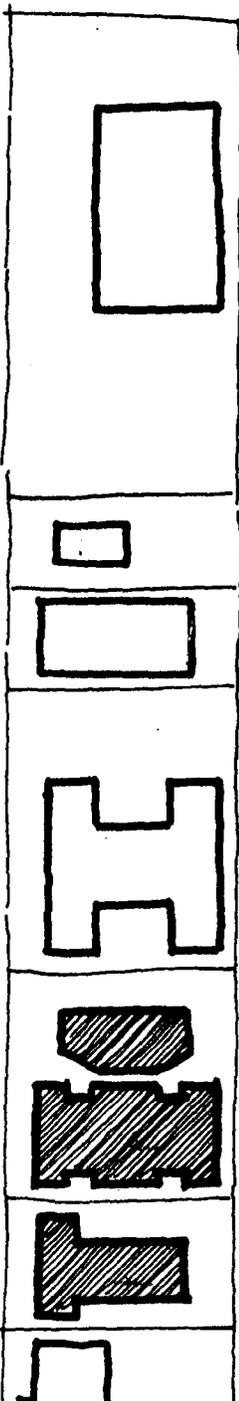
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RIVER

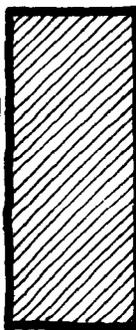
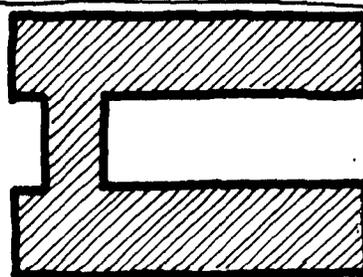
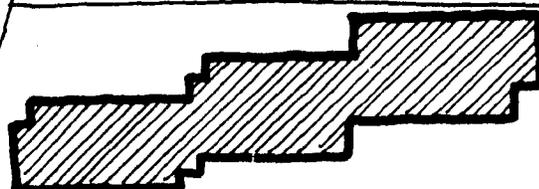
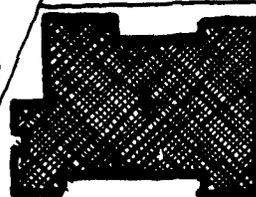
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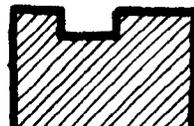
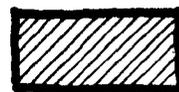


ROSLYN RD

40, 145



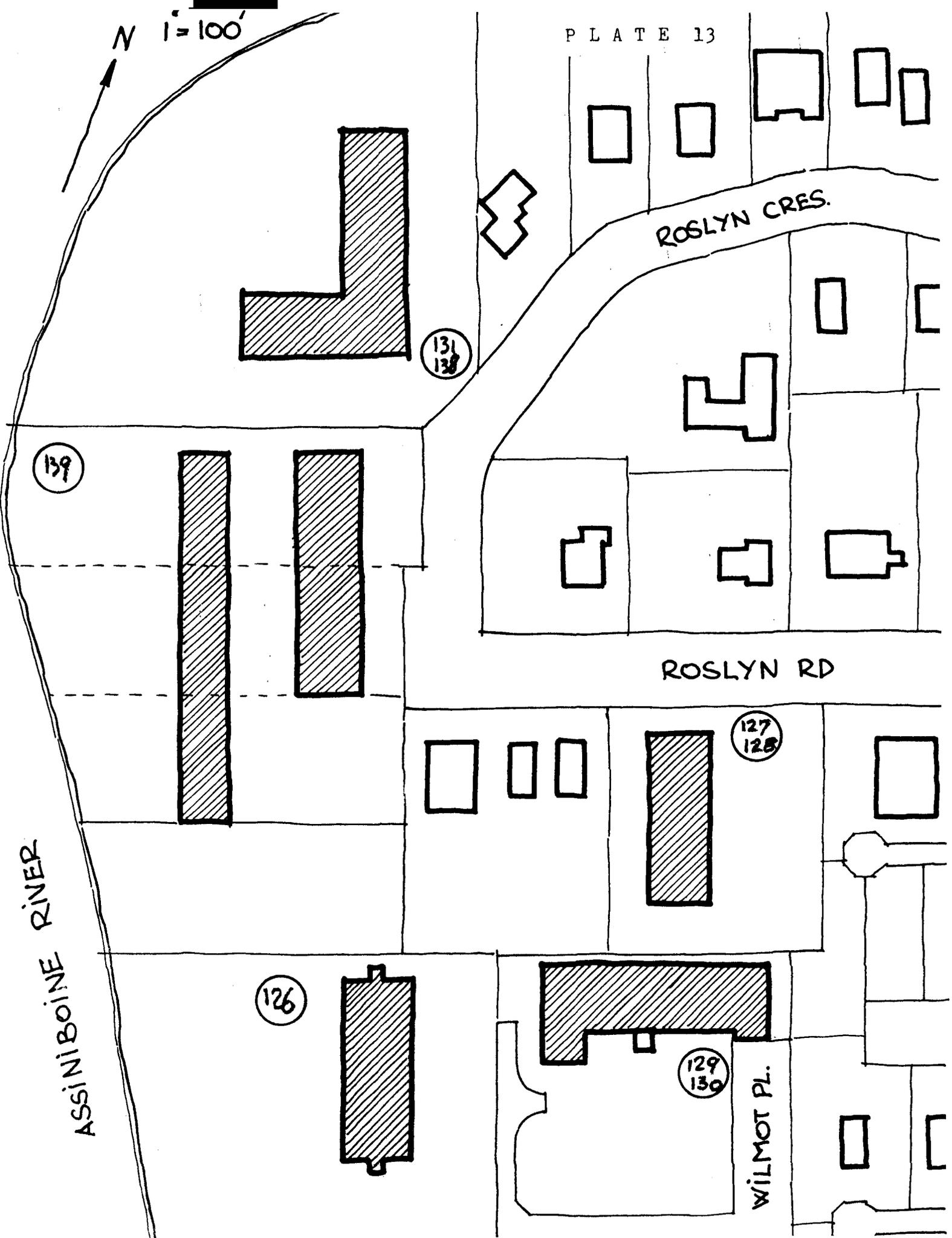
117, 119



1" = 100' N

ROSLYN RIVER

N 1"=100'



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ASSINIBOINE RIVER

ROSLYN CRES.

ROSLYN RD

WILMOT PL.

B. GENERAL COMMENTS¹

The characteristics of the spirit behind the concept of the apartment in Winnipeg, no matter what the period, has been dominated mainly by four aspects: firstly, the attitudes of the people and the degree of public demand; secondly, the nature and availability of land; thirdly, the National Building Code (and occasionally CMHC)² requirements to which

¹Whereas the foregoing historic review has been most obviously and naturally a combination of material gathered from literary sources and from informants of long standing in the production and management of apartment buildings in Greater Winnipeg, the contents under this heading could not have the benefit of any written documentation, the latter being found non-existent. They are, therefore, the result of verbal information obtained from a wide range of interviewed individuals, directly or indirectly connected with the subject at hand, and of the authors' personal observation and appraisal of the existing evidence. Occasional juxtaposition of statements by different informants and cross-checking of same has been found very valuable in helping the shaping of the sought-for picture. Most numerical and percentage figures do not represent accurate statistical data but rather rough approximations and estimates.

²Central Mortgage and Housing Corporation (CMHC) is a crown corporation formed in 1946 to implement the National Housing Act (NHA) first passed in 1938. The present Act was introduced in 1954 and variously amended ever since. CMHC is assisting financially through direct loans or mortgages the housing industry in Canada, favouring the single family home over the apartment. The available money being limited, apartments are the last to get any and the first to be cut off. Dealing with CMHC is not very popular with developers because of the strings attached, -- insurance fees for mortgages, \$35 inspection fee per apartment unit, risks of having to re-do drawings, etc. The Residential Standards, 1965, supplement No. 5 to

architects and builders have had to abide for the safeguard of the tenants' health and safety, spelled out as minimal but in reality practiced as maximal; and fourthly, the techniques of salesmanship and business promotion by developers.

Because the building of apartments in Winnipeg has been mostly geared to the middle and upper-class tenant, the hurried construction of tenements, as known in heavy industrial cities in Europe or U.S.A. offering minimum shelter to workers' families, is comparatively small in Winnipeg. The bulk of apartment buildings has been erected in what were considered good residential districts of the city and a certain sense of pride and architectural skill that often went with the achievement should be acknowledged. In earlier periods there has been generally a good variety of apartment sizes and layouts. Efforts have been evident toward updating construction methods and supplying equipment for added comfort and convenience of tenants. Taken from there, the general

the National Building Code of Canada, and the CMHS's own Site Planning Handbook, 1966, are the regulations CMHC officials go by in qualifying an apartment building for financial assistance.

Aside from this, CMHC has been reluctant in laying down additional stiff rules on apartment buildings, leaving specific points to be dealt with by each local manager to his own discretion. Metropolitan Corporation of Greater Winnipeg site planning standards are below CMHC's. This circumstance results in developers trying to play one against the other.

apartment picture in Winnipeg under the present day circumstances must be considered as unsatisfactory. This is so for the following reasons.

1. Matter of Values

The apartment in Winnipeg has always been regarded as second-choice accommodation, especially for families. Its greater popularity was manifested in earlier times when living in close proximity to the city core or near streetcar lines was sought for and appreciated.

Furthermore, the shortcoming of transmission of noise between apartments was offset by the advantage of freedom from the care and the hazards of a furnace and of shovelling snow. Apartments of all sizes could cater to a variety of tenants with or without children. The architect, himself having a good knowledge of social needs, applied all his skill and showed genuine pride in this what was then considered an important type of building.

Ever since, technical progress enabling the easy and efficient heating of single houses and the almost general use of the automobile during the last two decades have limited apartment tenancy to two main categories of people: the single person and the couples, young or old. Additionally, shifting attitudes, not the

least among developers, have reduced the quality of apartment buildings and their variety in size and layout. The standard, repetitious efficiency of a one bedroom suite is now strongly contributing toward imposing on almost every apartment building the central double-loaded-corridor type of plan. (see page 125).

No matter what the category of tenancy, a certain sterility in the layout reflects the pragmatic attitude void of real values of all concerned. A pretentious but poorly-designed building puts theatrical trimmings all the more forward - as for example, the fountain, mostly without water, or the expressive lobby with crystal chandeliers that is most wanted but seldom used. A satisfied vanity makes up for lack of beauty and automatic dryers for the lack of a patch of green. After all, does industry make any money out of a patio of roses?

The apartment dwelling, the loser as it was in a society traditionally favouring the single family house, lost further momentum when in the post-war "II" period socio-economic changes increased the opportunity for home ownership of the middle classes and favoured the automobile as an almost universal

mode of transportation. Multi-causal factors thus reduced the chances of the apartment type of accommodation. And it seems almost a paradox that some of the same factors like social mobility, the automobile and land economics now help popularize and spread the apartment building up to the city's edge, (fig. 163-166).

As for the lower classes, they have helped themselves largely by occupying older houses and converting them into multiple dwellings. Henceforth, however, public housing largely in form of subsidized apartment structures is meant as a vehicle to alleviate acute housing problems by providing the least-favored citizens who can neither buy a house nor rent living quarters, with decent and sanitary accommodation.

2. The People

An important factor for the sluggish state of the apartment situation has been the people themselves in their role as tenants. They often seem to show indiscriminate taste, lack of knowledge or just plain lack of interest, the latter perhaps justified by the desire for detachment and mobility. Sometimes tenants even show resignation, since their status does not allow them the fulfillment of the dream of living in a single house. Many people

tend to accept almost any situation as long as the size, price and general location of an apartment suits them, and if their ego can get a little extra boost, no matter how artificially, their sense of values makes it appear a real bargain.

The motto "give the people what they want" is a double-edged knife. In this case it works mostly in a negative sense, often resulting in as low a product as the market could carry.

Some people do not shop in search of the best possible apartment available in their desired location and price range. They agree to the first best thing that fits their need, purse and catches their fancy. Many people, however, do shop around, the extent of which depends on supply and demand. Generally speaking, when a prospective tenant inspects an apartment twice, in most cases it means that he will take it.

As with automobiles, most apartment seekers by choice look for the newest up-to-date "model" and only a few sophisticated ones hunt for the older type of suite, with larger rooms and non-standard layouts, that allow them more freedom of internal arrangement to suit their personality or their particular interests. Rental agents maintain that an average of 75% are taking good care of the

premises. Among them people of central European origin seem to have the lead. But there are still many who are careless and needlessly destructive, to the extent that last year the local Building Management Association started "a pool of information" on people who are poor rent payers or hard on buildings. Nurses, disciplined into strict cleanliness at work, tend as a contrast to be rather lax in housekeeping.

One reason that apartment living has always been considered second-choice accommodation might well be the heterogeneity of the people, their differences in living habits and cultural backgrounds, resulting in a perhaps justifiable reluctance to live close to strangers, under the same roof, so to speak. Such attitudes might well date back to the days of early settlement with the many adventurers, opportunists, and deviates mixing with the crowd. In the old countries a stranger was a guest. Here he is considered a risk.

Differences among people are strongly reflected in matters of cleanliness, orderliness, consideration for others, upbringing of children, and, above all, behavior of teen-agers.

Especially in this new generation, teen-agers tend

to be noisy, with their never-stopping transistor radios, blaring TV sets and groups of friends. Apartment owners try to stay away from them as much as possible. Some blocks retain commissionaires and/or get help of policemen for supervision on special occasions, like Hallowe'en evening, for example.

Among tenants of apartments the following categories are most prominent:

- a) The young couple, both working, for whom the apartment is an interim step. They stay there until the second child arrives, this age group (20-30) being most mobile in Canada. Many such couples come from other cities and because of lack of wider connections they socialize easily with other tenants. Young mothers tend to form co-operative baby-sitting groups (if only for outdoor activities in the summer). Those who prefer close to downtown locations are the middle-class professionals and artists who are much more in contact with what the central city has to offer.

Suburban apartment blocks house a slightly different type of people, less trained, who are not very dependent on downtown areas and

appreciate a slightly lower rent.

There is much turn-over among this group.

- b) The older couple. They are more stable and long-range tenants. Those of rather limited means, mostly without cars choose locations close to shopping and depend much for sociability on neighbors of equal status, (fig. 82). Upper-middle and upper-class couples cling to the well-established living habits and to their long-time friends outside their particular apartment. Their cars giving them easy mobility, they do not socialize very much and do not become very friendly with their neighbors. They discourage internal visitors and maintain the privacy they were used to in their former homes. A certain amount of aloofness is inherent in this attitude.
- c) The single girl and the bachelor, occupying a suite either individually or in groups of the same sex. Many tenants of this category consider the apartment simply as a place where they can hang their hats. Problems with disorder, noise, too frequent partying, and rent collecting are often associated with this category of tenants.

Many apartment dwellers are such by choice, like the transferees, the career girls, the school teachers and all those who shun the chores of the single house. But there are also those, like elderly people, who are restricted to renting suites because of physical or financial limitations.

Common to all categories is an increase of informal sociability during the summer, (fig. 135-138). That is where the apartment lawn or swimming pool play an important role. In the winter, on the other hand, life in Winnipeg being formally highly organized in terms of church, philanthropic, professional, athletic and other groups, socializing among tenants of an apartment building is greatly reduced. Notwithstanding the anonymity and privacy which, if desired, can be fully achieved in apartment blocks (some people find it even easier to ignore and keep aloof from their neighbors in apartment buildings than in single family houses), the close proximity of various parties makes contact easier. This may be good or bad, depending on the circumstances and the human element involved in each case. The closer the points of contact are, the more control is necessary to be exercised best by the tenants themselves, and

additionally in some instances by adequate personnel. Interviewed teen-agers showed preference toward apartment living because they meet many more people of various age groups. Regarding morality in apartment buildings, it seems that it is not any better or worse as in any other type of housing. Admittedly, there are call-girls finding it convenient to operate in an apartment. The feeling is, however, that the apartment per se does not shape the morals, people being what they are whether in apartments or not.

Concerning morals among teen-agers, there is the general belief that apartment blocks tend to provide more control than single houses where, when parents are away, teen-agers are more likely to get into mischief. It might be true that misbehaviour in apartment blocks is easier detectable and controllable than in isolated single houses. Certainly public vestibules, stairways or elevators are not immune to witnessing indecent acts, though no more than alleys, park benches or cars.

While the above has general validity, the lowest class of people is a category using just the available accommodation they can afford but with certain noteworthy differences. For example, immigrants from overseas who belong to this category take to the apartment naturally, it being a predominant housing form in their own countries. They appreciate

busy locations where shops, public transportation and easy, casual socializing compensates for a certain lack of comfort and a complete absence of amenities (fig. 160). For others, some of them Orientals, Indians and half-breeds often irregularly employed, this same closeness to ordinary daily activities is the only thing that fills their lives. The side-walk and the passer-by in the summer, the nearby grocery store or the pub in the winter become more important than the dwelling itself, (fig. 161). Whereas for grown-ups this simplest resort to human intercourse is a necessity, low qualities and insufficiencies of the physical environment are detrimental to children for they are strongly influential in the forming of the children's sense of values. For such conditions it is not just the state of poverty itself that is responsible, but the factors that result in disorder, the most important being lack of knowledge and of desire for anything better, (fig. 5-8, 162).

3. The Developer and Builder

A direct factor is in the role of the developer and builder¹ using technological and architectural

¹The terms are interchangeable. Developer or promoter is the one who conceives the idea for a new apartment building on the basis of his chosen piece of land, his market analysis and his financial arrangements. He will organize the consortium of people who will make the building a reality and he will take care of

details, often in a serious and honest attempt to provide for practical amenities, and equally as often out of misconception of the real living values in human habitat. Borrowed forms, substitutes, fashionable styles and inflated expressions have often been used in a rather meaningless way, creating pseudo-situations, or only faint echoes at best.

Developers and builders are businessmen, and, in availing themselves of the prerogatives of the free enterprise system, they will put up any type of apartment building anywhere they think it profitable in the most economical way for a given classification. To that effect they will exercise all the pressure they can on authorities, mostly with success.

If they think they can profitably dispense with professional architectural help they will do so because they might consider that working with an architect involves a certain rigidity which increases the cost of a building. They rather would be free from interference by the architect because

matters of zoning. He can be a realtor, a financier, a contractor, an architect or a combination thereof. A builder is a contractor who would co-operate with a developer (and an architect) in looking after the technico-economic aspects and the erection of a building. He could be himself the developer as well as the designer.

they want to be constantly open for variations of design. They will then mostly work without specifications, basing themselves on the reliability of the sub-trades for suggestions and performance. They will erect apartment buildings either for rent or for sale, the latter category being in most cases of a quality inferior to the former. Their considerations and motives being firstly and lastly economic, they will mostly follow locally-established paths, occasionally with some added novel details, or they will venture into new concepts that have been already tried elsewhere and authorities will allow them the lead with only occasional watching over their shoulder. However, developers and builders of apartment blocks do not always insist on direct profit. They sometimes will knowingly take a loss for tax considerations, because the capital cost allowance write-off is an indirect profit. Competition among builders tends to raise the amount of eye-catching trimmings, finishes and technical features in apartment blocks thus also elevating the total rent structure. On the other hand this competition does not generally raise the overall living quality of speculative apartment housing - paradox as it may sound and contrary to developers' claims.

4. The Architect

Out of seven names listed in the Manitoba Directory of 1876-1877, under the general heading of "Architects and Surveyors", three were specified as "civil engineers and architects" and four as "land surveyors".

The following year the third edition of the same directory includes three names of straight architects. In 1906, each apartment building listed in the Free Press special building number under the general heading "Many Splendid Apartment Buildings" was accompanied by the name of its architect. In those days, the erection of an apartment building was a major undertaking, not only by developers and builders but also just by well-to-do people as a form of investment. The somehow elaborate handling of many interior layouts and elevations during the early periods shows the hand of the architect. Some of these buildings are still among the most venerably and noble structures in town, being the reflection of a period when people themselves valued a more dignified attitude in life. Because architecture was then more valued and accepted, the architect had a stronger position in society and his judgement was sooner respected. The intricacy and elaborateness of buildings those days, according to the prevailing taste and fashion,

demanded the artistry of the architect.

When emphasis started shifting from generous layouts and artistic details to sheer economy, the indispensability of the architect was put to question. Thus, from the late 1930's on, apartment building has become increasingly a matter of developers and builders avoiding the services of architects for the sake of economy, including the one of saving the architect's fee. Having developed stereotype plans, which could be applied in most cases, they felt they could safely bypass the architect. Besides, no building design has ever needed an architect's seal in order to be approved by the authorities as long as it carried the stamp of a structural engineer in case of pile footing, and as long as it conformed to zoning and building code requirements. After the war, apartment building has become a lucrative business for such a developer who would use stereotype plans, accompanied by detailed plans supplied for free by contractors and/or sub-contractors. With his somewhat inflated cost estimates he was then able to cover completely the financing of a building with an 80 percent CMHC loan. Thus, he had minimal expenses for design and he needed no

operational capital of his own whatsoever.

This state of affairs has led firstly to an alienation of the bulk of the architects from the design of apartment buildings, and in some ways they have abdicated their responsibilities toward this type of housing. In other cases, some architects eager to win commissions for the "design" of apartment blocks have compromised by cutting fees and producing stock plans which then were repeated with only minor adjustments to fit a slightly different site, or even just repeated site unseen. The aim of such architectural work has been to devise plans that would permit maximum rentable area at the minimum building cost, with only partial architectural service rendered. Builders who are using such partial architectural services or none at all, find it easier to work with Metro and with moneys borrowed on the open market, instead of using CMHC insured loans and thus being subjected to CMHC's architectural control. The only design controlled areas in Winnipeg subject to the scrutiny of a Metro design board are:

1. the stretch of Broadway between Kennedy and Main Streets, half a block thin,
2. the lots facing on Central Park,
3. the Manitoba Arts Center area, now under urban renewal anyway.

All of this, of course, has never excluded such enlightened developers who would seek the complete services of reputable architects, no matter where the site is located or such developers who have been graduate architects themselves. Many of the newest high-rise and luxury apartment blocks are architect-designed, some of them with considerable success within the range of possibilities of urban environment, site, economy and zoning requirements. By way of rough estimate it is assumed that in this present decade some 25 percent of all apartment blocks are architect-designed. The rest are designed by the builders themselves, some of them "fast-buck" builders, or by the consortium of developer and builder.

To design apartment habitat and its environment is a very challenging task and good architectural offices should be able to make it rewarding and profitable work. The subject of apartment housing is being taught in all schools of architecture, as architects today should have a massive, pertinent knowledge. However, they are not being utilized properly and sufficiently, also because today the forces that shape public opinion and the architects' values are two different things,

as a result of a certain lack of communication between the public and the architects. Consequently the architect and the planner are being called into action too late. Thus, whenever he is asked to design an apartment building he is trying to make fit and make work a given situation for which he had not been previously allowed or not been able to help create it.

Considering the present urban situation on the prairies at its best, in terms of the generally applied short-run methods of change and growth, a successful apartment building can only be the result of a team effort of three members. First comes the market member of the team, (the owner, developer or rental agent). He is the one who knows the rentals, who speaks for the public needs and attitudes, and who really knows the human behavioral problems. The work of the architect, as the second member of the team, consists of trying to co-ordinate an endless mass of restrictions, demands, practical, technical and economic considerations into a functional and pleasing macro as well as micro environment. He is assisted by the third member, the builder (or contractor) who knows well technicological matters

as they relate to materials, equipment and their economics. For the long-term objectives, however, even this team, so far in evidence only in the minority of cases, is incomplete because it lacks the guiding hand of overall socio-economic and physical planning.

5. The Price of Land

The commercial apartment block builder in Winnipeg and the prairie cities has been dealing with a relatively small market because of limited demand, less favourable mortgage conditions than in the case of single homes, and difficulties in assembling land. He has remained a small, cautious builder, feeling out the existing market little by little and milking it instead of boldly generating new market opportunities. Especially in older central areas the land becomes too expensive for him to undertake a large development at once, thus reducing apartment building to one relatively small block at a time.

In recent years larger undertakings have been ventured, this time in the outskirts. The largest (THE COURTS OF ST. JAMES, fig. 163, three 16 storey towers, with adjacent commercial and recreational facilities) has just been started at the extreme west end of St. James. It is an unhealthy paradox

that apartment building is tending to become a suburban phenomenon, just because of the availability of larger, reasonably priced pieces of land only in the suburbs, losing its main asset, namely of being urban. Instead of bringing more people to the central areas of the city that need reurbanization, the suburban apartment block scatters them farther and farther out on virgin land, (fig. 163-166).

The new trend toward apartment buildings in the extreme suburban fringe is also a result of the division of Greater Winnipeg in so many municipalities, all of them competing for tax revenue. Because every peripheral municipality, which still has free, easily available land at its outer boundaries, wants to have a bite of everything that means more tax per acre, the population now in the form of apartment blocks gets dispersed ever farther from the urban core. This way the parasitism of the suburban developer and dweller on the central city increases.

All this is a proof that in the heart of the city sizeable complexes - especially of economic housing for the open market - well related to each other and to supporting as well as complementing amenities,

are an impossibility due to the excessive cost of assembling land, too high for private enterprise. Such ventures can only occur through expropriation by the municipal powers of eminent domain. If this were to be the general practice, then the small local commercial building firms could join together as the occasion may warrant to form more effective, larger groups hiring architectural services of high standards as well as specialists in housing, and, while preserving their personal local pride, be able to compete toward creating residential environments of highest value to the community.

6. Zoning versus Planning

In Winnipeg there have been bits and pieces of (restrictive) zoning since 1912, meant as a protection to R1 areas. Also some developers prescribed their own restrictive measures in form of caveats.

Comprehensive zoning in the city of Winnipeg was introduced April 1, 1950. It means segregation of land uses considered incompatible, for the purpose of curbing excessive land speculation, and stabilizing neighborhood conditions. Severe abuses in the past have led to the extreme

policing through the powers of zoning, any deviation thereof being subject to a separate decision, after public hearing.

Today zoning for apartment blocks is entirely a function of Metro, with the various municipalities having the right to object. The City of Winnipeg has made it their policy never to object Metro's decisions on the matter of allocation of new apartment buildings.

To this day apartment blocks are built in areas zoned for such, but most of them are permitted through spot zoning. This practice is considered solely feasible, under the already established conditions of property, without the risk of severe economic and political implications, as to keep things under control, with the added proviso that a lower land use can remain within a higher one.

The fallacy of restrictive zoning versus integrated uses through comprehensive planning is very striking when looking at this irregular, flea-bitten kind of development, where apartment blocks gradually invade areas of single family houses, (see plates 1-13). The process of the higher use taking over is a very slow one,

disorderly and never complete, with the blocks often being in a constant state of parasitism, deriving occasional relief from adjoining single houses. This however, is the lesser evil, because were ever the blocks to take completely over under present conditions, the result would be a nightmare, (fig. 187, pl. 6). Such an evolution, under the auspices of zoning as a substitute of long-range area planning, will cause the apartment building to bring about its own destruction especially in central areas, through its increasing necessity and popularity. One reason why, for example luxury apartment buildings line up along side the Assiniboine River, is not only the amenity of openness and view but the fact that the river is a constant that will never be taken away.

7. Authorities

For the short-range, mostly one-sided and unimaginative state of apartment housing in Winnipeg, public authorities are to blame in part. In the earlier years Greater Winnipeg municipalities have considered the single-family house as the most desirable housing accommodation, (see page 66-67). Home owners have always been regarded as being

more responsible citizens, their private gardens relieving the municipality of a duty to provide for public open spaces, and there are fewer school children per acre. On such grounds the urban and suburban patterns have been generally established, with subsequent apartment buildings being regarded either as necessary evils or as intruders in communities. Of late, municipal authorities show a more favorable attitude toward apartment buildings, because they are a good source of tax revenue. All the same, counsellors are viewing benevolently such apartment buildings that cater mostly to childless tenants in small-sized suites. They are doing this without a general plan of the future development of their city, town or municipality, to say nothing of considerations to the metropolitan area as a whole, leaving the initiative to developers and being guided principally by the profit motive. None of the thirteen municipal authorities that constitute Greater Winnipeg can boast of a general town planning scheme, timely established by their own initiative and care.

8. Outdoor Spaces and Amenity Areas

In most cases when stepping out of the front entrance of an apartment block a person meets more or less bluntly the street, (fig. 167), or

a few feet of sterile lawn, as an amenity to the eventual half-basement suites, (fig. 61, 175-176). Out of the back entrance a person faces the parking lot (or garage, if existing), the garbage collection spot and a lane, (fig. 100-104, 168-173). With a few exceptions, mostly in connection with river locations and swimming pools, apartment blocks do not offer any exterior spaces for the enhancement of the apartments in terms of attractive breathing space and for outdoor recreational use of tenants.¹ Even blocks of newest vintage built on raw land, "featuring" covered and open parking space and enclosed swimming pool, include no other worthwhile open space amenity, (e.g. THE BELIVEAU HOUSE, in St. Vital). A repetition of such buildings especially in districts where public open spaces are non-existent, as it is rather the rule in Winnipeg, results in poor and highly unattractive urban environments. A case in point is a series of new middle-class apartment blocks on Edison Avenue, North Kildonan, (fig. 99-104, pl 11), now giving the municipal council considerable distress, because of a

¹ Some municipal bulk control regulations now require open recreation space of 30% of the land. For details see page . Such open spaces although they sound good, end up by becoming left-overs and not attractive, usable spaces, (fig. 88, 175, 176). CMHC site planning regulations now demand amenity areas of a size depending on the number and sizes of the apartments, as well as 100% parking on the site .

severe lack of sufficient public open spaces for playgrounds and passive recreation. The uncouth part of it is that North Kildonan is a rural municipality. The so-called "COURTS OF ST. JAMES", (fig. 163), now under construction promise open landscaped areas and outdoor recreation arrived at through the concentration of three 16-storey towers around an open court, (case study p. 378). The result remains to be seen. Whatever the outcome, it will be linked by the very fact of the commercial nature of the enterprise. Housing, however, needs the assistance of public action. Thus failure to preserve existing open spaces of merit and to create new ones where lacking, anywhere in the city, especially where there is a developing mass of apartment blocks, (fig. 152-159), is in the long run, against the apartment unit itself.

9. Relation to Shopping

There has been a general preference toward segregation of commercial from residential. The old idea of "living above the store", (fig. 178, 179), has been increasingly undesirable once early Winnipeg had reached a certain level of affluence, and it has become a tradition to regard apartments above stores a poor combination and a second-rate address. Such attitudes resulted in the concept

of restrictive zoning, as mentioned earlier, that confines even light commercial uses to certain areas only. Thus, comparatively very few apartment buildings include shopping and none offer any other social or recreational amenities. Those few with shopping are older buildings bordering a thoroughfare, (fig. 180, pl 12, 181, 182), originally a streetcar line, and the builder often took a calculated risk in venturing this combination, on the basis of the attractiveness of the location close to public transportation.

The early inclination in Winnipeg of apartment blocks flocking close to the city centre because of climate nevertheless regarded a certain aloofness from commercial as desirable. While keeping an eye on reasonable closeness to shops, apartments, of course, would go where there was available land. Thus while many apartment buildings are within walking distance from shopping -- a fact that might be considered sufficient integration under more benevolent climatic conditions -- there are even more instances where single family houses are left, and sometimes squeezed, between apartment blocks and shops. Many apartment dwellers, especially among the elderly, like their particular block because it is not far from shopping.

Yet relative proximity often is not enough. The still prevailing simple-minded and rather biased handling of the relation between shopping and apartments -- that is the separation of apartment blocks and shops in different buildings (fig. 183), -- needs a thorough revision. In fact, small type shopping for day-to-day needs in an advantageous addition to apartment buildings, either under the same roof, with shops at locations least desirable for apartments -- namely the street facing side of the ground floor, -- or else connected with weather-controlled links. This latter type of combination will be found in the COURTS OF ST. JAMES, when completed, meant to be oriented to both the arterial highway and the apartment block complex. Such a development, although promising, is completely suburban and because of lack of general planning it does not even attempt to be a pyramidal formation of density, as a neighborhood focus.

10. Orientation and View

The layout of an apartment has always had to fit the building site, not the other way around. Consequently all kinds of make-shift solutions had to be devised by builders often with the help of architects, but even more often without. Except

for some brand new ones on virgin land in suburban areas, apartment buildings have been erected on lots originally devised for single family houses. When such lots were formally occupied by spacious mansions, as was the case between Wellington Crescent and the Assiniboine River, there was no serious handicap for the apartment block. But these were exceptions, the general rule being the standard commercial single house lot now serving a voluminous master, (fig. 184, 185, pl. 5). The most serious handicap for the apartment building under the circumstances has been the matter of orientation. It resulted in abuses regarding daylight (windows opening onto narrow light wells, side yards or lanes), and in a large percentage of apartments facing straight north, without exposure to the sun. Such a situation is unhealthy, both physically and emotionally, especially in view of the long and very cold winters. Another handicap has been the matter of view, not so grave for the apartments when facing a single family house or looking beyond it (no matter how distressing for the home though), but very serious in the case of apartment blocks standing side by side with a narrow gap in between, (fig. 105-107, pl. 5, fig. 187, 189, pl. 6). Mid-block apartments

facing another apartment block and also facing north are the worst, especially when located in half basements.

The subject of "view" leads to the observation that in Winnipeg the apartment "block" or "house" as a building unit has been fundamentally nothing else but a blown-up individual home, often on a lot of the same size, i.e., a unit physically separated from other units or buildings. The very word "block" denotes singularity and separation. This general way of thinking (only too common to architects as well) has been most harmful to the apartment concept. Considerations of fire protection in earlier periods have been of some influence in establishing this kind of attitude, but in the long run there were also reasons of expediency on the side of developers and builders, and a general lack of planning that accounts for this separation. To start with, apartment buildings that have displaced single family houses have devaluated the living quality of the neighboring single houses. Secondly, two or more apartment blocks being immediate neighbors --- mostly boxes standing side by side -- on former commercial subdivision lots, defeat each other in terms of sunshine, air, light and view. Such

neighboring blocks with only narrow gaps dividing them are most unsightly when viewed from the ground.

A separation into distinct blocks does not make sense unless it helps the apartment dweller and offers a visual delight to the onlooker. Such buildings, however, neither unite into a single accord nor do they keep in a respectable distance from each other, (fig. 189). They thus combine the disadvantages of both the older and the newer European concepts without any advantages such as street architecture and freedom of space. These buildings, like many of their counterparts in the single house category, are neither attached nor really detached, an ambiguous situation which in the lives of people would be considered immoral. Single family houses (e.g., 53 Furby Street, fig. 186, pl. 7) are sometimes caught between protruding apartment blocks and their situation becomes hopeless with the result that henceforth they lead an existence of sheer delapidation and abandonment. It is a tragic effect of land speculation when a higher land use annihilates a lesser one in a piecemeal fashion. It is not the mixture of land uses that is wrong but the way it is being done. For different land uses could very

well exist side by side and enhance instead of destroy each other.

11. The Central Corridor

No corridor has ever been a desirable element of any building. Only there are building types that cannot do without corridors. The hotel, the hostel and the dormitory fall in this category, due to the multiplicity of small, single units they embrace. When apartment buildings are filled mainly with mini-suites, the central corridor type of layout is unavoidable. It follows that there should be no accumulation of only small units in one building.

The fact remains that central corridors (often euphemistically called halls, lobbies, vestibules, etc., Le Corbusier called them streets, but he took care to avoid two out of three), are drab, studdy, even noisy and often smelly. Although adequate mechanical ventilation devices have been developed, builders often chose not to use them in order to save. The dominance of the apartment picture in Winnipeg by the central double-loaded through corridor type of plan has had a degrading effect on the apartment notion in the public mind. Often unconsciously people associate the idea of living in a suite with the picture of mass shelter, the barracks and the dormitory.

In some big cities on the North American continent such corridors are breeding grounds for juvenile delinquency. Fortunately there is no strong evidence

of this in Winnipeg so far, but it is not excluded that it might happen in the future if the central corridor continues to be overdone, especially in subsidized housing. The argument by builders that anything else outside the central corridor type of building is in most cases economically simply not feasible is an indication of a rather unhealthy apartment housing situation as a result of many factors including attitudes, habits and concepts, land use patterns, real estate economics, city planning, etc. An improvement in this direction will have to be instituted by concerted efforts starting at the government level.

12. Cross-Ventilation

The lack of natural cross-ventilation is a direct result of the central corridor plan. The amenity of natural cross-ventilation is a very important one, but conspicuously absent in most modern apartments even where at least diagonal ventilation could have been possible. It seems that even reputed architects do not pay sufficient attention to this vital consideration. Let it be clearly said that living quarters of any type not equipped with an air-conditioning system, are seriously deficient without natural cross-ventilation. If

such quarters happen to face south and/or west, then during the summer they are simply not usable, not even in Winnipeg. Because of this, many apartment block owners are having difficulty in trying to keep certain apartments rented during the summer months without supplying air-conditioning units.

Aside from the permanently stuffy public corridors, as mentioned earlier, in the winter the lack of natural cross-ventilation, in addition to lacking sufficient mechanical ventilation, as well as overheating, results in the tenants constantly keeping one or more windows slightly open. This creates condensation forming ice on window sills, which in return causes a gradual deterioration of the window frames.

13. Conclusions

Apartment living is now in increasing popularity and demand, and municipalities, once indifferent or opposing apartment buildings, are now eyeing them benevolently. The central one looks at them as a means of gaining back a portion of the population drained to the suburbs. Indeed there should be hope that the return of many people to the central city will make that part of the

metropolitan complex worthy of its name and its capital role.

However, this most desirable thickening of the urban fabric, both in the parking-lot-ridden central city and in the peripheral centers, occurs ineffectively and very slowly.

First because it happens merely by replacing single houses by single blocks, with occasional strewing of shops and other common facilities, as land chances to become available and changes in zoning seem from time to time not being against the public interest. If this type of casual growth is to continue then the apartment block will defeat its own purpose and the community will simply replace a costly problem with an even costlier and immensely more difficult one.¹ Secondly, because of high price of land and difficulty in assembling land in already developed areas, whose potential lends them to a land use higher than R1 (single residential,).

With any municipality now eager to attract

¹ One phase of this is the traffic problem. Because of the established ways of life and shopping habits, middle and upper class tenants are depending on cars even in a close to downtown apartment location. As a result traffic becomes an ever-increasing problem. For example, Roslyn Road is today already jammed with cars and there is a near accident or a minor one three to four times a day.

apartment buildings for the sake of higher land use and hence a higher tax base, per acre of land, and with developers eager as ever to supply the kind of dwelling increasing numbers of people seem to want now, the bulk of apartment construction is getting snow-balled back to the suburbs. The larger the apartment complex the more it is pushed out to the suburban fringe on new land. In its turn this new type of scattered suburban exodus contributes to further defeating the efforts of the primary and secondary urban areas toward consolidation, which the apartment was meant to help. It thus creates more crucial problems by increasing the parasitism of the suburban developer and dweller at the expense of the urban one and by augmenting the metropolitan entanglement.

The above remarks are not meant to imply that downtown areas should have a monopoly of apartment accommodation. Obviously suburban nodes could make most beneficial use of apartments for people who work nearby or have other special ties to a given suburban area. Suburban nodes, however, need careful planning too and are neither created nor intensified by haphazardly locating apartment

blocks at the outer edge of suburban land, following the law of least resistance, (fig. 163-166). When housing becomes a commercial venture and not a public service, then it can be easily forgotten that the best solution to a problem for all concerned is not always the most opportunistic one.

What is needed is a new basis in the urban pattern in meaningful distribution of uses, i.e., purpose-designed areas, toward a co-operative integration of functions, with a fair balance in the city's housing stock of all forms of housing being achieved. The aim would be to enrich the quality of the environment, up-grade the general quality of housing and give to all people maximum possibilities, a wide range of alternatives, and freedom of choice.

160.

MAIN STREET NORTH

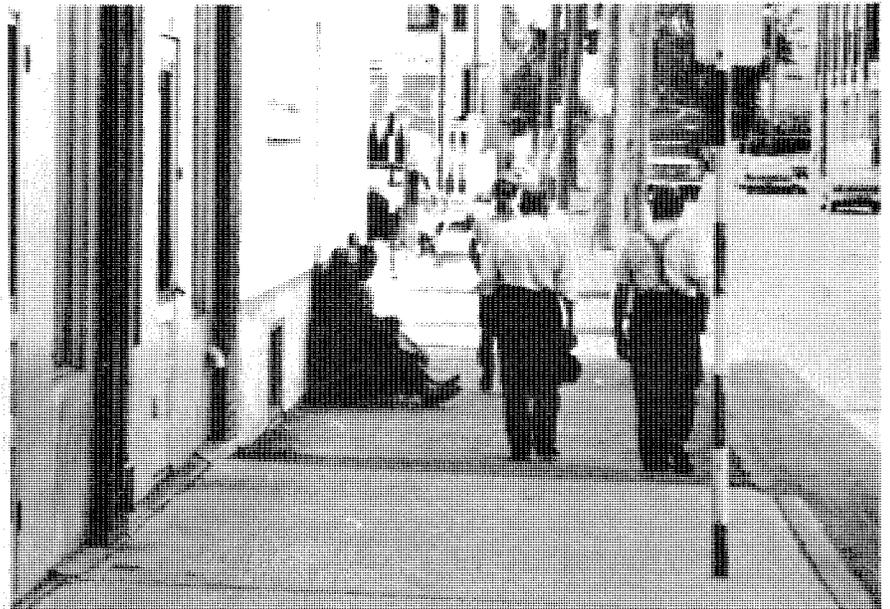
Remodelled entrance of old block. Not all rooms of the apartments have daylight and there are no outdoor amenities. Orderly tenants, however, manage to make the place viable.



161.

PACIFIC AVENUE

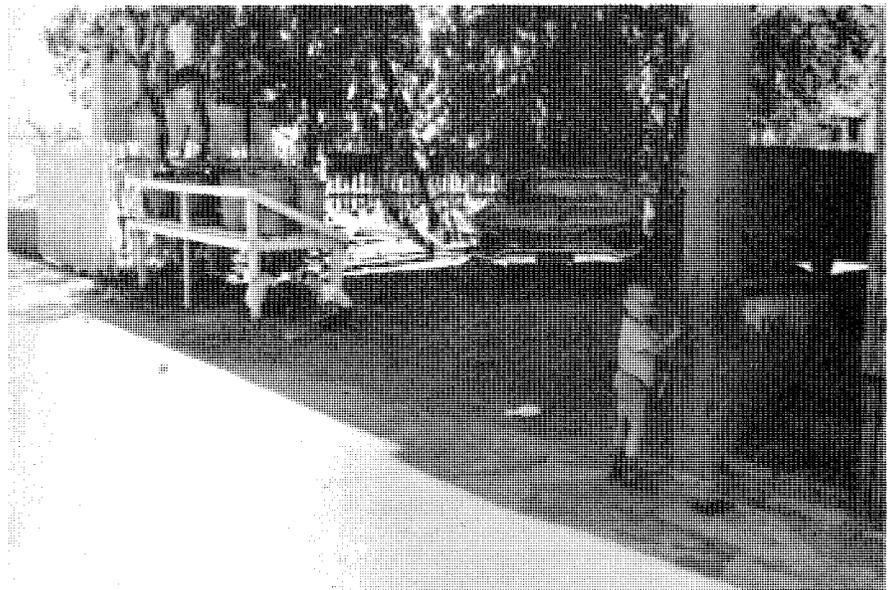
Low apartment quality and complete lack of amenities cater to people whose life evolves around the simplest form of human sociability and intercourse.



162.

ELLICE AVENUE

Children playing under garbage cans in the unsightly back yard of an apartment block that at least has an attractive name: BELLA VISTA.

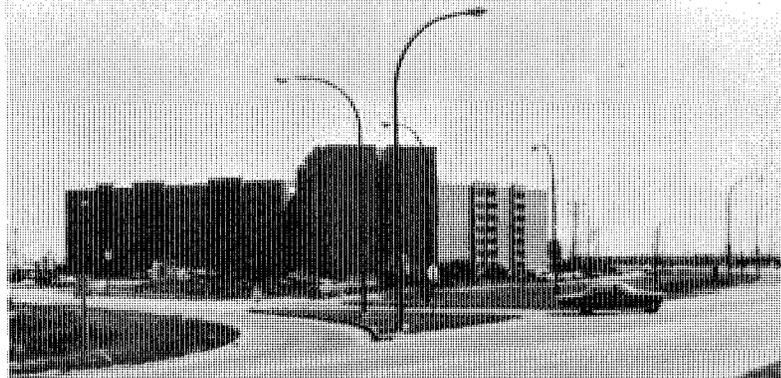


163,164,165.
FRINGE DEVELOPMENTS
currently under construction.

THE COURTS OF ST.JAMES
1st Stage
PORTAGE AVENUE WEST



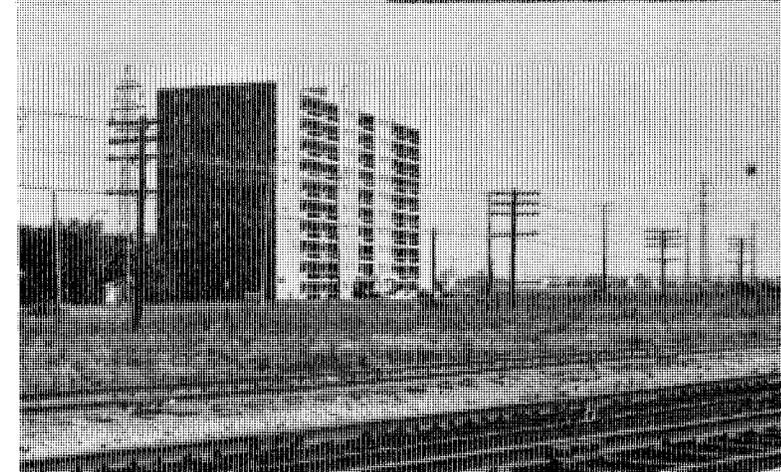
NIAKWA PLAZA
ST. BONIFACE
ARCHIBALD AVENUE and
TRANS CANADA HIGHWAY NO. 1



NORTH KILDONAN
NORWAY HOUSE (background)
ROTHESAY STREET
Plate 11



166.
one of the fringe develop-
ments recently completed.
THE VINCENT CAMBRIDGE
APARTMENTS
1325 TAYLOR AVENUE



167.

Period I apartment building bordering the sidewalk sharply at a busy intersection, and exposed bluntly to maximal traffic nuisances.



168.

Period II apartment building bordering sharply on a back lane used heavily by pedestrians and cars. Window-sills of half-basement suites are on the same level as the lane.



169,170.

Period I
Except for slight recesses for light and fire escapes, the building covers the lot completely. The immediate neighbor helps the situation by being low but disturbs by covering the entire width of its own lot, while the remainder of lot depth is a service parking lot. It is not the closeness of the residential to the commercial use that makes them incompatible but rather the fact that they are neither really separate nor really attached as well as the lack of supporting facilities.

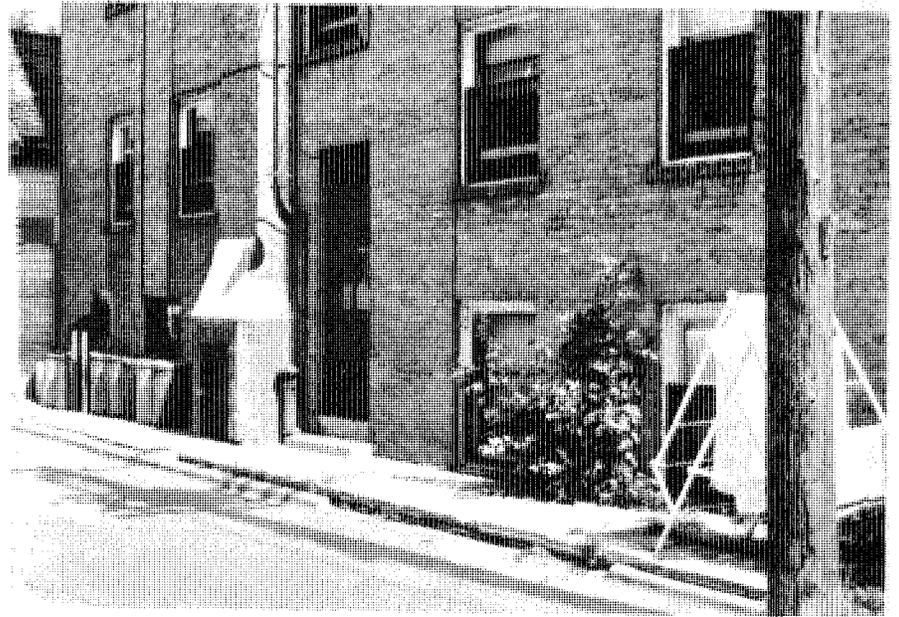


171,172,173.

BACK LANE ENVIRONMENT

Period I building making no provisions for any outdoor amenities. Except for the narrow side light wells the building occupies the entire lot, originally dimensioned to accommodate a single family home. Unsightly attached garage structures, outhouses and garbage cans form an environment without relief. Lack of open space for drying clothes forces tenants to use a back lane strip. The process of gradual renewal being slow and spotty and the attitudes of today's builders toward maximum utilization of site being basically the same, newer apartment blocks are likely to remain exposed to similar conditions as the older ones for many years to come.

PLATE 1

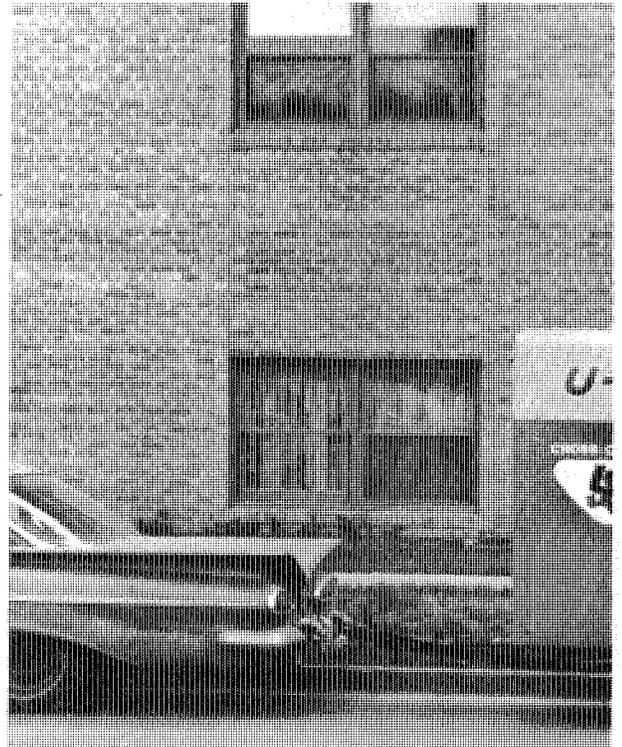
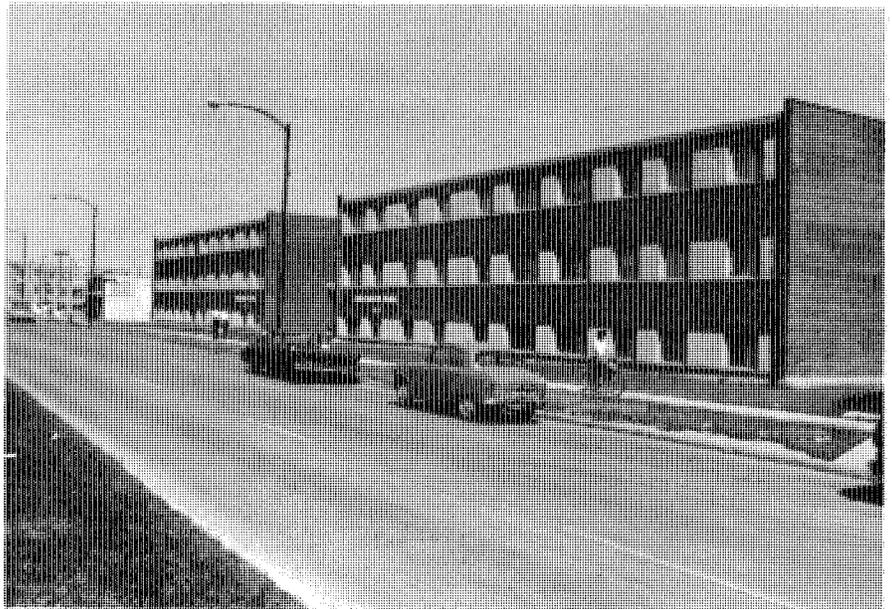


175, 176.

PEMBINA HIGHWAY

Typical 2½ commercial mode of building.

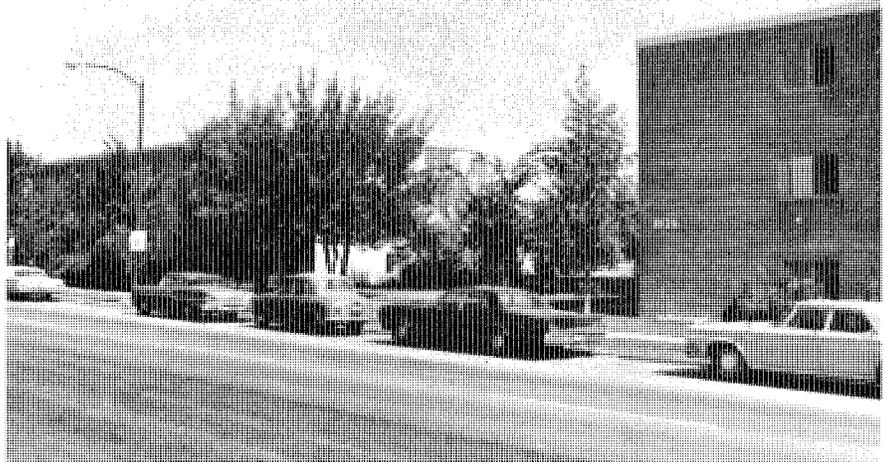
The front lawn can hardly be regarded as an outdoor amenity area where not even an attempt has been made to buffer by way of bushes the half-basement apartments from the dust, view and noise of that heavily-trafficked major artery.



177.

PEMBINA HIGHWAY

As a contrast to the above, these two architect-designed blocks built as a group, close to 175, 176, were related to each other, with the open space between the two blocks made into an unpretentious, but nevertheless useful common outdoor amenity. Buffer green separates the buildings from the highway.



178,179.

MAIN STREET and
ALEXANDER AVENUE

Early Winnipeg building on important Main Street, proudly displaying strong architectural details. Here the commercial use is the most important one because of central downtown location. The residential use above, as a matter of course, was a way to fill an ostentatious building volume. Living in immediate proximity to the central business district was an advantage.



180.

450-454 OSBORNE STREET &
RIVER AVENUE

Prime residential area of Period I with easy connection with downtown by street car. The combination of these two factors made the venture of apartments above shops possible but only in a limited way, as very few of such buildings exist on Osborne Street.

Plate 12



181.

ELLICE AVENUE and
MARYLAND STREET



182.

NOTRE DAME AVENUE and
KATE STREET

Ellice Avenue and Notre Dame Avenue are two of the most important early Winnipeg arteries with street car lines and a high percentage of working-class population. They thus have the greatest number of Period I apartment blocks of the commercial category, in combination with shops.



183.

PORTAGE AVENUE WEST
ST. JAMES

A modern shopping area serving apartment blocks (right background) along a main artery, and a modern subdivision at rear. Because of the latter the shopping provides for parking, which in turn also serves the apartment blocks. In a kind of vicious circle the apartment blocks are treated in the same way as the individual homes, i.e., detached from shopping and depending on the car for it.



184,185.

BALMORAL STREET

Old residential street with fully grown trees. The commercial quality of this early subdivision brought houses too close to each other. However, their small height makes this shortcoming not strongly felt. Intruding apartment blocks now upset the visual and functional balance.

PLATE 5



186.

53 FURBY STREET

Large and once venerable single-family home, condemned to delapidation by its bulky neighbors, while serving as a relief to them. The lot is now undesirable for an apartment block and this sorry situation can be relieved only by a compatible nonresidential use through public action.

PLATE 7



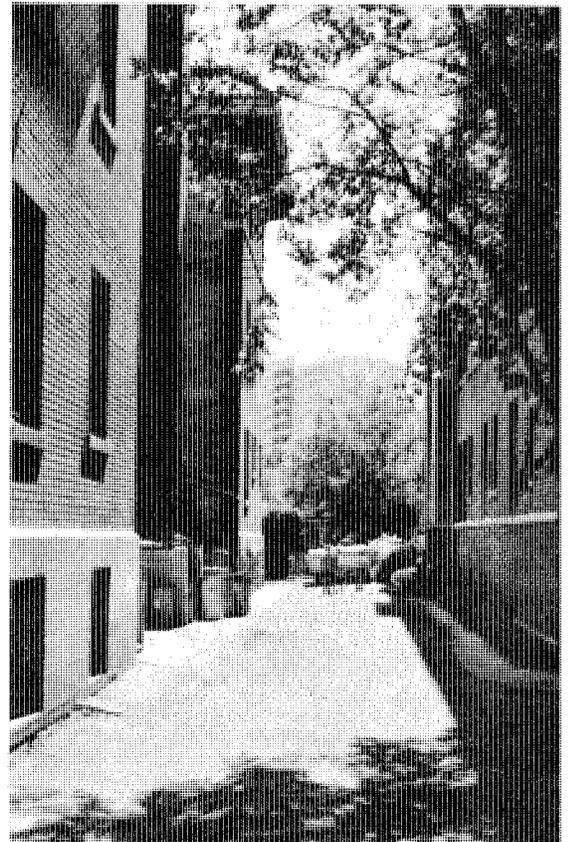
187.

Individual blocks standing side by side, separated only by narrow side-yards or lanes, thus defeating each other. The visible long sides are facing north. Fortunately, the rear apartments are still facing a row of single homes. PLATE 6



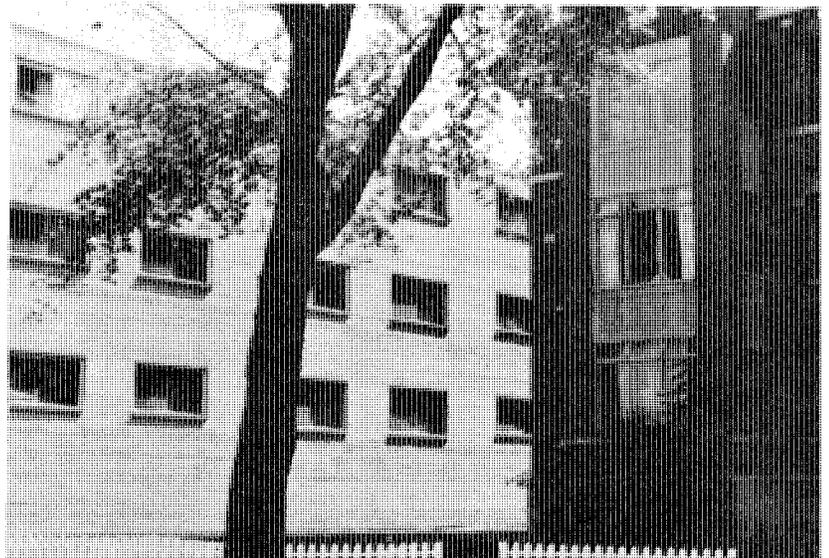
188.

Service lane separating adjacent apartment blocks. Lanes are always unattractive, even in the case of better-class accommodation. PLATE 6



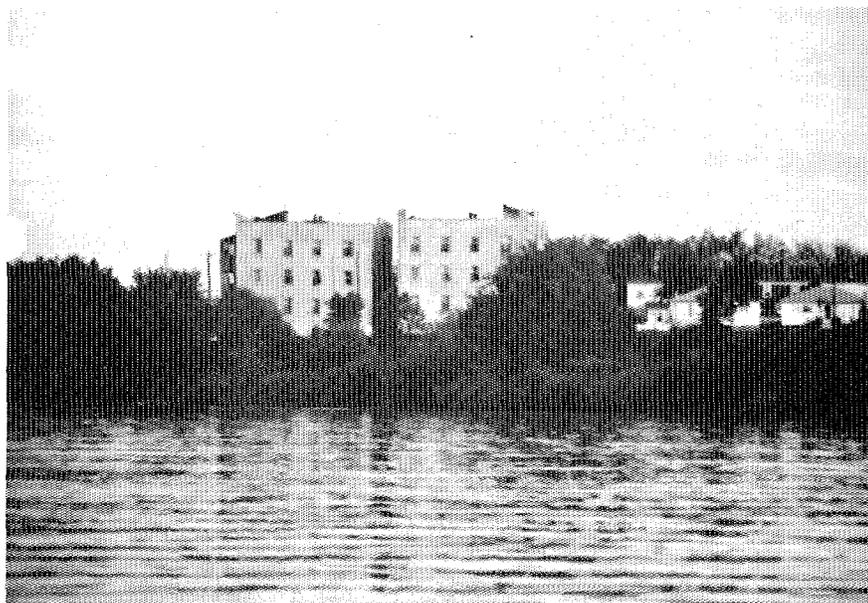
189.

Contrast, close proximity and ill relationship between a richly articulated Period I block and a recent barren elevation. PLATE 6



190.

Twin apartment buildings facing the Red River. Because of the original subdivision pattern there is a lane between buildings and river, and as a rule rough backside elevation is now facing the lane and hence the river, and is visible from far away.



CHAPTER III THE APARTMENT BUILDING AND THE COMMUNITY

Terms of Reference

The preceding Chapters I and II have shown the development of apartment building before 1900 and in four major time periods later. It is evident that present land speculation and real estate promotion has its roots in the city's history. It is also clear that lot sizes were not related to what was being built but rather to the financial gains involved in splitting up parcels of land. This early total absence of planning guidance or control has resulted in a confused physical pattern today. Most measures to date have had to be remedial rather than advance-planned, i.e., trying to make the existing work.

There is a current lack of organized detailed information on living areas in Winnipeg. Census tracts are available but are misleading on area characteristics because of their artificial boundaries. They are especially difficult to interpret for multiple housing because their divisions usually run along 'apartment streets'. Furthermore, they do not provide data on perhaps one of the most vital considerations - mobility and degree of transiency. An attempt to map income or strong ethnic centers is not possible because the 'averages' give little insight into the considerable diversity existing particularly in inner city areas. Similarly, it is impossible to discover the

natural pattern of age groups in the city from the census. Income, ethnic groups, mobility and age are only a few of the important considerations in future planning of multiple housing in Winnipeg. The appendix to this chapter draws a comparison between the location of age groups and the neighborhood, and the apartment choice and the age group. Definite relationships exist and the approach is fruitful. This analysis is intended to serve as an example of how computerized information can help housing market analysis. An attempt to discover relative mobility of areas of the city was undertaken by comparing a sample of school transfer rates. Because locational preferences of people are colored by type and proximity of schools, it is important to understand changing phenomena in this regard.

Thus, this Chapter III aims at providing both qualitative and quantitative data on existing detailed living areas. The analysis follows a concentric ring approach because this is how the city has grown. Major areas of apartment buildings and building groups are identified in each ring. In each case an explanation of the total city relationship is given. New trends of apartment living are changing the face of existing neighborhoods. New problems are arising especially regarding the consumption of open spaces by both wrongly conceived construction and the automobile. Advanced planning must anticipate these trends and exercise

control before it is too late. Programs of sequential physical development on a neighborhood scale must be implemented at once. Some areas have certain qualities that are desirable to preserve and which the public want preserved. Unplanned growth will soon destroy these qualities as has happened in the Roslyn Road area. This area will be discussed in detail in a later part of this Chapter. A discussion of values and locational preferences will precede detailed area analysis.

Total Community Values

a) Seasonal Response

Before discussing the living patterns in detailed areas, it is necessary to try to discover which overall values seem common to all Winnipeggers no matter what age or status. Later, the particular values of living in a specific type of accommodation in a specific area will be examined. It is just as important to find out why people do not live in apartments or apartment areas as why they do. Certainly, character and size of the city, climate, opportunity and friendship are important facts of life to all citizens. Perhaps the most unique aspect of Winnipeg life is the strong relationship of the cycle of life and the cycle of seasons. The two are tightly bound together and the most successful housing will recognize this. The

response to the seasons is a cultural one. The lack of hospitable winter weather is compensated for by increased hospitality in the homes. Also, considerable organized activity combats the otherwise enforced confinement. The association, sports and theatre support by Winnipeggers is well known.

Two major exoduses take place. The short summers see resorts and lakes come alive. Information about relative summer mobility would be helpful in a total housing program. The pre- or post-Christmas departure for Florida, California or Hawaii or even Vancouver is becoming more widespread as travel becomes cheaper and easier.

Seasonal employment and education has long been a factor of Winnipeg life. In the early days it was related to the growing and harvesting of crops, e.g., the school system. The short construction season has initiated the 'winter works' programs. Again the importance of mobility analysis is evident.

But the response of Winnipeggers to the seasons is also a physical one. We have seen in Chapter I that public demand for apartments grew partly out of physical response to the winter. Heating was a matter of survival. Transportation was difficult and time consuming. Sub-division layout was determined partly by the ability to snow-plow streets. Screen windows

and storm windows were and still are absolute necessities. So were double doors and non-slip exterior surfaces. But the physical response has not progressed much further. Apartment buildings are among the worst offenders, as will be seen in Chapter III. A major part of the failure is caused by siting. Other problems are the basic layouts regarding sun and breeze orientation.

b) Locational Preference

In the past, surveys have been conducted to find out district and housing type choice. These have been directed toward single family house areas in Winnipeg. The last comprehensive survey was undertaken in 1959. Many things have happened since this time. New trends have developed, mostly following the lead of other Canadian cities, particularly Toronto. Peoples' attitudes change over a period of time and it is necessary to 'keep in touch' with changing living patterns.

People with common interests, occupations, religions and ethnic groups have been able to distribute themselves in various neighborhoods. Different age groups, income groups and size of families have left a physical mark on the city. The many ethnic groups have only recently begun to live together in the same districts and some of the former districts of residence are still

strong centers of mainly European culture. The Anglo-Saxon group, the succeeding generations of English and Scottish settlers, have been the most wealthy and most powerful group. The Ukranian population, formerly made up mainly of working people are recently emerging into more important roles. There is a substantial German and Scandinavian as well as French population. The Jewish community has long been strong also. The Anglo-Saxon groups have moved from the west to the south ends. The Germans and Scandinavians still have ties in the West End. The French have a majority in St. Boniface. Two strong Jewish centers exist, one in the North End and one in the South End. Thus ethnic groups have been separated in a horizontal way since Winnipeg's beginnings. The younger generations, through education and intermarriage are beginning to change this picture.

In 1959, the Report and Recommendations of the Greater Winnipeg Investigating Commission cited some of the more obvious locational preferences based on a sample survey, i.e.,

"Winnipeggers showed a mild preference for staying in Winnipeg, while suburbanites showed a strong preference for staying in the suburbs. The four reasons most commonly given for preferring to live in Winnipeg were the following (listed in order of frequency):-

1. superior schools and other facilities available.
2. proximity to place of employment, downtown shopping, etc.

3. proximity to district of former residence.
4. the presence in the district of friends and relatives.

The four reasons most commonly given for preferring to live in the suburbs were:-

1. the lower taxes and cheaper houses.
2. suitability of the district for bringing up children.
3. absence of noise and heavy traffic.
4. the more spacious building lots.

The survey revealed a considerable divergence in attitude as between residents of one Winnipeg district and another and between residents of one suburb and another. When asked why they had chosen a particular district in Winnipeg the people in the North End and West End emphasized the factor of proximity to place of employment; those in the South End stressed their desire to have as neighbors the type of person already there. But in most districts, many indicated that the main reason why they had moved to their particular neighborhood was because the house they liked best happened to be located there.

The four most commonly given reasons for moving to a particular district in Winnipeg were as follows:-

1. best liked house located there.
2. the district was close to place of work.
3. children would attend the local schools
4. friends and relatives were already there

As for the particular suburban municipality:-

1. taxes lower here than in other suburbs (West Kildonan, Transcona, Assiniboia, Charleswood)
2. best liked house was located here (East Kildonan)
3. district was close to place of work (Transcona)
4. friends and relatives already here.

Residents of North Kildonan emphasized the desire to have the people of the local community as their neighbors. Residents of St. Boniface stressed their desire to have the children attend the local schools."

In each area of comparison in the above survey two items appear in each poll reply: transportation and

schools, either directly or indirectly. Everyone demands accessibility to work, friends, entertainment and shopping. This accessibility varies greatly in the Metro area. The most difficult access at the present time is from suburb to suburb. If major activities are beginning to de-centralize this could be a major problem in the very near future. As for schools, the present trend of school districts and their necessary boundaries often determines location choice. Some of these districts cut across different residential areas, others serve a homogenous population group in an area. (see diagram p.154). The way in which school boundaries occur will continue to influence people on their neighborhood choice. School boundaries most often fall on major streets which is, of course, a major site of apartment blocks.

c) Physical Factors of Apartment Location

The mapping of the location of apartment blocks (Map I) shows the natural infilling which has taken place. Well located apartments of Periods I and II have acted like magnets to newer apartments. This is partly the result of an often-invaded privacy on a neighboring house. It is, in recent years, the direct result of apartment block zoning. Generally speaking, this 'infilling' has occurred most noticeably in the ring of residential

areas surrounding the downtown core and in some cases parts of downtown. Period I and Period II apartments have occupied prominent 'street corner' and major street locations. Period III and Period IV apartment blocks within zoning restriction, occupy the left-over mid-block sites. Recently, all periods of apartment blocks have purchased mid-block sites for strictly tenant parking. The old corner locations were related to streetcar or bus routes and did not provide for tenant parking as a rule. The parking problem is one of the major dilemmas of central city apartment blocks.

Parks have not been as strong a locational factor as might be expected in Winnipeg. A few older blocks located in the vicinity of parks, but usually ignored them in terms of view or 'putting the best face' toward them. Newer blocks have paid only slightly more attention to these green spaces. In the central part of the city three parks have attracted Period I and Period II blocks.

- a) Central Park
- b) Fort Rouge Park
- c) St. James Park

Some of the newer apartments in St. James overlook Assiniboine Park but were located more for their proximity to Portage Avenue than to the park. Other

parks in the Metro area have begun to attract apartments, namely St. John's Park, and Eugenie Street Park in Norwood. The combination of the Seine River and Niakwa Golf Course has attracted a large group of apartments in south St. Vital. Park sites have been located in predominantly single-family areas and protective zoning has outlawed apartment blocks in proximity to these parks.

Similar to parks, the rivers have also not been a strong apartment block locational factor in the past. This fact is changing, to the point that river access is blocked by apartments in many areas. The older blocks which were built near the river most often built at right angles to the river, negating view. Floods and a shifting river bank made construction difficult. Areas with apartments flanking the river are Roslyn Road, Wellington Crescent, Balmoral Avenue, and Assiniboine Avenue.

Apartments have successfully located near institutions often serving as convenient accommodation for employees. Hospitals have attracted and maintained apartments in their vicinity more than any other institutional type. The General Hospital, the old Grace Hospital, the Misericordia Hospital, the St. Boniface Hospital and the Victoria Hospital staffs are all served by apartment blocks. The apartment blocks are located near the

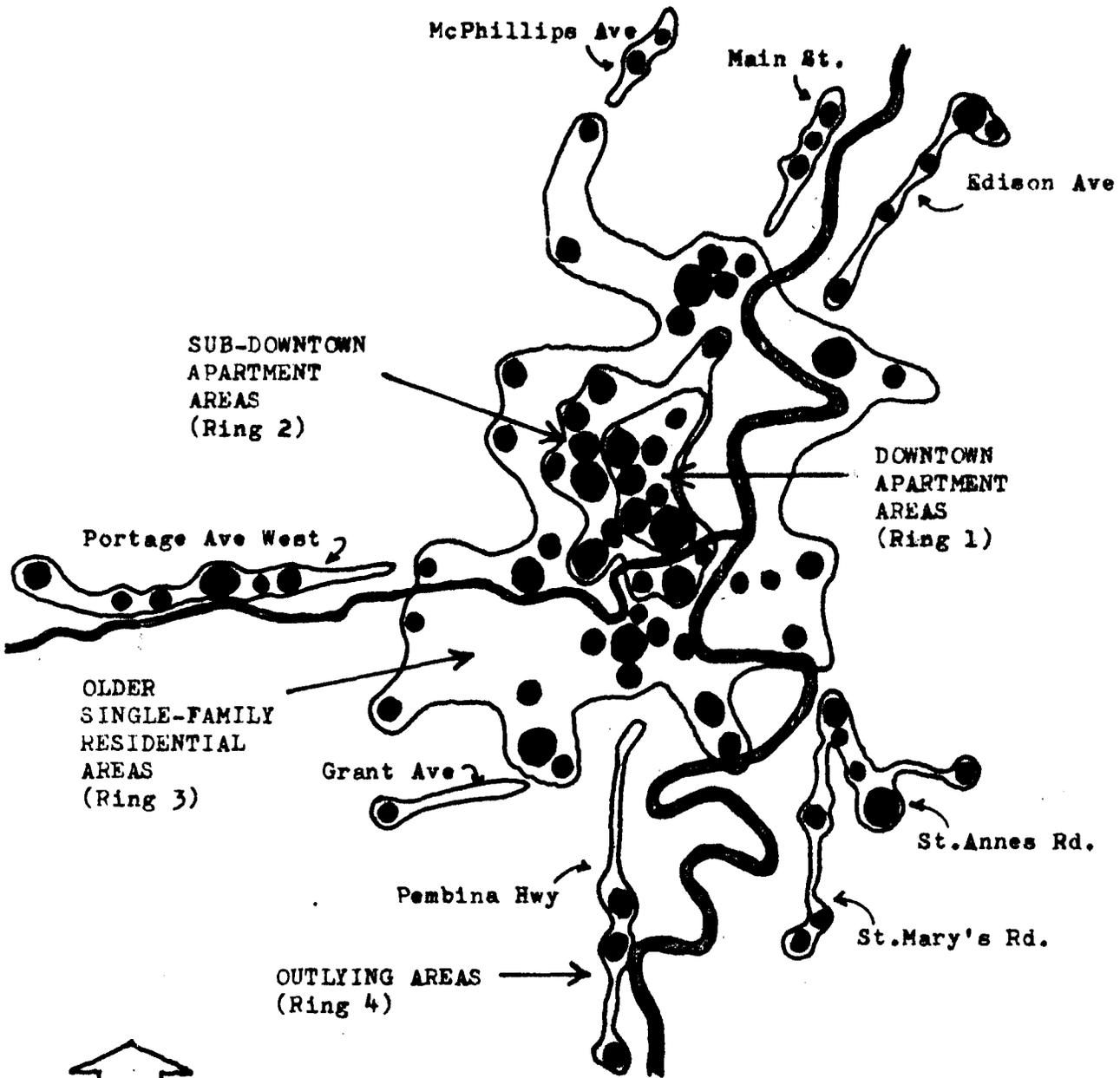
above-mentioned hospitals but never in 'across the street' locations. This trend appears to be continuing in the newly located Grace Hospital in St. James with the location of the 'Courts of St. James' nearby.

Apartment blocks have avoided locations near railroad yards, although a few scattered blocks are near branch line tracks. Period III apartments have located near tracks in River Heights (Renfrew and Academy), Elmwood (Talbot Avenue and Beach Avenue), and St. Boniface (Goulet Street). The employees of railroads have not been an apartment market in the past and the tracks still have a stigma attached, as far as residential proximity. Similarly industry has not attracted apartment blocks in its immediate vicinity.

The downtown area itself has been the strongest magnet for the location of apartments. Even the 'strip locations' of recent apartments have strong physical links to downtown areas. Portage Avenue West, Grant Avenue and Talbot Avenue, to mention only a few, are all connected to downtown by major auto routes. The de-centralization of shopping and light industry has also been a factor of location.

Thus proximity to downtown, de-centralized industry, and the transportation network are the most evident priorities of the present location of apartment blocks.

THE FOUR CONCENTRIC RINGS OF APARTMENT
CONGLOMERATIONS IN GREATER WINNIPEG



Schools, parks, local shopping and recreation have been given only secondary consideration. Locational proximities mirror both the values of the people at large, and the values of the builder. These aspects will be dealt with in more detail in the four concentric area analyses.

Four Concentric Rings of Apartment Conglomeration

As mentioned in the terms of reference, the detailed areas will be analyzed in a concentric zone approach. Special consideration will be given to each area's unique transportation and school facilities.

The four rings under consideration are as follows:-

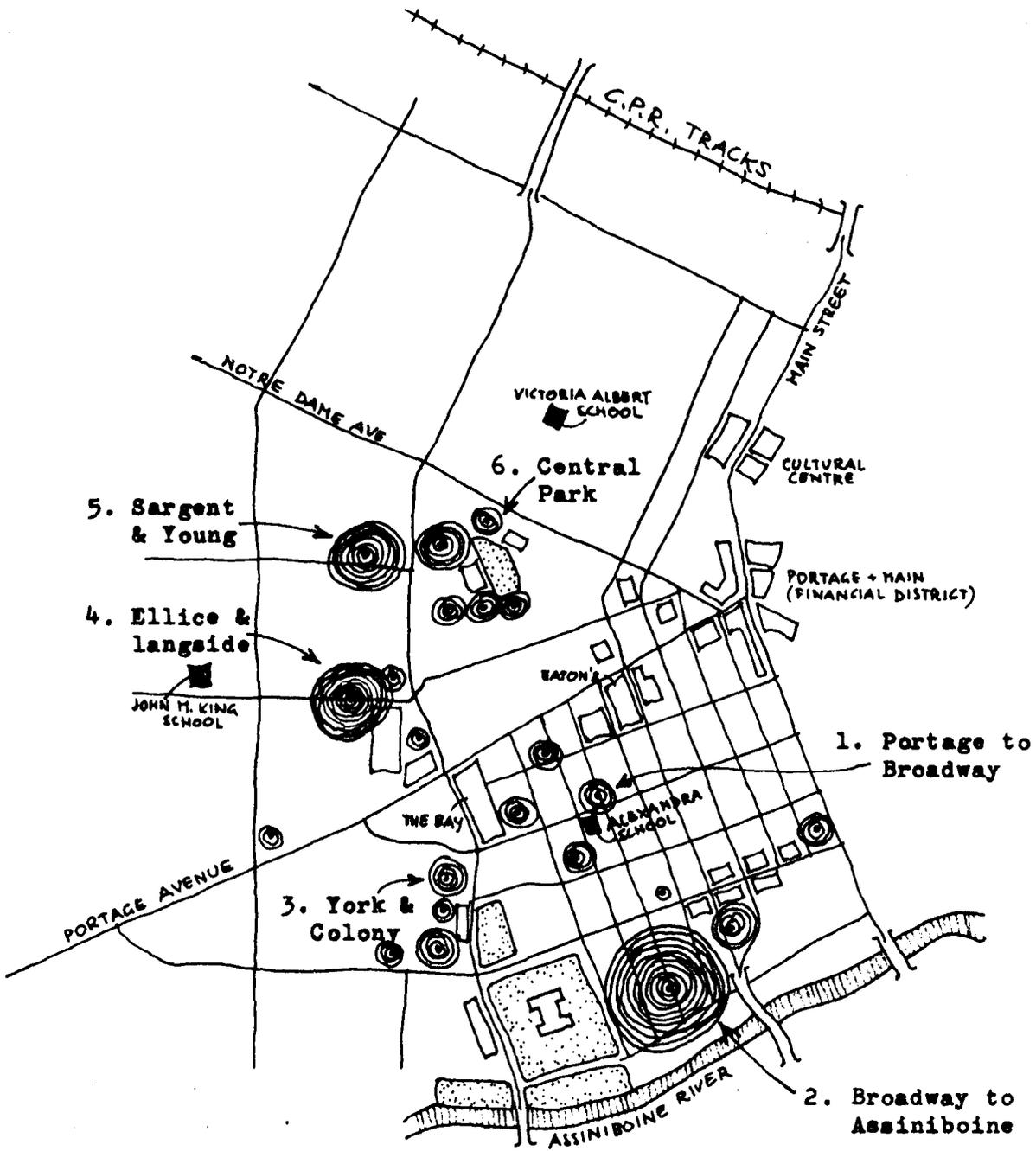
1. downtown areas
2. sub-downtown areas
3. older single family areas
4. outlying areas

The first three rings fall within the City of Winnipeg and the City of St. Boniface. According to the scope of this study, the existing apartment areas in each ring are studied in most detail. The statistics in Appendix A apply only to the City of Winnipeg. Plate p.142 shows the natural major apartment formations within the rings.

Ring 1 - Apartment Living in Downtown Winnipeg

How do people live in downtown Winnipeg? This depends on their ages, incomes and preferences and, of course, on the available accommodation, as will be shown in the apartment survey to follow in Appendix A.

Downtown Apartment Areas (Ring 1)



W.H.D.Hurst



Apartment
Conglomerations



Activity centres



Parks

Downtown is the home of the transient. He may or may not be employed and moves from one apartment hotel to another. He does not own a car and his life centers on the billiard table, the beer parlor and the coffee shop. When news of work opportunity reaches him he may move on.

Downtown is also the home of the old age pensioner. He may have lived here before the area became commercial or industrial. His meagre salary does not allow him much for luxuries. Most of his time is spent either sitting alone in a park or square or striking up conversation with people known to him in the area. He may have a room in a boarding house or possibly in an apartment hotel. His realm of movement is limited to walking or short bus rides. By nature of his roots in the area his existence may not be as lonely as the transient who strikes up only passing acquaintances.

Downtown is also home for some elderly people with a little income who can afford to occupy some of the better older apartments scattered throughout the downtown area. More often than not they are long-term residents, not bothered by the rush and noise but rather enjoying the activity as passive recreation. Some grow flowers in their windows and spend their days browsing in Eatons or the Bay. When the weather is nice they sit in the public places and watch the other people or read a book. In harsh weather, they sit by the windows or participate in church or charity work.

Career women and bachelors also live downtown. Some of them live for their work and like to be close to it. The men are often mobile and can leave the area by car at will. Their interests and friends are often far beyond the bounds of the downtown areas. This group lives in apartments. They can afford newer apartments and usually prefer to live in them. The younger working girls sometimes pool their resources and 'chip in' on a two bedroom apartment. Although their contacts may be wide these girls make friends with other apartment dwellers through the laundry room or common entrances. They are a very mobile group, many leaving to get married.

Married couples with both husband and wife working in the area live downtown. Their salaries are more than adequate and their contacts wide. If there is a choice they will pick a newer apartment with adequate parking and extra so-called 'features'. They may not remain in a particular apartment for very long.

Finally, downtown is the home of families. Most live in a converted single family house although some occupy spacious older apartments, the rent of which they can just afford. Some are newly-arrived members of ethnic groups and locate near friends for mutual help in adjusting to the city.

However, before looking further at the implications of

apartments in this area, it is necessary to take a broad look at the downtown area as it exists. First of all, downtown still remains an attractive place to go for entertainment and shopping. Most of the city's cultural activities take place there. It is still the home of City Hall, professional offices and railroad, bus activities, and the major hotels. Despite the moving of light industry, sports facilities (Osborne stadium and the hockey rink were formerly at Broadway and Osborne) and showrooms to the suburbs, downtown has survived as a vital place.

Actually, downtown Winnipeg itself has several sub-centers of activity -- Eatons, The Bay, Portage and Main, City Hall, the warehouse district, the Fort Garry Hotel, Memorial Park, Central Park. Each has its own identity and feeling. And not too far away from each is some kind of housing. There are not enough people living downtown to fill the streets in the evenings. However, there are upwards of 10,000 people living in the downtown area as described. As the survey in Appendix A discovered, where any choice exists families with children and elderly people settle in different but similar older blocks while the young and middle-aged bachelors and childless couples prefer newer blocks.

a) Land use and Living Patterns

Is there a tangible relationship between how people



Rear lane along BROADWAY AVENUE



Typical Downtown land uses of rear lanes and side yards.



Side yard parking in BROADWAY - ASSINIBOINE area.

live and how they use exterior spaces? All the types of people mentioned use the downtown sidewalks. Most use the parks where available. People working downtown use both these spaces. At present there is little alternative, as even semi-public space in connection with apartments is almost nonexistent. The Broadway - Assiniboine area is devoid of sitting-out spaces. There are very few apartments in the area with balconies. Roof areas are available but have not been developed to any extent. The older buildings are built right to the sidewalks. The newer buildings, although set back have only a sterile lawn with no serious attempt having been made to landscape. In the Broadway area, the back lanes are completely plugged with car parking and garbage cans. Most single family houses have been removed so there is not even any view of recreation space. Between Broadway and Portage even the sides of apartments are occupied by car parking so the apartment buildings are virtually surrounded by vehicles either moving or stationary. North and west of Memorial Boulevard and Portage a mixture of converted houses, terraces and apartments also leaves little recreation space left over. The combination of rear lane access and overcrowded multiple housing has converted the majority of rear yards to parking spaces. As land becomes more valuable closer to downtown, extra space

is potential income to landlords. The area is dotted with inoperable cars and unsightly storage of junk in rear yards (about one rear yard out of eight). This trend continues fairly consistently west to Simcoe Street and north to Notre Dame Avenue. There are a few private gardens (about one rear yard in five), although the area is not conducive to growing anything. But this interest continues even in an adverse situation. The texture of gardens is a welcome relief to the wood, metal and concrete surroundings. Fences dot both front and rear yards in these areas. The problems of maintenance have caused fences to be omitted from newer apartment housing in this area. Thus the disappearance of plants, gardens and landscape objects such as fences characterize downtown housing trends. The only saving grace at the moment is the large old boulevard trees in these areas. If street widening continues, however, the life of these trees is limited.

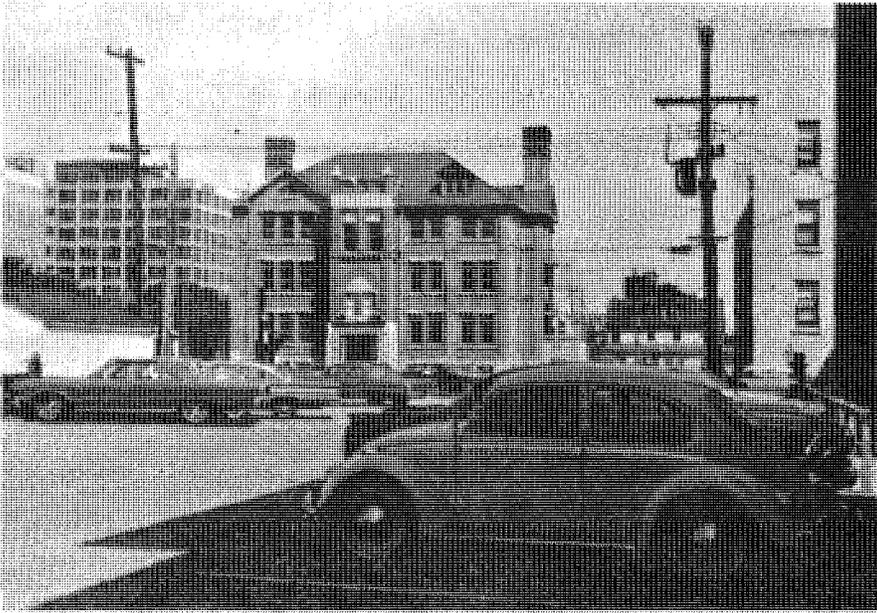
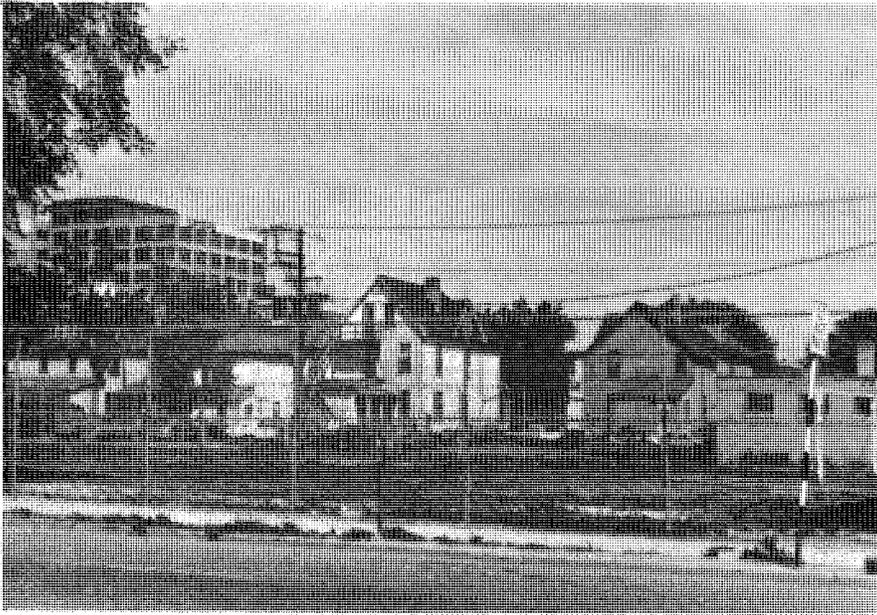
The physical problem of providing even passive recreational areas is due to the present system of narrow lots, serviced from back lanes. Due to the high cost of central land, developers try to squeeze every penny out of an already too small site. Chapter I discussed the unsuitability of these sites for apartment blocks. Side yard requirements neglect how close the neighboring

building stands. Even where new apartments stand side by side, the left-over slot remains unpleasant and practically useless. Most streets run north and south, which means these spaces are in shadow for most of the day. They cannot be used for sunbathing (to say nothing about lack of privacy). In the spring the snow lingers in them. None of them frame a view. These narrow lots permit a view into either a blank wall or into the living area of the neighboring block.

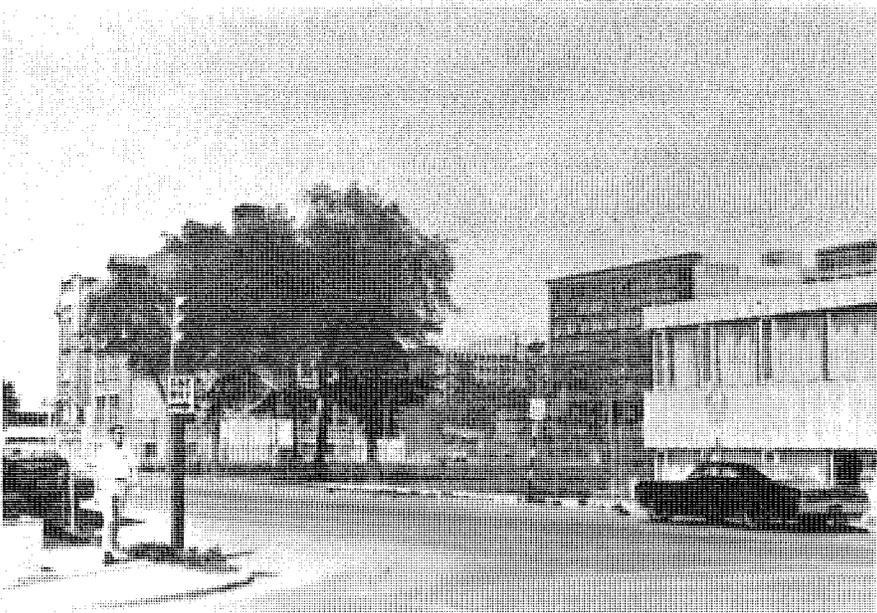
This, then, is an impossible situation which is unpleasant now and will be a definite problem when these new buildings age a little. Larger lots will only partially solve the problem, because developers will just put more units on them. Definite open space standards and plenty of imagination are needed to make downtown living a pleasant reality.

b) Downtown Schools

As will be shown in Appendix A, most families in the downtown area with school age children live in the northwest section, i.e., Central Park, Ellice Avenue and Langside Street, Sargent Avenue and Young Street and some near Portage Avenue and Colony Street. The Portage Avenue south areas contain very few school children. Thus, there is a noticeable absence of



A downtown school -
Alexandra School, with
fenced-in school ground.



middle-class families living in downtown areas. This less transient group is needed if downtown living is to be made an attractive alternative. True urbanity demands a mixture of income groups living in downtown areas. At the present time downtown schools are far from enticing. The buildings themselves are old and lacking in proper facilities, found in more suburban schools.

The high rate of transfers during the school year reflects the great transiency of families in these areas.

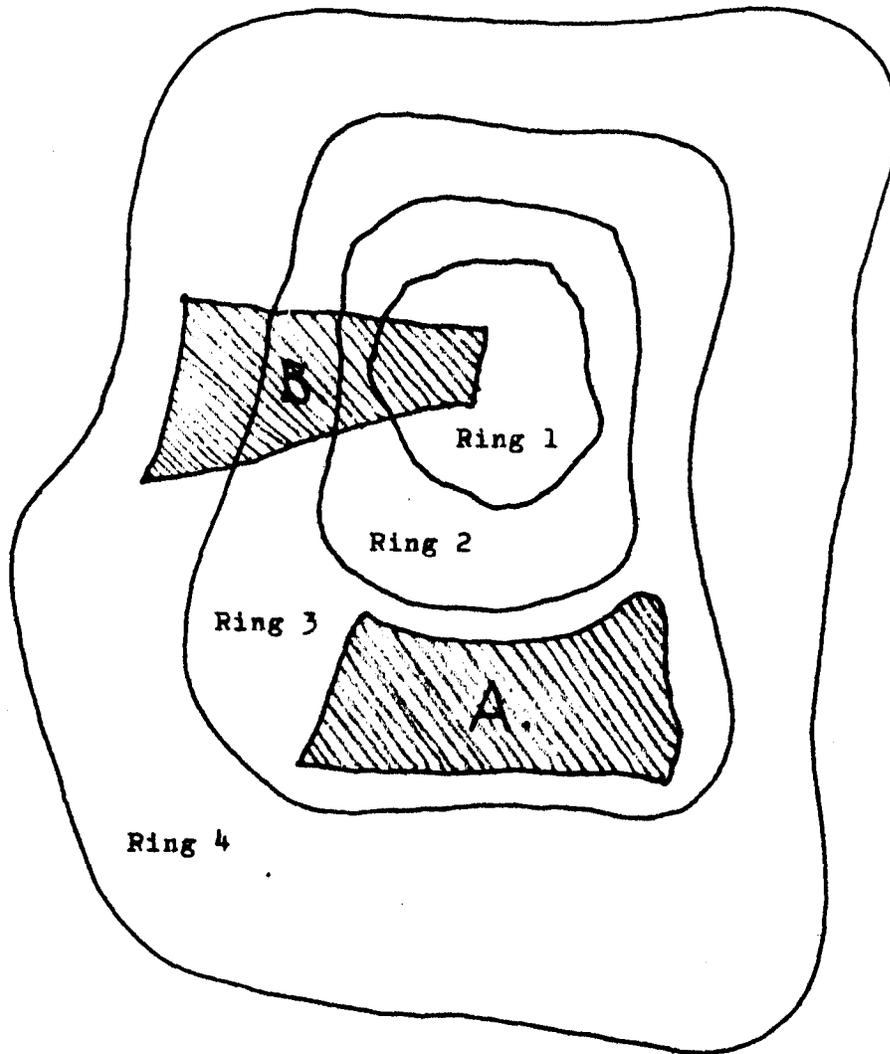
It is hard to say what the causes are. Certainly seasonal employment plays a part. There are three elementary schools which are attended by children living in the downtown area; Alexandra School, Edmonton Street (south); Victoria-Albert School, Ellen Street; and John M. King School, Agnes Street.

Alexandra School's jurisdiction covers the largest area of downtown and has the fewest students (about 200). It also had the highest percentages of transfers during the 1966-67 school year of all Winnipeg schools. Approximately 115 students transferred out of the school and slightly less were transferred in from other schools. This means that only one half the children remained in that school for the full term. The other two schools had less transfers than Alexandra. The table of school

SCHOOL DIVISIONS

relate to Greater Winnipeg's four concentric rings of apartment conglomeration in two ways:

- A. School Division follows parallel to a ring
- B. School Division cuts across several rings



transfer rates in the first three rings is seen in the Appendix.

If the school transfer rates are an indication of area mobility, then the south-central area is most mobile, followed by the north-central and finally the west-central areas. However, since most apartments require a one-year lease, it is unlikely that the majority of transfers originated from apartment dwelling families.

The urban school idea is a subject in itself. But "without schools to coax families to stay in cities, there can be no real urban redevelopment".¹ Of course, a fresh program is just as important as new and spacious school facilities. The federal and provincial governments are capable of obtaining beautiful facilities in new locations (as demonstrated on the schools in the new town of Pinawa). Why not in downtown areas? There are special problems, such as teacher's parking, enough playground space and future expansion. Exterior noise is a problem as is safe home to school access. An attached but separate library and recreation area may be an answer to public involvement. Under 25 classes, modern facilities and bright new buildings in conjunction with a comprehensive downtown

¹Architectural Forum November, 1963 p. 78

housing program will contribute to the success of living in this area. This is one area of the city where a controlled access roof playground may well make sense in addition to ground play areas. In New Haven, the famous example of the Wooster Square community school is ample proof that this approach is valid. The school includes four major functions:

1. education for children and adults.
2. neighborhood recreation center.
3. neighborhood social services including health clinics, family counseling, legal and job help.
4. neighborhood meeting place.

Potential revitalization for the core was lost with the decision to re-locate the Manitoba Institute of Technology in an outlying area. This complex is soon to be expanded with the addition of an applied arts institute to fill the supporting 'white collar' gap. This type of program and facilities would have strengthened the downtown community.

c) Special Considerations of Downtown Living

Although Winnipeg has reached the size and potential of a small metropolis, it has not yet involved itself with downtown living, i.e., it has not attempted to make living downtown an attractive alternative. The

people who do live downtown have no semi-public or private exterior spaces. Downtown schools are not up to their suburban counterparts. Other facilities such as shopping and business offices are wonderfully convenient.

But downtown has intensified problems of noise, smells, air pollution, views and heavy traffic. Now that trolley buses are to be replaced by diesel buses, transit odors will become much worse. As long as downtown streets contain cross-city industrial traffic, noise and safety problems persist, (although no worse than strip developments such as Portage Avenue West, Pembina Highway or Grant Avenue). Construction noise is not unavoidable either, but is prevalent at the moment. Once high apartment blocks appear on a large scale, privacy must be conserved at all costs. Even if people are attracted to downtown areas to live, they value privacy and quiet as much as anyone.

Relief of hard surfaces and textures is also very important. Living downtown has built-in advantages of proximity to excitement and life, but it needs to have a feeling of change and relief in an otherwise concrete and steel area. This relief must be year-round, not just a grassy surface enjoyed for four months.

One of the pleasant virtues of downtown is the view afforded to high-rise apartments. Winnipeg is known for its bright night lights and spectacular sunsets. The combination of a silhouetted skyline against a setting sun is a sight never to be forgotten. The sky is one of the most beautiful constantly changing natural phenomena available to Winnipeggers.

Yet the two high-rise buildings constructed in downtown Winnipeg have either not taken advantage of view or have been closed off. Regency Towers' north-south orientation shuts out both sun and view to the unhappy tenants on the north side. Number 59 Donald Street formerly had a splendid view of the Assiniboine River and South Winnipeg until this view was shut off by the intrusion of an insurance company building on its river side.

The alternative of downtown living should be opened up for Winnipeggers by the proper conception of downtown apartment units. High-rise apartments must consume their own parking and respect the sunshine and views afforded to neighboring high-rise. They must be located away from major traffic fumes and noise, while still providing mid-day access if desired. A large complex such as the Collonade in Toronto can support many extra facilities which can be enjoyed by both tenants and visitors alike. At present, lack of stratum

legislation and legal basis for use of air rights prohibit mixed residential and commercial uses. Lack of condominium legislation prohibits apartment ownership and its accompanying privileges of self-expression within the living unit.

As to the potential of downtown living in Winnipeg from the point of economics, the recent study "A Market Analysis for Metropolitan Winnipeg", states:

"Virtually no new residential construction has occurred in the study area, in spite of the fact that the area has a sizeable residential population. This is due to the physical and social blight which causes private developers to shun the area."

It goes on to say

"If, through an urban renewal scheme, the environment is changed, it is likely that a substantial number of apartment buildings could be attracted into the area. The experience of other cities indicated that given the proper environment, large numbers of people will seek high quality accommodation on the periphery of downtown. This is particularly true in cities (like Winnipeg) which have many administrative offices downtown. In addition, the expansion of the hospital complex west of Sherbrook can create a large demand for accommodation."

The latter statement could also apply to the expansion of the newly-formed University of Winnipeg (United College). The report cites three major implications from an economist viewpoint of downtown living accommodation:

- "1. It widens the range of choice available to the residents of the community who seek living accommodation.

2. It eases the burden on the transportation and parking system by reducing traffic on arterial access routes.
3. Travelling time is reduced for some downtown employees and shoppers and time has a rather sizeable opportunity cost. "

The report concludes that,

".....it would be economically and socially desirable to encourage the development of high density apartment development in the study area (downtown)."

It estimates that "given the proper environment" that some 630,000 square feet of apartment space may be needed in the next five years in downtown Winnipeg. For example, this could be translated to mean four twenty-storey apartment blocks or eight ten-storey blocks. This assumes that for a builder to realize a profit, downtown high-rise accommodation is most probable.

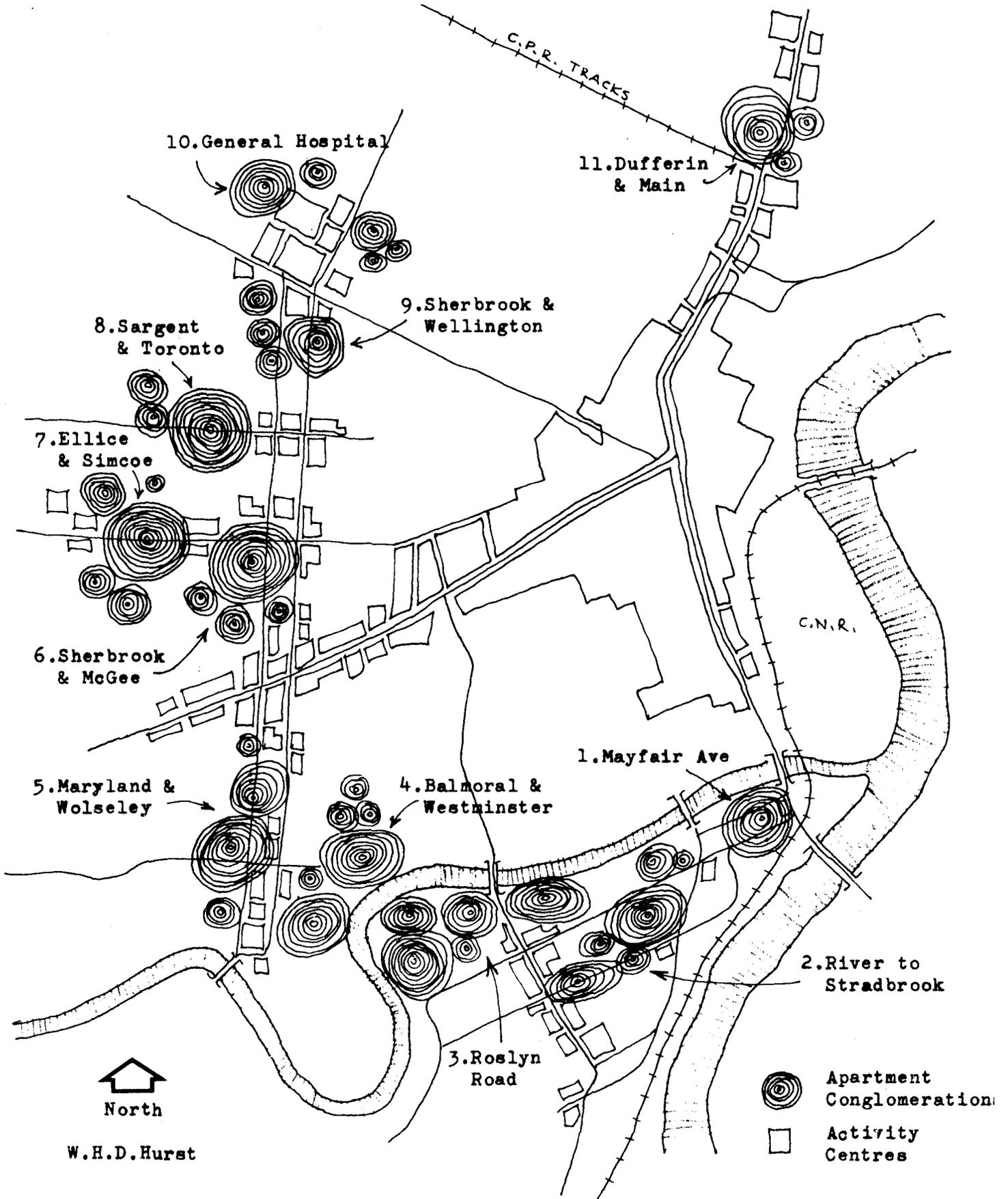
Furthermore, because of the information obtained in the recent urban renewal studies, it recommends that the concentration of apartments be attracted into Area #2 along with the City of Winnipeg's urban renewal program. See diagram p. 144.

Ring 2 - Sub-Downtown Apartment Living

Transition and Contrast

The ring of housing surrounding the downtown core has undergone gradual change from single family houses to multiple occupied dwellings. Apartments have always been

Sub-Downtown Apartment Areas (Ring 2)



a part of the scene, however. They continue to fill in gaps created by the tearing down of increasingly dilapidated wood frame houses. As mentioned in Chapter I, this type of piecemeal development has taken place mainly on streets with narrow, deep lots. The mixture of building types, ages, styles and materials make these areas rich in contrast and transition.

This ring has both mobile and settled people, although the mobile ones are more publicized. Even the 'settled' people rent their accommodation, as home ownership here becomes rarer and rarer. The settled group include the middle-aged couples, with grown-up families, the widows and widowers and older single people. This group appreciates being close to, but not right in, downtown. They prefer the diversified character of the area to newer strips or cluster developments in more outlying areas. Generally, the people of this group who live in apartments can afford to live in reasonable comfort, and are living in the area by choice rather than necessity. On the other hand, the mobile group includes persons in varying status and income categories. The newer apartment blocks are generally occupied by persons of fairly high income, while the converted houses, duplexes and a few older apartments are the homes of lower-income people. South of the Assiniboine River, strong contrasts are found between Roslyn Road

residents and those on River or Stradbrook Avenues. While luxury high-rise apartments accommodate the wealthy on Roslyn Road, typical low walk-up boxes house lower-middle income working people, nurses and students. Many 'rented rooms' are available in various parts of this ring, some with board included. Many more families with children live here in older houses than in adjacent downtown areas. Most schools in this ring relate more to more outlying areas than to downtown districts. Thus children would be more apt to mix with children living in single family homes in higher income areas.

Leisure Activities

There is not a high degree of local community participation in the apartment sections in this ring. Chance meetings occur on the sidewalk, at the bus stop, in the parking lot or at the store. Many people do not remain in the community long enough to get to know anybody. They lead an anonymous life. There is more car ownership in these areas than in downtown. In fact, in many cases, parking space is a reason for living here rather than downtown. These areas have less organized leisure activities than more outlying areas with some internal variation. The people living in apartments, being more free of the responsibility of children, and having more time available to them, spend time in both informal and formal leisure activity. Leisure activities are related more to age groups than to housing

types although swimming is available in a few luxury high-rises. The private quarters of the apartment allows more home entertainment than a rented section of a family home. This ring has been called 'socially disorganized', because of relatively little involvement in community affairs.

Noticeable centers of age and activity are: Osborne and River with its hospital staff, university students, and single working people; Roslyn Road with its middle-aged and retired upper-income residents; the Westminster Avenue area with its predominantly elderly and female population group; Sherbrook Street and Ellice Avenue with their mixture of single working people and families; the General Hospital area with nurses, and interns with small children in apartments. Each apartment area in this ring is different in character. The combination of activities and subsequent land use varies greatly.

a) Land Use and Living Patterns

i) Streets and Lanes

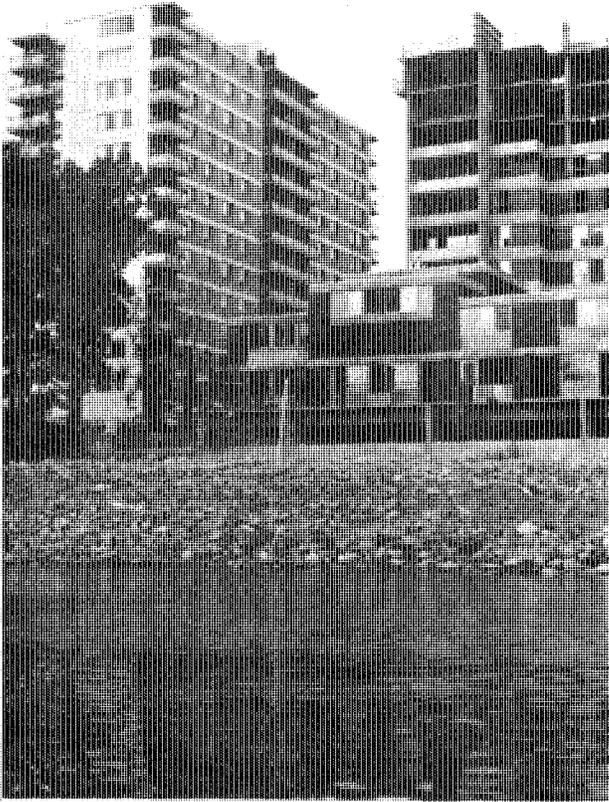
Most of these residential areas are crossed by major thoroughfares. These streets have caused a certain amount of deterioration of converted houses partly because of the location and infilling of both apartments and commercial activities. Many have had to be changed to one-way streets. Most are transit bus routes.

Most often school grounds border these streets and children must cross these heavy trafficked routes. Rows of parked cars continuously line these busy streets. As in downtown these are 'back lane' serviced areas. Thus there are not usually many vehicular driveways in their comparatively long blocks. This fact often contributes to making them inner city speedways. As in downtown, older apartments are built right to the sidewalk, and to the lane. Thus, the view and air afforded to the many basement suites is far from charming. Still, flower pots and knick-knacks adorn the basement window sills and people make the best of their situation. Of course, the clatter of garbage cans, the mending of the paving and the ever-present dust are a part of this life.

ii) Rivers and Parks

Open recreational space is quite scarce in this ring. The river is the chief open space but is not often accessible. Fort Rouge Park, the bridges and a few unimproved clearings are the only public access. Early lots were sub-divided at right angles to the river (see Chapter I) and this practice continues. Many apartment blocks have recently begun to take advantage (in the real

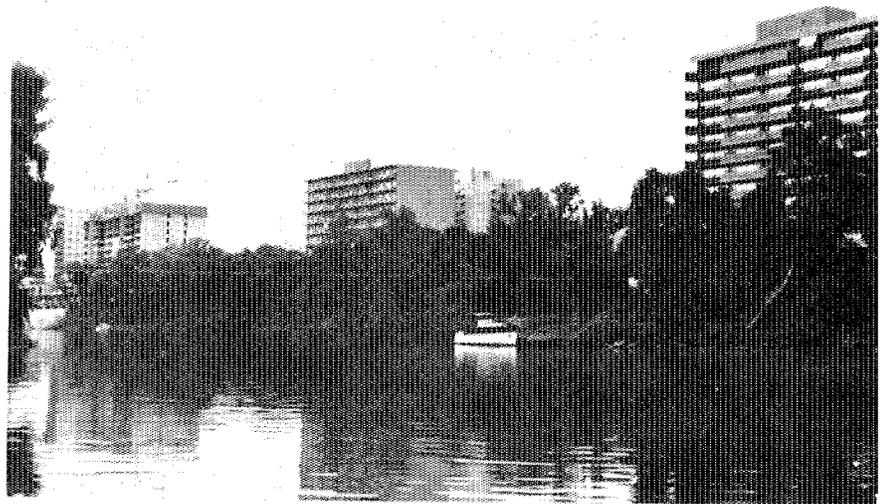
Recent developments along Assiniboine River.



Latest ROSLYN ROAD area high-rise and town house developments - leaving permanent scar in formerly treed river bank.



Typical river-side parking at north shore of Assiniboine River.



High-rise developments along WELLINGTON CRESCENT - south shore of Assiniboine River.

sense) of river property. Older apartments always oriented themselves to the street even when on river property. Newer apartments, with double-loaded corridors usually allow half the suites a river view. The orientation is still to the street in many cases with surface parking lots put next to the river, thus preventing recreational use by even the tenants of the blocks in question. Plate p. 166 shows the exploitation of river bank property. Until awhile ago, fear of the shifting river bank has kept apartment building away from the bank. However, the recent construction of town houses in the Roslyn Road area has allowed a butchering of all natural growth to allow the closer proximity to the river. It was the wish of builders to cram both an apartment building and town houses on the property that has determined this action.

iii) Institutions

This ring contains most of the Metropolitan area's hospitals. Apartment buildings located in the proximity of the hospitals are convenient living accommodation for the staff. One of the chief problems of the institutions is expansion and parking on relatively costly land. This fact has

caused two of them to plan to re-locate in out-lying areas. Naturally these suburban areas have encouraged the coming of hospitals. The Grace Hospital has moved to St. James and the Victoria Hospital is scheduled to move to Fort Garry. The loss of these institutions is very serious to these inner-city areas. It will certainly affect the living patterns and physical accommodation in the areas. High cost of land, difficulty of acquisition and assembly are factors driving out valuable community assets in these central city areas. These institutions, as well as serving a community give it much of its feeling of permanence, confidence and safety. Its people contribute to a population balance and help to support local area commerce.

b) Commerce, Traffic and Apartments

The heavily-trafficked streets that cross sub-downtown residential areas also form the shopping and service centers for the larger neighborhoods. Formerly mixed residential and commercial apartment buildings occupied corner locations in these areas. Their height and prominence helped to give identification to these centers. 'On street' parking formerly made it easy for the capture of 'passing through' trade. Now

traffic flow has become too heavy and casual stopping is no longer possible. An example of this is Osborne Street near River Avenue. New zoning practice tends to segregate commercial and apartment development. This policy is merely wasteful of land without achieving any solution to traffic problems.

The recent 'improvement' of downtown - suburban traffic routes which, of course, run through this ring, has proven to have both beneficial and harmful effects on apartment living in these areas. These new routes have brought with them a rash of uses aimed at serving the automobile, the service centers, auto body shops and more 'new and used' car lots. These space-consuming uses bring more volumes of traffic and noise changing the character of apartment streets. The motor hotel trend, a new version of the Main Street apartment hotel, have begun to act as neighborhood centers in these inner areas. Although one-sided, this new recreation is a welcome addition.

The sub-downtown apartments have an important role to play in keeping a balance between living and working in these areas. Apartments and business together support local commerce. When clogged streets cut off commercial access from area employees, the shops and stores go broke. Similarly, if apartment living is discouraged, the local commerce simply cannot generate

enough business from local employees alone.

c) Sub-Downtown Schools

As the ring of residential districts expands, so do the differences and similarities. The schools also vary with the district. Some serve only an area contained within this ring; others cross the rings serving downtown, sub-downtown, and single family house districts, see diagram p.154 . The River Avenue area is served by two elementary schools, Fort Rouge and Gladstone. The split is on Stradbrook and Osborne Streets. The combined population of both schools is 562 pupils. Of these, approximately 175 or about one third live in apartments. The approximation allows for some attendance of private schools and some overlap with other adjoining areas. However, the transfer rate at Fort Rouge School is much higher than at Gladstone, indicating more transient families in its defined area but still not nearly as transient as downtown Alexandria School on Edmonton Street. The rate is higher than other downtown schools north and west of Portage Avenue. The following chart compares downtown and sub-downtown schools.

<u>Elementary School</u>	<u>Location</u>	<u>Total Pupils Transferred</u> <u>Average No. of Pupils</u>
downtown:		
Alexandria	Edmonton St.	1.03
Victoria Albert	Ellen St.	.43
John M. King	Agnes St.	.35
sub-downtown:		
Fort Rouge	Mayfair Ave.	.48
David Livingstone	Selkirk Ave.	.51
Mulvey	Wolseley Ave.	.33
Gladstone	Gertrude St.	.28

As seen in the next outer ring, the transfer rates become lower and lower. Thus, elementary school children, living close to downtown areas, whether in apartments or duplexes or whatever, have a smaller chance of knowing their classmates for a full school year than their equals in more outlying areas. If the school system is based on a sequence of lessons from September to June and if continuity of a class is important for the benefit of all the class, then the shifting attendance of inner city elementary schools is a detriment to maintaining families in sub-downtown and downtown areas. Thus apartment accommodation (usually a one-year lease is required) cannot be seen as contributing toward school term transfers.

d) Population Trends and Area Problems

Diagram p.161 illustrates the major apartment conglomerations for the sub-downtown residential ring. Eleven apartment areas were discovered, some much more strong

than others. Many outside forces have determined this pattern. Some of these apartment conglomerations are a continuity of downtown areas, which have grown and thickened with the city. Others have been man-made (zoning changes) within alien surroundings. Apartment growth in this ring, however, has mostly been a kind of trial-and-error haphazard process. Appendix A, section 2 examines the locational preferences of apartment dwellers as regards both location and building type. Special attention is given to the natural selection of three age and status groups:

1. the elderly
2. the family with children
3. the single or childless

In a sense, each group seeks its own level. Where a choice is possible, definite preferences are shown by each. Where no choice is possible, inter-mixing occurs where least resistance lies. Park locations are analyzed for natural preference as are major and minor street addresses. In each case building type is a stronger preference than exact location. For a more detailed look at the results of this survey consult Appendix A.

While the survey in Appendix A was able to trace locational preferences and apartment choice, the total

affect of the coming of multiple dwellings to the community cannot be analyzed in this way. This is a problem which involves "dealing simultaneously with a sizeable number of factors which are inter-related into an organic whole....."¹ Apartments are one of the many changing factors or variables which "behave like a problem in organized complexity."¹ When apartments appear and increase their numbers in an area, a whole new series of problems are generated: access, view, noise, service, privacy, community, mobility, image, traffic, etc. All of these factors affect the whole life process of both the district inhabitants and the city's inhabitants. Population increases have their limits. What are these limits and what does over-population do to an area?

An area can be over-populated without being overcrowded. Overcrowding means too many people per unit of habitation. An over-populated area can have a satisfactory person/unit ratio. There is also a psychological limitation to over-population. Traffic problems alone are a serious result of over-population within a confined area. An example is the Roslyn Road cul-de-sac, west of Osborne Street. What is the automobile saturation point for an area like this? Has it already been reached? If automobile ownership is primarily related to income, then 120% parking is not enough for

¹"The Death and Life of Great American Cities"

these luxury apartments.

Parking is but one of the many physical problems implicated by the replacement of houses by apartments.

Physical decay of remaining lower density dwellings is another problem. Area population balance is still another as is profitable neighborhood commerce. The implications of area growth and development must be studied carefully before traffic, social and visual problems become insurmountable. In the sub-downtown area one of the most serious problems is how to achieve access to a growing downtown from an expanding suburbia without harming the life process of the sub-downtown residents.

Ring 3 - Older Single Family Areas

General Comments

These areas are what are commonly called the North End, West End and South End districts. They are made up of mainly single family dwellings or separated houses. Sometimes duplexes are found in these areas, often on a through street. A few apartments of Periods I and II are interspersed on street corners often in conjunction with a shopping corner. Subsequent apartments have been kept out by zoning restrictions. They have been confined to major traffic streets or built in small identifiable clusters.



DORCHESTER and
ARBUTHNOT STREET



Typical 'Ring 3' Apartment
locations

GROSVENOR AVENUE -
GROSVENOR HOUSE at left



Typical older 3½ storey walk-up
on HUGO STREET



EUGENE BLOCK on GROSVENOR AVENUE
among single family dwellings

More recently a very few high rises have penetrated these areas.

As has been mentioned previously, each of these districts has had a very distinctive historical growth. Traditions which stem from this growth still largely determine what is built and where it is located in this ring. Each area is colored by different social and economic groups. Each area is associated with both its best and its worst qualities. Past influences still hang on. The common denomination of this ring is the older single family house, and the neighborhood centre.

With the exception of commercial service functions, there are few unique attractions in these areas to outsiders. There is one hospital complex in the ring and seven high schools which also serve the innermost rings. This ring carries excessive amounts of through traffic between downtown and the various outlying areas. Inadequate cross-city routes force motorists to search for short-cuts on relatively quiet residential streets. The physical pattern of the areas allows this, (long continuous blocks). Industry usually lies beyond the ring or else separates different parts of the ring from each other. A prime example of this is the separation of Crescentwood from Riverview by the old C.N.R. yards.

The expansion of house conversion and new walk-up apartments

is creeping into this 'middle city' ring. It is most often related to major cross district traffic routes making increased access problems and on-street parking problems on adjacent and 'side' streets. There is no combination of living and commercial facilities as in the older apartments located there now. Thus the effect is a low, deadly dull sprawl into these well-treed and very livable single family areas. The apartment take-over is cancerous to these areas while it could enhance them by giving attractive alternate housing and also creating identifiable centers of focus.

The Neighborhood Center

Most of these areas used to have neighborhood theatres which were very popular until television came to Winnipeg. Some closed altogether, some converted to other uses such as shopping centers or bowling alleys, e.g., the Uptown on Academy Road, and a few hung on. Recently these theatres have regained some of their popularity. The Park Theatre on Osborne Street, the Towne Theatre on Sargent Avenue, and the Hyland on Main Street North are all renovated neighborhood theatres. These theatres formerly offered Saturday afternoon matinees for children and were well attended. The Uptown Theatre featured a Thursday evening 'sneak preview'.

The other center of neighborhood activity in these areas is the community clubs. These clubs often draw residents from blocks around to watch 'little league' sports or a casual Saturday afternoon football game. Often associated with schools, various programs are organized by residents, embracing both athletic and social activities. Most of these clubs are badly in need of facilities. Schools are reluctant to allow multi-use of their buildings because of interference with school activities and because of the added responsibility and maintenance. Usually the clubs have their own outdoor hockey rink and sometimes playing fields. Sometimes the community clubs are adjacent to schools allowing the compromise of shared outdoor facilities.

Apartment concentration could possibly help to re-emphasize this vital type of neighborhood focus which was formerly an important type of neighborhood activity, i.e., a social center. If a large enough market is possible, 'public' winter clubs combining the advantages of both the neighborhood theatre and the community center could be built as neighborhood centers. These could include indoor swimming, skating, dining and other social facilities.

Because of the difference in traditions of living, historical growth, and land use, each part of this ring will be discussed individually.

a) The North End

"The North End came into being as a predominantly working class district characterized by large numbers of persons and families recently arrived from continental Europe."¹

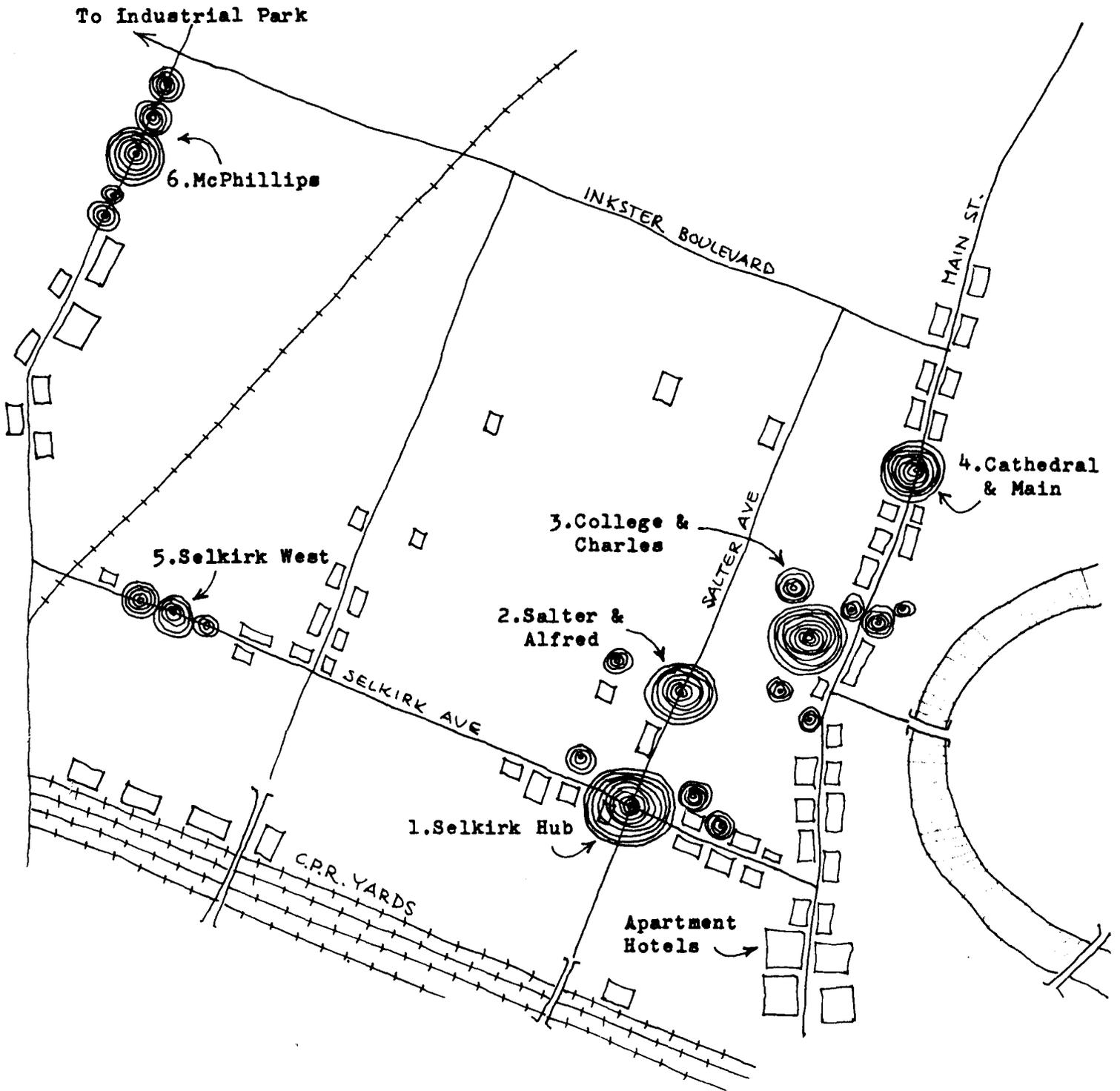
In the early years of the city before 1900 the middle class district expanded east and west of the northern part of Main Street. The C.P.R. had been in existence since 1881. St. John's Park was in existence before 1900. Between 1900 and 1914 housing spread northward over the C.P.R. tracks. There are many different facets to life in the North End, and it is almost impossible in the scope of this study to explore the great diversity of living patterns.

i) Selkirk Area

Selkirk Avenue is the main hub of the area immediately north of the C.P.R. tracks. The foreign language signs, ethnic shops and associations and domed churches give a clue to the strength of Ukranian, Polish and German ethnic groups. It is essentially a low-income area which attracts little new private development. Its housing consists of a few apartments, apartment hotels, duplexes and older single family houses. Typical rooms in an apartment hotel rent for \$35 - \$45 per month. There may

¹ Report and Recommendations, Greater Winnipeg Investigating Commissions p. 47

North End Apartment Areas (Ring 3)



W.H.D. Hurst

-  Apartment Conglomerations
-  Activity Centres

or may not be hot and cold water in the rooms. Usually no hot plates are allowed as they blow the inadequate fuses. Common shower and toilet facilities are the rule. Leases are weekly, monthly or nonexistent. The only replacement of 'sub-standard' housing is the urban renewal project on Flora and Charles. The few apartments on Selkirk Avenue house mostly single people and childless couples. Table XVII, in Appendix A lists typical distribution of age groups.

Improvement in house and property began to take place immediately north of Selkirk and the quality of housing, appearance and maintenance are vastly improved by Burrows Avenue. Local points are shopping and service centers along Main Street, Salter, McGregor and Arlington Streets as far as Mountain Avenue. Just off Mountain Avenue, there is a strong nucleus of apartment blocks. The rents and home values are significantly higher in this area than in the Selkirk area.

ii) St. John's Park

Toward Portage Avenue, the Inkster Boulevard area, Scotia Street and St. John's Park are among the more attractive of the single family areas in the North End. It is a markedly Jewish area

versus, further west, predominantly Ukranian sections. Apartment blocks have grown up in this area close to Main Street and have begun to cluster around St. John's Park. These are almost all relatively new apartments of the central corridor, 2½ storey walk-up type. They have the same plan as hundreds of others in the Metro area. They are close to the park but do not relate to it in any significant way. Street noise is not taken into account nor is sun direction or landscaping. The park location has not attracted any large families to these apartments.

iii) Main Street

The image of Main Street is a detriment to apartment location in this area. Yet its accessibility to downtown is excellent and also accessibility to both northern and eastern lakes is very direct. As long as Main Street is developed in a piecemeal, junky fashion, it will be less and less attractive to either owners or renters of residences. Possibly river bank development would greatly increase the potential of high-density development in north Main Street areas. But in the meantime, even north Main Street is shunned as a place for families with

children. See Table XVI, in Appendix A. A Main Street address has a certain stigma attached to it.

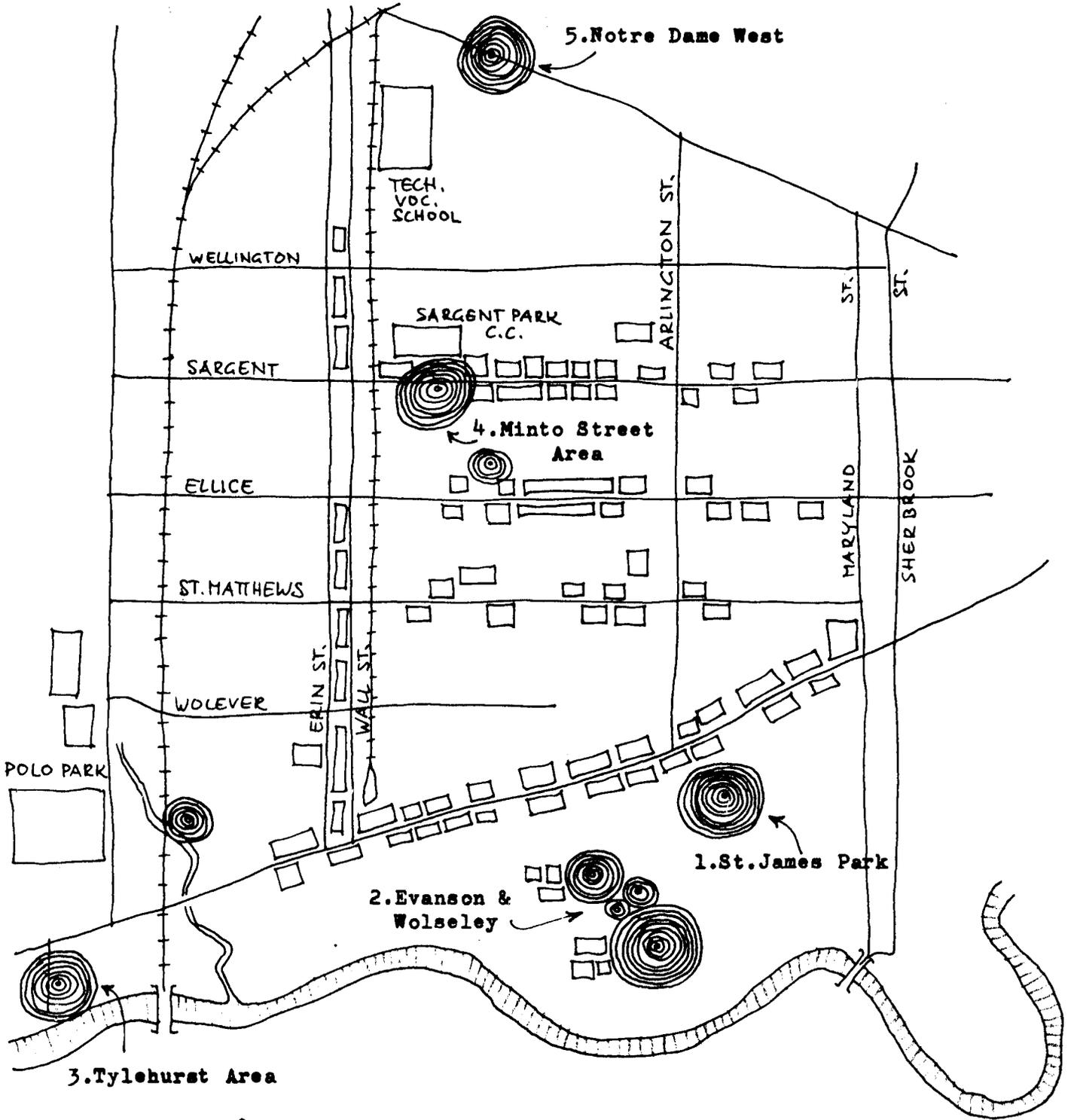
In summary, the North End, with its strong ethnic areas, its political awareness, and its mixture of interests, will continue to attract certain people and groups to live there. Properly conceived apartment accommodation could emphasize the already strong centers of activity and provide many with an alternative to moving away from the district when their needs change.

b) The West End

The majority of the West End as known today was developed in the boom years of 1900 to 1914. It was a suburban area at that time. Portage Avenue had just begun to take over from the commercial importance of Notre Dame. Notre Dame remained as a 'good' middle income residential street. Sherbrook Street had been developed during the land boom of the 1880's. In 1893, there were hardly any buildings west of Sherbrook, although the city's boundaries had been extended to the present western boundary at St. James Street. In 1894, St. James Park (Portage and Home Street) was purchased by the newly formed Parks Board.

"Beyond the Hudson's Bay Reserve and on the north side of Portage there has been rapid development. This was due to the early transportation facilities such as street cars and bicycle and partly

West End Apartment Areas (Ring 3)



W.H.D.Hurst



Apartment
Conglomerations



Activity Centres

because of the reduced flood danger since it was at a higher elevation than most parts of the city. In addition the areas north and south of Portage were free of railway tracks and industry, which would have blocked urban expansion."¹

The Erin and Wall Street areas were all prairie during these years. Industry was all located north of Notre Dame. It is these areas, which started out with middle-class, single-family houses, which have undergone the most significant change in the West End.

The West End used to be known for its Scandinavian and German population. Although these groups are still present, the area is even more of a mixture. The river lots were formerly Anglo-Saxon and most still are.

i) Preston Street Area

The streets south of Portage where scores of new homes were built in 1906 have changed to duplexes and rented homes. Only Palmerston remains relatively unchanged. Old apartment blocks on Westminster Avenue, Preston Street and Wolseley Avenue are still in relatively good condition. These blocks are occupied by a mixture of age and family groups. Families with children have settled near Wolseley Avenue and many of the elderly group live near St. James Park. Table XX, in Appendix A,

¹Report and Recommendations, Greater Winnipeg
Investigating Commissions p.48

shows the Wolseley Avenue population trend. Zoning has prohibited new apartments from locating on either Wolseley or Westminster in the shopping areas around Evanston Street or Lipton Street. One new block has been granted a spot zoning exception close to Portage Avenue on Home Street across from the St. James Park.

ii) Sargent and Ellice Areas

North of Portage Avenue there are the occasional apartments on Arlington, Dominion, Burnell and Banning Streets, usually at the corner of one of Wolseley, Ellice, Sargent Avenues. There is no real tradition of apartment living in these areas. There are no Period I or II apartments west of Burnell Street to St. James Street. Closer to downtown, a number of combined 'apartments with shops under' types are found on Sargent and Ellice Avenues. Sargent Avenue apartments have attracted mostly single adults and childless couples. See Table XXII, in Appendix A. The most significant new group of apartments in the 'old West End' is along Notre Dame Avenue between Ingersoll and Downing Streets, (see diagram p. 183). These are all new walk-up blocks. This is somewhat surprising, as west

Notre Dame Avenue is anything but an attractive residential street. It is another example of run-down, piecemeal, mixed development. The new industrial park on Inkster Boulevard or in Brooklands - industry may be a reason for their location here. Focal points in this central west end area are its schools and the 'Oriole Community Club'. Arlington Street marks the visible change from converted dwellings to single family housing. St. Matthews, Ellice, and Sargent Avenues are all truck routes which are used to get to and from the north - south Wall and Erin Street industrial band. Cross area traffic of heavy trucks and cars severely limits the desirability of the West End as a residential area, despite the fact that its industry is in a concentrated area. Although Sargent Park is a large recreational area, the West End is very much in need of more smaller residential park areas in order to find relief from the traffic and noise of its heavily used streets.

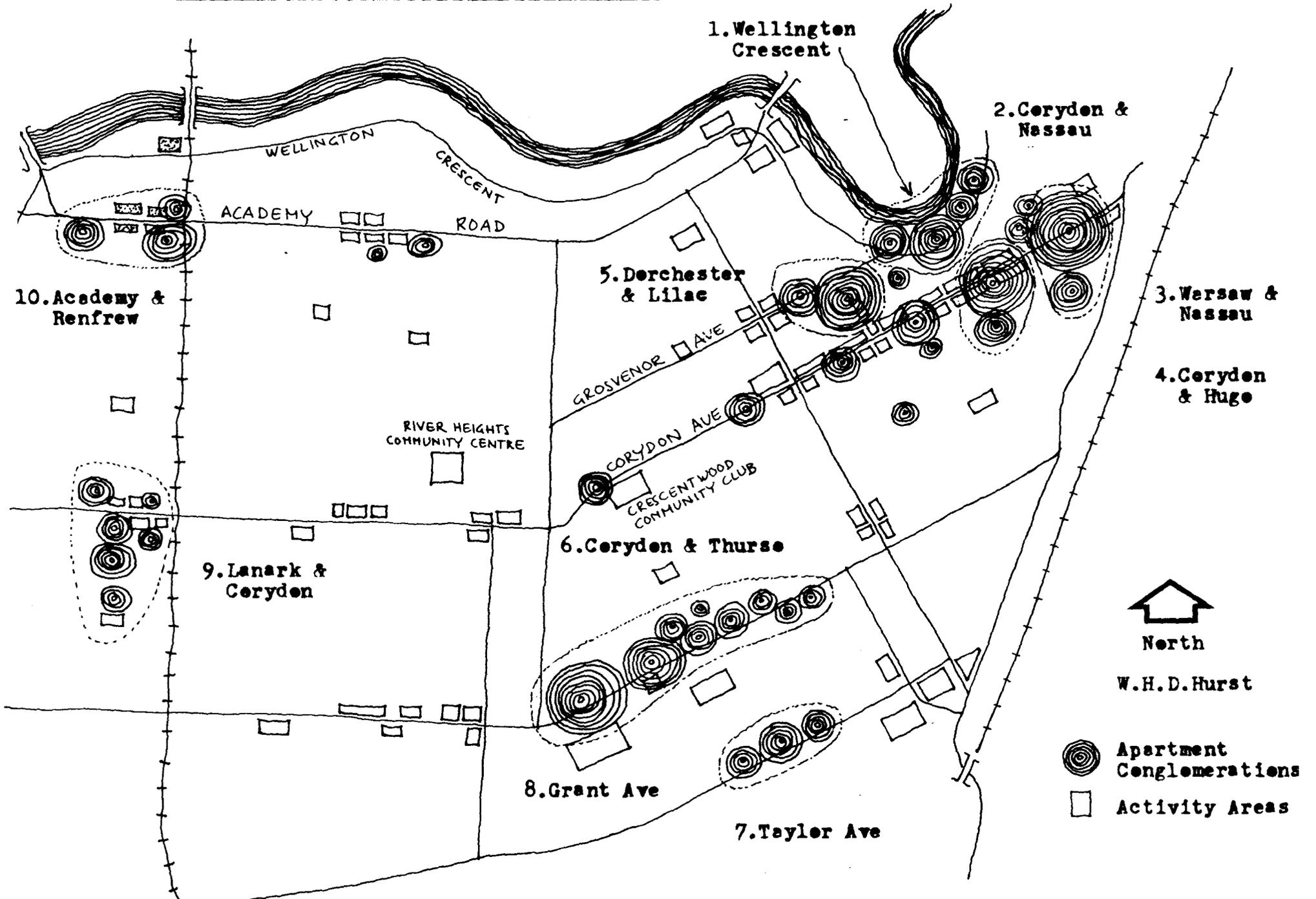
Again, thoughtful multiple housing, in conjunction with open space, could provide a pleasing environment in an area which is extremely accessible to downtown, the sports center, the airport and Portage Avenue connections.

c) The South End

The South End was the last of the three older residential districts to develop intensively.

"South of the Assiniboine, the Crescentwood and River Heights districts were developed as residential areas, with many streets characterized by large and handsome homes on spacious grounds. The Fort Rouge district came into being, occupied chiefly by employees of the C.N.R. which had here its shops, yards and freight sheds. Between the Red River and Osborne Street the Riverview district was built up as a middle class residential area."

The South End benefits from the height of land, the Assiniboine River and the image of its impressive Wellington Crescent homes, and proximity of the Assiniboine Park, developed first in 1904. It has attracted middle and upper income residents, most of Anglo-Saxon background. Higher incomes inevitably affect living patterns. South End residents have more automobiles, travel more by air and generally leave the city more for their recreation than do residents in the North and West Ends. Their 'community' extends far and wide. Many belong to private clubs and aside from shopping and tending a garden depend little on the immediate neighborhood for leisure activities. It is one of the main living areas of professional and managerial groups. By nature of its population, it is capable of forming strong pressure groups such as Crescentwood Homeowners Association.



It also sends more of its children to university than any other section of the city.

i) The Older Crescentwood Area

The older sections in Crescentwood still contain many large, old, single family houses. Most of the apartments are on Grosvenor, Dorchester, McMillan and Corydon Avenues, east of Stafford Street. These blocks extend into Wellington Crescent, Wardlaw and Osborne Streets in the inner ring. This is another popular student area (in addition to Osborne Street and River Avenue) because of the Stafford and Pembina connections to the University of Manitoba, and also because of the variety of apartments, duplexes and boarding accommodation available. Stafford Street and Grosvenor Avenue is a focal point, not only for the adjacent community, but because of its specialty shops for the whole of River Heights as well. Other focal points are along Corydon Avenue and Lilac Street. These focal points are very important in the life of residents of the area. However, even with their apparent commercial success, they are beginning to have problems. On-street parking and new, excessive commuting on Grosvenor, Stafford and

Corydon are making accessibility to shops by the passing motorist more and more difficult. These centers are also characterized by combined commercial and apartment structures, (Period I) which, once taken out, must be separated if rebuilt. Thus as problems of access begin to need new solutions, the height and material identity of these corners must not be lost in arbitrary zoning regulations. Rather these natural neighborhood centers must be replaced with pedestrian and vehicular separation and houses above shops for those who want to be 'near to the action'. This means guidance of development, not only in this area, but in the whole of Metro. In River Heights, the Academy Road, Corydon Avenue and Grant Avenue commercial areas deserve similar analysis. In Riverview, Osborne Street faces the same problems of access and deterioration.

It matters not just that these facilities are rebuilt but how they are rebuilt. If this problem receives no immediate attention these areas will fall victim to ruin of their vitality and charm by exploitation.

ii) Lanark Gardens Cluster

The South End has two other completely different types of apartment development. The earliest is

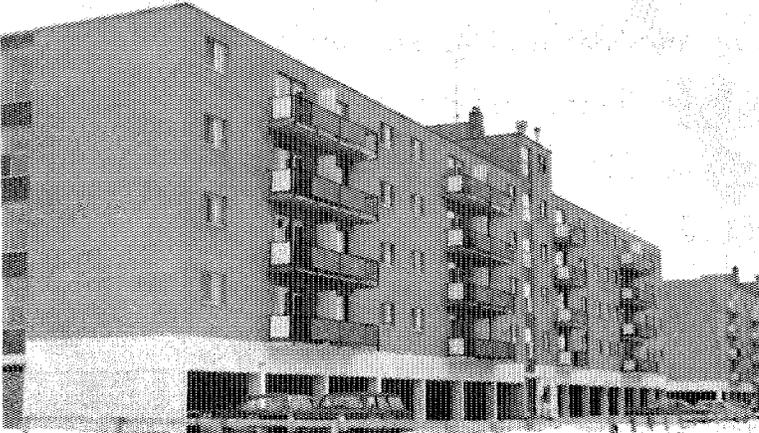
the Lanark Gardens apartment cluster in south-west River Heights. Although strong resistance was voiced to its being built in the first place, it has helped the balance of accommodation types in this area and despite a mundane, dull appearance it is a reasonably successful development. A cross-section of people live in this apartment complex. Its livability, outdoor spaces and adequate parking facilities, as well as good management, make it a relatively well balanced, successful apartment group. Although its total child population is small in relationship to the total (58 children in a total of 416 tenants), there are vehicle-free play areas where small children can be supervised directly by their parents. These spaces are not elaborate but at least consider the need for outdoor semi-private space. See Chapter IV for a more detailed analysis. (p. 320)

iii) Grant Avenue Strip

The newest and worst apartment development is in the Grant Avenue strip in south-west Crescentwood. This is a prime example of ill-conceived urban planning. The land these blocks are now built on was formerly a branch railway track. The city



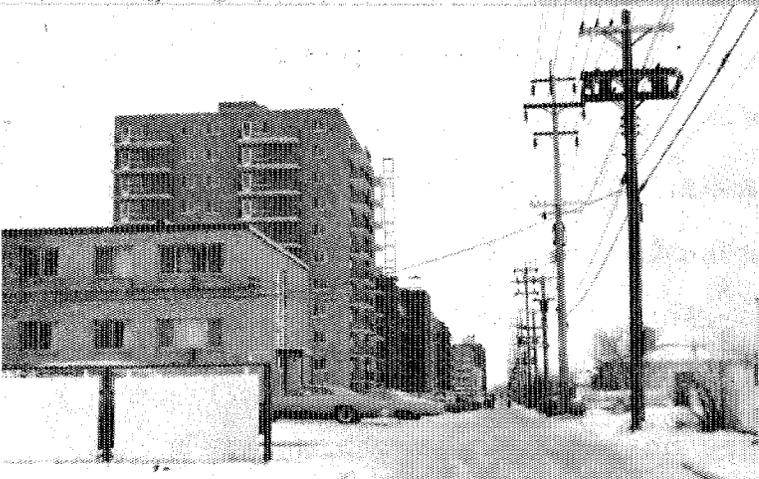
Front



Rear



Rear lane with surface parking and stuck-on balcony slabs facing north.

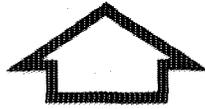
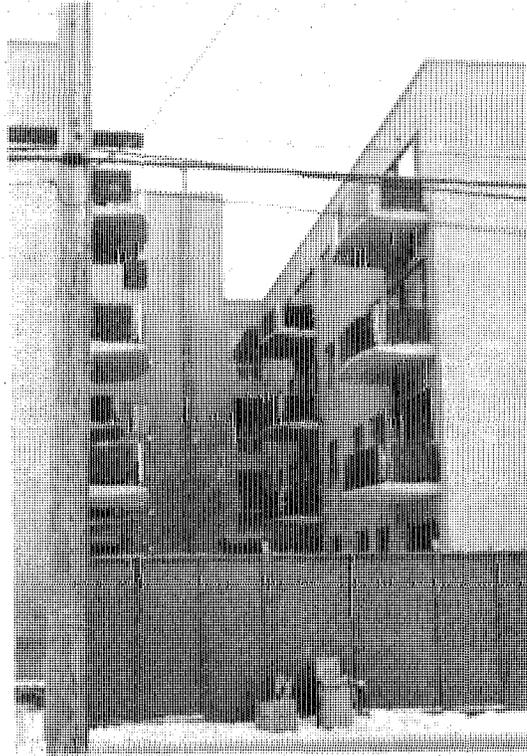


Standard width rear lane carries high-rise traffic and separates strip development from single family dwellings.



View from post-war suburban subdivision south toward GRANT AVENUE strip development.

purchased the land, and offered it for sale to developers, dividing it in a horizontal fashion for schools, shops and apartments. The total population of the apartments between Harrow and Cambridge Avenues is over 1,500. Many people have been attracted to Grant Avenue simply because it is new high-rise accommodation in South Winnipeg. When this newness wears off, its inherent bad site planning and design will begin to be noticed. For example, one-half of its apartments face north as do the swimming pools, thereby getting almost no direct sunlight. The spaces between the apartment blocks are undeveloped and useless. The buildings themselves are all of the double-loaded corridor type without any recreational or social activities except a couple which have open-air swimming. Storage space is inadequate as seen by the lawn furniture left on balconies in the winter. There are no pleasant places to walk in this automobile-dominated area. There are no intimate or charming places nearby. There are no places for pre-school or school-age youngsters to play, even though there are some 119 children under thirteen years living in the blocks. Incidentally these



A typical GRANT AVENUE rear elevation: living room windows plus all other required windows face each other across narrow court, so do the exposed stuck-on balconies. Court is separated by fence from heavily travelled rear lane to the north. Court opens up to north only, catching prevailing winds and snow drifts.

small children must cross Grant Avenue to attend school.

For the majority of Winnipeg's season there is no pleasant activity associated with this concrete and high row of blocks. The one bright spot is the addition of the Pan Am pool. In short, Grant Avenue is a pretentious failure as urban design, apartment design and as an attempt at providing anything worthwhile in apartment living.

Summary Ring 3

The older residential areas of ring 3 deserve special consideration, in their pressures of expansion. Expansion of traffic arteries and indiscriminate development can ruin the pleasant qualities now found in many parts. Detailed plans must provide for the orderly growth and replacement of the life-giving neighborhood focal points, whether commercial, recreational, or residentially oriented. A balance between home ownership and rental accommodation should be the goal. Apartments may either complement or contrast area living patterns. If a contrast is desired, it should not be at the expense of denying existing adjacent houses privacy and protection of noise and view. The aim should be a choice of pleasant alternatives.

Ring 4 - Outlying Suburban Areas

General Comments

Although no detailed survey was conducted outside of the City of Winnipeg proper, the trends of apartment living in the suburbs must be given prime consideration. Greater Winnipeg has only recently begun to experience considerable problems of sprawl. Inter-municipality political problems have increased, as suburbs compete for attention, industry and tax benefits. High cost of central land, taxation, and the desire for new houses has sent both the family and developers to the suburbs. Other reasons are the owning of automobiles, the pride of ownership, and safety of environment for children. Many apartment dwellers have also moved to the suburbs. High-rise and walk-up blocks are found at the extreme edges of the city. The strip development, new to Winnipeg ten years ago, is now commonplace. Typical 'apartment rows' are Portage Avenue west in St. James, north Main Street in West Kildonan, Henderson Highway in East Kildonan, St. Mary's Road and St. Anne's Road in St. Vital, and Pembina Highway in Fort Garry.

a) St. James

St. James has the lowest mill rate in Greater Winnipeg (except for Tuxedo). On Portage Avenue apartments have attracted other apartments thus further lowering the mill rate. In St. James, the tax cost of high-rise

apartments is approximately fifteen cents on the dollar versus twenty-two cents in the City of Winnipeg proper. This rate is very nearly standard within internal municipal boundaries. St. James has followed and initiated the western development of Portage Avenue. In 1955, the first so-called high-rise apartments, Park Towers and Park Terrace, were built. Today this 'apartment row' is spreading to the borders of Assiniboia with the Courts of St. James being the latest and most ambitious project. This project is fortunate to have a site located on high ground with natural drainage into Sturgeon Creek.

Although St. James industry is given some credit for the location of apartments in this city, the easy connection to downtown and even Polo Park via Portage Avenue is an equally strong reason. Although no population survey was conducted in this area, both observation and casual conversation shows the emphasis to be on the younger, single and childless, mobile groups, but not to the exclusion altogether of either children or elderly couples.

The financial success of the Portage Avenue apartments can be partially attributed to adequate handling of car parking needs. But the degree of successful integration of parking and structure varies greatly. A few blocks

have partially exposed, partially covered parking and have used landscaping well to prevent a spoiled view of the single family dwellings nearby. An example of this is the juxtaposition of Park Towers and Mount Royal Crescent behind.

The most common complaints of tenants living on West Portage are the disturbing noises of transport trucks and the low flying airplanes. Many blocks are located right on the flight paths. Portage Avenue acts as a kind of reverberating canyon and amplifies traffic noises to the dismay of residents. Either the noise level must be reduced, or apartments must recognize noise levels in their orientation, proximity and building materials.

b) St. Vital

Very recently, apartment blocks have begun to spread very rapidly out the corridors of both St. Mary's Road and St. Anne's Road. The most noticeable pockets of high-rise apartments have located off St. Anne's Road next to the Seine River and across from the Niakwa Golf Course. Morrow Avenue and Clayton Drive are the side streets. These blocks are variations on the typical double-loaded corridor types of Period IV. However, they have been bent and have added wings in many arbitrary ways. A visit to the site revealed

that these are 'family occupied' apartments. The 'dead end' pocket has attracted these groups even though the actual apartments are far from suitable family accommodation.

No attempt has been made to really utilize the benefits of dense building on outlying land. Trees have been removed and there are no semi-private outdoor spaces (excepting balconies on the high-rise). The view and quality of the river location have been completely wasted and neglected. In one case the parking lot is located next to the river.

Although this development has avoided some of the noise and access problems of the typical strip development, on the other hand, it has not captured any of the natural assets of the site. The above examples of St. James and St. Vital illustrate two approaches to apartment living in outlying areas.

These developments came about quickly and spontaneously. Many have managed to cope with the automobile, with combined surface and underground parking. Some have roof decks and swimming pools. The apartment units themselves are all basically the same. Entry is off a central double-loaded corridor into a bachelor, one bedroom or occasional two bedroom suite. Living and dining areas are L-shaped, the kitchen is one or two counters and open to dining. For most there is one

view, no cross-ventilation and often inadequate storage facilities. Balconies are almost all narrow and face any which way. A few individual apartments follow sound concepts and will be discussed further in Chapter III.

Many have escaped downtown noises to find the drone of lawnmowers, gear-shifting transport trucks and low-flying airplanes are a poor substitute. As in the city, more often than not, apartment blocks are given left-over sites and are then used as 'buffers' between busy streets and single family bungalows in bays behind.

The Compromise of Suburbs

There has long been a raging controversy between suburban and in-city living. Does apartment-living in outlying areas parallel that of the suburban 'back fence' living? The answer is that it could, yet does not at the present time. It has neither the advantages of private indoor and outdoor space nor the convenience of proximity to the downtown area. Suburban life revolves around the three-bedroom bungalow or split-level. In both these types there is a front and back yard as well as space for a recreation room, a laundry area and a workshop. Usually some area can be utilized for the storage of garden tools, winter or summer clothes, play equipment, automobile

equipment and sports equipment as well as lawn chairs, barbecues, card tables and the like. Often there is the possibility of an extra washroom being added if not already in. The surrounding area contains similar houses, a nearby shopping center, schools and churches. On the surface it appears an ideal situation.

But let us look more closely. Because the area is mostly young couples there is an absence of baby sitters to allow couples the possibility of escape. Thus, couples are tied to the house every night. In Winnipeg, because of the Metro system, there are no kindergartens in most suburbs and private arrangements must be made. The housewife suffers most. Most non-working housewives, in order to give themselves a change, belong to some type of association, usually one which does volunteer work, works with hospital patients, organizes fund drives or something similar. These types of activities are still located in central areas and cause commuting problems. Yet with the children at school boredom soon sets in if there are no outside activities. The number of people registered in night course activities attributes to this. Again night courses are given primarily by Winnipeg City schools. And although Winnipeg has not yet reached the physical proportions of Toronto or Montreal, it is beginning to take more time to commute from the suburbs to downtown business areas. Assiniboia, Windsor Park, and the university areas take more than half an hour in rush

hour traffic and longer in winter. If one wants to attend a meeting or a party in the evening, more travelling is necessary.

While friendships may be made in any community, the diversity of Winnipeg allows people to know other people in many areas of the city. Yet suburb-to-suburb travelling is difficult because of the distance and road systems we have. The person who lives in Winnipeg City has the advantage of equal access to any outlying area. It is the rivers and lack of bridges which contribute to most of this difficulty. It is not important to have to travel a long way to attend a football game, a special lecture or a concert, but it is important to keep up contacts with friends.

Thus, in summary, the isolation problems of access to work and play, and fatigue of commuting are prices that many people seem willing to pay for a 'house of their own' in the suburbs. That apartment dwellers should wish these shortcomings is surprising. Yet there are some 330 apartment blocks in the cities and municipalities surrounding the City of Winnipeg. On the positive side, apartment living in a specific outlying area may provide a change of scene, a view of the prairies, easy access to out of city recreation areas and proximity to a suburban area where friends or relatives are located. Apartments help

to provide a variety of age groups and family groups to an otherwise homogenous situation. The buildings themselves can act as points of identification and if well designed help give a monotonous area some visual contrast.

On the negative side, apartments in the suburbs can infringe on privacy and, if poorly designed, stick out like a sore thumb. The most serious threat of apartments in the suburbs is not what they will do to the particular suburb but what they will do to the whole city. Winnipeg needs apartments in its central area to make it worthy of its role of the cultural and economic center of the Metropolitan area. If the suburbs are intensified at the expense of the core, then the city ceases to act as an interdependent unit with a common focus.

Observations and Conclusions

The foregoing chapter has attempted to show the important relationship of the apartment to the community. The apartment has a vital role in fulfilling total community values. It responds to changing family needs and the current trends of family composition. It caters to two groups - the mobile and the established. It responds only in a very basic way to the change of seasons and the correspondent real and psychological needs of its inhabitants. More will be said about this in the next chapter.

The values of Canadians (and of Winnipeggers) are changing slowly but deliberately. Whereas the old 'family house' was passed on from one generation to another in the early days, this is no longer true. The increased independence of young and old people alike has been a primary cause of the trend to apartments. Young people no longer necessarily like to 'establish' themselves in a community upon leaving home or getting married. Many like to travel or try living in a different place for a while. They may or may not return to their 'native habitat'. In any case, they are reluctant to tie up large sums of money in a house at their particular stage in life. Availability of jobs, money and ease of travel have made this mobility possible. As a result of not staying in a place long, a different attitude toward living accommodation emerges. However, a completely opposite attitude prevails among the more elderly segment. They may move into an apartment after their children have grown up, or after one or the other partner dies. Apartment living frees the widow of the 'man's jobs' around the house. This 'settled' group of people want very much to make their apartment a real home. Appendix A served to show the natural migrations of the mobile and settled groups to certain types of apartment blocks. The patterns of choice were found to vary in different areas of the city. Choice depended a great deal

upon availability of a range of apartment age, rent and locations. Where a mixture of old and new apartments were found, the elderly people inevitably chose the better maintained older apartments which would allow them to keep prized furniture, perhaps to maintain a dining room suite which would allow having relatives for Sunday dinner. In short, the layout and spaciousness of these older apartments are more conducive to their living patterns. Another group also chooses the old apartment over the new in mixed areas. This is the young family with small children. For various reasons, the families live in an apartment rather than a house or duplex. But they must have room and they cannot afford high rents. Thus older apartments serve this need also. Where only new or only old apartments are available there tends to be more of a mixture of age groups in the block itself. Although sometimes management tries to court a certain type of tenant. The bachelor and young married segment tend to choose a block where they know other young people live or perhaps a high-rise for its prestige or 'added extras'. The tendency is to identify more with the apartment or apartment row than with the larger neighborhood area. In general, the settled group care more for neighborhood mixture and amenities while the mobile group care more for the apartment image.

The apartment has a second, equally important, but possibly

subconscious role to play in the community. Its concentration is an asset to the area in that the increased numbers of people help make possible the extra or unusual shops which make a neighborhood an interesting place in which to live. Instead of merely supporting a shopping center (as in suburbia), this mixture of densities attracts a local tailor, a seven-day drugstore or delicatessen, the dress shop, the gift shop, the imported or used furniture shops, the cycle shop, the all-night coffee shop, etc. These neighborhood extras depend on local concentration rather than passing trade, in much the same way as 'downtown' relies on the total metropolitan population for its diverse facilities. Other local uses contribute to neighborhood economy by using them at different times than local residents. Many an inner city lunch counter would never survive without being supported by local business and industry. This fact is one of the reasons why the vacating of certain institutions and industries will be harmful to inner city residential areas, and their adjacent areas. The effect is snowballing. Instead of outlawing light industry from residential areas the kind of industry should be taken into account. Industry generating truck traffic or noise should, of course, be located away from all residential accommodation.

How does relative proximity of apartments to either downtown or outlying areas affect total community living

patterns? In discussing the advantages and disadvantages of apartment locations, it was seen that each area has something unique to offer. The absolute dead quality of Portage Avenue sidewalks on Sunday is evidence of the effect of no appreciable numbers of people actually living in the vicinity. The dead quality of suburban subdivisions in the daytime is the result of too little mixture of uses and too many persons of the same age group and family composition. The location of apartments in these and in intermediate areas will make for a richer mixture of age groups, income groups and a resulting increased physical variety in the community. There is a widespread misconception that high-density housing contributes to area difficulty and failure. However, it has been proven that these difficulties are almost always related to overcrowded conditions. Yet high densities must not be confused with overcrowding. High densities mean large numbers of dwellings per acre of land, whereas overcrowding means too many people in a dwelling for the number of rooms it contains. In the City of Winnipeg the average population per dwelling unit (apartment suite) is 1.9. Individual buildings and district apartment conglomerations vary very little from this ratio. Thus apartments do not have an overcrowding effect on a community any more than any other type of housing.

The impact of apartments on communities is not a recognized problem by planning authorities. The only tool available for guiding apartment location and bulk is the zoning by-law. The zoning by-law is supposed to permit an orderly implementation of the overall master development plan. However, it is ill-conceived and not really equipped to carry out the objectives of the development plan. Zoning does not take into account the traffic patterns and systems of access. Nor does it account for noise and street parking problems. The fact is that land uses and street patterns are absolutely interwoven and interdependent. One cannot be conceived without the other. The result of neglect is a poor quality of environment. As for apartment location, the planning authority must realize that streets which serve multiple dwellings have a few unique problems compared to low-density subdivisions. Questions of adequate parking ratios, on-street parking and parking lot access very definitely affect the total community and must be given practical solutions. The safety and well-being of all residents is at stake.

Finally, thoughtfully conceived apartment planning plays an important role in the visual quality of the total community. Often uninspired external appearance reflects the uninspiring apartments inside. The abundance of brick or stucco 2½ or 3½ storey boxes which line new residential

streets are testimony to this observation. Street design or respect for neighboring buildings are rarely considered. One poorly designed building is bad enough, but when multiplied the result is devastating. Such design is satisfying neither to the occupant nor to the casual observer. In the older areas the effect is somewhat camouflaged by boulevard trees and the interest of a mixture of dwelling types and ages. The aged appearance of brick and stone is somehow more appealing than newer materials. However, sensitive handling of building materials is not a product of age but of good design, including good detailing. Many component parts of newer apartment buildings such as entrances, windows, balconies, exposed mechanical equipment are simply not integrated into the total building design. They are instead left for all to see as monuments to incompetent and unimaginative design.

In conclusion it may be said that varied apartment distribution, well conceived area planning, and good individual design is consistent with total community values. To accomplish this objective requires the combined understanding and co-ordination of planning authorities and private citizens.

Appendix A Apartment Area Survey

Method of Approach

The purpose of this survey is twofold:

1. to find out if there is a 'natural migration' of certain age groups to apartments in a particular area of Winnipeg.
2. to find out if once in a chosen area, different age groups choose a particular apartment type.

Thus first a 'windshield' check survey was carried out to pinpoint the exact location, type, time period, condition and rent of all the apartment blocks in the Metro area. The Metro code definition of an apartment block was used as a point of departure. Thus terrace houses, converted houses, duplexes and single family houses were excluded. Only apartment blocks which were completed, in terms of construction, were counted. The apartment blocks are mapped according to four major periods of apartment building.

1. Period I (1900-1920)
2. Period II (1920-1940)
3. Period III (1940-1955)
4. Period IV (1955-1967)

The types of apartments found in each period have been described in Chapter I. Apartment blocks of each period are color-coded and shown on plate

In order to assemble a list of apartment blocks, three major sources were available. C.M.H.C.'s vacancy survey had a sample of blocks in each city and municipality, but not a complete list. Metro Inspections had a listing which proved to be reasonably complete, although the date of completion was missing in many cases and no information about tenants was listed. The City of Winnipeg was contacted and was found to have all residential buildings listed according to address, number of housing units in each, and population age listings. They were able to separate all apartment listings by computer. However, this listing did not state the age of buildings. Therefore, from Metro information and actual field checking, the latter data was added to the City of Winnipeg statistics. Thus it was now possible to connect age groups and individual building types. A comparison was extremely difficult, however, because the figures listed were not on a percentage basis. Also the individual buildings were grouped only according to very large city areas, so it was difficult to look at and compare apartments located opposite each other.

The University of Manitoba Computer Center was contacted and agreed to run through a program and to help organize a readily discernable apartment list. The apartment blocks were grouped according to 'street corner' or 'city block' formations, directly related to a particular larger area

of the city. It was decided to proceed using three levels of groupings. An example of this approach is:

- (level 1) 1. South Winnipeg
- (level 2) 1. Riverview
- (level 3) 1. Clare and Osborne (apartment group)

All the statistics from the City of Winnipeg's list were converted to a percentage basis allowing comparison at the three different levels. These groupings were then related to the concentric rings to see if differences and similarities appeared in each ring. Unfortunately, because the statistics applied only to the City of Winnipeg, no information was available for St. Boniface (ring 2, 3) or outlying areas (ring 4). The survey begins with downtown Winnipeg as described in diagram .

It is unfortunate that no further breakdown in the 21-64 age bracket was possible. However, a high amount of under five and six to thirteen indicates a large 'young married' group. If an average number of 21-64 age group lives in an apartment it is possible to tell their relative position within the bracket by the number and ages of children living there.

1. Downtown Area Apartments

The survey thus begins with downtown as described in diagram p.144. The 'grand total average' of the City of Winnipeg is given first as a basis of comparison in Table I in percentages.

Table I

<u>area</u>	<u>under 5</u>	<u>6-13</u>	<u>14-17</u>	<u>18-20</u>	<u>21-64</u>	<u>65+</u>
City of Winnipeg	6.9	4.3	2.1	4.3	67.4	15.8

It can be seen from Table I that the most common 'family group' in apartments is the couple with one or more infants of pre-school age. The least common family group is the couple with one or more fourteen to seventeen-year-old children. Without questioning further why the overall population distribution is such, instead the question of distribution in individual areas and buildings will be compared with this mean. In Table II, seven areas of downtown apartments are listed according to age distribution. Each category corresponds to 'level 3', explained in the 'Method of Approach'.

Table II Downtown Area Apartments (%)

<u>area</u>	<u>under 5</u>	<u>6-13</u>	<u>14-17</u>	<u>18-20</u>	<u>21-64</u>	<u>65+</u>
1. Broadway-Assiniboine	2.0	1.0	1.0	5.2	71.1	19.8
2. Portage-Broadway	0.6	0.6	0.9	4.0	67.3	26.6
3. York-Colony	3.1	1.8	1.7	5.0	63.1	25.3
4. Ellice-Langside	8.1	4.5	2.7	5.6	65.4	13.6
5. Sargent-Young	8.3	5.6	1.7	9.4	69.7	5.4
6. Central Park	6.3	3.0	1.1	3.3	67.7	18.6
7. Notre Dame-C.P.R.	12.2	9.2	2.6	1.8	59.4	14.8

a) The Elderly

In comparing Table II with Table I certain facts stand out. The major elderly population group seem

to favor the apartments in the area between Edmonton Street and Colony Street between Broadway and Portage. The apartments in this area are older Period I and Period II blocks, with little parking facilities. The four blocks listed below are examples of those favoured by the elderly group.

Table III

<u>period</u>	<u>name</u>	<u>children</u>	<u>adults</u>	<u>elderly</u>
II	Alexandria	4	43	35
I	165 Kennedy St.	1	27	20
I	Devon Court	3	38	58
I	Gaspe	0	12	16

These blocks are all 3½ storey walk-up blocks. Their familiarity size and rent are attractive to elderly people with ties in the area and friends in the block. This pattern extends south and west of the downtown area with a similar preference for older apartments shown by the elderly group. The one area apartments of downtown that are noticeably absent of elderly are the Sargent and Young group. This area by contrast has the largest 18-20 age group.

b) The Family

Table II shows that Portage Avenue forms a transition

between the predominantly single people and childless couples south of Portage to the family groups to the north. Older apartments make up the majority of available accommodation in the area. Large families often choose the older Period I apartments where any choice is possible because of their spaciousness, often relaxed rules, and lower rent. Examples of preferred family accommodation are found in Table IV.

Table IV

<u>period</u>	<u>name</u>	<u>children</u>	<u>adults</u>	<u>elderly</u>
I	464 Spence St.	15	28	0
I	485 Furby St.	31	29	5
I	482 Young St.	17	18	2
I	404 Qu'Appelle Ave.	21	42	2

c) The Single and Childless

The largest single and childless group, according to Table II is found in the area between Portage and Assiniboine Avenues. Considerable choice prevails in age of apartments. Apartments of all periods are located on the north-south streets -- Kennedy, Carlton, Edmonton and Hargrave -- between Broadway and Assiniboine Avenues. Certainly the Broadway Avenue insurance company secretaries and clerks live in the apartments in this area. They choose the newer 2½ or 3½ storey walk-up blocks

often doubling up in order to afford the rent. Young working couples also live in this area. This group favors the high-rise apartments much more than families or elderly people. Examples of typical apartment distribution in this area are found in Table V and Table VI.

Table V Walk-up Units

<u>period</u>	<u>name</u>	<u>children</u>	<u>adults</u>	<u>elderly</u>
IV	40 Hargrave St.	0	28	2
III	70 Smith St.	2	17	4
IV	47 Carlton St.	1	25	1
IV	60 Edmonton St.	0	34	9
IV	66 Carlton St.	5	43	5

Table VI High-rise Units

<u>period</u>	<u>name</u>	<u>children</u>	<u>adults</u>	<u>elderly</u>
IV	72 Hargrave St.	0	53	5
IV	59 Donald St.	1	95	9
IV	411 Cumberland St.	7	446	38
IV	33 Kennedy St.	0	48	6
IV	10 Edmonton St.	0	66	10

d) General

A kind of age segregation has taken place within the confines of the downtown area. The large family and the elderly have both migrated toward the older Period I and Period II apartments, but to different blocks. The mixture with other age groups comes as a result of other types of accommodation available nearby. Undoubtedly, the

proximity of alternative types of accommodation influences apartment age distribution. The family groups have tended toward areas with more single houses, more open spaces and more greenery. The single and childless couples seem to prefer newer, more easily-maintained accommodation near other people in a similar situation.

2. Sub-Downtown Area Apartments

Apartment buildings seemed to form eleven major conglomerations in this 'residential ring' surrounding the downtown core. These conglomerations are related to physical location alone, and any income, or ethnic solidarity in each group is coincidental. This 'grouping together' of apartments is purely for ease of an analysis of an area trend. Only in a few isolated cases do the apartment groups have any social or psychological kind of togetherness. If any true group feeling exists among residents, it is usually because they are islanded off such as is the Mayfair Block or on Roslyn Road. The total number of individual apartments in this ring is 255, only slightly more than are contained in the downtown core.

Table VII reviews the various distributions of age groups within the chosen apartment conglomerations or nodes. Table I is repeated for convenience of comparison with the larger city.

Table VII Sub-Downtown Apartment Areas (%)

<u>area</u>	<u>under</u>					
	<u>5</u>	<u>6-13</u>	<u>14-17</u>	<u>18-20</u>	<u>21-64</u>	<u>65+</u>
1. Mayfair Ave.	9.2	2.2	2.2	6.6	76.5	3.3
2. River-Stradbrook	6.2	4.6	1.9	5.2	71.6	10.5
3. Roslyn Road	1.9	0.8	0.8	2.6	74.4	19.4
4. Maryland-Wolseley	5.3	5.1	2.9	2.4	58.5	25.7
5. Balmoral-Westminster	6.1	4.0	1.6	3.6	60.3	24.3
6. Ellice-Simcoe	5.3	4.7	2.2	5.2	68.3	14.2
7. Sargent-Toronto	9.4	5.7	3.5	3.9	61.6	15.9
8. Sherbrook-McGee	6.6	3.6	2.5	5.0	64.8	17.6
9. Sherbrook-Wellington	10.0	8.0	2.3	6.0	64.1	9.7
10. General Hospital Area	15.4	10.5	5.4	2.4	53.2	13.1
11. Dufferin-Main	13.0	6.3	5.3	4.8	56.0	14.5

Table I

<u>area</u>	<u>under</u>					
	<u>5</u>	<u>6-13</u>	<u>14-17</u>	<u>18-20</u>	<u>21-64</u>	<u>65+</u>
City of Winnipeg	6.9	4.3	2.1	4.3	67.4	15.8

a) The Elderly

In Table VII it is obvious that a definite preference for the Wolseley and Westminster Avenue locations has been shown by the over 65 age group. Roslyn Road also seems to have more than the city apartment average of this age group. Elderly people are noticeably absent from the wedge of land between the Midtown and Main Street bridges described as Mayfair Avenue in this report. Even the River and Stradbrook Avenue areas have fewer elderly people than the city average. Yet access to downtown facilities is equally as convenient as in the Westminster Avenue area. One answer is

that the apartment accommodation itself is not as suitable in the former area as in the latter one. But there are a higher percentage of older apartments in the Westminster and Wolseley Avenue areas. Various examples of apartments occupied by the elderly in this ring are given in Table VIII.

Table VIII

<u>period</u>	<u>name</u>	<u>children</u>	<u>adults</u>	<u>elderly</u>
II	753 Wolseley Ave.	0	10	31
II	115 Sherbrook St.	3	27	19
IV	81 Roslyn Road	0	49	46
I	105 Roslyn Road	10	58	40

These blocks are all walk-up units. In the Roslyn Road area, most of the apartments are of Period III or Period IV vintage. There has been very little choice regarding the age and consequent plan layouts of apartments.

b) The Family

The largest families (and the most small children) live in the northern and western parts of this ring. The General Hospital area (see Table VII) has by far the largest aggregate percentage of children up to age 17. It is not known how many of the tenants are connected with the hospital staff itself. But there is a definite influence of the hospital on the area accommodation. The

Sherbrook Street - Wellington Avenue area, south of Notre Dame Avenue also has many families living in apartments. Table VII shows that some of the Dufferin and Main apartments are occupied by families. Examples of preferred family apartments in the above-mentioned areas are given as follows:

Table IX

<u>period</u>	<u>name</u>	<u>children</u>	<u>adults</u>	<u>elderly</u>
I	561 McDermot Ave.	21	20	1
II	620 William Ave.	31	23	1
I	90 Gertie St.	22	21	7
II	689 Maryland St.	23	26	1
I	167 Aikens St.	14	17	0
I	269 Pritchard Ave.	18	23	7

The General Hospital and Sherbrook Street areas contain a mixture of all periods of apartment blocks but zoning and general area deterioration has prevented any newer blocks from going up in the Dufferin Avenue and Main Street vicinity.

c) The Single and Childless

The Roslyn Road apartments have fewer children than any other apartment area in this ring. Each age group of children is far below the city apartment average. These statistics serve to back up the observations regarding the type of resident attracted to this area contained in Chapter III, i.e., the retired or well-established couple with

grown-up children, the widow, or the odd bachelor. The Mayfair Avenue apartments are devoid of the intermediate aged children. Infants and older teen-agers live in this latter area. Table X shows the tendency toward newer Period IV accommodation by this partly mobile, partly settled group. Although a cross-section of age groups and family types live in the Sherbrook Street and Wellington Avenue area, the single and childless seem to migrate to the post World War II, or Period III apartment blocks.

Table X

<u>period</u>	<u>name</u>	<u>children</u>	<u>adults</u>	<u>elderly</u>
III	576 Toronto St.	0	12	1
III	797 Ellice Ave.	0	10	0
III	590 Simcoe St.	2	27	0
IV	112 River Ave.	0	13	3
IV	174 Mayfair Ave.	8	30	1
IV	99 Roslyn Road	2	82	12
IV	51 Roslyn Road	2	35	1

By this stage of the survey the preferences of certain age groups for certain apartment block types is apparent. However, the exact locational preferences are not yet clear. Which groups in ring 2 prefer to live next to parks, on street corners or on quiet streets? Thus the following tables illustrate any tendencies which may apply to specific locations. As for park locations,

there were almost no examples of a really direct park - apartment block relationship in ring 2.

A busy traffic artery, almost always complicates access to these parks.

a park location

On River Avenue there is a community park between the street and the Assiniboine River. Apartments surround the park, although none truly take advantage of it in terms of access to or view of it. The newest apartments are found on the east side, a formal grouping of five small units, the Tudor Apartments (1952). The west side of the park is flanked by two older apartments, the Rosemount Apartments and the Locarno Apartments. A study of the population composition of these blocks shows the Locarno with no children under age 14, the Rosemount with one child under 14 and the Tudor with only three children under 14. However, across River Avenue are two pre-1920 blocks, the Congress and Moxam Court. The Congress has 12 children under 14 and Moxam Court has 20. The rents of these apartments are lower than either Locarno or Tudor but similar to the Rosemount. Thus the same attraction persists for these large U-shaped Period I blocks by families with small children as was found in downtown areas.

Table XI River Avenue Park Apartments

<u>period</u>	<u>name</u>	<u>children</u>	<u>adults</u>	<u>elderly</u>
II	1 Roslyn Rd. (Locarno)	1	41	11
I	351 River Ave. (Rosemount)	2	40	11
III	281 River Ave. (Tudor)	6	91	15
I	280 River Ave. (Moxam Court)	29	46	3
I	300 River Ave. (Congress)	16	49	8
II	395 River Ave. (Biltmore)	0	25	16

The park location is not as strong an attraction as the type of building itself. In this area as in downtown Period I, U-shaped blocks such as the Biltmore on River Avenue continue to attract elderly people. Of course, many of these people have been living in these blocks for many years. An exception is the Lonsdale Apartments, built in 1929. There is only one elderly person but many older teen-agers. This is a cheerful light blue colored block with a two-storey foyer which has attracted many university students over the years. (p. 305)

major versus minor street location

Both Sherbrook and Maryland are major streets and bus routes. What happens to apartment age distribution on minor side streets? The narrow streets such as Victor, Simcoe and Toronto again follow the typical apartment preferences found so far. When there are children in blocks there are more than on Sherbrook and Maryland Streets. The following table shows typical occupancies

for buildings in all periods in the central west end.

Table XII Major versus Minor Streets

<u>period</u>	<u>name</u>	<u>children</u>	<u>adults</u>	<u>elderly</u>
I	421 Maryland St.	14	22	2
I	426 Maryland St.	1	33	9
I	510 Maryland St.	10	26	10
II	689 Maryland St.	23	27	1
I	694 Sherbrook St.	13	33	15
I	615 Sherbrook St.	5	23	8
II	508 Sherbrook St.	0	38	13
II	573 Sherbrook St.	1	28	16
III	660 Sherbrook St.	1	10	2
IV	533 Sherbrook St.	0	25	0
IV	616 Sherbrook St.	0	13	1
I	484 Toronto St.	12	27	10
I	686 Toronto St.	11	14	0
II	774 Toronto St.	16	27	0
III	576 Toronto St.	0	12	1
III	580 Toronto St.	3	11	0
IV	679 Toronto St.	4	10	0
I	535 Victor St.	16	23	4
I	590 Victor St.	2	27	11

Thus, in the Sherbrook Street vicinity, families with children live in apartments on main thoroughfares as often as not, because of the presence there of Period I apartment blocks.

high-rise preference

Six high-rise apartment buildings have been constructed at the time of this survey in ring 2. These are mainly luxury apartments in the Roslyn Road area and are occupied by more affluent single and childless people predominantly. Table XIII shows the distribution.

Table XIII High Rise Units

<u>period</u>	<u>name</u>	<u>children</u>	<u>adults</u>	<u>elderly</u>
IV	59 Wilmot Pl.	2	127	14
IV	71 Roslyn Rd.	4	123	37
IV	230 Roslyn Rd.	3	113	16
IV	300 Roslyn Rd.	16	245	53
IV	21 Mayfair Pl.	11	150	13
IV	333 Stradbroke Ave.	1	53	24

The same sort of pattern prevails as in downtown high-rise apartments although with a little more accent on the elderly group and a few more children.

3. Older Single Family Area Apartments

This third ring is one in which apartments have been grouped together near either major or minor intersections but slightly distant from single-family houses. The ring has three very distinct residential districts within the City of Winnipeg. The tradition, attitudes and social and economic make-up of each district population has played an important role in determining if, how, where and how many apartments were to be built in the areas. Because of the size and number of apartment conglomerations found in each area the approach taken in this part of the survey differs from that of downtown and sub-downtown areas. Table XIV summarizes the population distributions in the areas at large. Table I is repeated for easy reference.

Table XIV Older Single Family Area Apartments

<u>area</u>	<u>under</u>					
	<u>5</u>	<u>6-13</u>	<u>14-17</u>	<u>18-20</u>	<u>21-64</u>	<u>65+</u>
North End	10.7	5.8	2.4	4.4	69.5	7.2
West End	8.0	6.5	3.0	4.3	67.2	11.0
South End	6.3	4.0	2.2	4.0	68.5	15.0

Table I

<u>area</u>	<u>under</u>					
	<u>5</u>	<u>6-13</u>	<u>14-17</u>	<u>18-20</u>	<u>21-64</u>	<u>65+</u>
City of Winnipeg	6.9	4.3	2.1	4.3	67.4	15.8

The south end apartments are closest to the overall averages in distribution of age groups. All groups have close to average (18-20) and (21-64) distributions. Both the west end and north end have more children living in apartment blocks while the south end has more elderly tenants. Both the area characteristics, and greater choice of apartment accommodation of the south end attracts older childless people. It could be also that the cycle of children leaving home and the parents moving out of the family house and into an apartment is not as prevalent in north end philosophy or economic situation. Those wishing to live in the north or west end may find that even with children, apartment accommodation is better suited to their needs than alternative accommodation available in the area.

a) The North End

Within the north end, there is no one apartment

area especially attractive to elderly people. However, three areas do not attract this group -- Selkirk West, McPhillips Street, and the Talbot and Brazier Avenue area of Elmwood. These are all newer, inner-strip type of developments. The apartment area with the largest number of pre-school children is the old College Avenue and Charles Street district. Two areas have a large elementary school population, the Selkirk Avenue hub and the McPhillips Avenue strip. Table XV summarizes the results. The Selkirk Avenue hub and Salter and Alfred Avenue group are composed of Period I and Period II apartments only. Zoning restrictions and the run down condition of the Selkirk Avenue area have kept out subsequent blocks which seem to be aimed at least at a lower-middle income group to realize a profit for the developer. The St. John's and Cathedral Avenue blocks are almost all post-war and new developments, as are McPhillips Street and Selkirk Avenue West. Elmwood too (Talbot Avenue), is made up of only Period III and Period IV apartments. See Table XV.

Table XV North End Apartments

<u>area</u>	<u>under</u> <u>5</u>	<u>6-13</u>	<u>14-17</u>	<u>18-20</u>	<u>21-64</u>	<u>65+</u>
Selkirk hub	7.6	10.6	7.6	2.3	60.5	11.4
Selkirk West	11.9	5.1	3.4	5.7	71.6	2.3
Salter & Alfred	11.1	4.6	1.8	2.5	66.5	13.5
College & Charles	13.1	5.0	2.3	6.0	62.8	10.8
St. John's & Salter	7.3	6.9	1.8	4.6	69.7	9.6
Cathedral & Main	8.2	4.5	2.4	3.0	69.5	12.4
McPhillips	11.4	9.5	2.9	3.8	71.4	1.0
Talbot & Brazier	10.7	4.0	1.7	5.0	73.6	5.0
Talbot & Grey	8.8	4.8	1.8	6.4	64.5	13.6

i) Main Street address

Although Main Street runs right into downtown Winnipeg, Main Street contributes to and is associated with the image of the north end. Table XVI takes a glance at who lives in 'regular' apartment blocks (not apartment hotels) on Main Street. As seen, few children live on North Main Street.

Table XVI Main Street Apartments

<u>period</u>	<u>name</u>	<u>children</u>	<u>adults</u>	<u>elderly</u>
I	160 Main St.	10	134	41
IV	1305 Main St.	0	18	2
IV	1311 Main St.	1	12	10
I	1468 Main St.	2	12	3

ii) Selkirk Avenue address

Selkirk Avenue is known to be colorful for its various ethnic groups, particularly near the intersection of Salter Street. The character

of Selkirk Avenue changes radically along its length from Main Street on the east to McPhillips Street on the west. However, the population in apartments remains quite similar. Table XVII summarizes typical apartment population trends.

Table XVII Selkirk Avenue Apartments

<u>period</u>	<u>name</u>	<u>children</u>	<u>adults</u>	<u>elderly</u>
I	139 Selkirk Ave.	2	8	2
I	376 Selkirk Ave.	5	5	0
I	379 Selkirk Ave.	0	9	2
II	640 Selkirk Ave.	4	6	1
IV	1002 Selkirk Ave.	6	28	1
IV	1059 Selkirk Ave.	0	7	0

iii) McPhillips Street

McPhillips is a kind of west border street to the north end. Its mixture of drive-in restaurants, industry, shopping centers and service stations serve a large population area. There is a comparatively large ratio of children in its new apartments.

Table XVIII McPhillips Street

<u>period</u>	<u>name</u>	<u>children</u>	<u>adults</u>	<u>elderly</u>
IV	1156 McPhillips St.	9	23	0
IV	1162 McPhillips St.	4	17	1
IV	1168 McPhillips St.	11	16	0
IV	1180 McPhillips St.	1	23	0

b) The West End

Within the west end, certain areas are definitely

preferred by elderly people. Two such areas are the Westminster Avenue area and the area around Preston Street and St. James Park. The remaining apartment groupings north of Portage Avenue are noticeably short of elderly people, particularly the Minto Street area. On the other hand the Minto Street and Dominion Street areas have a large proportion of pre-school-aged children. There are also many children near Wolseley Avenue, south of Portage Avenue. The Tylehurst Street area is noteworthy for its almost total absence of children of all ages. The Evanson Street and Wolseley Avenue areas are all Period I and Period II apartments, as is St. James Park. Thus location more than building type is more important to the elderly group who have settled much more near the park and Portage Avenue. Tylehurst Street has all new, double-loaded corridor walk-up blocks. This fact accounts for both absence of children and old people. Both Minto Street and Notre Dame Avenue west areas contain a mixture of post-war and new small apartments. However, most of the Notre Dame Avenue area children do not live on Notre Dame Avenue itself but on Blake Street, Strathcona Street and Wolever Avenue. There is no older Period I or Period II accommodation available. Therefore,

families have located off the busy streets in the newer blocks. Table XIX summarizes west end apartment nodes.

Table XIX West End Apartment Areas

<u>area</u>	<u>under</u>					
	<u>5</u>	<u>6-13</u>	<u>14-17</u>	<u>18-20</u>	<u>21-64</u>	<u>65+</u>
Evanson & Wolseley	8.3	9.3	4.0	3.3.	65.2	9.9
St. James Park	7.7	5.0	4.0	6.7	57.4	19.2
Tylehurst Street	1.3	0.0	0.7	2.6	88.8	6.6
Minto Street	11.4	8.6	5.7	2.9	71.4	0.0
Notre Dame west	11.0	7.0	3.3	3.9	68.7	7.8

i) Wolseley Avenue Address

Wolseley Avenue is a light trafficked street serving a part of the west end near the Assiniboine River. It is an old street with old houses, apartment blocks, schools and a small shopping area. Table XX summarizes the apartment block population trends.

Table XX Wolseley Avenue

<u>period</u>	<u>name</u>	<u>children</u>	<u>adults</u>	<u>elderly</u>
I	667 Wolseley	8	16	8
I	745 Wolseley	10	38	2
II	792 Wolseley	6	24	10
II	980 Wolseley	24	24	1
II	1010 Wolseley	24	52	10

ii) Tylehurst Street Address

In a way Tylehurst Street is separated from the rest of the west end by a cemetery and a creek. It is a little dead-end pocket just

off Portage Avenue toward the Assiniboine River. Its proximity to Portage Avenue has attracted apartments and single or childless couples to live there.

Table XXI Tylehurst Street

<u>period</u>	<u>name</u>	<u>children</u>	<u>adults</u>	<u>elderly</u>
IV	516 Tylehurst	2	32	2
IV	530 Tylehurst	0	39	6
IV	532 Tylehurst	0	23	1

iii) Sargent Avenue Address

Sargent Avenue is a focal shopping street for the large area of the west end between Portage and Notre Dame Avenues. Traffic is heavy despite the location of schools and playgrounds. The 'Sargent Park' area is a predominantly single-family area with both relatively new and older houses. Apartments fill the housing needs for the single and childless who wish to live in this area.

Table XXII Sargent Avenue

<u>period</u>	<u>name</u>	<u>children</u>	<u>adults</u>	<u>elderly</u>
I	637 Sargent Ave.	1	7	2
II	679 Sargent Ave.	3	13	0
III	727 Sargent Ave.	0	10	1
III	751 Sargent Ave.	12	19	2

c) The South End

Within the south end there is more physical variation in apartment groupings than the typical grid situation of the west and north ends. There are river sites, a high-rise strip development, and a 'self-contained' cluster. However, the total population distribution is averaged out. The elderly are noticeable in the Wellington Crescent, Dorchester-McMillan-Grosvenor Avenue area, the west Academy Road area, and the Clare Avenue and Osborne Street area in Riverview. Elderly persons are conspicuously absent from newly-developed Grant Avenue. By far the most small children are found in the 'lower rent' Taylor Avenue apartment group. Another location with many pre-school children is at Brandon Avenue and Osborne Street. The largest number of elementary school children (6-13) and older teen-agers (18-20) are found in the Corydon Street and Hugo Avenue area. The Wellington Crescent and Academy Road apartments have almost no children of any age. In the south end strong changes in population composition are noticeable at different nuclei along the same street. In Table XXIII notice the change that takes place at different points along Corydon Avenue and along Osborne Street south. In Riverview,

the Clare Avenue and Osborne Street locations have mostly Period III and Period IV apartments, yet features a large elderly population. However, the few old apartments are occupied by a larger ratio of elderly than the others, following the general trend.

Table XXIII South End Apartment Areas

<u>area</u>	<u>under</u> <u>5</u>	<u>6-13</u>	<u>14-17</u>	<u>18-20</u>	<u>21-64</u>	<u>65+</u>
Clare & Osborne	4.4	2.2	1.1	2.8	62.4	27.1
Maplewood & Osborne	4.7	4.7	5.1	3.1	70.8	11.7
Brandon & Osborne	11.4	4.4	3.5	3.5	66.8	10.5
Corydon & Nassau	5.6	1.8	1.3	5.8	77.8	7.7
Corydon & Hugo	8.3	8.8	3.1	7.1	64.8	7.9
Corydon & Thurso	6.0	0.9	1.7	3.4	72.4	15.5
Warsaw & Nassau	7.2	4.7	2.2	3.1	73.4	9.4
Wellington Crescent	1.5	0.9	1.8	2.8	66.5	26.6
Dorchester & Lilac	5.4	3.5	3.0	2.7	65.0	20.5
Grant Avenue	5.5	2.6	3.3	3.4	80.3	5.0
Taylor Avenue	21.9	6.8	0.9	3.7	49.8	16.9
Academy & Renfrew	1.1	3.4	0.0	2.3	55.2	37.9
Lanark & Corydon	6.4	4.5	2.0	1.5	70.4	15.3

i) Wellington Crescent Address

A Wellington Crescent address has definite prestige value in the minds of Winnipeggers. The old part of the Crescent is a mixture of huge mansions and luxury apartment blocks. Both the river edge and the street edge are lined with apartments of various time periods. Examples of population distribution are given in Table XXIV.

Table XXIV Wellington Crescent

<u>period</u>	<u>name</u>	<u>children</u>	<u>adults</u>	<u>elderly</u>
IV	Crescent Villa	1	44	14
II	Hugo Apartments	1	18	14
II	Royal Crest	1	41	21
I	Wellington Apts.	7	40	7
III	Hampton House	0	33	38
IV	Welgrove	2	19	5
IV	Executive House	1	21	2
IV	Edinburgh House	6	127	52

ii) Corydon Avenue Address

Corydon Avenue apartments have mostly mushroomed in the 1950's. The street is a mixture of Period III and Period IV boxes with shops, left-over houses and businesses filling the gaps. The apartment concentration is in spurts between Osborne Street and Harrow Avenue. Table XXV shows a cross-section of compositions. The only significant elderly group live in the two older Period II apartments. There are not many families with children living right on Corydon Avenue.

Table XXV Corydon Avenue

<u>period</u>	<u>name</u>	<u>children</u>	<u>adults</u>	<u>elderly</u>
III	540 Corydon Ave.	1	12	1
IV	572 Corydon Ave.	2	20	0
III	585 Corydon Ave.	3	18	1
IV	612 Corydon Ave.	0	35	0
IV	665 Corydon Ave.	0	9	0
III	697 Corydon Ave.	6	10	0
III	725 Corydon Ave.	3	9	0
III	809 Corydon Ave.	1	14	1
II	830 Corydon Ave.	3	19	15
II	915 Corydon Ave.	6	65	33

iii) Grant Avenue Address

Grant Avenue, although relatively contained in the City of Winnipeg, is typical of the new strip development appearing in many outlying areas. High-rise apartments dominate the scene as does the wide treeless Grant Avenue itself. The newness and novelty of this development has attracted the young mobile couples and single people.

Table XXVI Grant Avenue

<u>period</u>	<u>name</u>	<u>children</u>	<u>adults</u>	<u>elderly</u>
IV	Cambridge Towers	16	175	11
IV	The General Grant	17	166	5
IV	Grant Plaza	2	30	0
IV	Hyde Park House	14	100	5
IV	Grant Wilton	9	114	3
IV	1048 Grant Avenue	6	59	5

Conclusions of Apartment Area Survey

Some general observations and conclusions apply equally to all the major rings analyzed in this survey. Apartment blocks attract a cross-section of mostly middle-income population. However, the type of area, relative accessibility to major urban activities and the proximity of alternative types of housing strongly influences the predominant apartment population makeup. Period I (1900-1920) and Period II (1920-1940) apartment blocks particularly attract elderly people. There are many reasons, but low rent, ample space for treasured articles, and long-time familiarity seem to be the most common reasons. These

buildings also attract low - medium income families with children, predominantly because of low rent, and roominess. Where a choice is possible, bachelors, career girls and young or childless married couples migrate to the newer apartment blocks with 'more features'. High-rises are preferred as are all new areas rather than mixed ones. If enough apartment blocks make up a group, the identity of the group is more prevalent than of the larger neighborhood of which it is a part. In a mixed housing area, the image of the street itself often determines locational preference. Areas with an overall poor image attract neither apartment blocks nor middle or upper income tenants.

The age factor of apartment preference of course refers to plan type, building type and location. The preferences of certain age groups to choose this or that apartment has many more factors than mere age in the choice. If more variety existed in the layout of newer apartments, at equivalent rent the population would shift drastically from present patterns of distribution.

Each area with a choice of apartment ages and types has exceptions to the general tendencies noted above. It is the exception - the odd couple or bachelor or elderly person that helps to balance the life in an apartment. The exceptions are as important to recognize as the rules.

CHAPTER IV THE APARTMENT BUILDING

Introduction

This chapter deals with the apartment building as seen in its own and immediate context. Consequently, the core of this chapter covers the basic design criteria which in the opinion of this research group ought to be met in competent contemporary apartment planning.

These basic design criteria are contained in the following groupings:

1. The apartment building as related to its site;
(Siting, zoning, access, open recreational space, etc.)
2. The apartment building in its indoor-outdoor relationship; (Access to nature, orientation, view, ventilation, climatology.)
3. The apartment building as a specific building type; (Basic types of layout, provision of "common facilities".)
4. The actual apartment or suite itself;
(Interior room layout, relationships and sizes.)
5. Construction standards;
(Structural, acoustical and mechanical standards.)
6. Parking;
(Types of parking, accessibility, weather protection.)

These basic design criteria established at the outset were juxtaposed by sixteen case studies of apartment buildings

in Winnipeg. Thus the "What should be" was confronted with the "What is". Each study represents a combination of two separate types of study: firstly, a detailed examination of available site and floor plans; secondly, an evaluation of personal interviews with tenants, janitors and managers.

The core of this chapter is expanded by essays covering people's attitudes toward apartment living. Thus the intangible world of tenants' reactions is brought in relation to the tangible world of visible data. However, because of the complex and constant feed-back between these two worlds, these essays are split into two parts.

A preamble preceding the core of the chapter gives a general description of the apartment dwellers' attitudes and values toward habitation. It further points out some essential needs of human habitation as related to the tenants' psychological environment. It also states why and to what extent these needs are not being satisfied by the existing apartment situation in Winnipeg.

A conclusion following the core of the chapter takes up again the line of thought initiated in the preamble. It gives more specifically than an evaluation of tenants' opinions on apartment living as related to the findings of all case studies presented. It finally leads up to an analysis of some commonly held prejudices and misconceptions.

The final recommendations resulting from case studies and

evaluation of attitudes and/or misconceptions are presented in a separate chapter, Chapter V, immediately following the conclusion of Chapter IV. In order to make quick references and cross checks possible for the reader, the six major headings listed previously under basic design criteria are carried over into the recommendations of Chapter V in an identical manner.

Preamble: The Apartment Dweller

A description of his attitude and values toward habitation. The single-purpose attitude of the home owner ("my home is my castle") is contradicted by the more diversified attitude of the apartment dweller. He rents and does not own. He rents for a variety of reasons: closeness to work, minimum maintenance and upkeep, not being "tied down", etc. Because of the wide variety of types of tenants (transients, bachelors, newly-weds, working couples, families, pensioners), their living habits and consequently their attitudes toward apartment living vary widely.

Understandably, apartment dwellers' answers to survey questions vary considerably. There is only one attitude most apartment dwellers have in common, namely that their stay at the particular suite is usually not intended to be a permanent one (with the exception of a special group of older people). Although home owners in Winnipeg and the prairie region in general are a relatively mobile group of

people too, figures show that apartment dwellers are the most mobile of them all. Essentially then, the apartment dweller is a person who has not yet made a reasonably definite commitment as to where to settle or on what terms.

Consequently, the apartment dweller's personal commitment to his living environment is much less pronounced than that of the home owner's. In fact, his views, observations and judgements about apartment living are frequently fuzzy, biased by details that have gone wrong somewhere, and generally show a surprising lack of understanding for the ways in which undisputable needs of human habitation (see page p.245) affect apartment planning. And although it must be said that home owners are also not the most rational of people in this line of reference, they are forced to react to outside influences on their houses much more directly. It is not the home owner's initial, deeper understanding of human needs of habitation which defines his reactions more clearly, rather the combination of such chores as:

- Clearing snowdrifts from his driveway depending on orientation to prevailing winds.
- Peeling paint to be touched up on his western wall due to faster weathering.
- Taking advantage of natural cross-ventilation due to lack of air-conditioning system.
- Taking care of yards, lawns and plant life in general, which forces him to be more aware of

the seasonal cycle.

All these chores are taken off the hands of the apartment dweller. Consequently, he is relieved of the need to recognize all those outside forces on his shell which require physical labor and action, instead of mere reaction (such as pulling down shades against excessive sun, etc.).

Still, this basic lack of understanding described above is surprising, even when linked to the apartment dweller, because after all, even he has to go outdoors for working, shopping, entertainment, etc., and is thus sufficiently exposed to the outdoors and all the rigors it holds for people living in this region.

This is more surprising yet when one realizes that the very same apartment dwellers will generally agree to certain basic needs of habitation, which have to be satisfied in apartment buildings. For instance, they will all agree that:

1. The apartment building should provide shelter from the elements, yet at the same time should provide access to nature whenever possible, especially during the summer.
2. The apartment building should guarantee privacy, yet also allow for limited personal contact with other tenants when so desired and in certain areas so designated.
3. The apartment one occupies should give "peace

and quiet", yet one should also be allowed to "make noise" when necessary, just like in a house.

4. The apartment building layout should allow tenants to raise children in their own way, yet should also allow families with children to share "common facilities" within the building.

This is not necessarily a complete nor well-defined listing of the basic needs of apartment dwellers. Instead, it repeats the desires most readily expressed by tenants.

Up to this point, all parties concerned are still in agreement. It is, however, when one comes to the effects of these desires on apartment planning and to the implementation of by themselves undisputable notions, that communication breaks down.

Personal interviews with tenants contained in the Apartment Study Questionnaire (page -a-) assembled by this research group, give numerous examples of such misunderstandings and even outright contradictions. The following "high lights" of such typical tenant-interviewer discussions should help to clarify this point.

- People who wholeheartedly agree to No. 1 made previously in a general way about access to nature, do frequently not see the significance of one specific amenity provided to at least partially satisfy this point - the balcony.

When asked how they use their balconies, the answer is "We hardly ever use it". When asked why not, the answer is "We really don't know, never thought about it". When asked which rooms the balcony should be accessible from in order to really be used, the answer is "It doesn't matter". When asked finally whether there is anything wrong with the way this particular balcony is designed, the answer is "No, nothing wrong, fine as is".

- Things get worse and more confused when one comes to more abstract items such as orientation. When asked about the significance of orientation, tenants reply:

"Orientation? Orientation to what?"

"Orientation to street view, entrance, action, - or could it be orientation to sun?"

"Orientation toward a better life?"

- And to sun exposure:

When asked whether and which rooms of an apartment should get sunlight, an elderly lady replied, "Yes, definitely, - they should all get sun."

When asked why she had all her shades drawn on a sunny July day at noon so that the light had to be turned on, she said, "Oh well, I don't like sun right in my room".

When asked whether she always keeps her lights

turned on all day, she said, "Well of course, because I keep all my blinds, shades and curtains closed at all times, and I couldn't see without turning on the light! - Could you?" (The windows were further blocked off by tall furniture placed right in front of them.)

- And to view:

When asked how important they consider view, a couple in an old apartment looking at a blank wall across a light-well eight feet wide, and open on one side with a glimpse of the back lane, replied, "Yes, view is important".

When asked whether their view is adequate, they answered, "Yes, we get plenty of view" (!)

When asked how one should understand this, considering the case, the tenants said, "View means one can look out, that's all, just out.....doesn't matter what's beyond the window". (The narrow light-well further reduced natural lighting to the point that the kitchen light had to be turned on so the interviewer could write down answers into his questionnaire.)

- To sound control:

A couple living on Portage Avenue West in St. James were asked whether sound-proofing was adequate, "Oh yes, very good, we never hear anything at all".

At that very moment, a jetliner came in low overhead for landing at the nearby airport. The entire high-rise building started to reverberate fiercely and china cabinets on the wall began to shake and vibrate. When asked how they can say that they never hear any sound at all, they said, "Oh well, this is the five o'clock plane. It only comes our way when the wind is from north-west", (which incidentally is Winnipeg's prevailing wind direction!).

And so forth. One could go on in this line for many more pages. Obviously at this point one should ask the question what tenants' reactions such as these mean to us. At first glance the above answers seem to show pride by tenants in their accommodations, even when they are obviously deficient in many ways. A deeper look, however, reveals that a vast gap exists between general acceptance of the basic needs of habitation as spelled out above, and between the ways and means of how and to what extent these needs shape or ought to shape apartment planning. Recognizing this gap and the inability of the general public to put two and two together (basic needs and their effects), the questions contained in the apartment study questionnaire try to provoke answers leading to ways and means of implementation and improvement, rather than to provoke ready agreement to the essential requirements which everybody agrees on.

A further look at tenants' answers points out another problem which ought to be mentioned at the outset. It is caused by terminology which is used in different ways by different people. Architects, builders, developers, all have a different conception of "orientation" than the public has. The same goes for "sun-exposure", "view", "access", etc. Even when it comes to more mundane items such as "balconies", the public sees them simply as stuck on slabs of concrete without protection, causing acrophobia and being quite useless all-round, - in lack of having seen anything better. It should be understood, therefore, that misunderstandings in terminology are caused not only by the public's lack of professional training and precise use of the phraseology of the trade (which they can really not be blamed for at all), rather, misunderstandings and misconceptions are caused by the way in which the general public sees and appraises things as they are being done. If, therefore, such things as balconies, for instance, are being designed and built in mediocre or sub-standard fashion, naturally the public nurses a mediocre and sub-standard image of balconies, and one cannot, in all fairness, ask the public to upgrade its image, because the public does not, unlike the architect, know how to do it better. A further confusion in terminology results from the aggressive sales talk and promotion practices we are all familiar with.

Instead of enlightening the public, this jargon only confuses it further. Idioms such as "sky lounges" and "feature-walls" are purposely left vague and fuzzy in order for a wishful public to fill the gaps and enrich these phrases with some meaning of their own choice. However, advertising and all that goes with it is an integral part of our free-enterprise system and is here to stay. The only effective counter attack has to come from the people most qualified in the field of apartment planning architects, designers, planners, plus public agencies such as C.M.H.C. It has to come in form of a vigorous concerted education program directed at the public, at promoters, builders, developers, realtors and money lenders. (To be expanded in point R 13 under Recommendations, page 417).

In summary then it becomes apparent that the apartment dweller's attitudes and values toward habitation are determined by the combination of all factors spelled out so far. One can say, of course, that such is the psychological makeup of the apartment dweller in almost any North American city. Therefore a final observation about the makeup of the apartment dweller specific to Winnipeg is in order.

Essentially, there are two factors which distinguish the Winnipeg apartment dweller from his compatriot in most other Canadian urban centers. One is the fact that apartment dwellers in Winnipeg seem to be slightly more weather

conscious than the ones in cities outside the prairie region. We say "slightly", because contrary to what one might expect, the findings of this report show that tenants are generally not as much concerned about climatic factors such as prevailing winds, snow drifts, sun exposure, glare, etc., as Winnipeg's location would warrant. Characteristically, tenants usually express more concern about the well-being of their cars ("our weather is not good for cars, should be parked under cover"), rather than about their own well-being. For instance, they do not see the significance of closed-in sun-rooms in place of open balconies, weather-protected concourses to shops and services within apartment building, etc.

The second factor peculiar to Winnipeg's apartment dwellers is a certain stigma attached to apartment rental as opposed to home ownership. This is a direct result of the free and enterprising spirit of conquest and independence of Winnipeg's early days, as described in Chapters I and II of this report. In terms of numbers, apartment dwellers are still a minority in this city - very unlike other North American cities. Consequently, many home owners have the notion that there must be something wrong with apartment dwellers who in turn are somewhat uneasy, too and develop a defensive attitude. This attitude is reflected in some of tenants' answers listed previously. Over the last few years, however,

this image has been changing, mainly due to three developments:

- a) over expansion of suburbia with all the accompanying problems of land speculation, commuter traffic and loss of city contact;
- b) more exposure of travelling Winnipeggers to apartment complexes in other urban centers with simultaneous sophistication of tenants' demands;
- c) more and more luxurious apartment buildings being built in this city, trying to outdo each other in order to capture a share of the market that is still far from saturated.

Let us therefore say that point Two made about the stigma of apartment living in Winnipeg largely takes care of itself due to developments and progress already under way. Point One about tenants' weather consciousness is more serious and deserves special attention. In addition to the type of public education program suggested previously, erection of pilot buildings would effectively compliment such a program. Thus, features so far not found on the apartment scene in Winnipeg could be demonstrated to the public. Especially year around weather protected amenities such as indoor concourses linking up apartment buildings with all necessary services could be provided in direct recognition of Winnipeg's climate. They would point out

the way in which Winnipeg's and the prairie region's unique situation can be coped with in the future. At the same time, such pilot projects would act as eye-openers to the public and so in turn would correct some of the misconceptions pointed out earlier. (See Recommendations for more on 'Pilot Projects').

Case Studies

The following 16 case studies of apartment buildings in the Metro Winnipeg area cover all four major periods of apartment construction. Definitions and characteristics of these four periods are spelled out in Chapter II of the report.

Thus the case studies presented here trace the evolution of apartment building in Winnipeg by examination of selected test cases, over a period of some 60 years. They start with the year 1902 (FORT GARRY COURT) and end with 1967 (COURTS OF ST. JAMES, under construction). It should be noted that the 16 apartment buildings selected have not been chosen for any particular merits or faults of their own, rather as a representative cross-section of what has been done so far in the field of apartment building. Some of the cases shown here were chosen simply because they happened to feature a number of points of discussion all under one roof, thus reducing the number of necessary case studies to the 16 represented here.

As stated in the introduction to this Chapter IV, each case study is composed of two separate types of study: firstly, a detailed examination of all available site and floor plans, secondly, an evaluation of personal interviews with tenants, janitors, managers and agents. Site and floor plans are reproduced in diagrammatic form in conjunction with a written evaluation of their characteristics. Simultaneously, the results of interviews are interwoven into this evaluation. Thus the findings of plan examination are constantly juxtaposed with the day-to-day reactions of the people who live in those places.

Repetitive points of reference such as "Siting", "Layout", "Tenants", etc., are pulled out of the text and listed as separate items on the right hand margin of every page.

Thus, corresponding items from different case studies can be found quickly and related to each other.

Because of the general public's frequent lack of understanding and misuse of terminology mentioned in the preamble to this Chapter IV, answers given to interviewer's questions contained in the Apartment Study Questionnaire (page App.-a) should be taken with a grain of salt. Characteristically, most answers given to these questions were of a spontaneous, improvised, off-the-cuff nature, simply because the majority of people had never thought about the problem. In some cases, tenants had no opinions of their own, yet gave

answers solely to get rid of the interviewer. And in a few cases it became obvious from the start that tenants simply could not care less about such basic factors as apartment layout, orientation, view, access to outdoors, etc. However, if one evaluates the factors which make answers to identical questions sometimes so very different, it is possible to arrive at an evaluation based on common denominators.

List of Apartment Case Studies

Period I - 1900 to 1920

- | | | |
|----------------------|-----------------------|------|
| 1) Fort Garry Court | Broadway and Main | 1902 |
| 2) Warwick Block | Central Park | 1908 |
| 3) Debary Apartments | Wardlaw Avenue | 1912 |
| 4) Eugene Apartments | Lilac and Grosvenor | 1914 |
| 5) Chelsea Court | Assiniboine & Kennedy | 1914 |

Period II - 1920 to 1940

- | | | |
|------------------------|--------------|------|
| 6) Biltmore Apartments | River Avenue | 1926 |
| 7) Lonsdale Apartments | River Avenue | 1929 |

Period III - 1940 to 1954

- | | | |
|------------------------|--------------------|------|
| 8) Tudor Apartments | River Avenue | 1952 |
| 9) Lanark Garden Apts. | Lanark and Corydon | 1954 |

Period IV - 1955 to 1967

- | | | |
|-----------------|----------------|------|
| 10) Park Towers | Portage Avenue | 1955 |
|-----------------|----------------|------|

Period IV - 1955 to 1967 (continued)

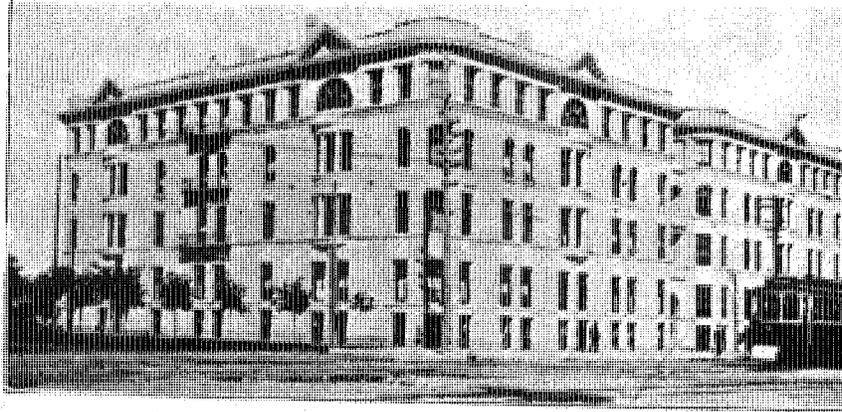
11) Park Terrace	Portage Avenue	1958
12) Caravan Apartments	St. Anne's Road	1961
13) Regency Towers	Central Park	1963
14) 85 Furby Street	85 Furby	1965
15) Grosvenor House	Grosvenor	1966
16) Courts of St. James	Portage Avenue	1967

Period I - 1900 to 1920

1) Fort Garry Court

Built in 1902 it serves as the clearest example of the closed interior court layout. Situated at the once very prominent location of Broadway and Main Street, it is today right in the middle of city traffic. Consequently street noise is tremendous. Siting

Siting has a direct effect on the make-up of an apartment's tenants; being located in a today undesirable area at the corner of a noisy intersection, rents are low. In order to still gain any profit at all, the building now is divided into single rooms and being run as a rooming house. This development has partly been spurred by the C.N.R. central station across Main Street; some tenants are really transients arriving from the station across. The great majority of tenants, Its tenants



STRATHCONA BLOCK

Early photograph of FORT GARRY COURT - then called "STRATHCONA BLOCK" at formerly fashionable corner of Broadway Avenue and Main Street. Photograph shows street car then in use along Main Street. Also note newly planted trees on Broadway Avenue which today have grown fully to third storey height.

however, is composed of old-age pensioners.

Characteristically, these older people are very much attached to the place. They like the general easy going atmosphere since they are free to come and to go at will and are not being supervised as in an old folks home. In fact, some people who have been put into old folks homes by their children have moved back to Fort Garry Court - "because its free, old and dirty, we are private in our rooms and can sleep and do what we want." This shows clearly the degree of personal pride old people possess. It also shows that cleanliness or dirtiness are only relative values.

An old
folks
home by
proxy

The building's most characteristic feature is a spacious interior court of 52' x 108' which is not being used at all today except as access to stairs and suites. Although a spacious interior court surrounded by so many suites and windows facing into it should offer all the amenities of a casual, semi-private environment, it depends largely on the type of its tenants whether and to what degree it is being used. And naturally, old people have little to do, yet plenty of spare time, therefore like to

The court

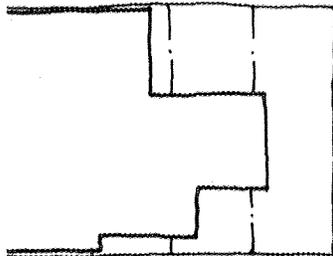
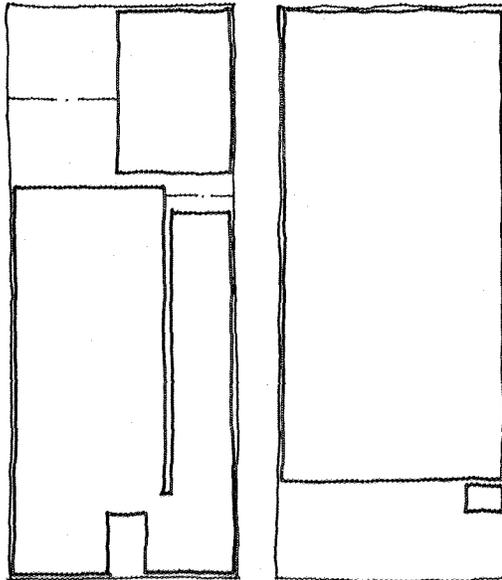
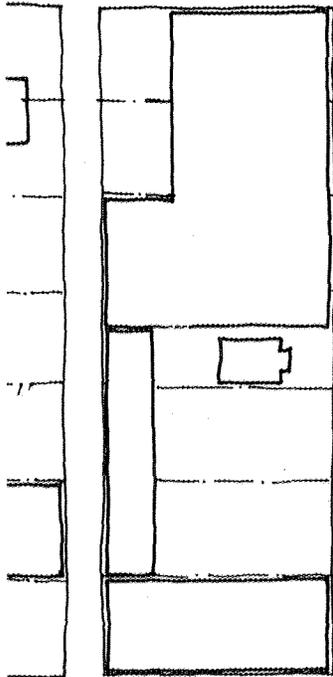
FORT GARRY COURT



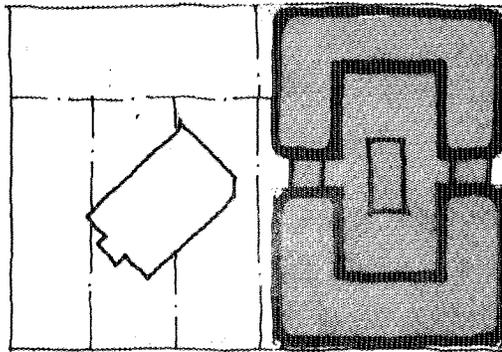
North

Scale: 1" = 100'

YORK AVE.

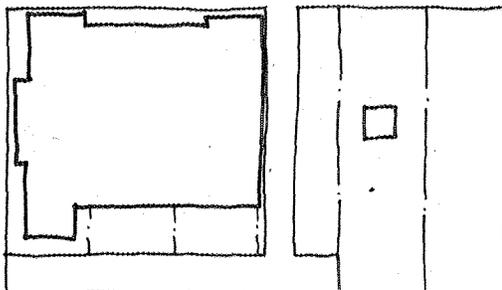
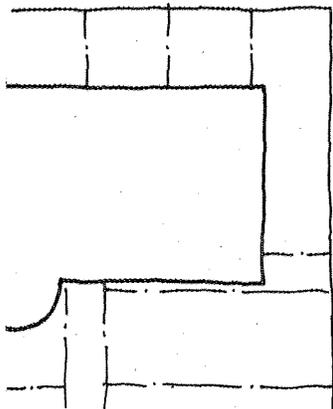


FORT ST.

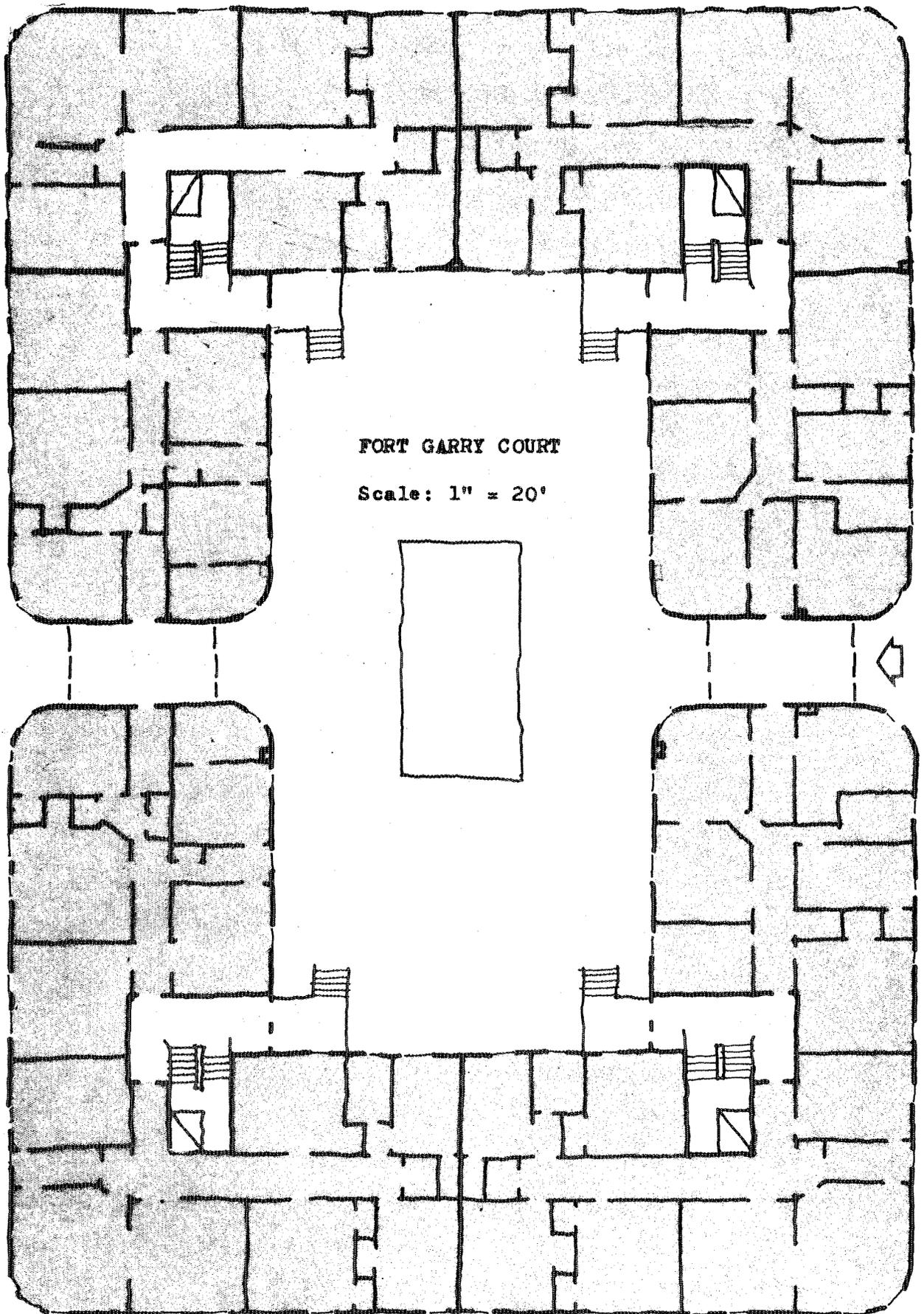


MAIN ST.

BROADWAY



PLAYGROUND



be where the action is. And the action is obviously not inside an interior court but outside on the street side. Consequently, the tenants sit mostly in the boulevard on Broadway and watch traffic go by.

The original layout of Fort Garry Court offered very spacious and rather well laid-out suites, making maximum use of the building's large periphery, all suites have double or triple orientation (corner suites) with very effective cross-ventilation through the court. The former suites are comfortably large by today's standards, 1378 sq. ft. for the 3 bedroom suite, and an impressive 1689 sq. ft. for the 4 bedroom suite!

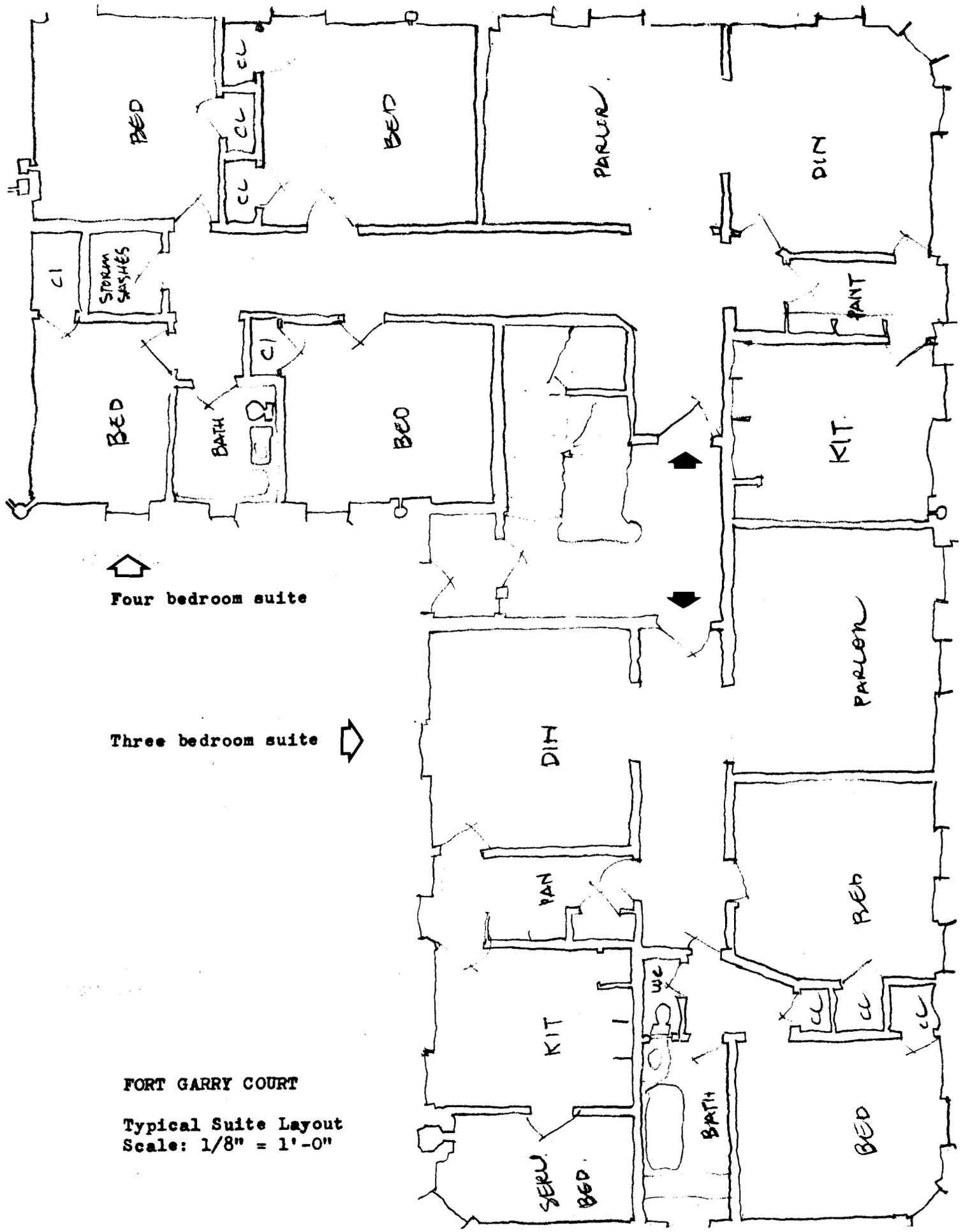
Layout

Such space standards even exceed the total floor areas provided in modern bungalows - aside from the fact that four-bedroom apartments are not being built any more today, yet there is no reason why not a limited number of well-designed four-bedroom suites for larger yet transient families (such as university professors) could be put on the markets today.

The 4 bedroom suite

The original suite layout features the characteristic long interior corridor which is wasteful in space by our standards, but which contributes a great deal to the privacy of individual rooms

The interior corridor



Four bedroom suite

Three bedroom suite

FORT GARRY COURT
Typical Suite Layout
Scale: 1/8" = 1'-0"

within the apartment. No doubt this layout greatly facilitated the later subdivision into independent "hotel" rooms along a central corridor.

Generally interior corridors come in two types, the one spanning from a living room parlor on one end along a series of bedrooms all the way across to a kitchen-pantry-maid room area on the far end. Or the other type, reaching from a living dining kitchen cluster back into a more private bedroom-bathroom cluster, more similar to modern layouts.

One reason why older apartments are greatly favored by students, for instance, is that one or two bedrooms along this interior corridor can easily be sublet - without real interference with any of the other spaces. Bathroom facilities at the far end can be used jointly. In many cases also the kitchen, being a room by itself, can be shared by several sub-tenants without real interruption of the life of the main tenants at the other end of the corridor.

Subletting

Fort Garry Court in its original design and layout was certainly a very impressive and stately place of multi-family residence. In addition to spacious suites it featured several common facilities such

Special features

as dining and banquet halls in the basement, kitchen, reception hall, dressing rooms and even a "dance pavilion" in the central court. The inherent sense of belonging and identity was further heightened by small iron grating balconies at the four inside corners of the court off the stair landings, and by additional shared balconies connecting the four wings of the building from the second storey up, accessible through the bathrooms (!) as extensions of the interior corridors.

2) Warwick Block

Built in 1908, the Warwick Block is still greatly favored by its siting - very unlike Fort Garry Court, located at the southwest corner of Qu'Appelle Avenue and Carlton Street it directly overlooks Central Park to the north.

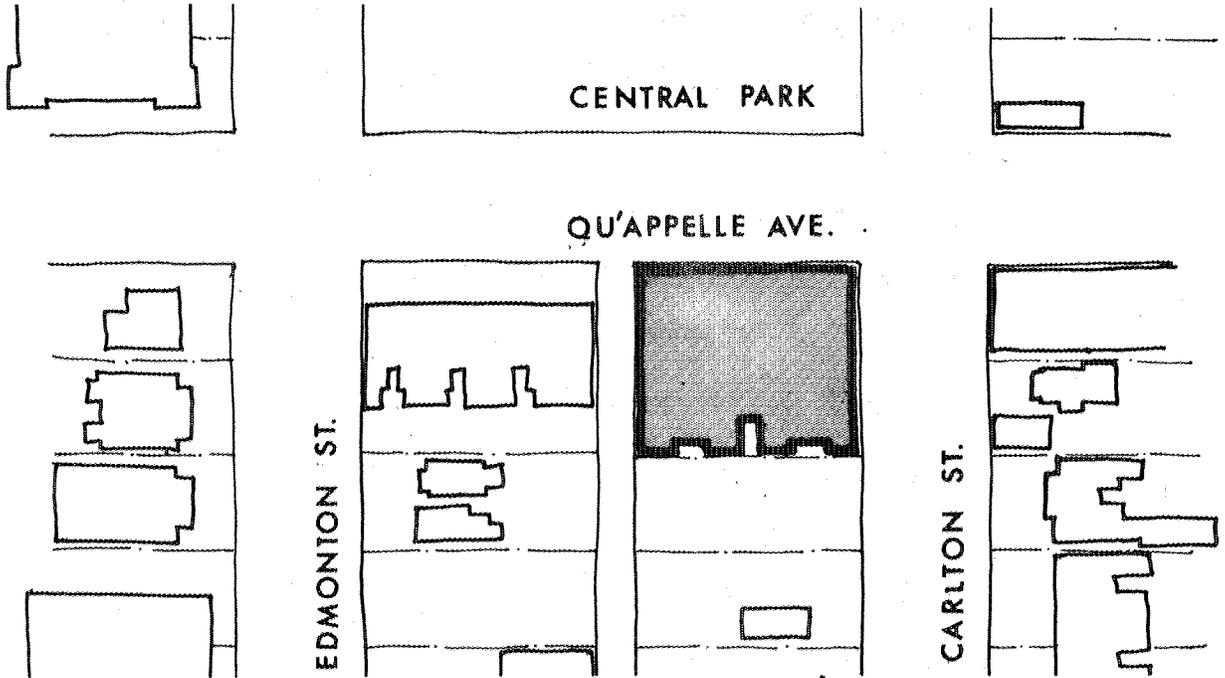
The tenants of this block proved to be the most colorful of all apartment dwellers interviewed in Winnipeg; almost all elderly people, they were full of stories of the past, were very conscious of their place of residence and the block's colorful history. They turned out to be also the most co-operative in terms of our Apartment Study Questionnaire, and showed

Siting

Tenants

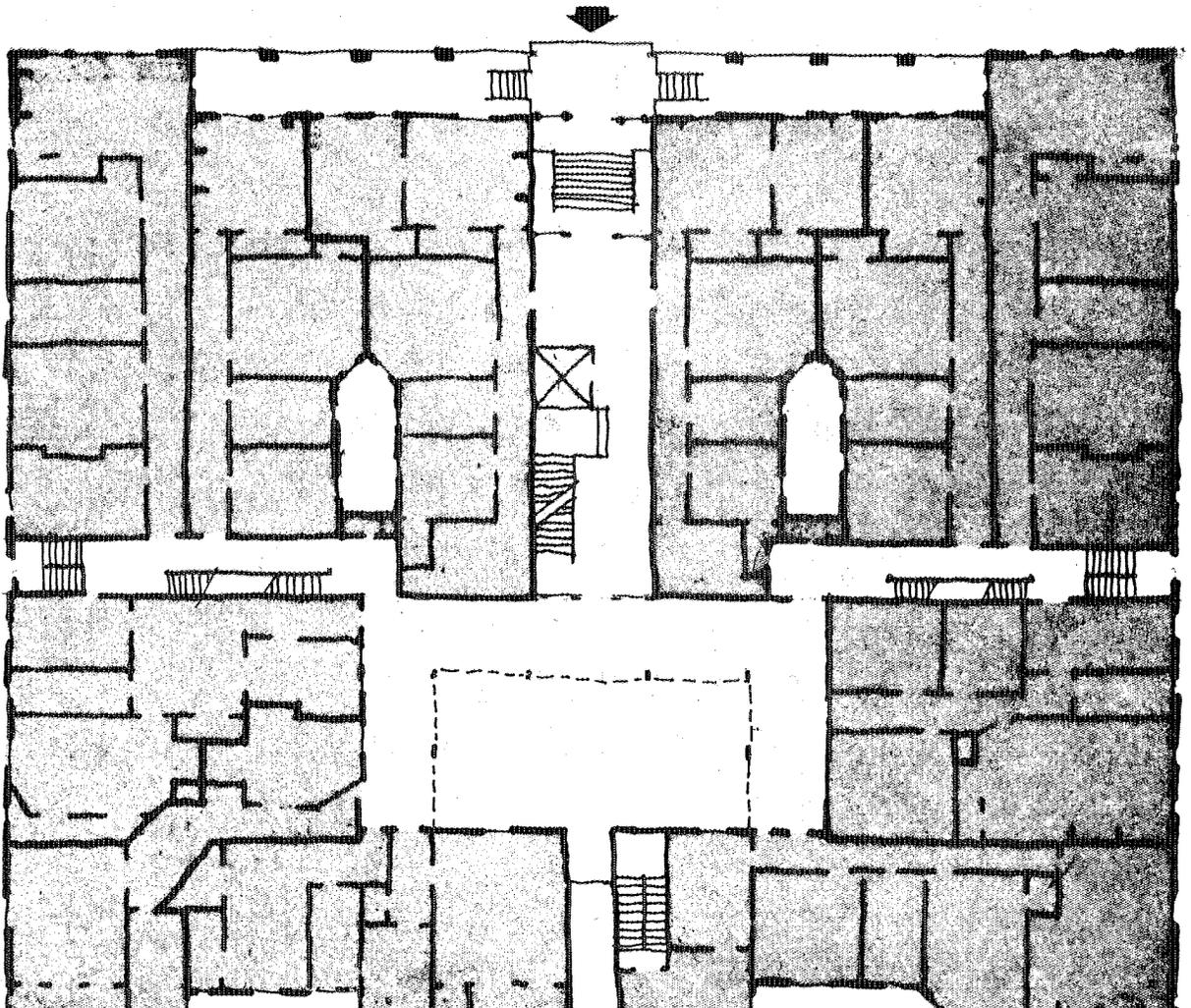
WARWICK BLOCK

North
Scale: 1" = 100'



First Floor Plan

Scale: 1" = 20'



genuine concern for apartment layout, etc., - very unlike most tenants interviewed in newer apartments.

The block's general upkeep was good in all the public areas: halls, stairways, enclosed interior court were well maintained. The owner even keeps a spare collection of old mouldings which are no longer made. Likewise, colorful old lighting and plumbing fixtures in the public areas are being repaired and replaced. The interiors of the suites, however, are rather dark and not as well kept up.

General
upkeep

The combination of a good location and low rents result in the type of tenants and explain the block's substantial waiting list for occupancy. The building leaves no room for greenery on the site, yet tenants use Central Park and the Clarendon Hotel on Portage and Donald as their communal facilities. Thus the park across the street makes up for any lack of meeting spaces and outdoor landscaping.

The enclosed interior court is - unlike Fort Garry Court - roofed over by a skylight. Yet, it too is hardly ever being used. Surrounded by open corridors on three sides it only serves

Enclosed
interior
court

as a means of access to the rear suites. People meet in here sometimes by chance, yet the occasional conversation in the court disturbs other tenants because of the court's poor acoustics. The suites themselves, however, are well sound-controlled due to heavy masonry construction. Were such a court well controlled with modern sound-proofing devices, it could serve as an ideal supervised play area for children. Yet children are not allowed in this block, although some tenants would love to watch them play. Instead of using the court, tenants in fact prefer to visit each other in their suites, passing the time of day. Thus tenants know a fair number of other tenants, which again helps to give a sense of belonging to the place.

The suites range from so-called dormitories to 2 bedroom suites, with the suites facing north toward Central Park being greatly favored. Most tenants feel, however, that the living rooms facing north (called "front rooms" by many) should get sunlight. General layout is felt to be satisfactory, although rooms not nearly as ample as in Fort Garry Court. The fact that virtually all bedrooms of the interior

Layout

suites face each other over 6' wide interior light wells does not seem to be objectionable to tenants. Although suites feature almost no built-ins, tenants feel their suites to be more elegant than newer ones, could be lived in instead of just being occupied - "non-institutional" character.

Balconies very welcome, yet unfortunately not subdivided; they rather run as 6' wide galleries along Central Park side, are accessible also from public hall and therefore felt to be a burglar threat. Used mainly for sitting off living room, especially evenings when western sun reaches in. Tenants would greatly favor individual balconies right off their living rooms; could do without the common sun-room provided at end of public center hall.

Balconies

All tenants would enjoy a roof observation deck if provided. Also, party rooms would be welcome and serve well in the winter, although mostly used by younger people. However, older people would definitely like to have a play or pool room, to play cards and cribbage in. It follows, that the stronger the sense of belonging and community spirit is, the more are tenants looking

Features

for places where they can meet and pass the time.

Some tenants are distressed about not being allowed to keep any pets. They would love to have just a few goldfish for instance in an aquarium set they can watch - why not?

Pets

3) Debary Apartments

Built in 1912, located on southeast Wardlaw Avenue and Daly Street. Debary Apartments partly overlook Wellington Crescent and the dense tree growth along the Assiniboine River. The block nearly touches the lot line on all four sides, is penetrated by deep and elaborate lightwells and a unique access court running from the intersection diagonally into the heart of the block. This results in a highly faceted exterior and a castle-like general appearance.

Siting

Tenants were found to be out of the ordinary, all older people with the exception of one couple. Reflecting the unique layout of the block, tenants were highly independent of each other. Most of them have lived here for years, are attached to the district since this is the area where they have grown up in family houses. There is a general exclusiveness about the place, which

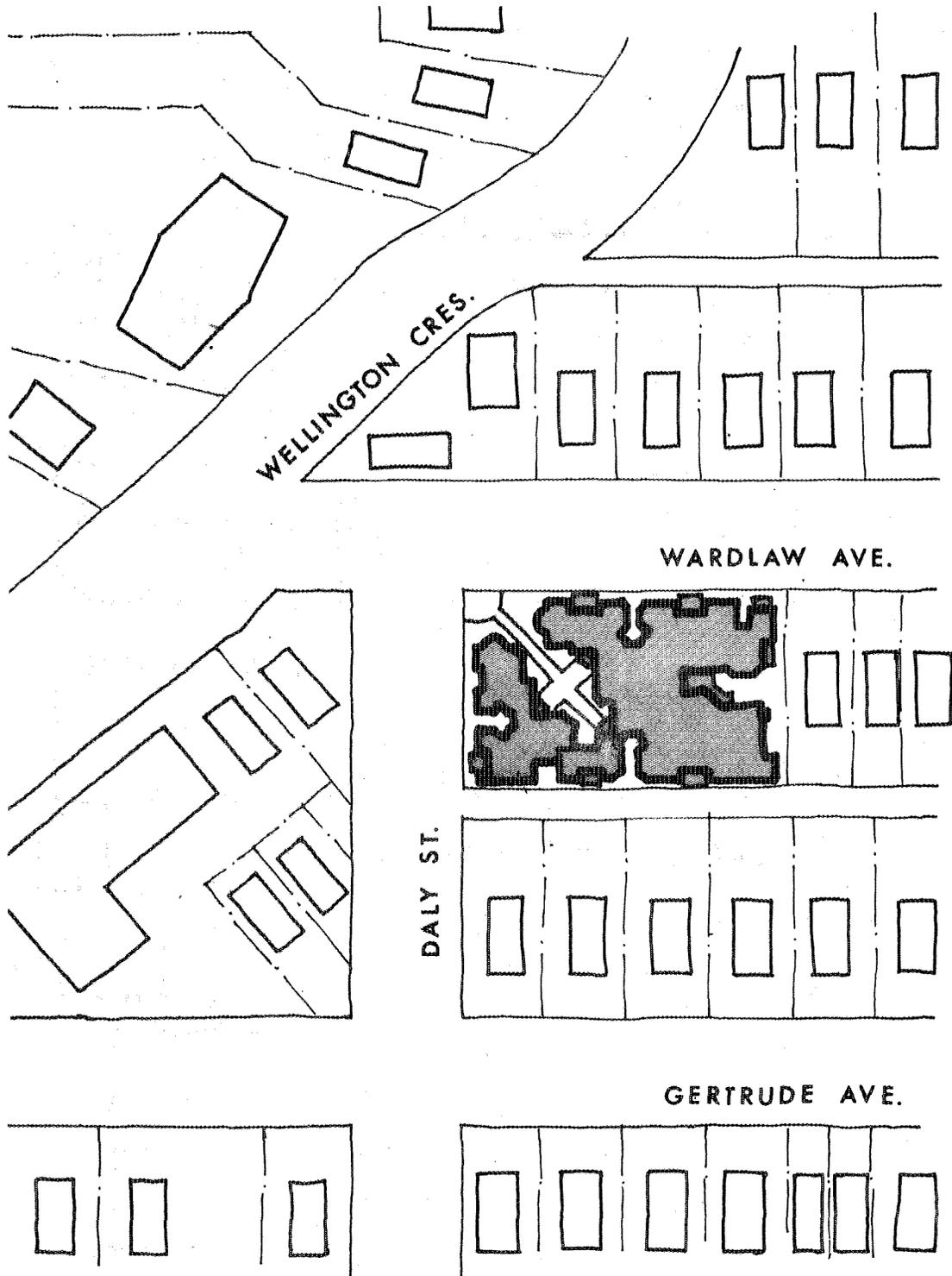
Tenants

DEBARY APARTMENTS



North

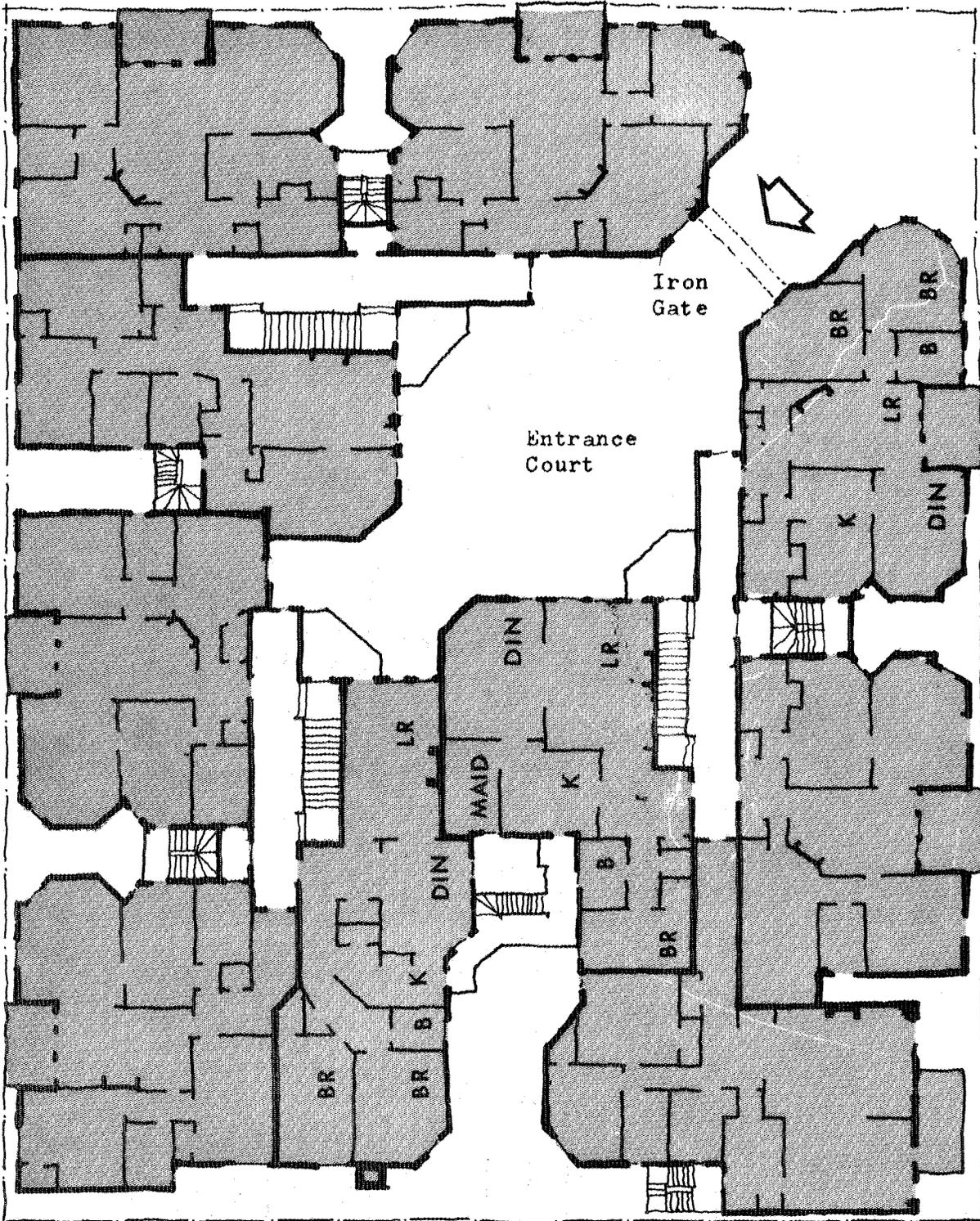
Scale: 1" = 100'



DEBARY APARTMENTS

North 

Scale: 1" = 20'



reduces contact between tenants; they all mind their own business and entertain in their suites, - quite in contrast to Warwick Block with its happy family-like atmosphere. Tenants are also acutely aware of the exterior looks of the block, do not want cars because they would spoil the block!

The suites themselves are all different from each other and show a highly inventive layout. All assure maximum privacy, each have their own back-door entries with garbage removal, and party walls are reduced to a minimum due to stairs and light-wells being sandwiched between suites. Although suites are not large (see plans), they have a rich and constantly changing arrangement of rooms which flow into each other, thus appear larger than they are. Exterior walls are elaborately molded to allow for numerous bay windows, good light penetration, and a distinctive architectural flavor inside and out. Fireplaces in every living room and rich decoration in all public areas contribute to the general residence-like feeling. Layout

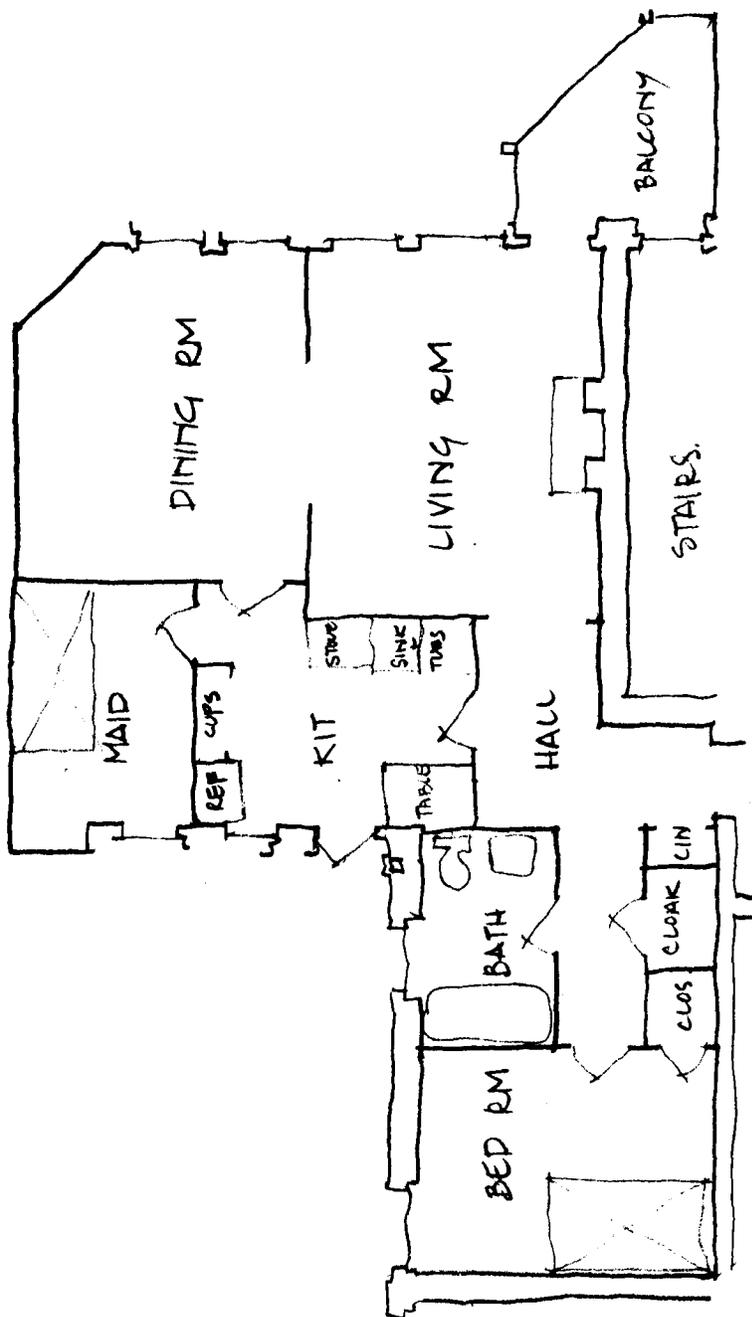
Most suites have individual balconies which are recessed, screened in, and designed so as to appear as logical and very livable extensions of the living rooms. Although they are small Balconies

DEBARY APARTMENTS

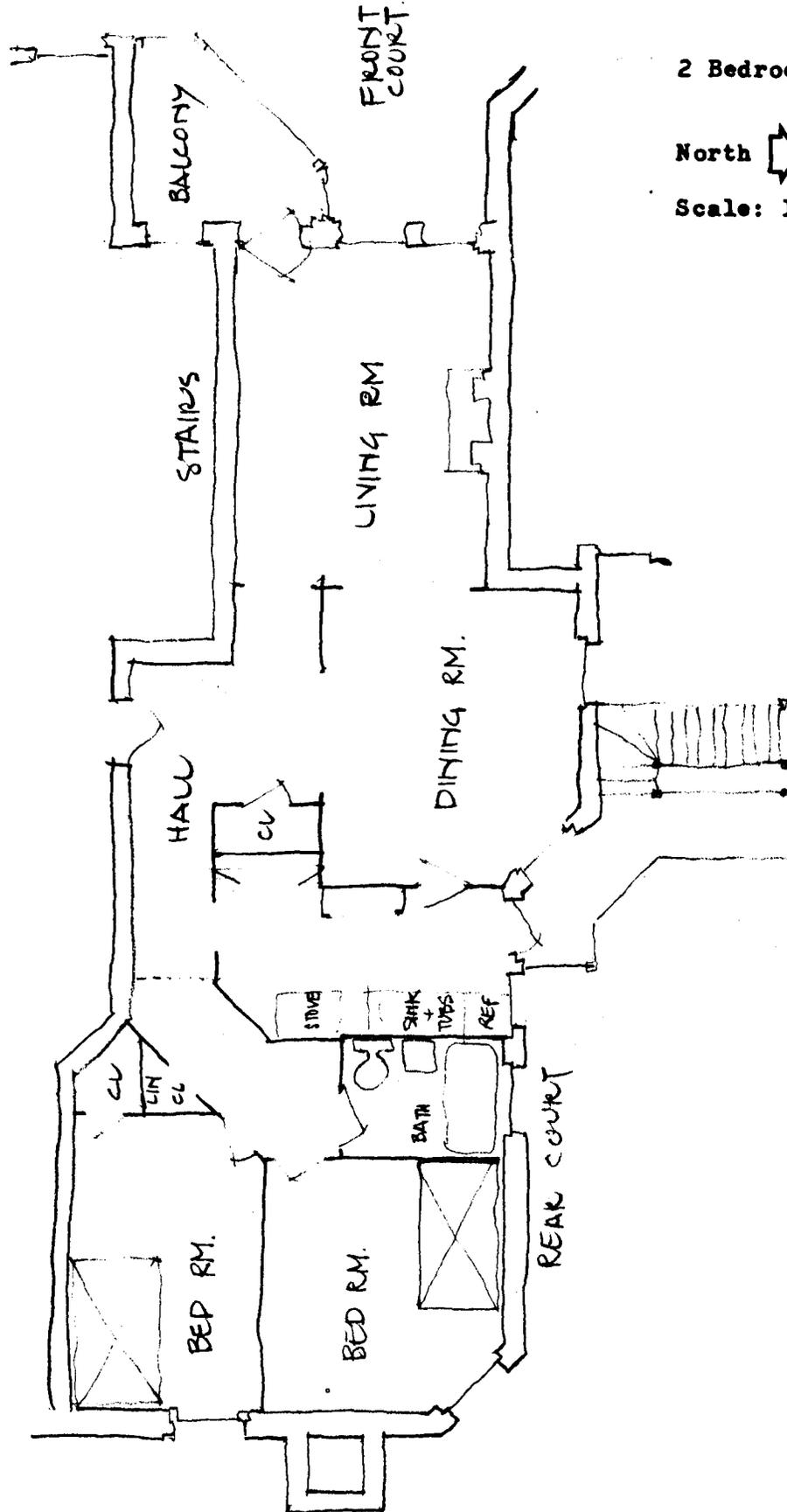
1 1/2 Bedroom Suite

North 

Scale: 1/8" = 1'-0"



DEBARY APARTMENTS



2 Bedroom Suite

North 

Scale: 1/8" = 1'-0"

yet deep, they are used actively for sitting, sewing, planting and as closed-in sun rooms.

Furniture was generally period furniture, well placed and equipped with tasteful extras.

Furniture

However, tenants do not always find enough straight walls to put their furniture against. For their sizes, the suites are slightly over-designed by our standards.

General workmanship is remarkable featuring red brick floors and walls, iron lintels, stone sills and parapets, galvanized iron copings and balcony roofs, glass top entrance canopys, front door stone architraves, marble panels, ornamental balusters, brass door kick plates, etc. The exclusiveness of the place stands in direct proportion to the degree of design care given to details.

Workmanship

Storage space is very adequate because of built-in closets and the use of the former maid's room for storage of larger items. The only layout changes tenants suggest would be slightly larger kitchens.

It is very interesting to note that tenants did not miss any common or social rooms at all, with the sole exception of a possible roof lounge

overlooking Wellington Crescent. This goes to show to what extent all of peoples' needs can be accommodated right within their own suites, if designed properly. Of course, one should not forget that the particular type of tenants found in Debary Apartments choose exclusiveness in the first place, which is not really typical for other tenants in the same age group.

There are virtually no acoustical problems in this block at all. There is no noticeable noise emanating through party walls, nor from halls or stairways into suites or vice-versa, and almost none from the outside into inside. Heavy masonry construction, diversified private suite layout, and multi-faceted sound-deflecting exterior walls deserve the credit for this remarkable feat, - not necessarily to be found in all old apartment buildings. Street noises and dust are also effectively reduced by trees and greenery between building and street.

Acoustics

In terms of over-all concept and upkeep, Debary Apartments set very high standards indeed. All the advantages of a private home and a very livable home at that are being offered within a single structure combining efficiency with dignity,

Standards

architectural character and identity with a high degree of comfort and livability, as a result of the combination of all the various single factors mentioned. All standards claimed by modern apartments shall be compared later with this example, which incidentally does not even have an elevator.

4) Eugene Apartments

Built in 1914, situated on Grosvenor Avenue and Lilac Street, Eugene Apartments indirectly benefit from Wellington Crescent and the Assiniboine River beyond. In terms of location, the block can be compared with Debary Apartments. However, the site is much smaller, and in order to get a sufficient number of suites on the site, stair halls and an open rear gallery were used in place of interior corridors.

Siting

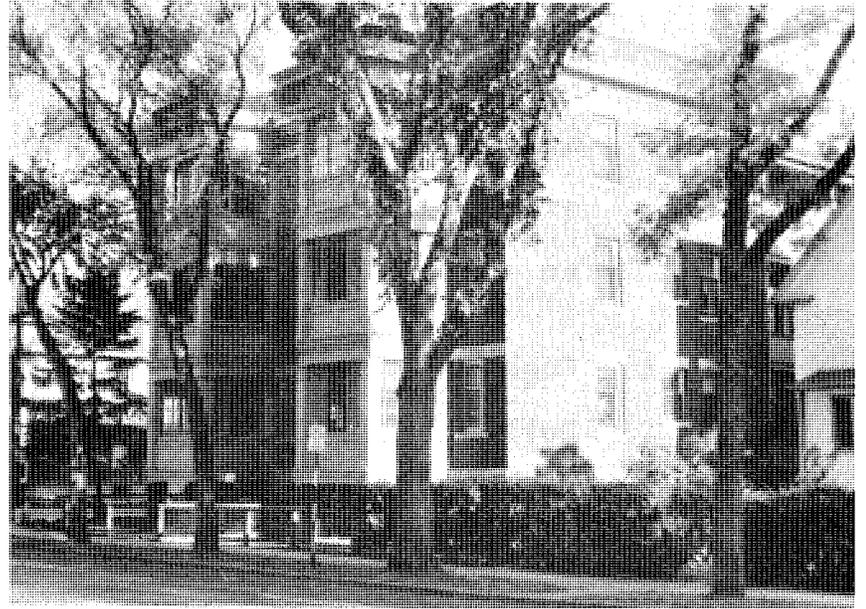
Elimination of the central corridor allows all suites to have a separate front entrance from the stair hall and a rear entrance over the gallery, in addition to cross-ventilation over the whole width of the block. In effect then the suites become the private home type, similar to Debary Apartments, yet not nearly as successful.

Layout

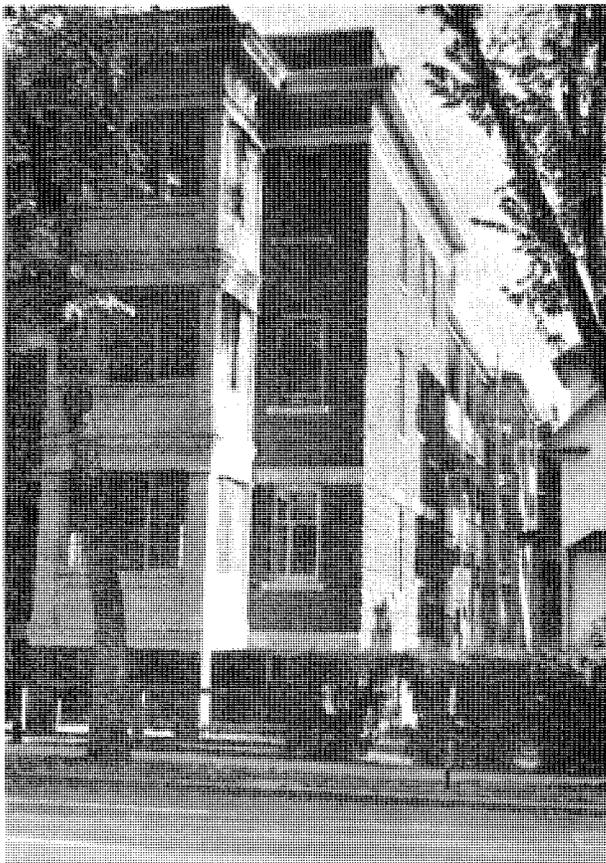
EUGENE BLOCK



Enclosed sunrooms along
LILAC STREET



Front view from GROSVENOR STREET



Narrow side yard showing open
gallery and exposed garbage chute



Side view from LILAC STREET with adjacent
BRUSSELS APARTMENTS to the left.

Rooms were felt to be too deep and dark in relation to window sizes. Typically, the kitchen light had to be turned on at noon time on a sunny July day in order to fill out our questionnaire!

All suites have two bedrooms yet only 650 square feet at most, which is hardly adequate. Consequently, the living rooms are rather small, yet layout is compact and quite efficient. Storage space adequate. Everybody is very pleased with the enclosed sun rooms, measuring 8' x 10' they are ample, yet project far over windows below and contribute to dark interiors.

Sizes

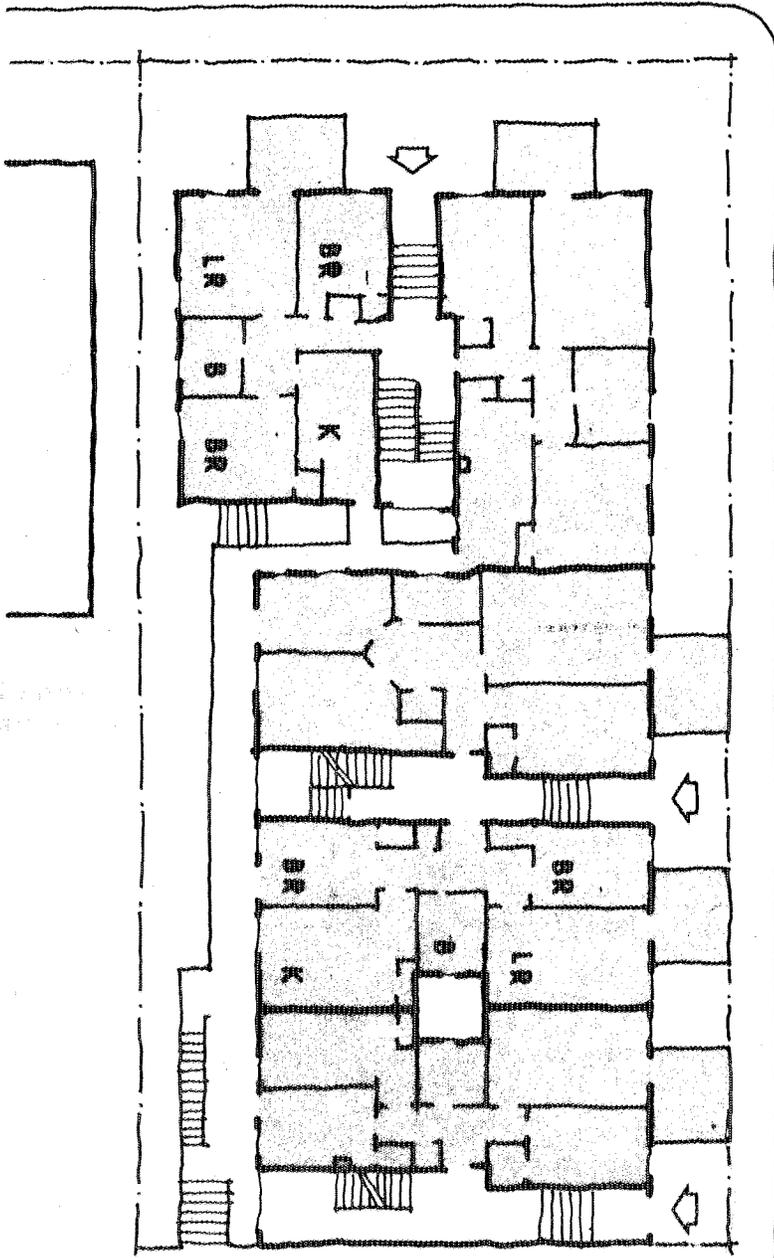
Enclosed
sun rooms

The rear gallery is well liked by tenants as a second entry, for garbage removal, or simply as a second balcony in addition to front balcony.

Tenants, once again, are mostly older retired people, who have lived there for years. The character of the building seems to have rubbed off on the tenants, all very colorful with a wealth of belongings and many antiques in personal possession for a long time. There are bugs in the place, some plaster is falling

Tenants

GROSVENOR AVE.



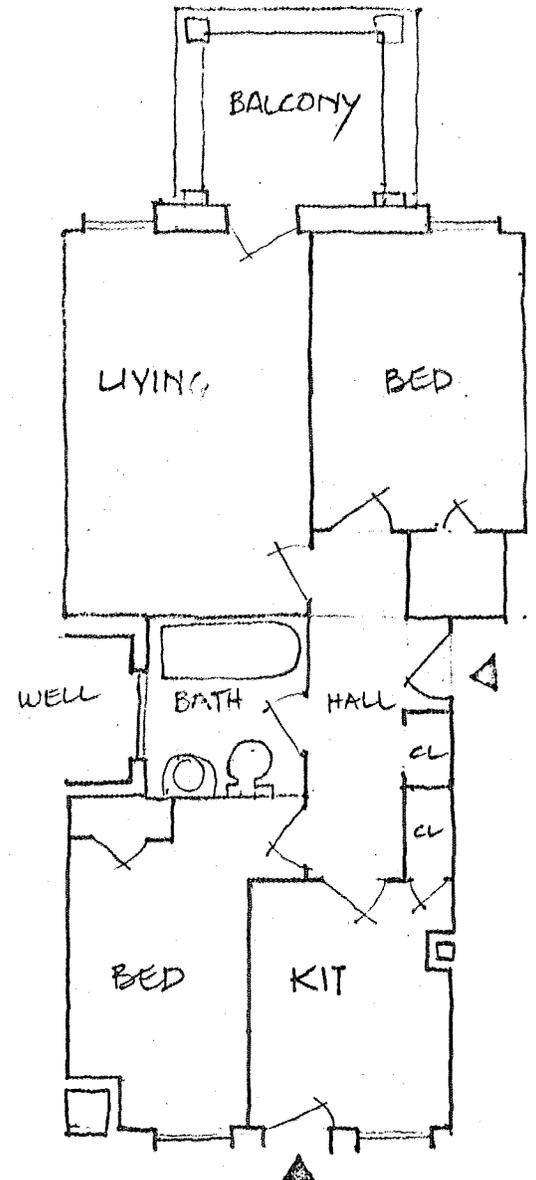
EUGENE APARTMENTS



North

Scale: 1" = 20'

LILAC ST.



2 Bedroom Suite

Scale: 1/8" = 1'-0"

off the walls, it is murky, smelly - yet people have lived there for many years and intend to do so in the future. There is even a waiting list of new prospective tenants. Although children are allowed, there is only one young couple with a child living there. Other tenants felt neither children nor pets belong in this place.

Sound-proofing once again was found to be quite good, especially between suites. Outside noise sometimes bothersome (stop sign, motorcycles). In the hallways, no noise from radios or TV's could be heard until the doors were opened. Once again, heavy brick walls and solid doors account for this.

Acoustics

Since washers and dryers are brought in by tenants, there is little need felt for any additional communal facilities, people have no particular desire to meet, are all well entrenched within their own suites. Only a possible recreation room or roof deck would be of use to some not to others.

This block is a very eloquent example of a common paradox in old buildings. The place may be in a state of obvious physical

Summation

deterioration, yet it may still serve its original purpose very well if occupied by the right clients. In other words, owners of old apartment buildings can wish themselves nothing better than to have their buildings filled with equally old people. Stable tenancy, peace and quiet by tenants, minimum upkeep required by owner and long waiting lists for years to come!

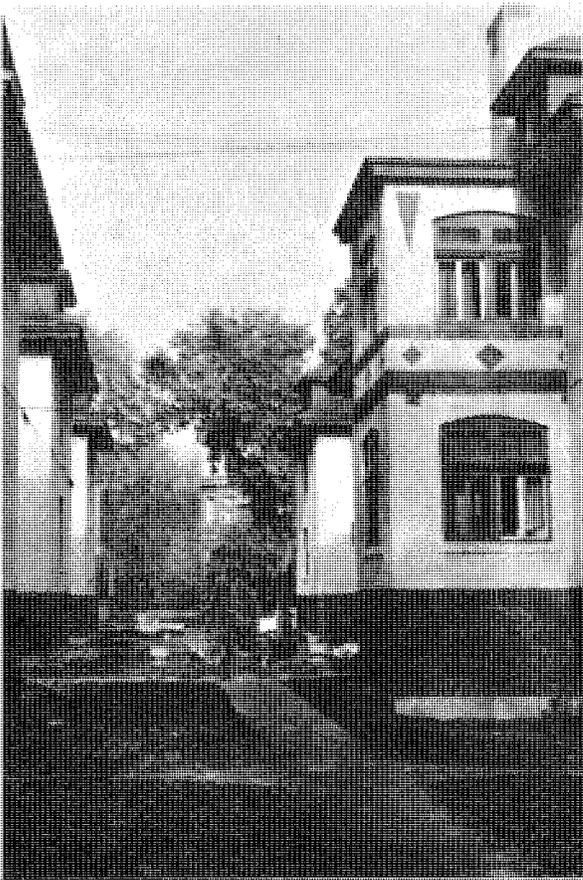
5) Chelsea Court

Built in 1914, situated at southeast Assiniboine Avenue and Kennedy Street, was and still is in a very favored location near the river and in view of the Legislative Building. This development is unique in its own right and can not be compared to other multiple family developments, since it has never been repeated. Consisting of what today are eight small apartment blocks, it was conceived as individual two-storey units stacked above each other, two at a time, in duplex form and repeated eight times around a central primary pedestrian mall, which is intersected by a secondary pedestrian mall.

Siting

The later conversion of these maisonette suites into separate suites of only one floor each

Original layout



Looking north along primary pedestrian mall



Ornamental planting in primary mall



Looking south toward Assiniboine River along mall



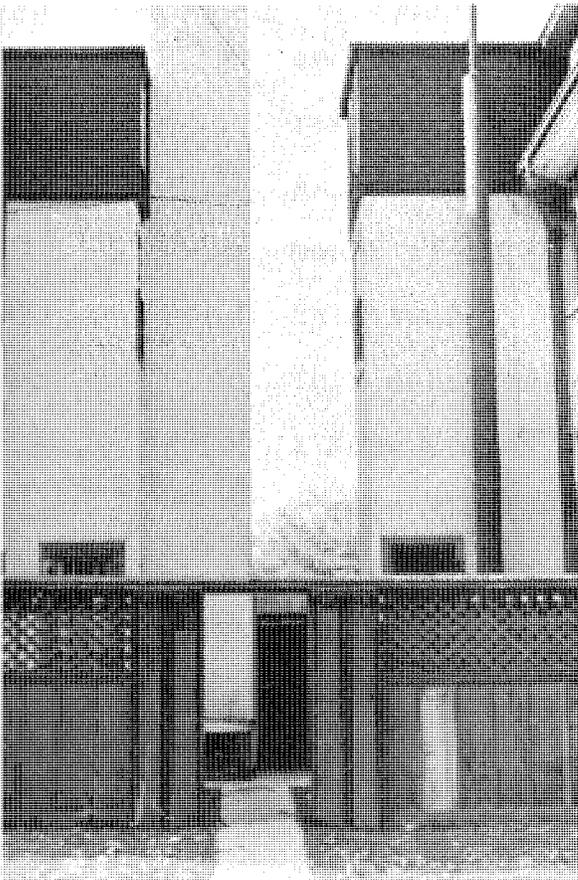
Periphery of development as seen from KENNEDY STREET



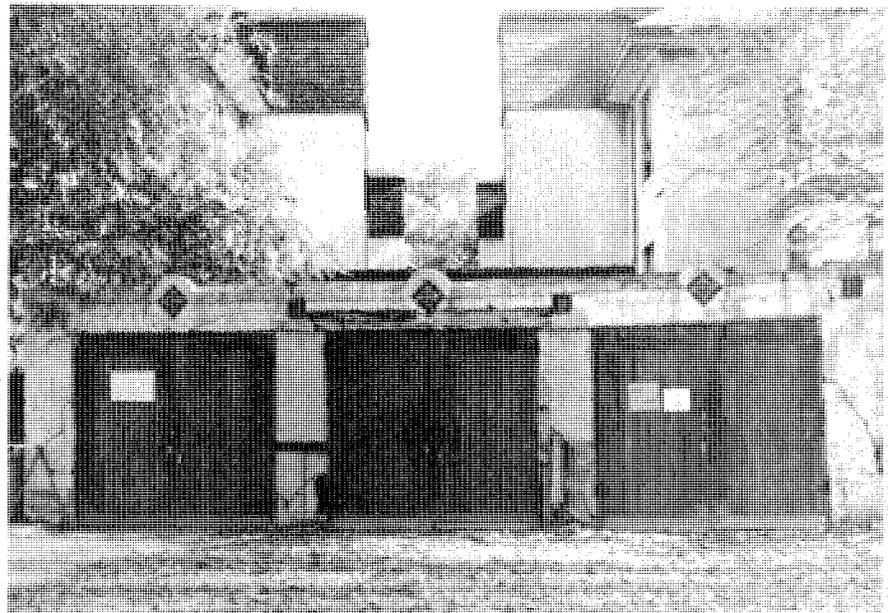
Looking west along secondary pedestrian mall



Looking east along secondary pedestrian mall



Typical side yard



Garages along KENNEDY STREET

changed the original duplexes into four-plexes. This improved revenue, yet permanently destroyed what once was a very ambitious development.

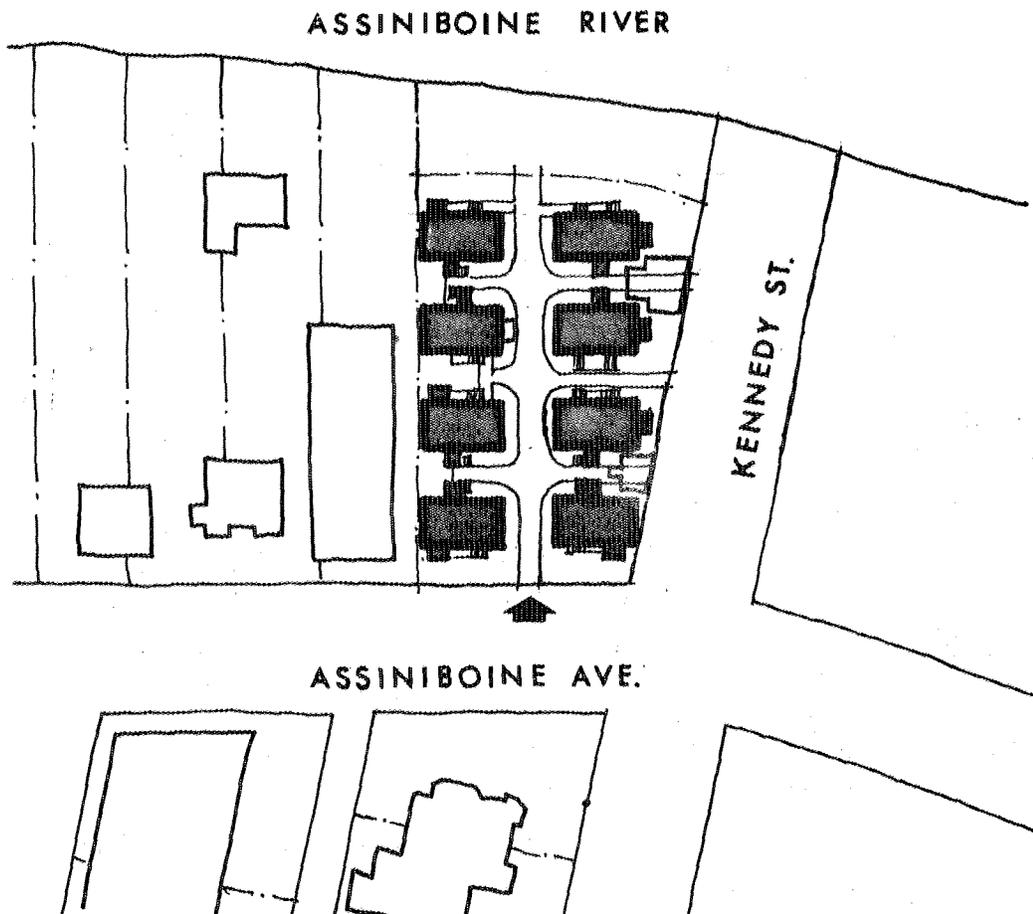
The original maisonette suite located on the main floor had living room, dining room, kitchen, pantry, master bedroom, boudoir and bathroom right on entrance level, and a lounge, billiard room, library and bedroom down at basement level. The upper maisonette unit had the reverse layout, with all major rooms right above the lower maisonette, (or on the building's third floor), and with hall, two bedrooms, maid's room and second bath above, built into the roof as a fourth level. This resulted in a fairly private and independent layout with a separate front and rear stairway shared only by the two apartments, except that the fourth (roof) level had only one means of egress, was probably termed as only a half storey.

This setup of two-storey maisonette suites within a four-storey building went as far as possible in giving all the advantages of residential living within one structure. Separate private stairways which were stacked above each other, yet had separate entrances, eliminated the need for any

CHELSEA COURT

North 

Scale: 1" = 100'



public corridors or halls.

The interior layout made very inventive use of available space; the boudoir off the master bedroom especially deserves mentioning because it surpasses today's walk-in closets which are being reintroduced into home building as "novelties". The boudoir consists of an alcove large enough to dress in, has two doors on one side into "his and hers" closet, and two doors on the opposite side into an additional closet and into a cabinet-type lavatory which is in addition to the full bathroom outside the master bedroom. The boudoir's exterior wall has its own window placed high up on the wall to give light, yet assure privacy. This is definitely a feature which could be used today with little change in apartment design, making the master bedroom, dressing and second set of plumbing a self-sufficient unit.

The boudoir

Other features, such as two fireplaces for the lower maisonette (living room and billiard room below hook into same chimney), such as a very spacious enclosed verandah superimposed over an alcove below, appear luxurious by today's standards yet are by no means lavish for families who are

Features

forced to live seven out of twelve months indoors. Rather, it should be said, that today's standards are really no standards at all, but habits, formed by people who have become used to minimal spaces. The combined floor area of each maisonette suite amounted to a spacious 1,580 square feet. This is certainly a size large enough to bring up a family in, yet by virtue of its double-storey layout assures a great deal of interior separation and privacy between parents and children, for instance, - one thing which is badly lacking in modern suites.

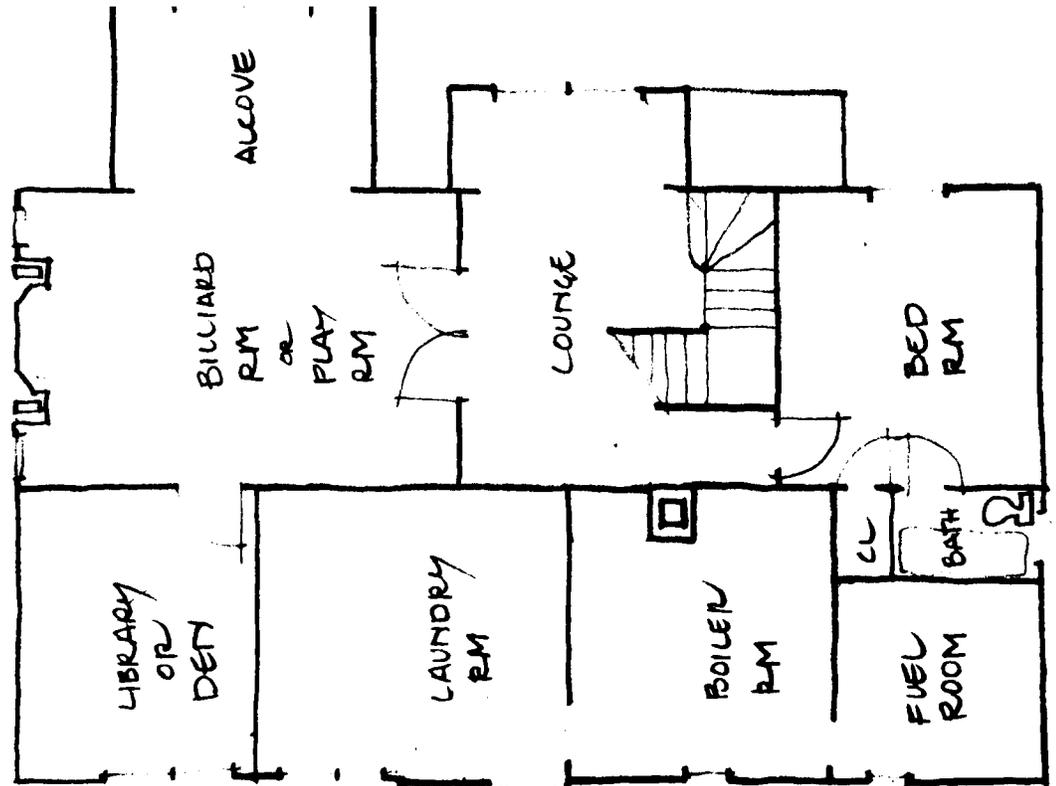
The later conversion of all maisonettes into two single-storey suites resulted in several rather odd layouts. The basement suite especially had to be inferior to all the others, since its somewhat exotic arrangement of billiard room, library, alcove, lounge, yet no kitchen, was never meant for permanent use; rather all essential living functions were concentrated upstairs. Consequently, light, sun light and ventilation are badly lacking in today's lower suites, but also in some of the others. Storage space is also lacking, bulky items have to be stored outside under stairs.

Present
layout

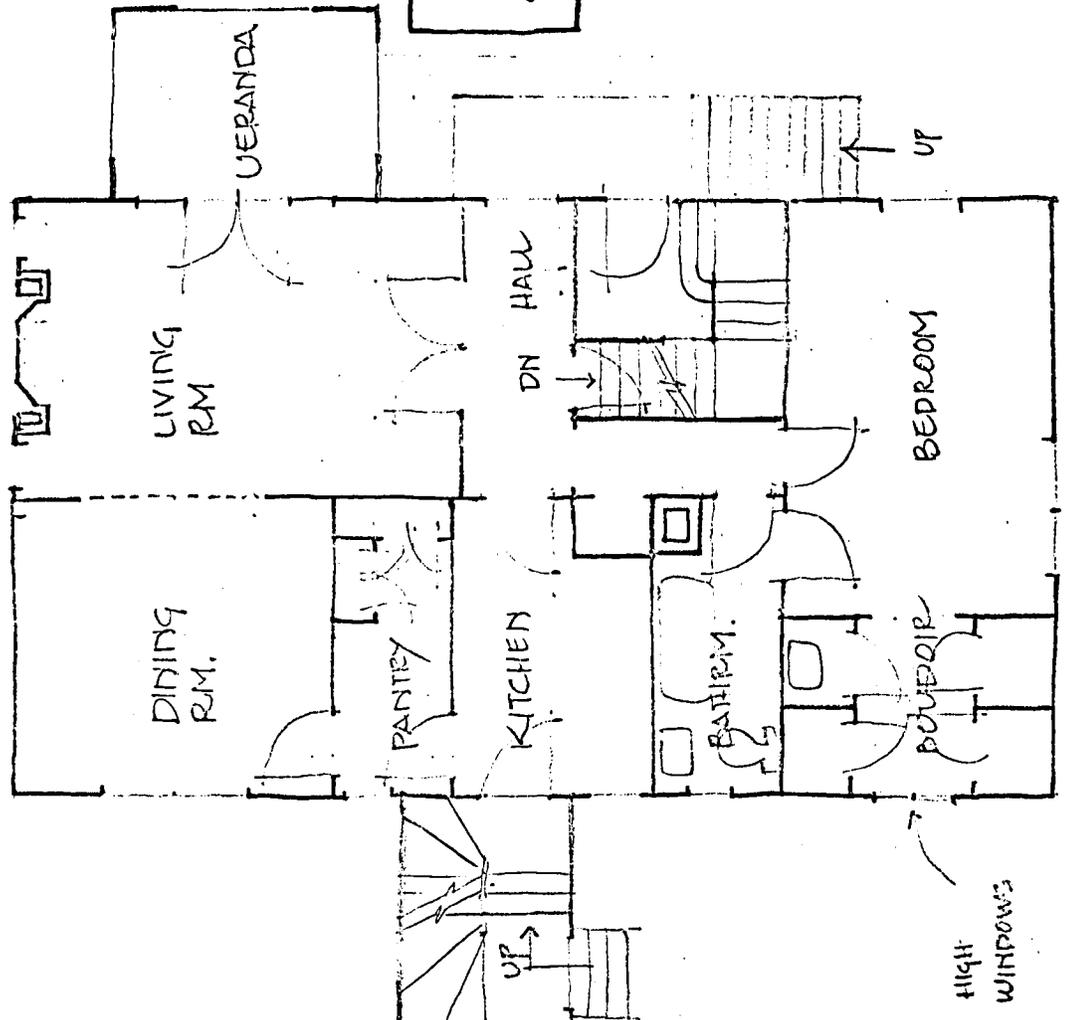
CHELSEA COURT

Scale: 1/8" = 1'-0"

Basement Plan
or Floor 1 of
Lower Maisonette

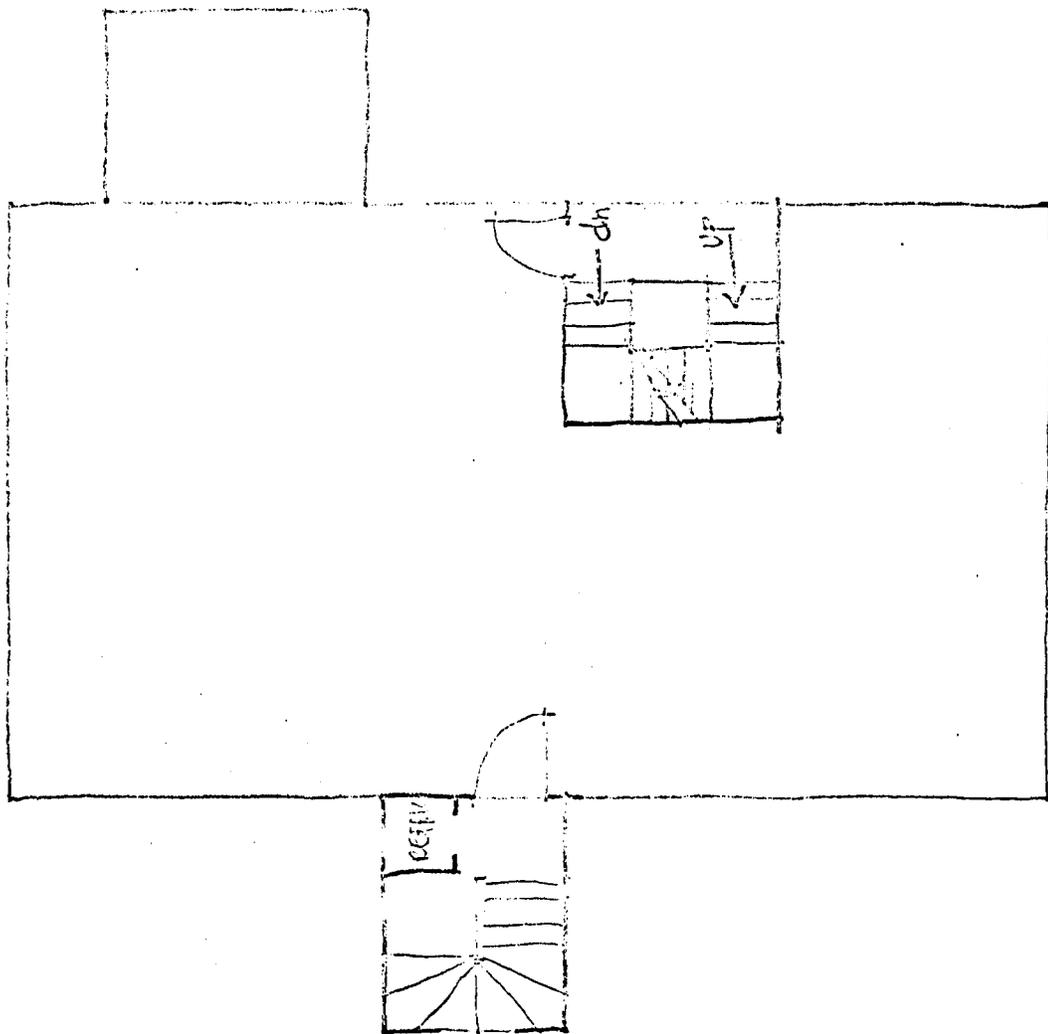


First Floor Plan
or Floor 2 of
Lower Maisonette

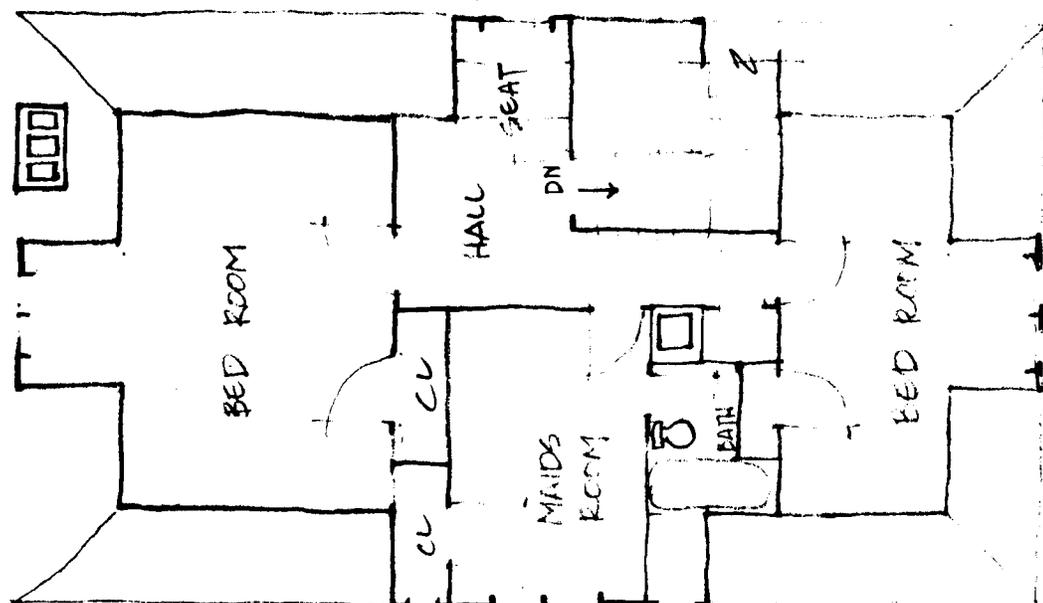


CHELSEA COURT

Scale: 1/8" = 1'-0"



Second Floor Plan
or Floor 1 of
Upper Maisonette
- same as First
Floor Plan
(see previous page)



Third Floor Plan
or Floor 2 of
Upper Maisonette

Today's tenants are fairly mixed, do not know each other, and consequently do not recognize the former significance of the apartment building group. The independent private entrances which originally gave distinction to the development, are today actually a disadvantage: they only contribute further to the alienation of the tenants and lack of community spirit. Also the fact that there are no public hallways or lobbies eliminates chance meetings, and further reduces contact among people who by being all of such different background and social standing, do not seek exchange to begin with.

Tenants

Most tenants chose the place simply because there happened to be a vacancy. Generally they are little concerned about view, or orientation. A further example showing how little people grasp inherent possibilities of layout is illustrated by their attitude toward the former verandah, now called sun room; when asked which rooms they feel should face out into sun room, they say "none" or "doesn't matter, never thought about it". Asked about how they use the sun room, the answer is "it's a room, so we use it, - because it's there". However, they feel those balconies "look good from outside", etc.

Attitudes

The open pedestrian mall running down the middle Court
between the eight buildings has an ornamental
planting bed in its center, of which the janitor
is very proud, and which gives some identity to
the building group. Parents welcome the primary
and secondary malls as play areas, for children
can quite easily be supervised from the surround-
ing buildings. Of course, these areas are really
the alley-like spaces left over between buildings
as a result of 24' (short axis) and 26' (main axis)
wide zoning setbacks.

Parents, however, would very much welcome indoor Children
play areas, lounges and recreation rooms - not
for social reasons only, but rather in order to
find room for the children during the long winter
months. Absence of any hallways, lobbies, etc.,
which tenants are accustomed to by force of habit,
makes provision of special indoor play areas
mandatory. This once again proves the paradox
that suites originally designed for individuality
and exclusiveness with ample family spaces inside,
turn into the exact opposite if subdivided, over-
crowded and occupied by tenants of today's different
social structure.

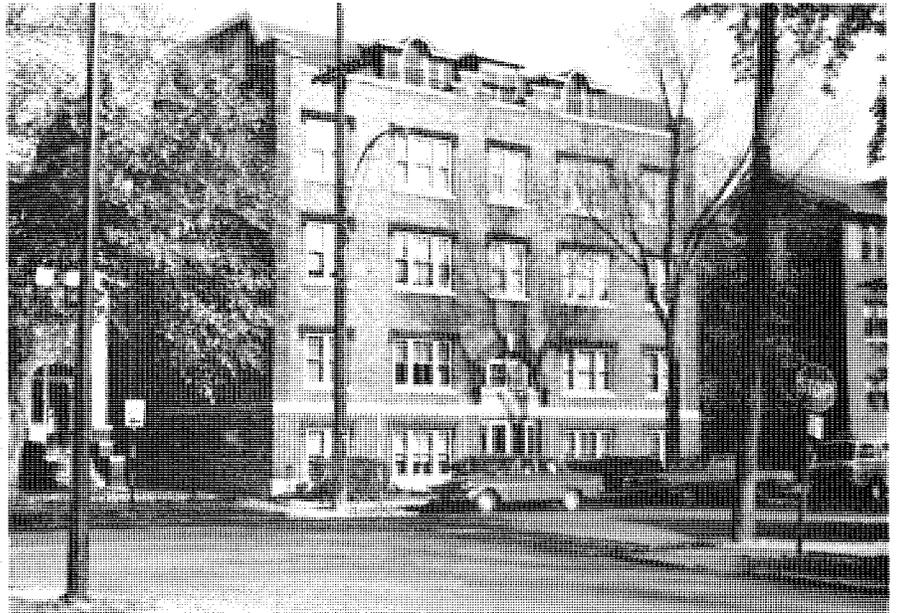
It is surprising that despite its ambitious Standards

original layout, the development was built with cheap materials, relative to its period. Its rough cast exterior stucco is today in very poor condition, so are the dark and murky interiors. Despite low standards of construction though, sound control is not much of a problem, - again because of absence of any noise-producing halls or lobbies, and because of individual layout. Noise from outside, however, is noticeable, trees in court would help. Consequently, the development's generally run-down appearance is matched by a run-down crowd of tenants on the whole. The overall impression is one of slow, yet persistent decay, - with doomsday already lurking around the corner. It would be very interesting to see what an inventive developer could do by re-conversion to the original concept, hand in hand with simultaneous re-modelling and thoughtful modernization of the interiors.

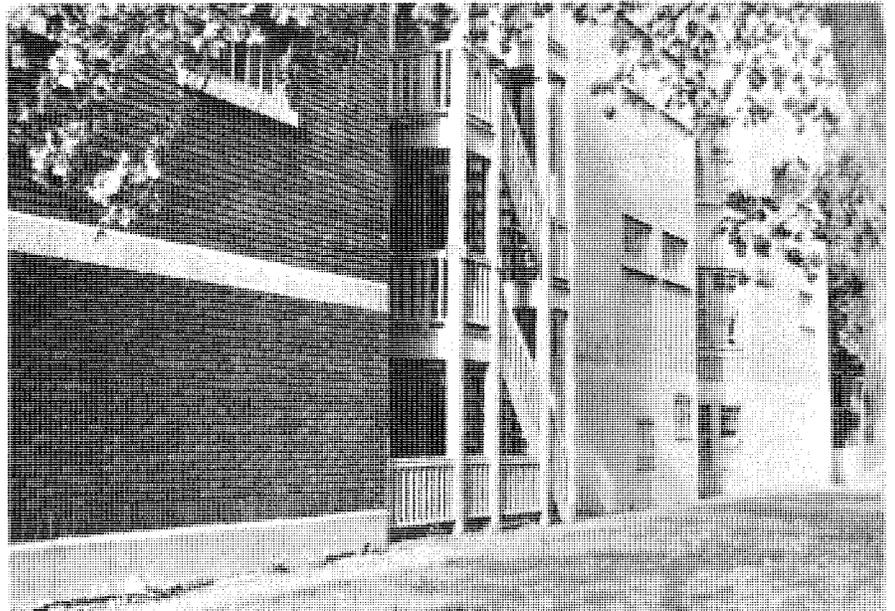
Period II - 1920 to 1940

6) Biltmore Apartments

Built in 1926, situated on River Avenue, Biltmore Siting Apartments occupy a narrow, yet deep lot. Consequently, the block assumes a stretched I-shape,



Front as seen from RIVER AVENUE



3' side yard with recessed light covers - photograph made possible only because adjacent property in foreground is vacant.



Typical light cove containing living room windows and fire escape.

with a long center corridor in the middle and a narrow front. Because of the narrow lot, most suites face out onto the side yards - yet there are hardly any side yards to begin with, because the outer-most side walls touch the property line and therefore are not allowed to have any windows. Instead, shallow light coves are recessed into the side walls, and all windows necessary to light the suites are crowded into these coves.

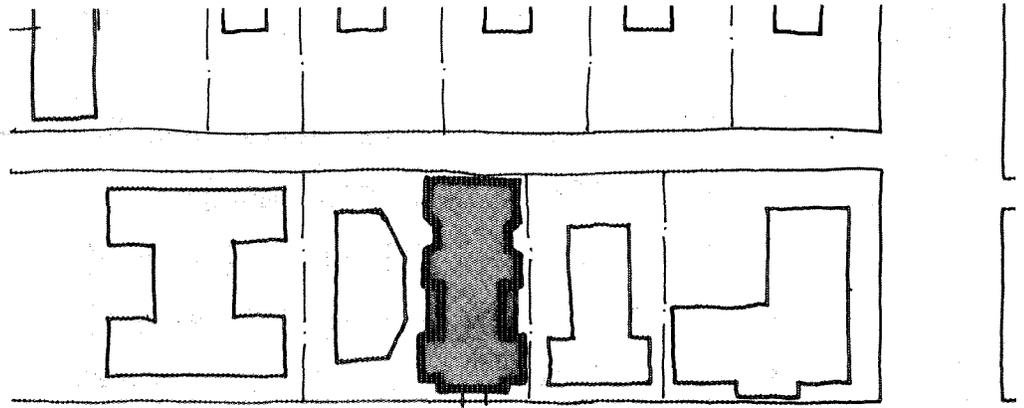
This example shows very clearly what happens when one tries to force a double-loaded corridor layout on too narrow a site. By comparison, Eugene Apartments built 12 years earlier during Period I (1914) occupy the same narrow lot with identical frontage, yet show how much more successfully it can be used. There the suites stretch over the whole width of the building from side yard to side yard, have effective cross-ventilation, and are accessible via three independent stair towers, and still have balconies and galleries overlooking the side yards.

Zoning

Biltmore Apartments on the other hand have neither double orientation nor cross-ventilation, nor side yards of any consequence. However, they

Consequences

BILTMORE APARTMENTS



RIVER AVE.

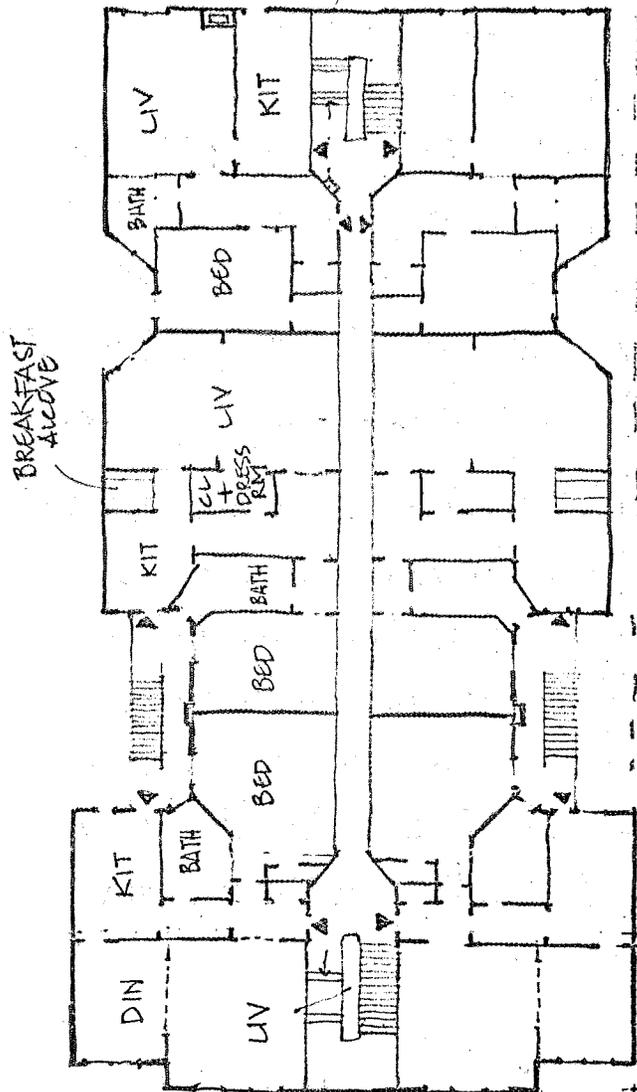
ROSE ST.

BRYCE ST.



North

Scale: 1" = 100'



Typical Floor Layout

Scale: 1" = 20'

need only two main stairways because of the center corridor, and also manage to squeeze in one more suite per floor due to greater site coverage. Obviously, economical considerations assumed first priority in this block. However, such one-sided profit considerations based on marginal interpretation of zoning bylaws can turn into sudden loss situations. As soon, for instance, as the neighbor puts up a building of equal or even greater height within his own legal rights of minimum zoning setbacks, - light, view, ventilation, access are suddenly reduced even further below a tolerable minimum. In other words, speculative ventures of this nature are very vulnerable to next-door developments and the owner is constantly dependent on the neighbor's good will. Ultimately, speculative ventures almost always backfire.

The peculiar suite layout can only be evaluated **Tenants** by doing an analysis of the tenants first. Most of them have lived here for 35 years or more, in fact two old couples had moved in upon completion of the building in 1926 and still live there today, 40 years later! Decades of use and force of habit have made these suites in the minds

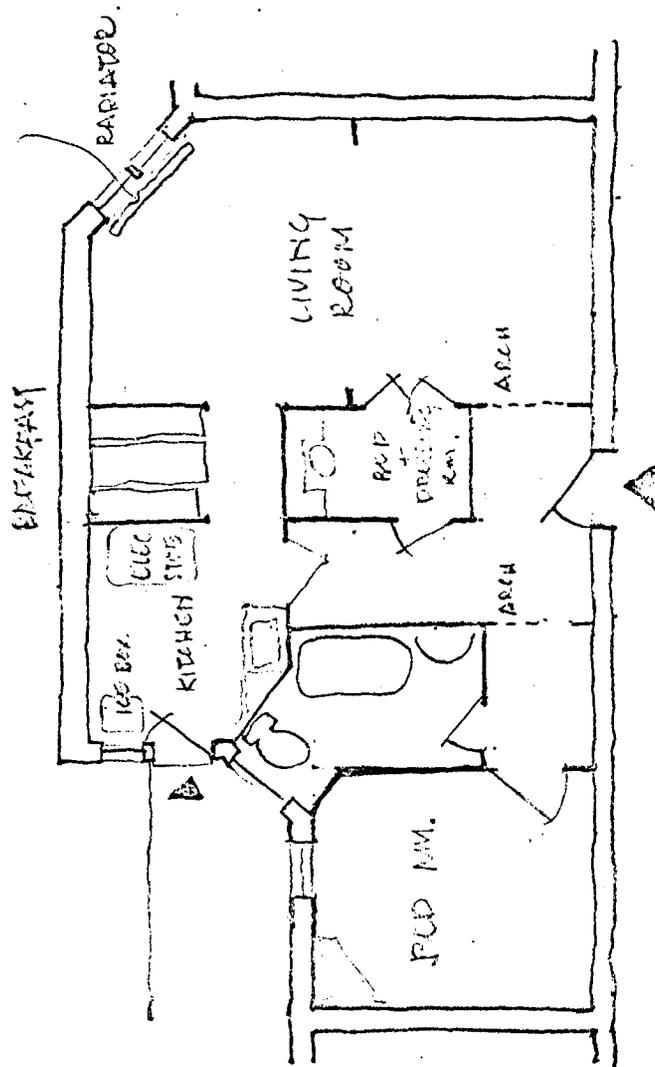
BILTMORE APARTMENTS

Typical 1 Bedroom Suite



North

Scale: 1/8" = 1'-0"



of their occupants into very livable units.

A strong sense of privacy is apparent everywhere and nobody has a desire for any social facilities. In fact, one couple said that "roof decks, recreation rooms are bad things, lead to trouble". Most tenants feel that the new apartment blocks were all cut from the same pattern, did not make for happy living; they strongly object to such things as kitchens or bathrooms without any windows at all.

Although the suites are far from perfect, they still offer a variety of features not found in modern blocks. All tenants cherish the rear exit through the kitchen out onto gallery and stair in light cove. Suites have character, which is an accidental result of the exterior light coves. Window walls had to be turned 45° in order to give every room at least one window into narrow cove. Coves also allow for partial through ventilation.

Features

Another feature well worth mentioning is a boudoir-like closet-dressing room combination between hall and living room, with doors on either side; being an interior room of 5' x 8', it has no window, yet is happily used by people

Boudoir

who vehemently object to interior bathrooms or kitchens. If it contained a lavatory, one could call it a forerunner of our powder rooms near the entry. It is strange, however, that this boudoir opens into the living room instead of into the bedroom which has no closet of its own. Details such as two ornamental archways off entry into living room on one side, bedroom-bathroom area on the other, lend a touch of personality to those small suites and make them memorable to their tenants.

Suite layout is not of consistent design standards. Layout Quality of planning diminishes toward rear of block. All suites have only one bedroom, yet the two front suites are greatly favored. They have a separate dining room and are very well lit due to street frontage, have 11 windows! The two middle suites have only six windows with very limited view into light coves. The dining room is replaced by a breakfast alcove, quite sensibly placed between kitchen and living room. It has two built-in benches and a table just like in a dining railroad diner; would be a very welcome feature if introduced into modern efficiency kitchens for quick meals, etc., is space-saving.

Breakfast
alcove

The two rear suites are the poorest of them all, have no separate dining facilities, six windows only and look out on back lane to the north.

Yet one such suite is occupied by one of the two couples who have lived here for 40 years. They are quite happy with their layout, like their small living room, even state that "large living rooms are no good - no comparison - small ones much more sound-proof" (?) They appreciate the little they get from rising and setting sun. Asked about orientation and view, they say it is not important to them at all. This may be because they have forgotten after 40 years of darkness what light is like, or because they have made a mistake 40 years ago and do not want to admit it today?

Attitudes

Another mistake was made in the depth of the basement during construction. As a result, the fourth floor had to be left in a semi-finished state of construction. Rooms are roughed out, a few studs plumbed in and the hallway is roughly plastered. Today this entire floor serves as a welcome extra storage space with lockers and trunk storage. Without it the building would definitely be short of storage space.

An oddity

Although the block is not nearly as expensively built as blocks of Period I, masonry-bearing walls between suites and oak doors nearly eliminate noise through walls. Sound through floors is noticeable though, yet tenants "are used to it by now" - after all those years.

Standards

In summary it can be said that this building is definitely being saved from disaster by its tenants, who have lived here for decades and unknowingly interpret obvious disadvantages as points in favor. Younger people would simply not put up with such poor light conditions, lack of access to outdoors, side yards, lack of play areas, etc. The general feeling of establishment already inherent in the tenants is maintained by good upkeep. The hallways which are not lavishly built to begin with, are clean, well looked after and ventilated. Also, care is taken with flowers and shrubs on the street side. Once again, care for details, the right tenants for a building's age and good management can go a long way in making a successful apartment building, even if it is and was from the beginning an oddity by all standards of apartment planning.

7) Lonsdale Apartments

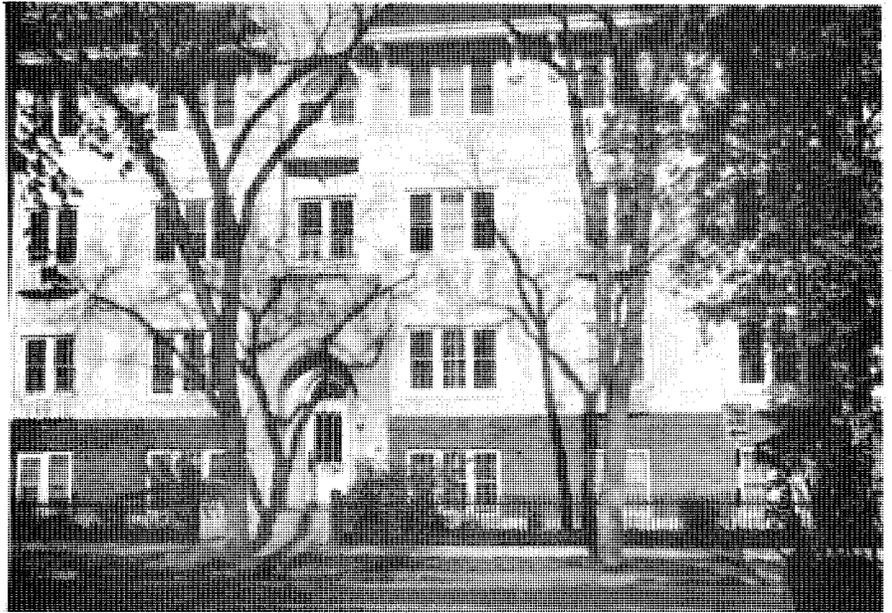
Built in 1929, situated on River Avenue and Bryce Street, Lonsdale Apartments occupy a nearly square corner lot. The building is laid out symmetrically along both its major axes, resulting in an I-shaped plan with an interior court.

Siting

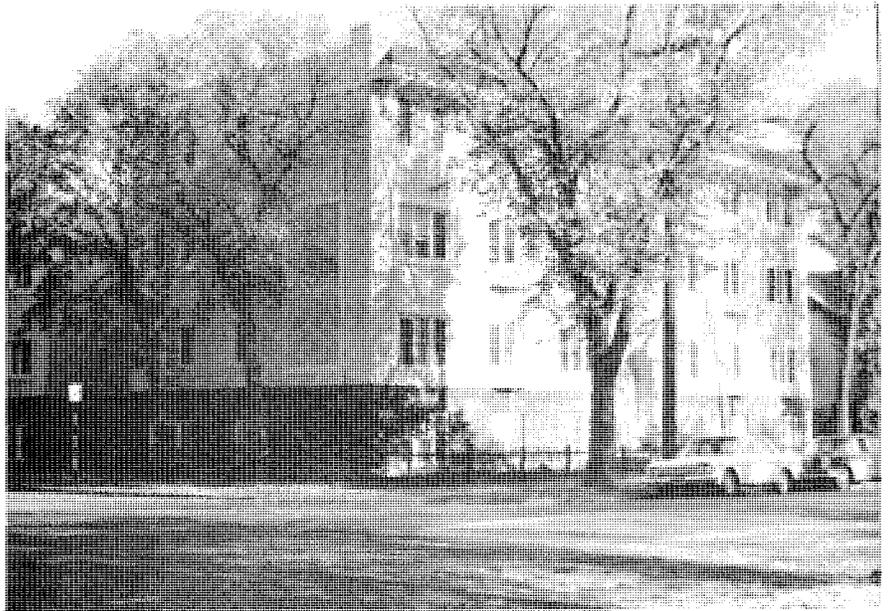
Unlike Biltmore Apartments on the same street, this building's tenants are composed of 50% young and 50% older people. Most people live here because of proximity to downtown. Yet there is only one child in the building and the general tendency is to discourage children. For some reason it proved to be very difficult to get people to talk to or even to enter their suites. There seems to be a general air of suspicion throughout the block. Privacy is of utmost importance to everybody. It is hard to find out what is actually wrong with the place. Yet there have been 14 caretakers over the past four years. Present caretakers claim to have a lot of trouble with pranksters from surrounding areas who would walk in and swing on lights, etc. Equipment is said to be poor, it is cold in the winter - they say that the rental agent is to blame.

Tenants

Front entrance off RIVER AVENUE



Recessed side entrance off
BRYCE STREET



front view off RIVER AVENUE

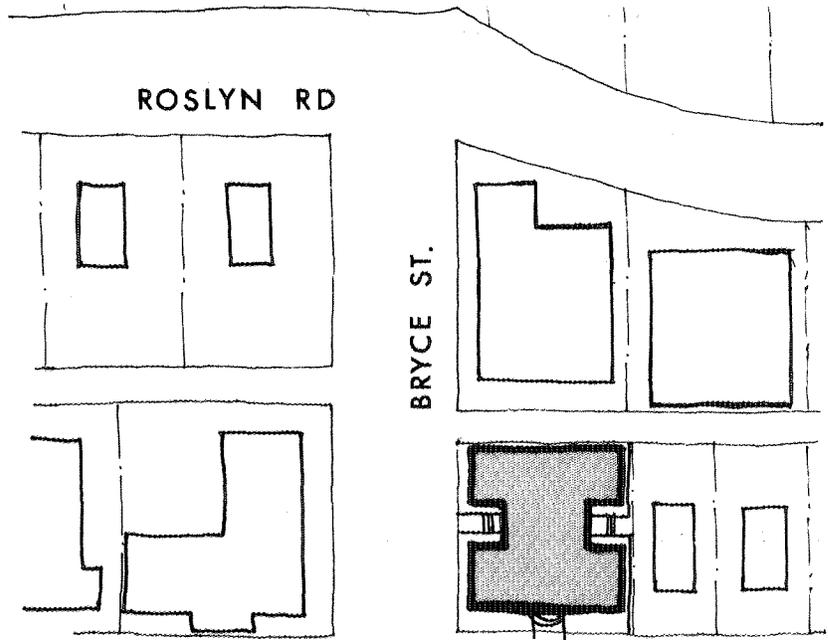


LONSDALE APARTMENTS

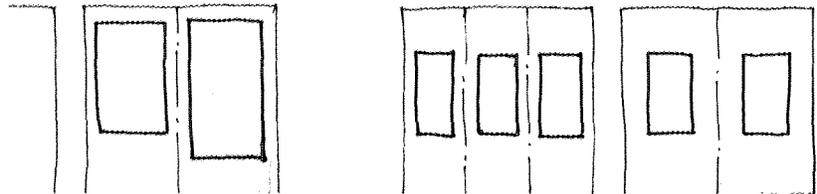


North

Scale: 1" = 100'

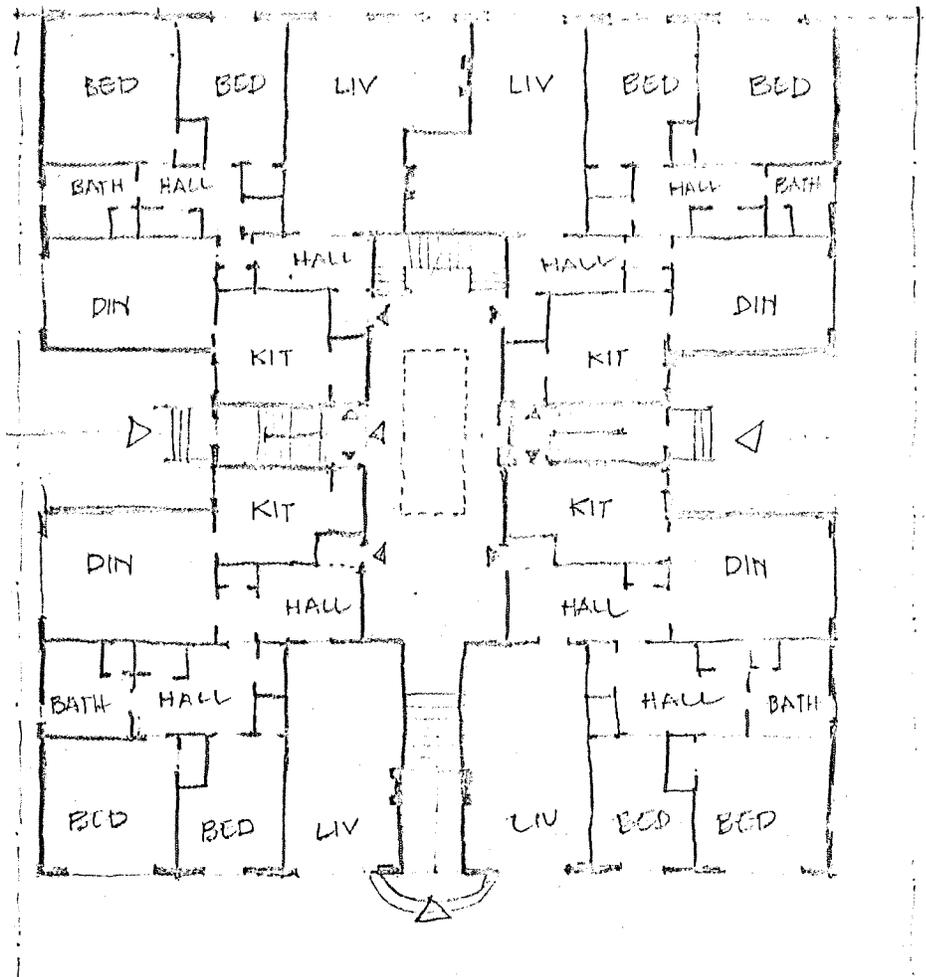


RIVER AVE.



Typical Floor Layout

Scale: 1" = 20'



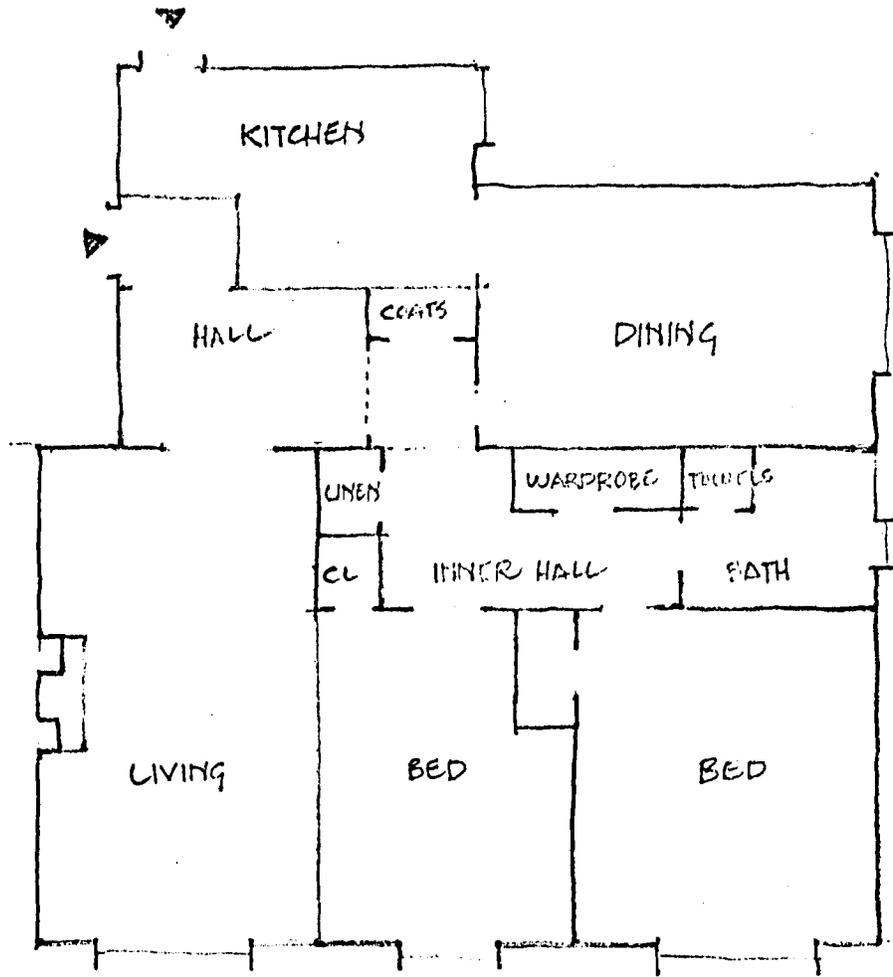
All this is rather surprising, because the actual building is in reasonably good shape. Interior layout is quite good too, with unusually large two-bedroom suites of 1,200 square feet - in their original layout that is. They have a spacious entry hall, living room with fireplace, large kitchen, large separate dining room, and an "inner hall" lined with numerous closets and leading to two well-sited bedrooms and bath. The kitchen has a rear door leading to a separate service stair. Each suite takes up a full corner or one quarter of the building's squarish floor plan. Thus suite plans themselves are nearly square with dark areas in the center - yet the elaborate separation of an entry hall and an inner bedroom hall makes good use of what would otherwise be a dark interior. Corner location and service stair recesses on the sides make for effective diagonal ventilation.

Old layout

Recently however, the two-bedroom suites on the upper floors seem to have been subdivided into much smaller one-bedroom suites. In those, living dining are combined, tenants say kitchens are too small, storage space badly lacking, no cross-ventilation, etc.

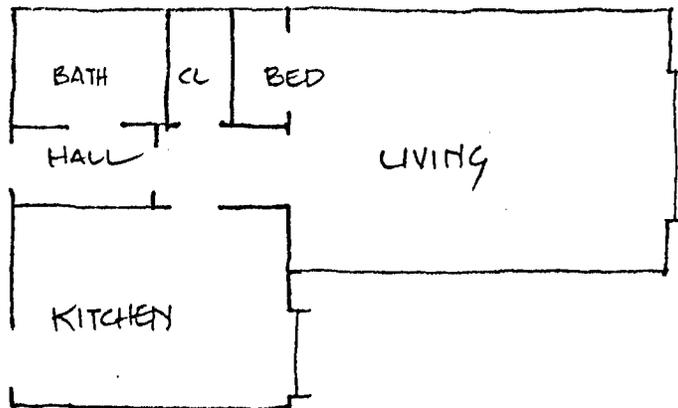
New layout

LONSDALE APARTMENTS



2 Bedroom Suite

Scale: 1/8" = 1'-0"



Bachelor Suite
(in basement only)

Scale: 1/8" = 1'-0"

The central rotunda is only used as a means of access. It is well placed, all front entries are located around it on galleries, and it would serve very well as a place to meet neighbors, because everybody has to pass through it. Yet its acoustics are so bad that the casual conversation in it carries through the whole block. For the same reason nobody ever wants to sit in it, rather get through it as fast as possible.

The rotunda

In terms of overall acoustics, the court is blamed by everybody as the main source of noise. Otherwise construction standards are good, masonry-bearing walls throughout nearly eliminate sound through party walls. Where floors are concerned this is the first one of our case studies to feature structural concrete slabs - while Biltmore Apartments built three years earlier still have wood joists. All public areas have 5" concrete slabs (fire code) interior spans are 2" concrete slabs over steel joists.

Standards

Another major noise producer in this block is the garbage chute, off the court, which in combination with the court's poor acoustics seems to multiply noise to a degree that one

Garbage
chute

can hear in every suite when the chute is being used.

The exterior features flower boxes with railings, but no private balconies. The stucco walls are painted blue with white trim, and there is an iron fence along River Avenue. Yet these touches do not seem to remedy the block's troubles, which really amount to social troubles more than anything else.

Exterior

Here we have the paradox of an apartment building already using modern construction techniques, of being of reasonably good workmanship (with the exception of court's acoustics), and of reasonably good upkeep - yet the block already seems to be falling apart as a homogeneous residence.

Some
surprising
results of
conversation

Surprisingly, this was caused by a half-hearted attempt to remedy situations caused in other blocks by today's different social structure; the latter conversion of large well-planned two-bedroom suites into more "efficient" one-bedroom suites of only half the former size, was probably initiated by the thought that today's tenants do not keep maids any more, (right), therefore do not want rear service

entrances (wrong) and also prefer so-called "efficient" layouts in order to reduce necessary upkeep (wrong, if efficiency results in minimal space standards!). As a result of all this, some young couples who were attracted by the new layouts find now that they are really too small ("only good for bachelors"). On the other hand, about half of the old tenants decided to hang on to the place. This resulted in a 50% mixture of occupants. This may be a good thing in other places (old people could baby-sit), yet here it only produced resentment, suspicion, conflicts, complaints; old people are generally peace-loving, young people are generally noisy, restless, move a lot and therefore create more vacancies.

Compared to much older apartment blocks of Period I, Lonsdale Apartments today actually are in a worse state of affairs. The well intended conversion of the original layout and adaptation to today's social conditions has destroyed what once was a homogeneous, consistent body of tenants with a definite feeling of identity.

A Paradox

Modernization has thus turned into failure. The fact that the building was structurally

sound did not help at all. It only hastened the decision to "upgrade" layout, and hopefully revenue. On the other hand nobody in his right mind would attempt to upgrade Period I buildings, because the structural changes necessary would make the venture unfeasible.

Period III - 1940 to 1954

8) Tudor Apartments

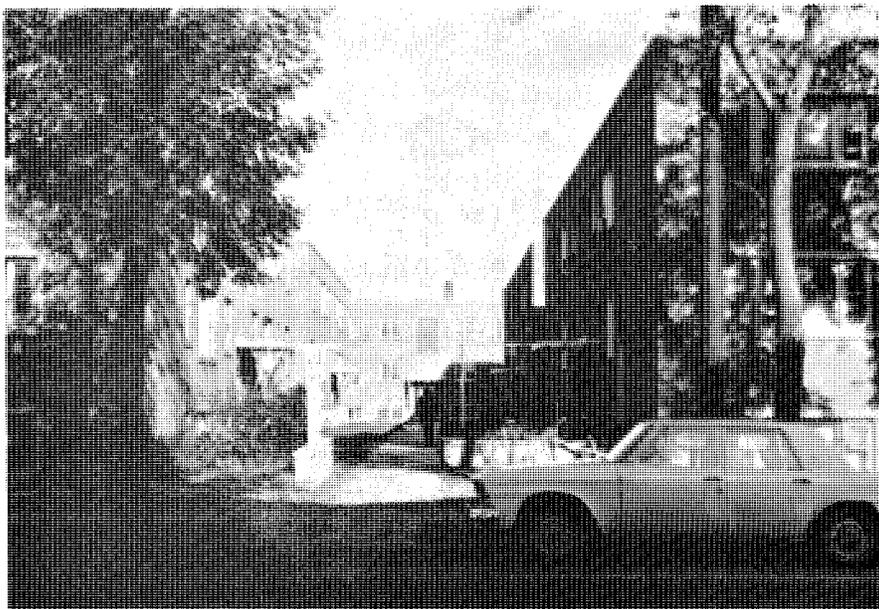
Built in 1952, located on River Avenue, Tudor Apartments occupy an ideal site. It stretches from River Avenue all the way down to water's edge of the Assiniboine River, has a large public park and playgrounds next door and offers an unobstructed view to the Legislative Building across the river. The development comprises five apartment blocks arranged in a cluster. They are accessible by a long central sidewalk and by a narrow access lane on the east side leading to a parking lot in the rear on the river bank, which was built at a later date.

Siting

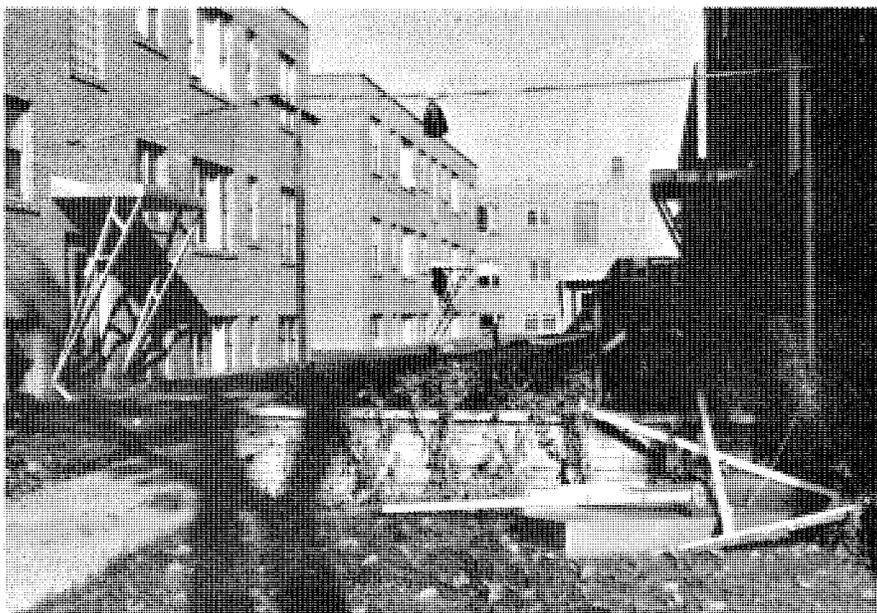
Unfortunately, the development itself hardly deserves such a beautiful site. It has been selected here primarily in order to show an

"Post-war"

Main view off RIVER AVENUE



Central green space



Looking in opposite direction
out of development toward
IVER AVENUE



example of the typical post-war developments which were erected in the fifties. It becomes apparent from site planning all the way down to detailing that maximum return for minimum investment was the prime and sole consideration for this development.

The typical block has four suites per floor which are accessible from a center stair hall with two stairs, thus making public corridors unnecessary; this is acceptable, yet there are no corridors inside the suites either, rather one crosses from a small entry diagonally through the middle of the living room to reach a door on the opposite wall which leads past a bathroom into one or two bedrooms. Consequently, wall space in the living room is broken up. In fact, the room is divided into two halves by through traffic, and is difficult to furnish successfully. Such a space-saving arrangement is possible, however, in larger apartments, provided the main path of circulation does not go right through the middle of the living room, rather along side or through the end of the living room, as has been demonstrated for example in Alvar Aalto's apartment block at "Hansaviertel", Berlin, Germany.

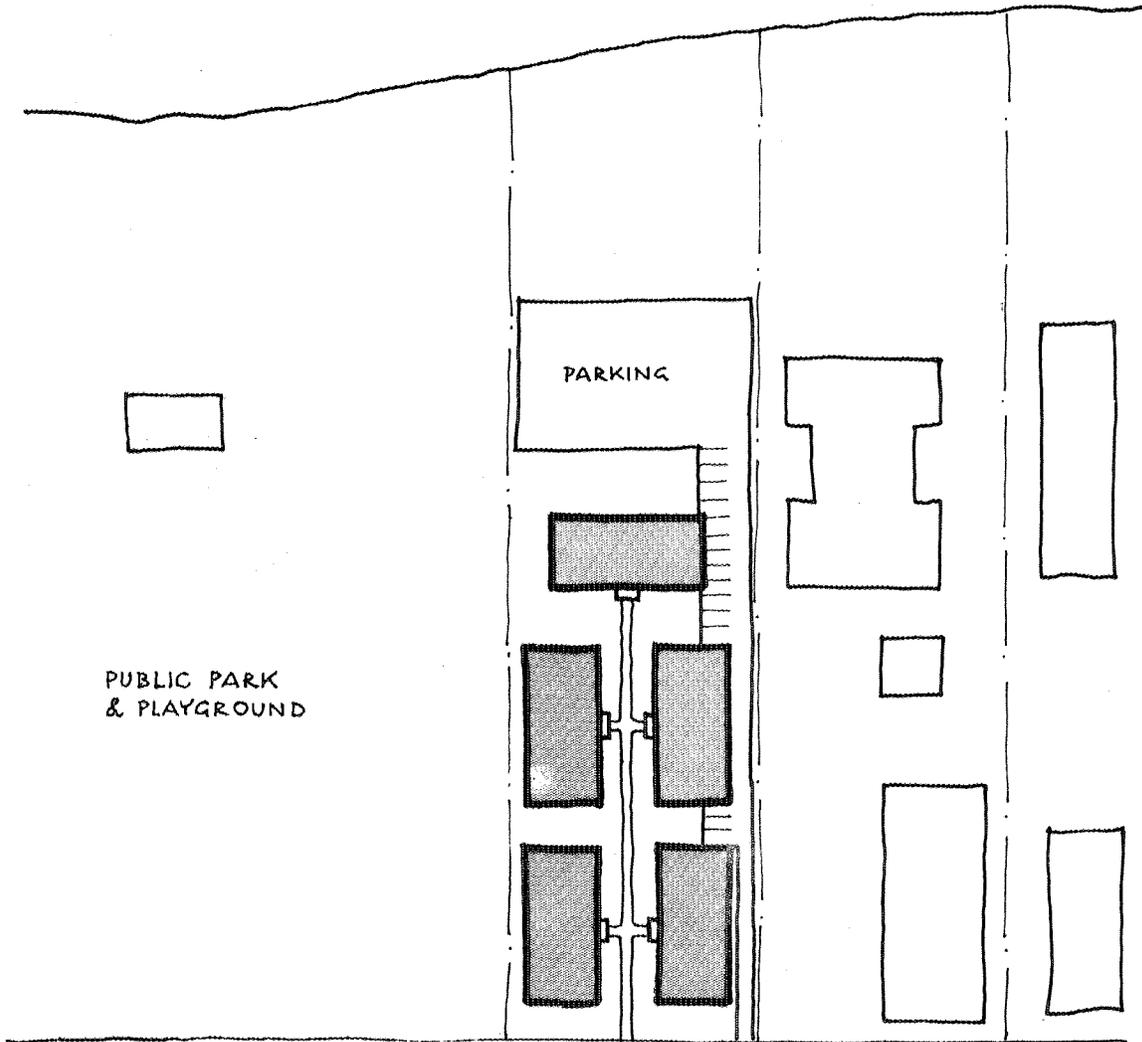
Layout

TUDOR APARTMENTS

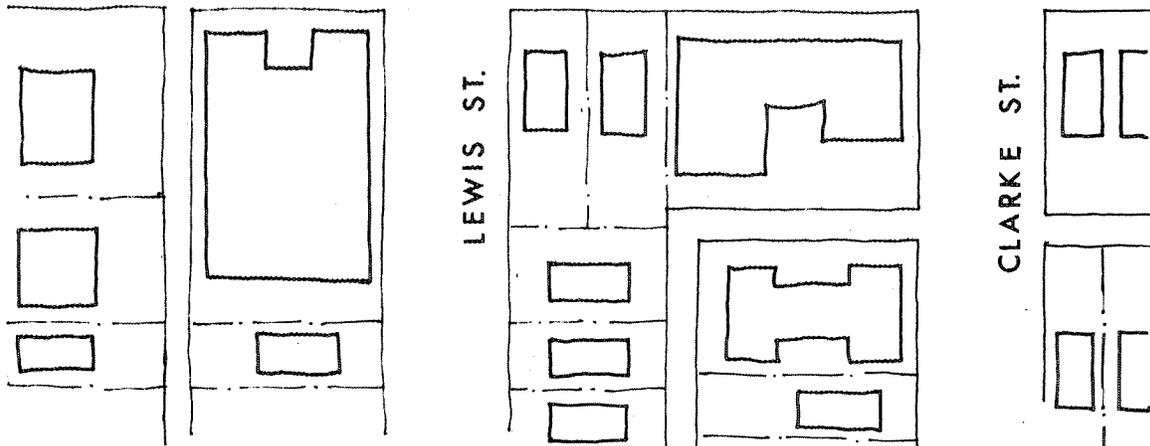


North
Scale: 1" = 100'

ASSINIBOINE RIVER



RIVER AVE.



Yet the kitchen is rather large (8' x 12'), large enough to eat in, and totally separated from the living room.

This shows that at the time of construction (1952) modern trends in kitchen design were not yet accepted by the builder. The large "old-fashioned" kitchen actually saves the apartment, at least keeps dining out of an already too small living room. Bedrooms are small too, and storage space is hopelessly inadequate; typically, all the mandatory closets are there (coat, broom, linen and bedroom closets) yet they are so small that it would have been better to combine them into one or two large closets. There are no balconies to take advantage of park and view.

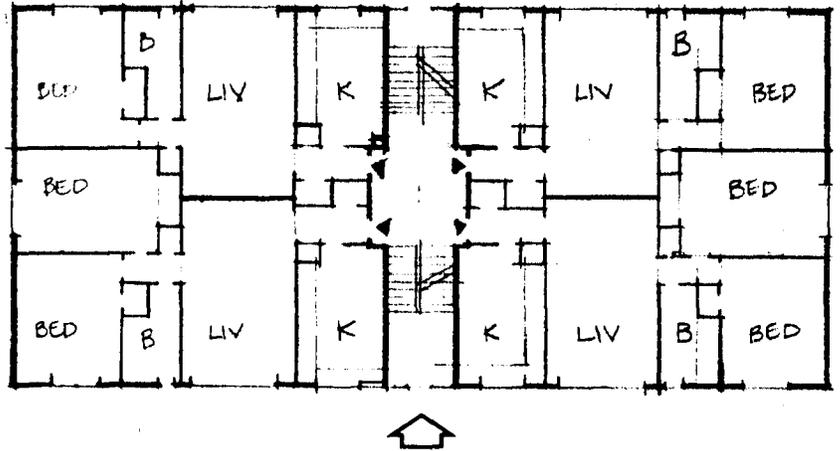
Trends

Overall construction standards again barely satisfy minimum requirements. Exterior and stair hall walls are brick and concrete block, but interior bearing walls are 2 x 6 studs. Interior party walls (non-bearing) are of alternating 2 x 4 studs with a 2" insulation blanket, metal lath and plaster both sides. Although these walls meet minimum conditions set down in building code, they simply do not do the job. As soon as one opens the main door.

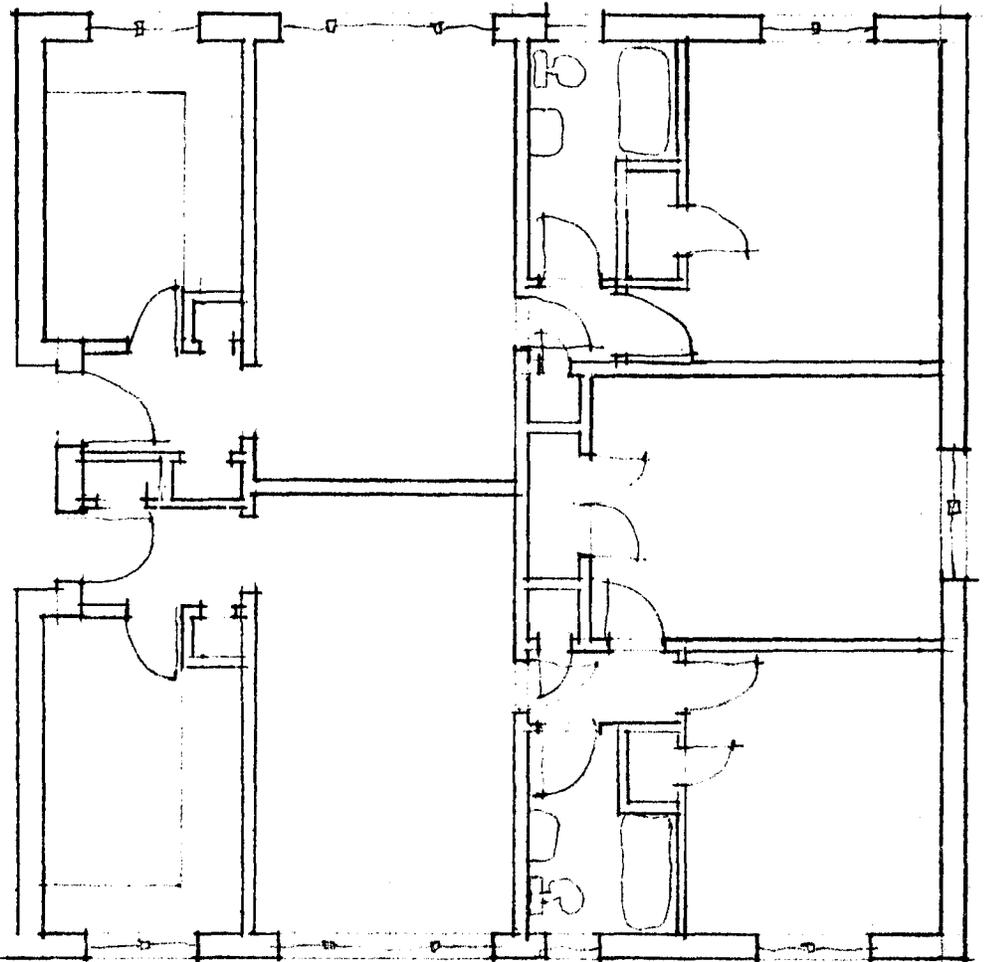
Standards

TUDOR APARTMENTS

Typical Floor Layout
Scale: 1" = 20'



1 Bedroom Suite
Scale: 1/8" = 1'-0"



2 Bedroom Suite
Scale: 1/8" = 1'-0"

to the building, radios, TV's and people talking in their suites can be heard in the hallways. Floors are of wood joists without sound reducing devices making the suites open to noise interference from all directions. Also, noise from outside, especially from the park can be heard. Ventilation is poor too, hallways smell of cooking at 3:00 p.m. (fish), because it has been overlooked once again that hallways need their own ventilation. This is exactly the type of workmanship that tenants living in older apartment buildings criticize most in modern blocks.

The tenants include all age groups, generally middle-class workers, with only 25% retired people. Children or animals are not allowed in the development. Tenants are the run-of-the-mill type and seem to reflect the buildings' nondescriptive character. Most of them were very reluctant to give any answers at all. When they did answer questions one could see very little concern or commitment for their place of habitation - simply live there because it's so close to downtown, and "the rent is right". Yet there is a 25% turnover in tenancy.

Tenants

There is some trouble with children from the neighboring park who come into the hallways in the winter to put on their skates and generally run about the place. This is partly a result of poor site planning, there is not enough individual control between the blocks, there is too much grass, too many walks but no central drive which is very inconvenient for movers who have to carry in everything by hand.

Control

Parking was not provided originally but added later in form of a parking lot at the far end on the river bank. This makes for long walks through the unprotected open for those tenants who live near the street side. Parking is sufficient at 75% because of proximity to downtown, therefore not all tenants own cars.

Parking

In summary then the development amounts to just so many blocks of poor workmanship sitting about in the grass. The unimaginative site layout ends up being simply an unintended and uncontrolled extension of the public park which seems to leak out in and around the buildings. Had building layout and siting been developed in order to recognize the park next door, the result would never have been a strictly symmetrical and formal

Result

groupings of blocks, but possibly could have become a lively informal arrangement giving all blocks adequate view to the park, on one side better access to the blocks yet also better public control.

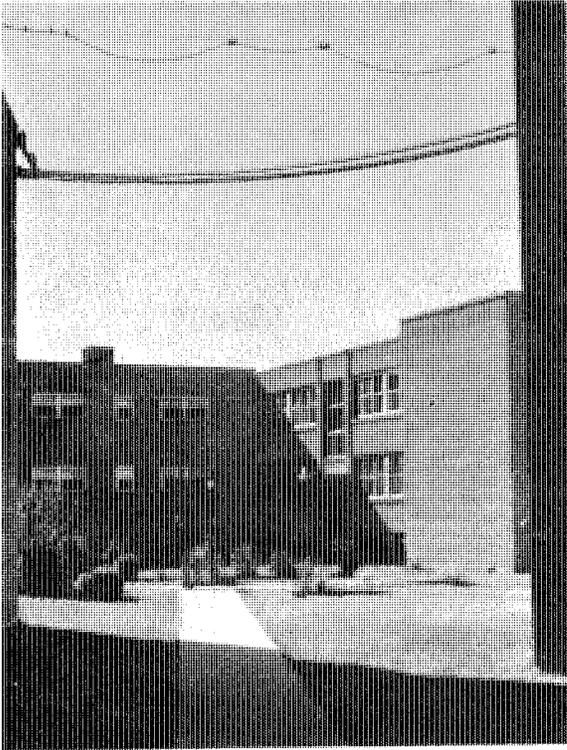
As it is, however, the janitor feels that the next-door park actually turns out to be a disadvantage. What would otherwise have been a tremendous asset here only further aggravates a situation caused by thoughtless site planning.

Such a development with the type of site plan adopted here would actually have been better off had it been placed on an enclosed and self-contained piece of land all its own.

9) Lanark Garden Apartments

Built in 1954, situated on southwest Lanark and Corydon, Lanark Garden Apartments are the first in this series of case studies to be located within a newly developed suburban subdivision. Due to the long and elongated city blocks typical of this area, the 20 apartment wings are grouped in two clusters of 10 wings each. Each cluster is grouped symmetrically around a central green space. The buildings are angled to the property lines, giving a further sense of enclosure.

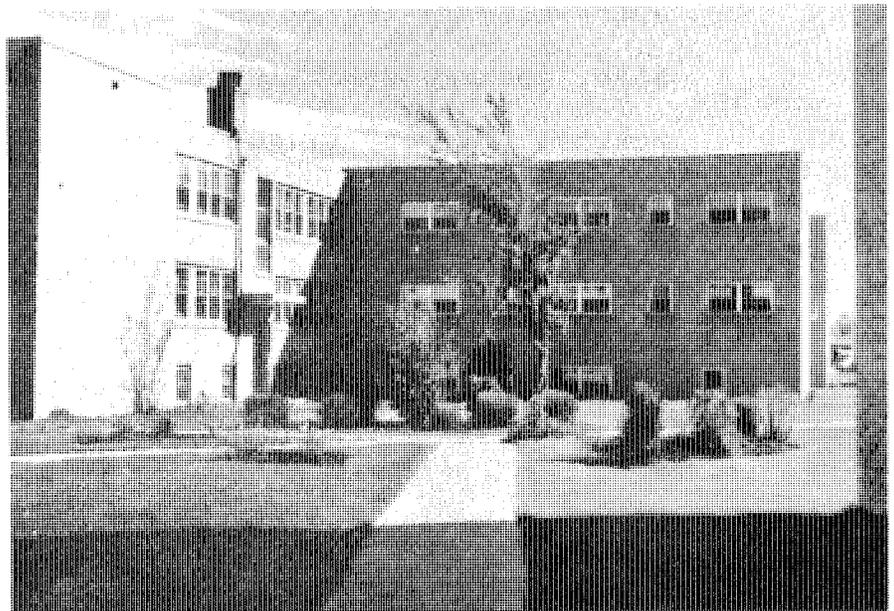
Siting



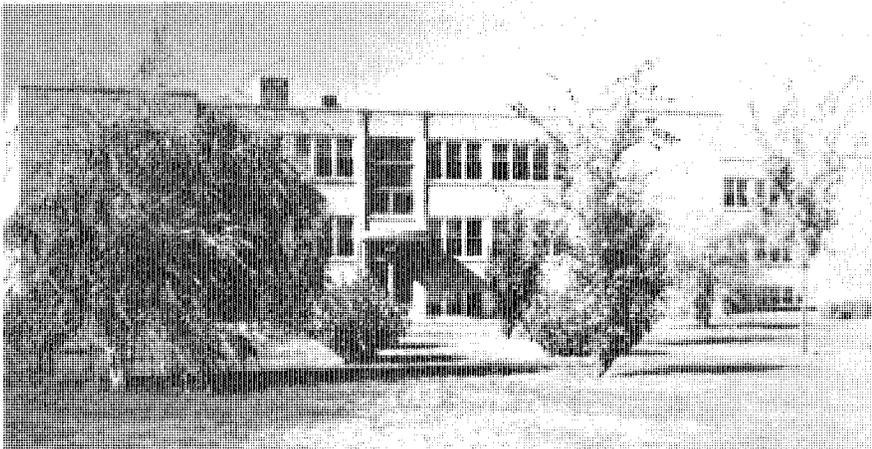
Access into development from
LANARK STREET



Looking north along central green space



Typical blocks facing
central green space



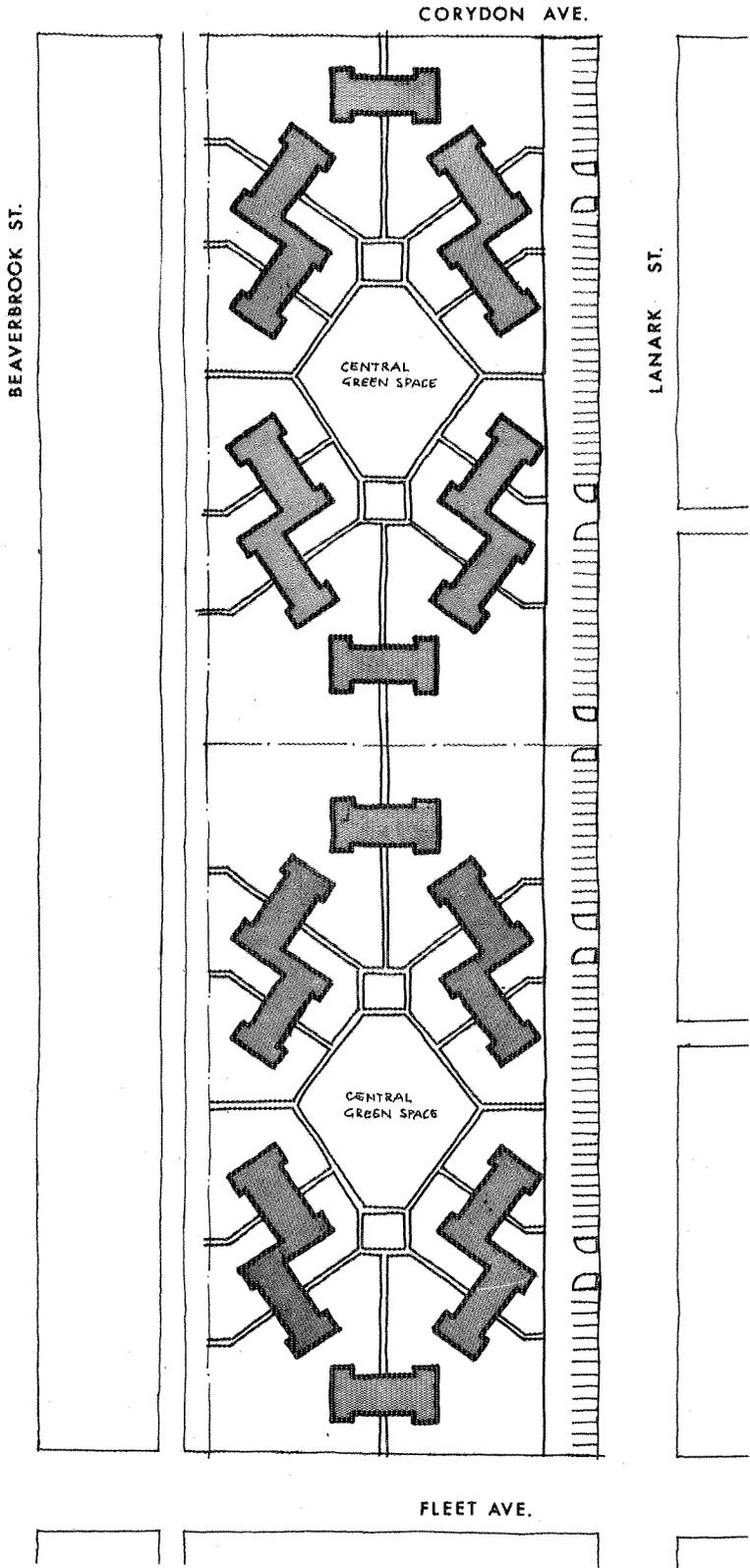
Although the site plan seems contrived and overly formal when looking at the plans, symmetry is hardly noticeable at the site, because angled building layout and landscaping play down symmetrical arrangement.

As far as the individual blocks are concerned, interior layout is very similar to that found in Tudor Apartments, central double-stair hall with two suites on each side of a floor. There are, however, some small improvements, while entry-kitchen-living room area is identical in size, modern trends in kitchen design had reached the city by then (1954, two years after Tudor Apartments). The kitchen has been shortened toward the interior in order to leave a 6' x 9' dining nook near the window wall (which is quite small). This results in the favored L-shaped dining-living room arrangement which is typical of all private home building today. In fact, this layout is better than some found in apartment buildings of the sixties, where the dining nook is not at the window, but at the far inner end of the living room.

Layout

There is also some improvement in the bedroom area. It has been recognized at least that three

LANARK
GARDEN
APARTMENTS



North

Scale: 1" = 100'

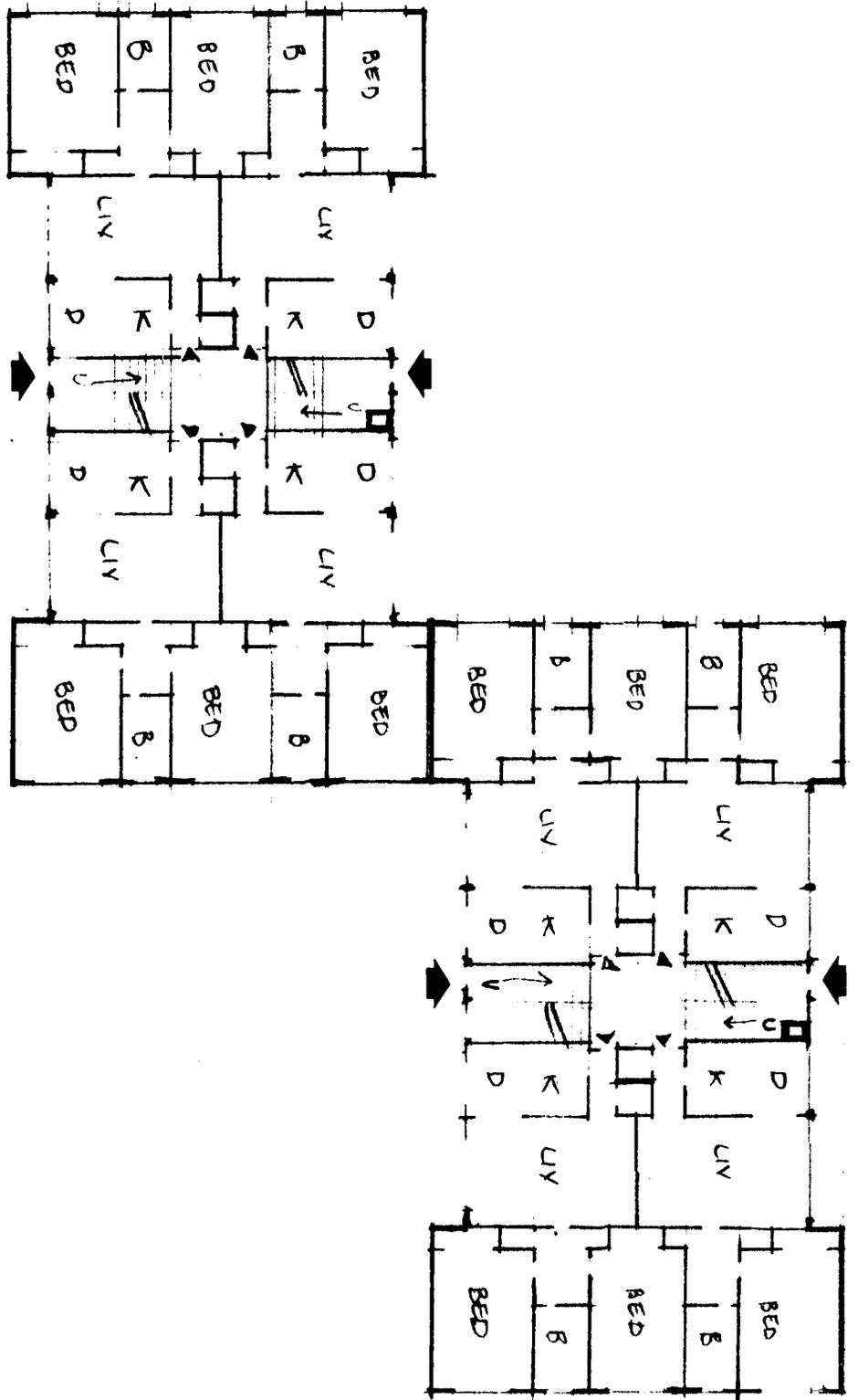
bedrooms cannot be squeezed into the same building width as taken up by two living rooms (see plan). Consequently, the building assumes an I-shape. Bedroom closets are slightly larger too, so are the short bedroom halls. Yet because layout is basically still the same, one still has to pass diagonally through the middle of the living room in order to reach bath and bedrooms. Half of the living room is therefore a traffic area, resulting in the same complaints about furnishing, privacy, etc. Electric heat is further said to make furniture layout difficult.

Generally speaking, the tenants are all very pleased about living in this development. This is not due to a single outstanding factor, rather to a number of provisions and circumstances. First of all, the provision of central open green spaces surrounded by clusters, has a lot to offer. These spaces are well proportioned, leave a pleasing distance between buildings, yet give a court-like sense of enclosure. Consequently, tenants get a sense of protection from wind and weather, and generally "feel at home". They are well lit at night and are, therefore, constantly used by young and old. All walk-ways lead from

Tenants

LANARK GARDEN
APARTMENTS

Typical Double Block
Layout



North

Scale: 1" = 20"

stair halls into these traffic-free green spaces and children can easily be supervised from surrounding buildings. However, more could be done in terms of sitting areas and tree planting, in order to accommodate the elderly because, unfortunately, none of the blocks have any balconies.

It is interesting to see that although most provisions for children are there, care has been taken to keep them in their proper place.

Children

Children are only allowed in the lower suites which are partially depressed in the ground due to the 2½ storey building type. This is sensible because it keeps children close to the ground and outdoors and minimizes noise and interference for tenants above. Consequently, all tenants agree that "children are well-behaved" - which is probably not so at all, - rather it is merely an impression given by the fact that the effects of their natural behavior have been minimized! There is a general friendliness about the place and some tenants have lived here now for quite a few years.

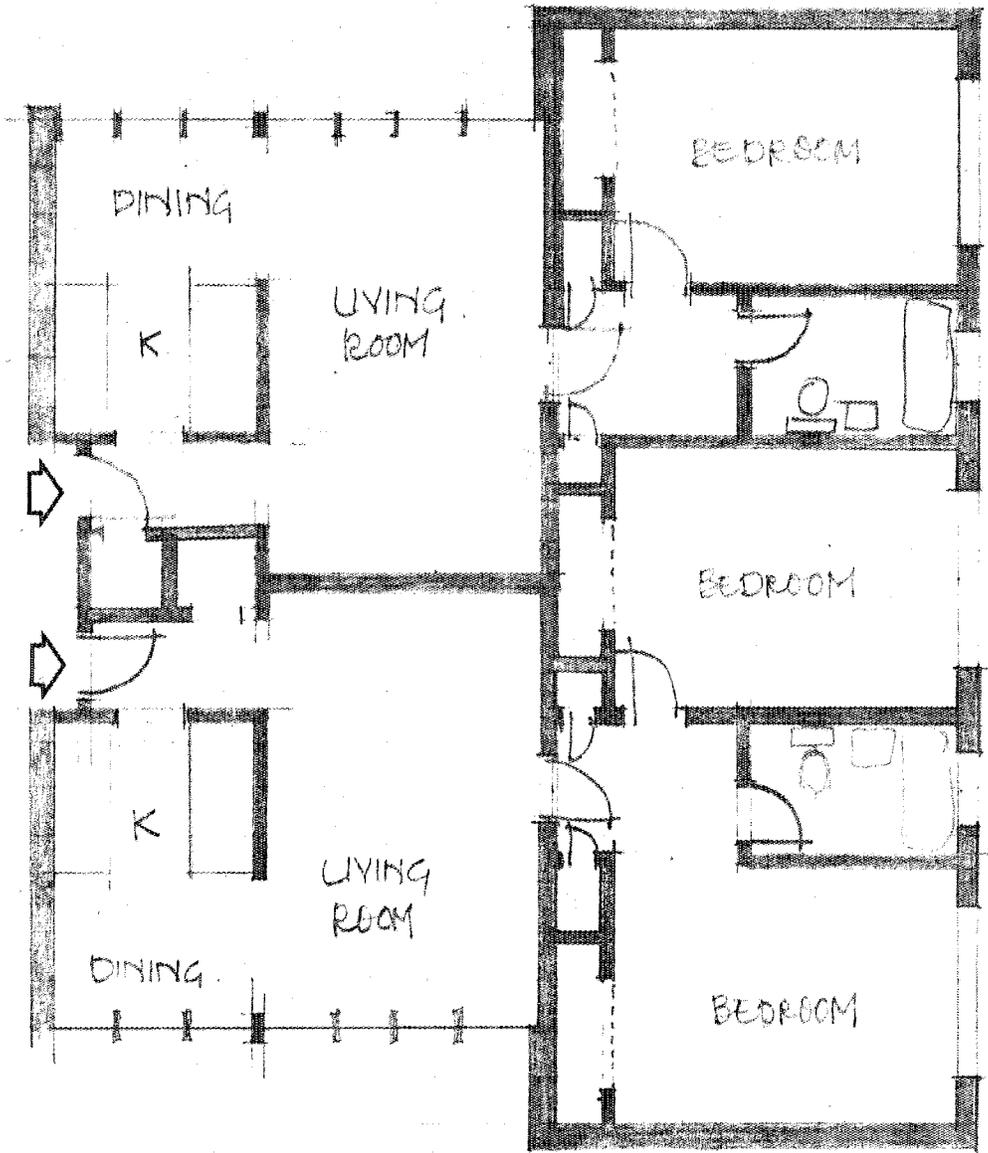
A number of very sensible management allowances further explain why people like to live here.

Some
sensible
management
provisions

LANARK GARDEN
APARTMENTS

Scale: 1/8" = 1'-0"

Typical
1 Bedroom
Suite



Typical
2 Bedroom
Suite

Tenants are free, for instance, to make layout changes with movable screens of their own, can paint their suites and even cupboards at will and are completely free in their choice of colors(!)

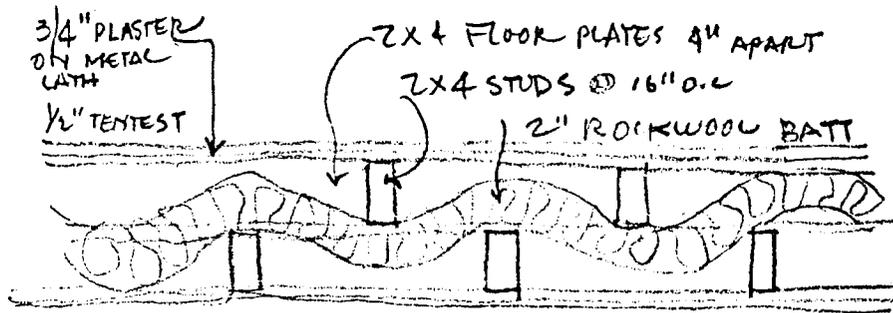
Parking is reasonably close and directly in view of overall site layout, yet one wonders why there is not similar strip parking on the other side of the development. Also all parking is outdoors, and only amounts to 50% provision, which is certainly not sufficient any more in view of two-car trends and suburban location. Quite a few people would prefer to have underground parking.

Construction standards are slightly higher than Standards in Tudor Apartments, although based on similar materials. Floors are improved, too, by floating floors over $\frac{1}{2}$ " tentest; structure is combination bearing walls and steel columns, foundations are concrete piles. Generally better workmanship results, once again, in better acoustical conditions, more privacy, - happier tenants.

Party walls are 2 x 4 staggered studs on 2 plates 1" apart with 2" rockwool batts in between,

LANARK GARDEN APARTMENTS

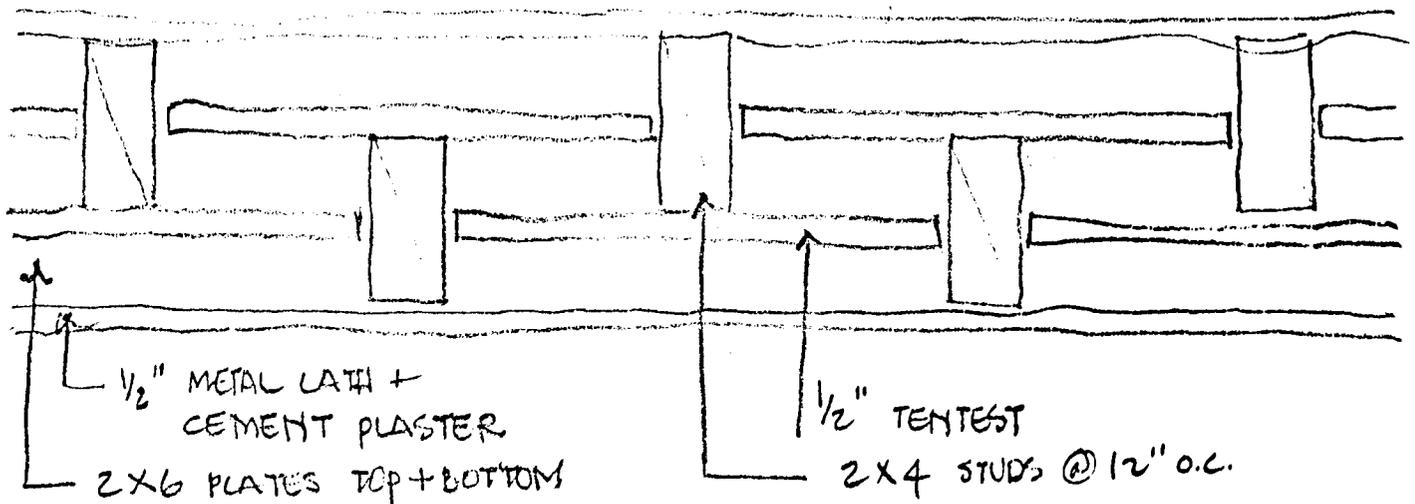
Construction Details



Section through soundproof party wall

Scale: 1" = 1'-0"

COAT CLOSET WALLS BETWEEN SUITES.



Section through coat closet wall
between suites

Scale: 1 1/2" = 1'-0"

$\frac{1}{2}$ " teneest on one side and $\frac{3}{4}$ " metal lath and plaster on both sides. Closet walls between suites have 2 x 4 staggered studs on 2 x 6 plates, $\frac{1}{2}$ " teneest panels nailed alternating to every stud, metal lath and $\frac{1}{2}$ " plaster both sides. As a result, people do not complain about noise through walls, only from above.

In terms of any extra communal facilities, only laundry and locker rooms in the basement are provided. Although children play outdoors in winter too, indoor play areas would be appreciated. For the rest, tenants feel they are well looked after in community stores, etc., in the surrounding area.

Social
facilities

Also, for the first time really in all case studies so far, people are somewhat concerned about orientation. Hand in hand with their general feeling of belonging and commitment, they consider such things as prevailing winds, sun exposure, etc. Generally though, orientation toward the central green space is favored, even if this means getting no sun into living rooms.

In the final result Lanark Garden Apartments turn out to be quite a successful development, with a consistent level of all necessary amenities.

Results

This is surprising at first because it was built with only slightly higher-than-average construction standards, and with a suite layout which leaves several things to be desired, as mentioned. Also, there are no special outstanding or spectacular features used in order to attract tenants, such as swimming pools or "sky lounges". Rather, it was achieved with attention given to a combination of some of the most basic services, which are necessary for a full family life. Furthermore, these essential services were not only given at the outset, but are continuously kept up and implemented by good management. Good general provisions in turn attract a good mixture of people and management makes it a point to get rid of undesirable people (how?). A good deal of credit also goes to the better-than-average site planning, in particular the central green spaces. Without these spaces, the project would be confronted with many of the problems found in similar blocks that have no access to outdoor areas. A good all-around example of how much can be accomplished with modest means and insistence on acceptable standards throughout.

Period IV - 1955 to 1967

10) Park Towers Apartments

Built in 1955, situated at 2300 Portage Avenue, Siting
Park Towers Apartments appear to be the first
high rise apartment building erected in Winnipeg
after the war. Situated parallel to Portage
Avenue, it overlooks the Assiniboine River to
the south and Portage Avenue to the north.
Since Park Towers, numerous similar apartment
buildings have sprung up all along western
Portage Avenue in St. James. Today this block
is just one of many others.

There is about 90% provision for parking on the Parking
ground floor, with one-third of the stalls
placed under the building and protected. Yet
access to parking stalls from the building is
in no proportion to the number of people using
them. Most people reach their cars through
very small rear doors at the ground floor, since
they are more directly in the path of traffic.
The large front doors, however, are rarely used
by tenants, only by visitors. This is a common
mistake in planning found quite often in large
apartment blocks. Instead of making adequate
provisions for everyday use, emphasis is put on

show and pretense.

The building is laid out along the central corridor principle, with the corridor running in an east-west direction. Naturally, this results in half the suites overlooking the park and the Assiniboine River to the south, thus being strongly favored, and the other half facing heavily-travelled Portage Avenue and industry to the north, thus being in a distinct disadvantage. Provision of full-length balconies for all southern suites, versus one balcony on the north side and two corner balconies at the far ends only further emphasizes this disadvantage

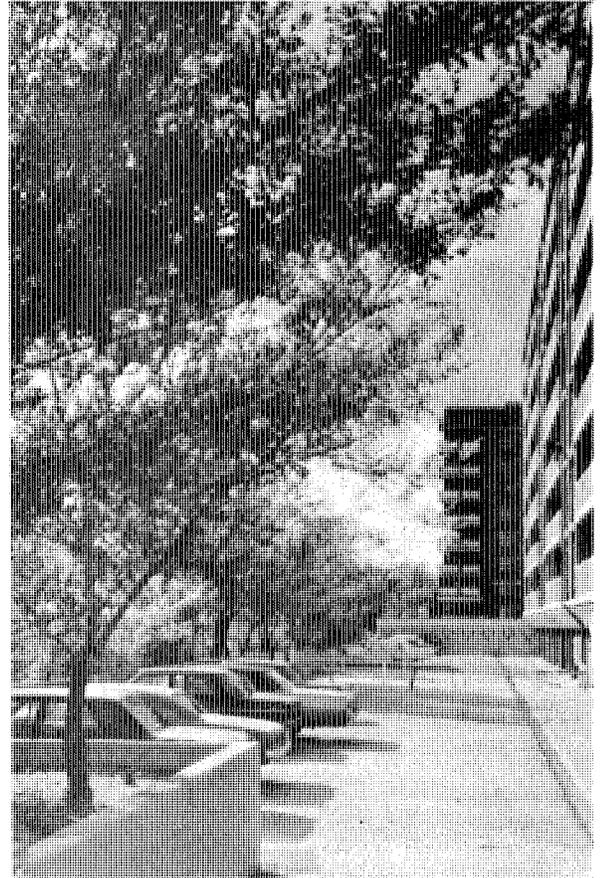
Layout

The center corridor runs over the whole length of the building, starting from a fire stair on one end, along two elevators and stair in the center core, to another fire stair at the far end. Thus this corridor ends up being 280' long in one straight line. With a width of only 6' it gives the building exactly the type of "institutional" appearance which people in the older buildings generally abhor. It would have been quite possible to either offset the long corridor at a few strategic points or to angle it in order to give some visual relief and separation.

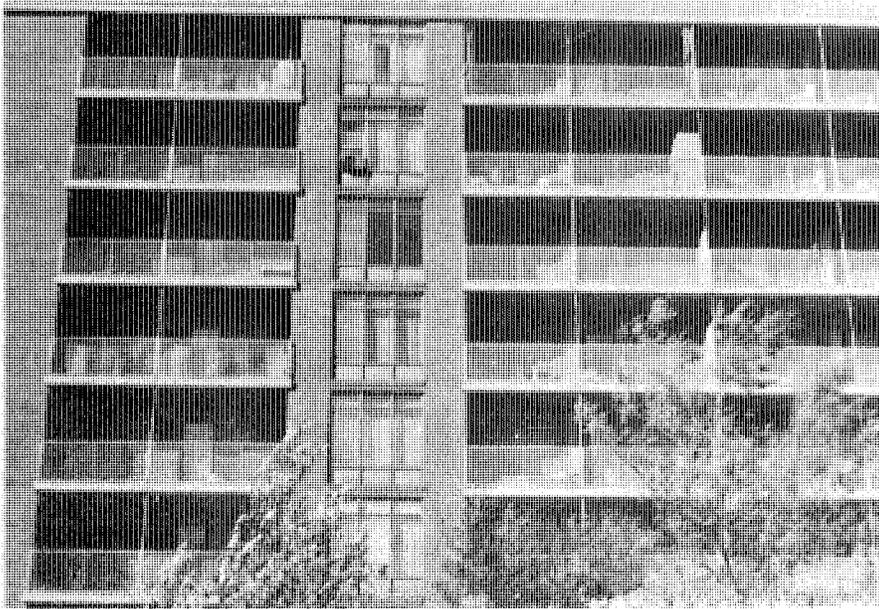
Center
corridor



View from MOUNT ROYAL CRESCENT



Surface parking on south side



Various uses of balconies on south side

Garage for underground parking on north side



Interior layout offers two bedroom suites which are slightly larger than the ones found in Period III buildings. Yet room layout is not as good as in Lanark Garden Apartments for instance. Kitchens are simply located at the far inner end of the living rooms, opening up directly into them, and do not have their own entrances off entry area. This means that one has to walk through the living room first in order to get into the kitchen. It further means that because there is no separate dining area, one ends up eating at the inner end of the living room, as a result living rooms that appear large at 13' x 18' and 13' x 22' in plans, are really much smaller because they are used in addition to living as dining and traffic areas. Southern suites are favored, however, by balconies which are accessible from the living rooms and run along bedrooms. Unfortunately though, these balconies are of the continuous type and are, despite privacy screens, no match for individually recessed and private balconies. (See also R 66).

Room
layout

As a direct result of the center corridor layout, natural ventilation is hopelessly inadequate in this block and all the others of the same type. While the corner suites at least get some diagonal

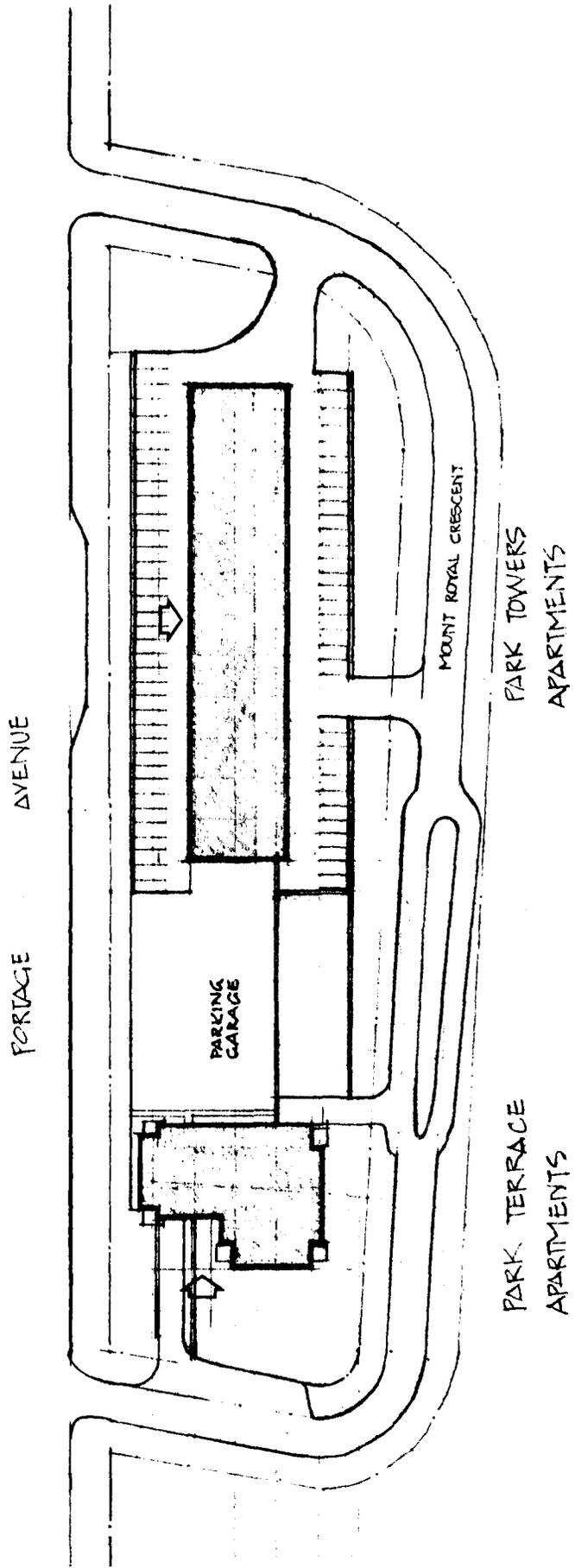
Ventilatic

Site plan for
PARK TOWERS APARTMENTS
and for
PARK TERRACE APARTMENTS



North

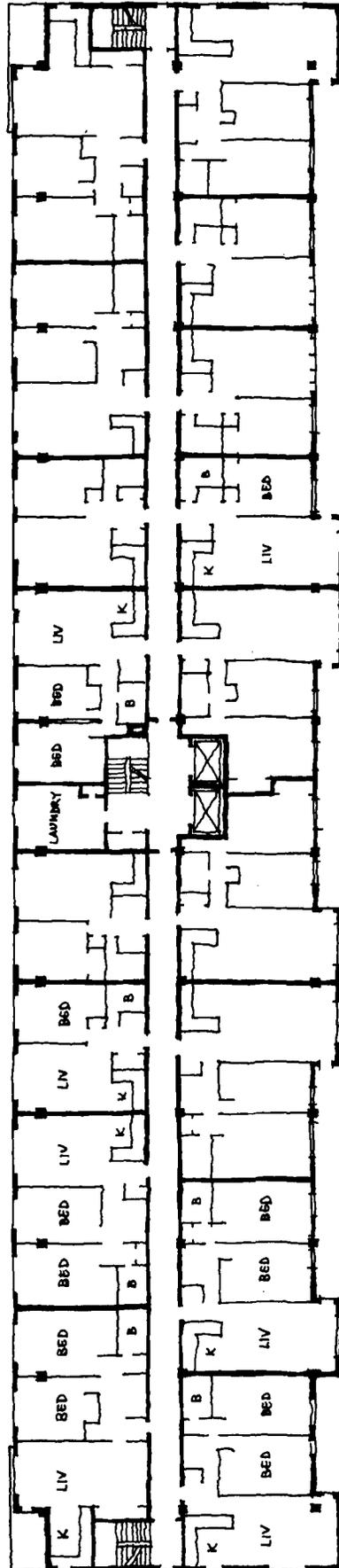
Scale: 1" = 100'



ventilation, most suites that are sandwiched between others do not get any at all. It is interesting to see the progressive decline in effective natural ventilation through all four periods. The very old buildings of Periods I and II had all double orientation, stretching home-like from front to rear over the whole depth of the block. The temperature differential between sun side and shadow side of the building resulted in the most effective natural ventilation and catching of prevailing winds. Stair hall type buildings of Period III still had some diagonal through ventilation due to corner layouts, although not nearly as effective any more as in the old blocks. Center corridor type buildings of Period IV finally leave hardly any possibility for natural cross-ventilation at all. Even with all windows open, the air still does not move because there is no temperature differential. Only if the entrance door is being opened, temperatures and pressure differential between corridor and suite set air in motion; of course this is unfeasible and results in cooking odors being carried through the whole block. Although Park Towers Apartments are air-conditioned, tenants would still prefer to

PARK TOWERS APARTMENTS

Typical Floor Layout



North

Scale: 1" = 20'

have good cross ventilation in addition to air-conditioning. While a central air-conditioning system still gets the air to circulate, the individual room conditioners or "window units" do not really contribute to ventilation, rather they cool and re-circulate the same air within a room without getting in fresh air resulting in the typical stale and unpleasant air found in such rooms.

The tenants appear to be the run-of-the-mill type, with little or no concern or opinions about their residence. Actually most suites are deserted during the day time, people are at work, including elderly couples. Young and old people are evenly distributed, some of them have lived here for quite a few years. Consequently, there is not much need for socializing and only laundry rooms at each floor, clothes line deck on roof and sun deck are provided as far as common facilities are concerned.

Tenants

The block is built with 9" flat concrete slabs on steel columns over 24' x 24' bays. Exterior walls are non-bearing concrete block brick combination as standard. Interior party and corridor walls are 7" and 5" concrete block. These interior

Standards

walls are clearly insufficient for sound control. Noise from plumbing and neighbor's toilets can be heard in suites, likewise, noise from inside can be heard in corridors. The long corridors themselves are poorly sound-proofed, badly lit and not ventilated. They were full of cooking odors at a time when the building was 80% empty.

Noise from outside is considerable on the north side facing Portage Avenue, as might be expected. Trucks passing through day and night, airplanes overhead from the nearby airport. There is very little green or trees between street and building to shield off noise and keep out dust. It would not help much anyway on high rise buildings because street noise rises up in cone shape to upper stories and becomes louder at the middle and upper stories than at the very low ones. A rather average block throughout -- "modern", middle-class mass housing.

11) Park Terrace Apartments

Built in 1958, located at 2350 Portage Avenue, Park Terrace Apartments is situated right next door to the west of Park Towers. As such, it shares the general advantages and disadvantages of siting. Yet, an L-shaped building layout,

Siting

PARK TERRACE APARTMENTS

- 341 -



View from MOUNT ROYAL CRESCENT
PARK TOWERS APARTMENTS at right
foreground



South-east elevation and parking garage

West elevation



Entrance to underground parking
on west side

which is really an unfinished point block, makes for less street frontage and much better orientation. Also parking is entirely underground in an enclosed structure, grassed over on top, accessible from the center hall. Landscaping makes good use of sloping site, also provides visitors' parking.

The point block naturally has the advantage of immediacy to center core, more individual layout due to corner locations, better ventilation, view and orientation, richer general appearance. On the negative side is the much higher cost per suite, two elevators serve eight suites per floor, versus 17 suites in Park Towers, for instance.

Layout

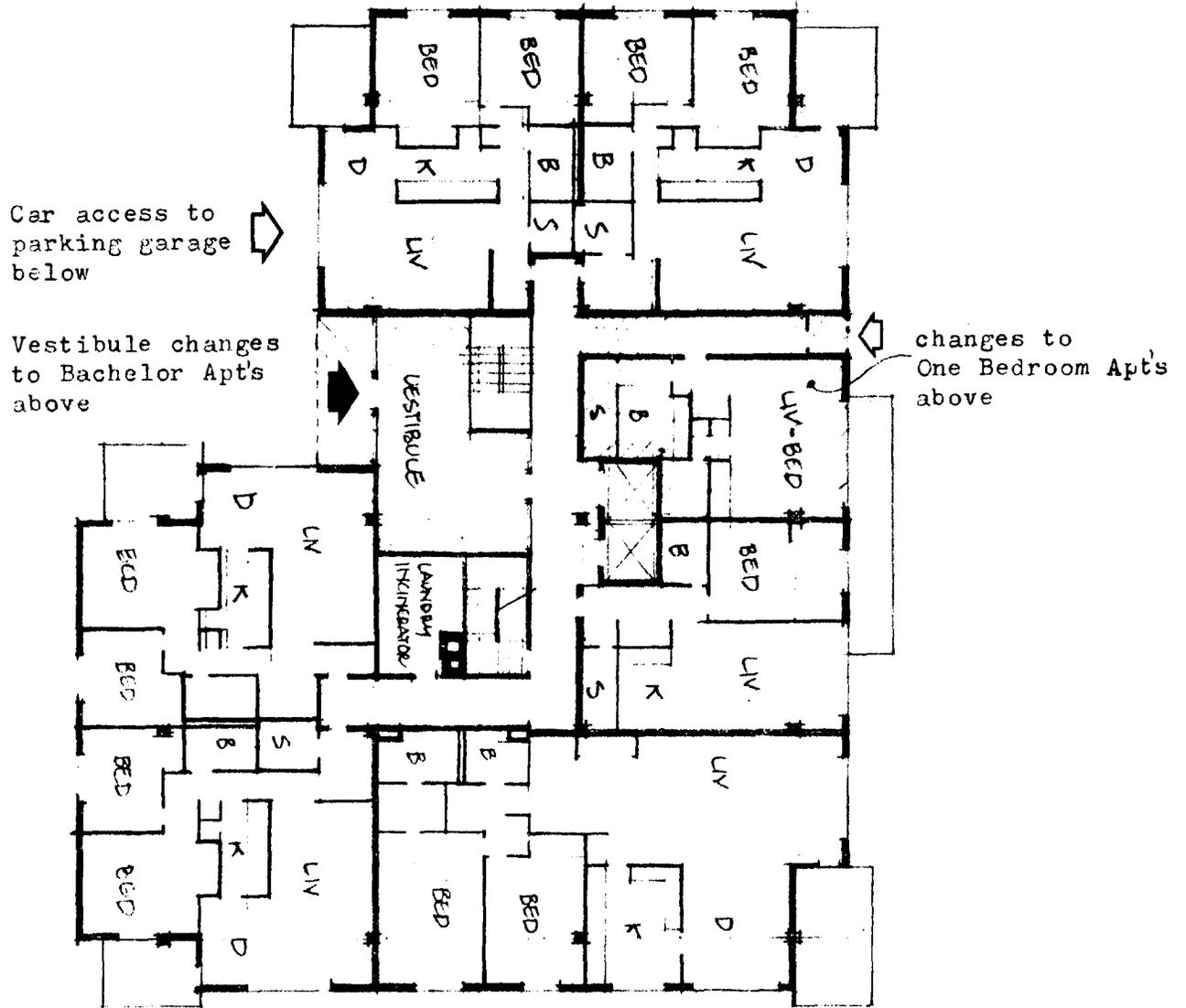
Interior suite layout is far superior to that of Park Towers from three years earlier and really the first example in Winnipeg of competent contemporary apartment planning.

The standard two-bedroom suite has a good-sized living room leading into an 8' x 10' dining area at the narrow end of an efficiency kitchen.

The dining area opens into a recessed private corner balcony 8' deep, well located to catch prevailing winds. Entries with coat closet are

PARK TERRACE APARTMENTS

Main Floor Plan



North

Scale: 1" = 20'

screened off from the living room, also feature a good-sized storage closet. Most two-bedroom suites average 900 square feet, yet one luxury two-bedroom suite per floor has 1430 square feet! It offers a full-size enclosed kitchen, a large dining area and a second bathroom with boudoir off master bedroom.

As a result of higher rents, tenants are more exclusive. Most are retired older people, have moved here because they like the area, the building and the underground parking. They are all quite attached to the place, some have lived here for seven years and more. They all use their balconies for sitting, eating, planting, etc., and consider such things as view and orientation. Aside from the laundry room provided at every floor and a roof clothes drying deck, they do not feel the need for any common facilities. For some reason, janitor, agent and tenants alike refused to be talked to. It was only with great difficulty that we could finally interview a few tenants. Not to talk to strangers seems to be a policy here.

Tenants

Construction methods seem to follow Park Towers, sound control is better. There are no complaints

Standards

of noise from within, yet some about street noise. All people are concerned about airplane noise, however, depending on wind direction. Planes sometimes come in low overhead and the whole building reverberates. Asked about the central air-conditioning system, people still very much want windows that open and natural ventilation in addition to air-conditioning.

Generally, this is a relatively successful building - mainly due to intelligent interior layout and provision of underground parking. Were it located in a less noisy and busy area, it would be close to a quite successful instead of merely "relatively successful" apartment building.

Result

12) Caravan Apartments

Built in 1961, located at 254-256 St. Anne's Road in St. Vital, Caravan Apartments do not amount to an apartment building by definition. Rather they were included in this sampling in order to show an unusual experiment for Winnipeg. They are set up as two separate two-storey blocks, each containing six back-to-back maisonettes, could therefore be called "sixplexes". They

Type

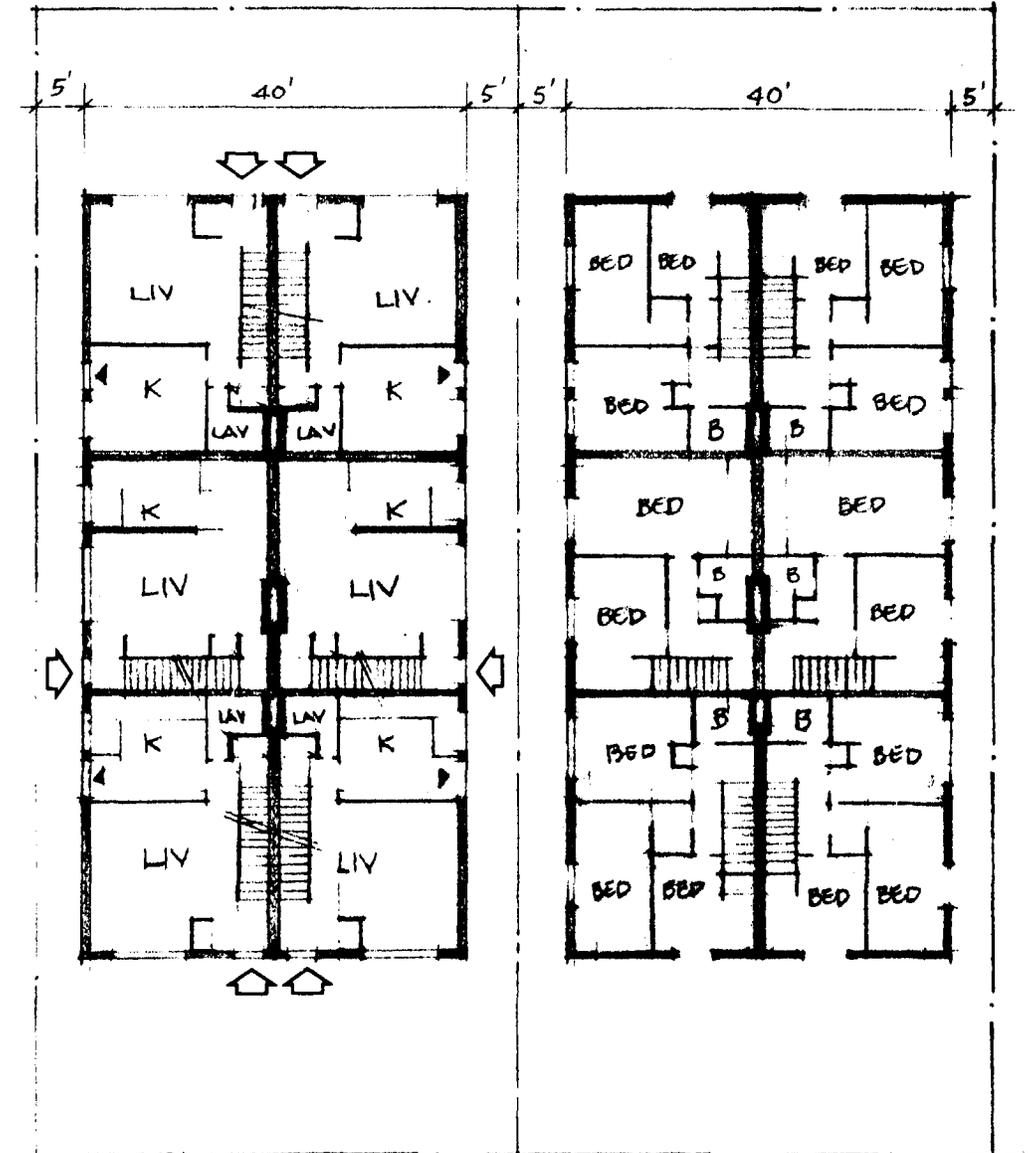
really amount to six small two-storey houses with their own front and rear doors all built into one block.

It becomes immediately apparent that zoning is Zoning to blame most for the failure of this experiment. The blocks were erected under the same zoning regulations that apply to single family dwellings, 20' front yards, 5' side yards. In order to get six families into the standard 50' wide lot, the blocks had to be built within the closest possible setbacks of 5' on either side. Consequently, the two adjacent blocks are only 10' apart from each other, with all the required windows of six units facing into this narrow strip of concrete. In turn then, because of the symmetric suite layout, people look across the walk straight into corresponding windows of the neighbor's suite.

Within one block, four maisonette suites are three Layout bedrooms at 1240 square feet and two are two bedrooms at 1122 square feet, which includes a basement calculated at one half area. If one excludes basement and stairway, the actual living area left is rather small, yet by themselves these maisonette suites are quite efficient and workable, two-bedroom suites have private entry, living, full kitchen with

CARAVAN APARTMENTS

Typical Sixplex Floor Layout



First Floor Plan

Second Floor Plan

North



Scale: 1" = 20'

service entrance and small powder room (no toilet) downstairs, and three bedrooms (with minimal closets) and bathroom upstairs. Two-bedroom suites are similar, yet only have dinette, efficiency kitchen without rear door and no powder room.

This is the first of all case studies examined so far to feature three-bedroom suites at all. Consequently, the place is full of children, which is certainly the last thing the development can afford. The children are playing everywhere, on the narrow concrete walk between the blocks, in a sea of mud called front yard (there is no grass), on busy St. Anne's Road and Trans-Canada Highway intersection, and in the rear parking lot on top of cars and garbage cans. All tenants see a desperate need for play areas, supervised or unsupervised, to keep the children occupied summer and winter. There is a public park beyond the intersection, but it is too far from the development to be useful.

Tenants

Amount of garbage produced by 12 families in those two standard residential lots is

Garbage

considerable, would be a problem even if handled by a janitor. But there is no janitor, rather garbage has to be carried by tenants to garbage cans at the rear along a lane, garbage control is found to be very difficult, children do not help matters.

Despite all this, some tenants still hang on.

Children

A couple with four boys have lived here for four years, find this the closest thing to a private house! Another couple with three children have lived here for two years, moved in because of vacancy. The husband works out of town, his wife complains strongly about lack of play areas, greenery and garbage situation, etc., etc.

In addition to play areas people want a lounge or recreation room to get together in during the winter; the only chance to meet is in the side yard outdoors because of all private entrances. Unlike older retired people elsewhere, mothers with children do want to meet other mothers to exchange experiences, gossip, etc.

The area is poorly served by neighborhood shops and community stores, which shows that the

development is not only badly zoned, but also wrongly placed within the community.

The two blocks are very cheaply built with 10" concrete block and stucco exterior walls with 2" strapping and batt insulation, 12" concrete block party walls and wood joist floors. Yet sound control does not appear to be too much of a problem, noise from plumbing and bathrooms, however, can be heard. On the whole, however, it is not the building's cheap construction which causes all the problems mentioned.

Standards

Rather, the problem lies very simply in the fact that the place is wrongly situated for its population. One does not have to be a sociologist to see that 12 families with an average of three children are simply more than what two residential lots can support. In other words, Caravan Apartments fittingly amount to a caravan of modern slums, overcrowded and unsanitary. Overcrowded because of the reasons mentioned and unsanitary because of very poor upkeep and management. It should also be noted that the place is a slum not because of dirty, "slummy" tenants, rather they are all concerned about the situation; instead, the place is a slum despite its tenants:

because tenants who are orderly and disciplined within their own suites can not be asked to take care of mud in the front yard or garbage in the alleys; this is definitely the manager's job.

It would be a very worthwhile experiment indeed if one could take these two blocks and transport them just the way they are into Lanark Gardens for instance (page 320). One could actually leave the sixplex layout (which is quite workable), one could leave the cheap construction - (which could be worse), and one could even leave the tenants (who are no mean breed), yet one would quite possibly be very surprised into what a successful development this modern slum could convert itself, if thus placed into a well planned, well sited and well landscaped environment of multi-family residences.

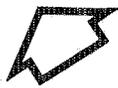
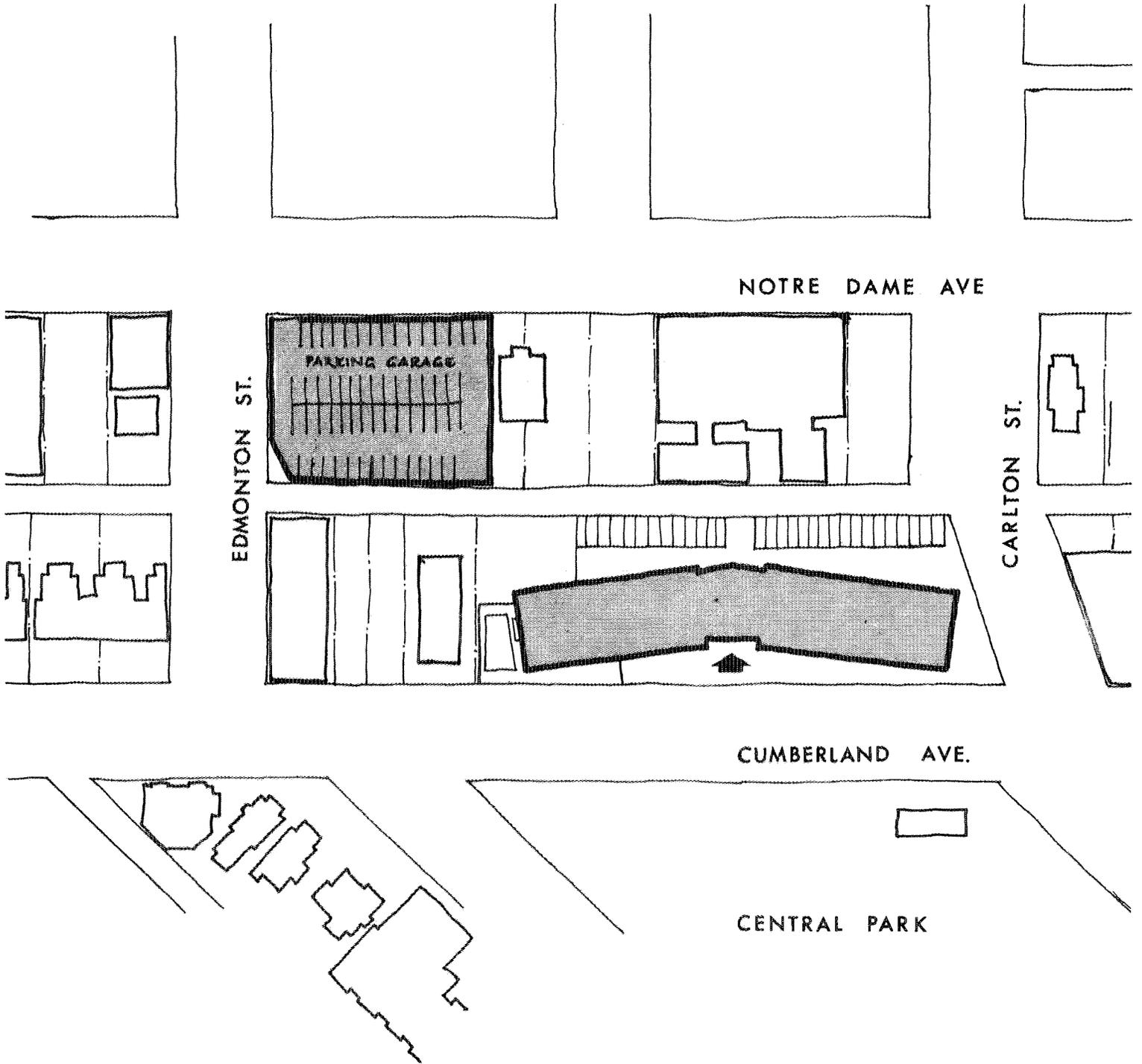
A hypo-
thetical
comparison

13) Regency Towers Apartments

Built in 1963, located on Cumberland Avenue north of Central Park, Regency Towers is by far the largest apartment building built in Winnipeg so far - 20 storeys, 407 suites. In terms of siting and zoning, the building is in a category all its own. Essentially the building's excessive height

Siting

REGENCY TOWERS APARTMENTS



North

Scale: 1" = 100'

in relation to its small site was made possible by labelling it a "pilot project", special zoning allowances were given in order to test a new interpretation of building-to-open-land ratio.

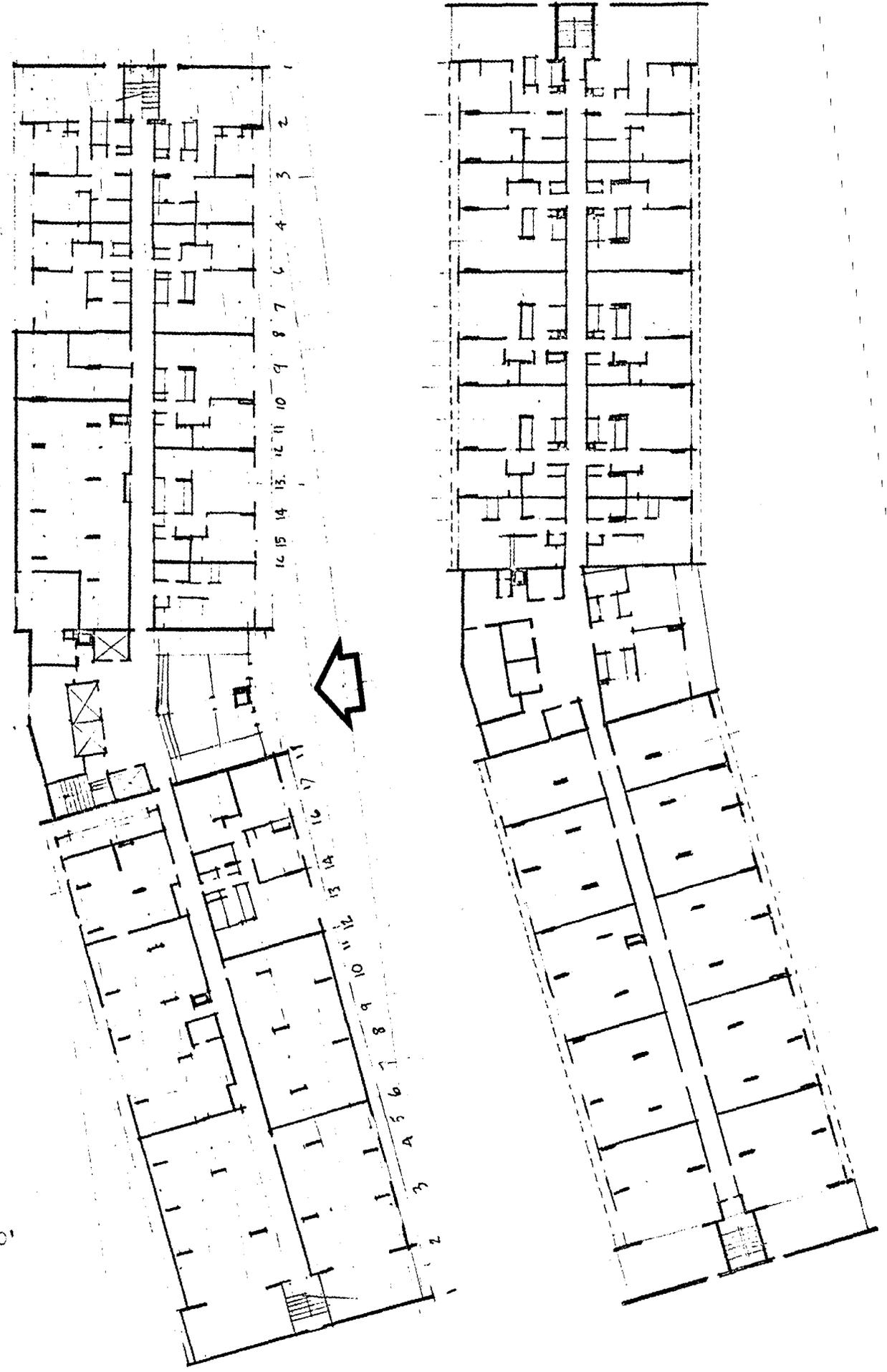
Since the large expanse of Central Park immediately Zoning to the south could easily provide the building with all the required open recreational space required, permission to build was given, although the building's actual lot did not nearly have enough open area for a 20-storey building. This could have been quite justified were it not for parking, and for the fact that 50% of all suites do not face the park to the south at all, but rather the north into the back lane and busy Notre Dame Avenue.

Gradually the experiment was seen as a failure by Metro zoning. The original hopelessly inadequate parking of 30 stalls (7% provision) was increased by 140 stalls through construction of a parking garage on a property immediately north of the back lane. Thus total parking was brought up to 170 stalls, or 42% provision, which is at least reasonable in view of central downtown location. About the fact, however, that 50% of all suites

REGENCY TOWERS
APARTMENTS
First Floor Plan
and Typical
Floor Plan



Scale:
1/32" = 1'-0"

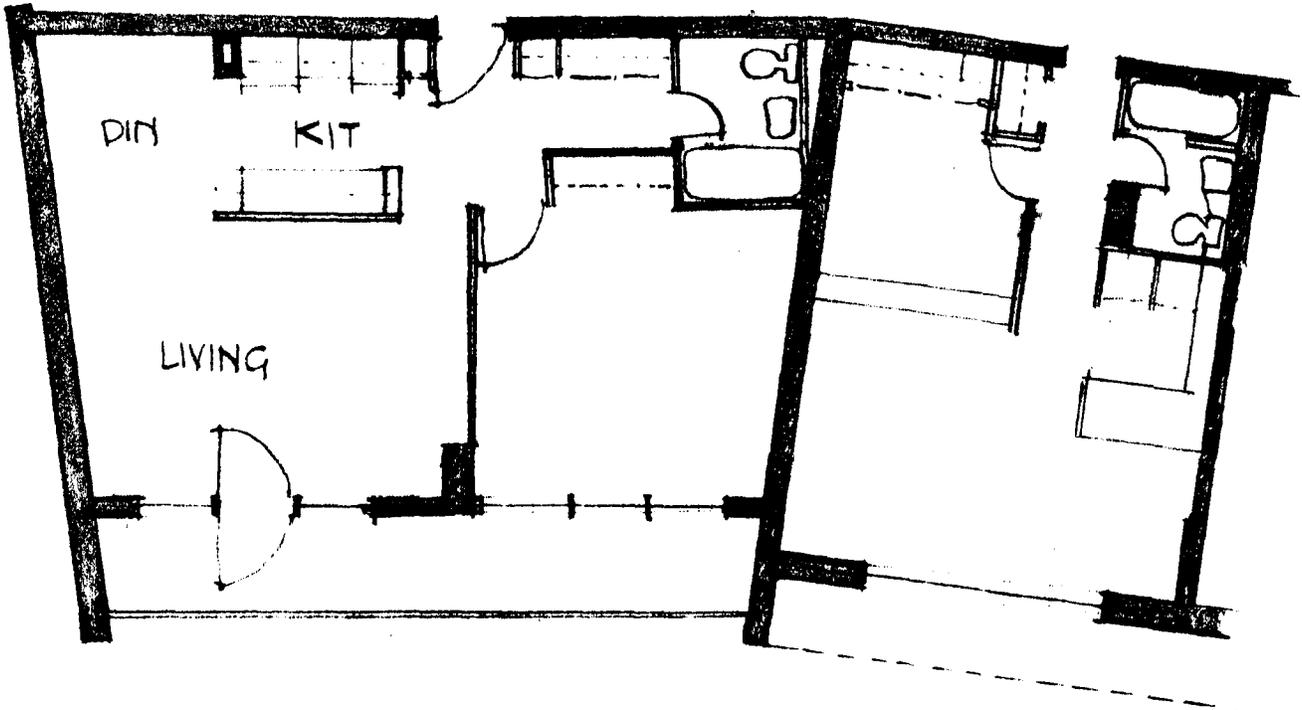


faced the wrong way, nothing could be done any more. Consequently Metro zoning learned its lesson from this experiment. It helped to formulate Metro's zoning requirements for on-site provision of enough open recreational space and parking more clearly.

Building layout is based on center corridor which results in the very uneven situation of view and orientation mentioned. The center corridor is angled at core however, in order to reduce monotony of the corridor and probably also in order to make the building "embrace" Central Park, (very similar to Park Towers in layout). Balconies are provided only for the central one-bedroom suites opposite core, but not for the majority of other suites which is quite inexcusable. Of the four elevators provided, one doubles up as service elevator. The suites are all on the small side. The one-bedroom suites have an unsatisfactory layout with kitchen-dining at the dark inner end of a 14' x 14' living room, and insufficient storage space. Only the two-bedroom suites at the building's ends have a larger, ventilated (window) dining area as part of a larger dining room.

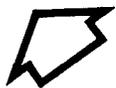
Layout

REGENCY TOWERS APARTMENTS



Typical One Bedroom Center Suite with balcony

Typical Bachelor Suite



North

Scale: 1/8" = 1'-0"

REGENCY TOWERS
APARTMENTS

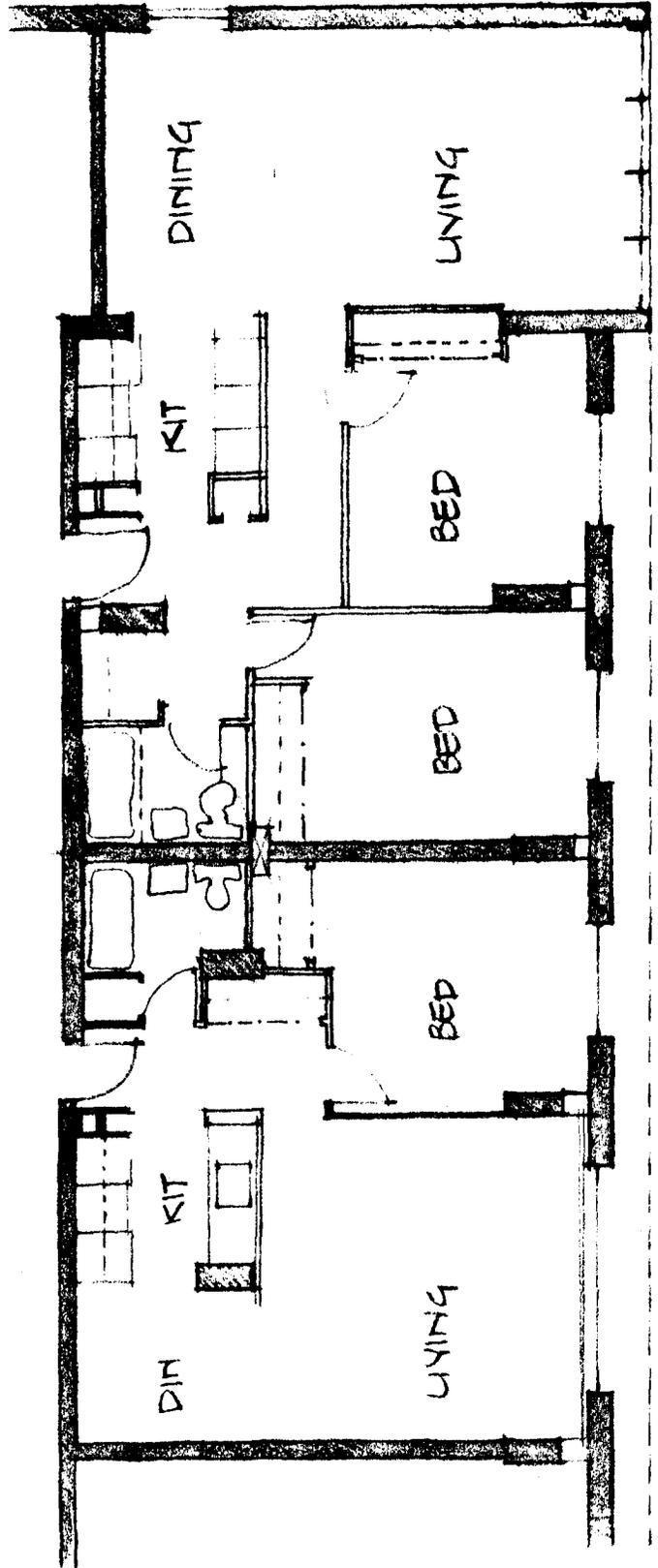
Typical 2 Bedroom
End Suite

Typical 1 Bedroom
Suite



North

Scale: 1/8" = 1'-0"



The cheap aluminum windows are too small and poorly placed, sit too high in the wall so that one can not look out the window when sitting down. Ventilation in general is very poor despite air-conditioning, one has to leave the door to the corridor open in the summer.

Ventilation

There are quite a number of common services provided, but they are all either badly planned or badly operated. There is an insufficiently small laundry room at every floor behind the elevators plus a larger laundry and ironing room on the ground floor. There is also a small storage locker room on each floor. All these common facilities on the upper floors are so small that there is really no space to ever meet anybody. Meeting rooms or lounges on each floor are necessary to accommodate those who seek contact. Most common facilities are located on the ground floor, a small store which is poorly run, only keeps cans and no perishables. Two storage rooms are provided but are not very easily accessible. There is also a recreation room, manager's suite and office, mail room, furniture delivery room, debris room, etc. On-

Common
services

site facilities include a swimming pool and badminton court.

The tenants are a mostly younger, constantly changing lot. Vacancy rate and turn over are very high, and there is an eternal coming and going, moving in and out. Children are not allowed in the block. Although people living right in the middle of downtown may be changing their place of residence quite a bit, one reason must surely be the building's generally poor planning, workmanship and upkeep. The atmosphere is that of a hotel rather than that of a multi-family residence.

Tenants

The structure is of concrete columns and 6" two-way slabs. Exterior walls are arch cement render over 8" concrete block and 2" batt insulation. Corridor walls are of 5/8" drywall laminated on two separate rows of 1 5/8" steel studs. Party walls are of two-ply 5/8" drywall on 3 3/8" steel studs. As a result of such marginal construction standards sound control is totally inadequate throughout the block despite carpeting in suites. Likewise ventilation is very poor. Also, heat control is badly lacking, continuous heating coils on exterior walls get much too hot despite

Standards

two-zone north and south heating layout.

In summary then, Regency Towers amounts to a kind of vertical mass housing with mediocre planning and very marginal standards of construction and equipment. At the moment, the block still fills a need though, due to its central location. However, as soon as apartment developers move into Winnipeg's central business district in earnest, which they have avoided so far, the demand for Regency Towers suites will be limited even more severely than it is now.

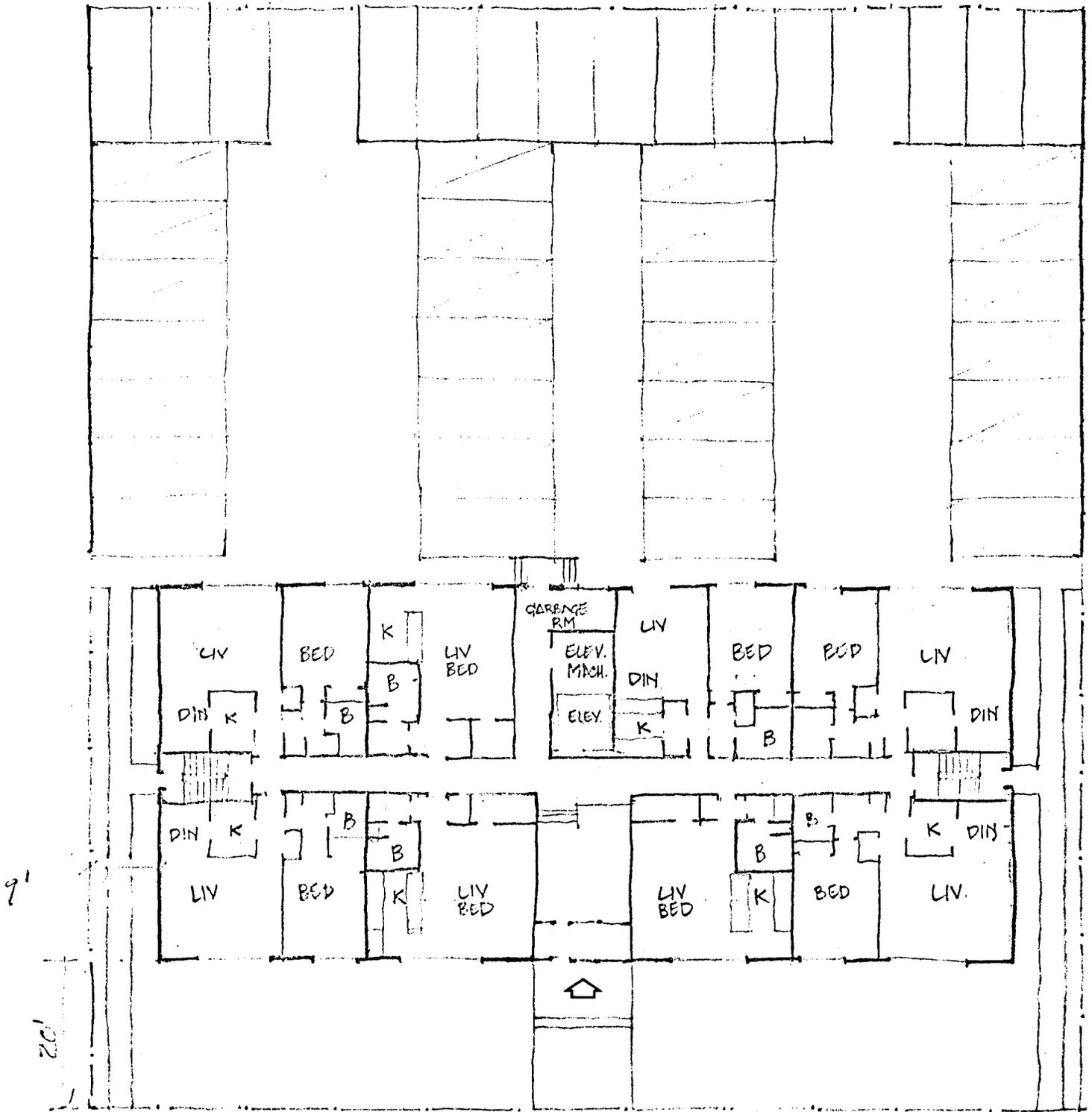
Result

14) 85 Furby Street Apartments

Built in 1965, this block could be classified as the typical medium-rise (five storeys) Winnipeg apartment block of the sixties, as compared to Tudor Apartments of the fifties. Furby Street being a north-south street and the block sitting parallel to it with a center corridor, results in the fact that half of all suites face west into the street, and half face east into a rear parking lot. This is at least a step forward insofar as all suites get an equal amount of sunlight sometime during the

Siting

85 FURBY STREET APARTMENTS



First Floor Plan



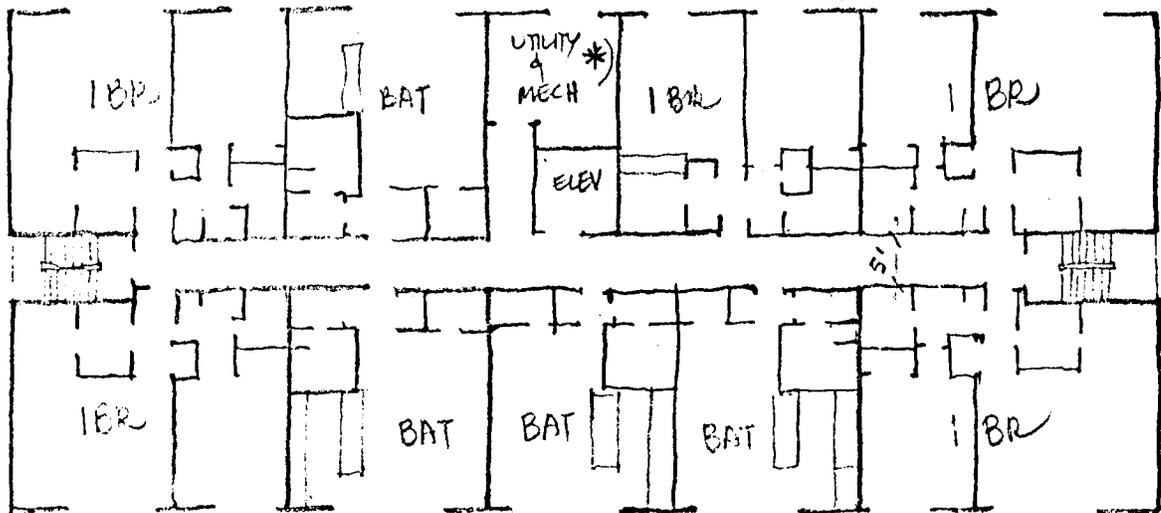
Scale: 1" = 20'

day, except for the fact that 50% of all suites face onto a parking lot in the rear. However, it opens the western suites to western sun only which makes them very hot in the summer. This is the same old problem caused again and again by the center corridor; advantages and disadvantages are very unevenly distributed.

Were the center corridor eliminated, however, the suites could stretch over the entire building's width from east to west and take advantage of varying sun exposure and cross-ventilation. In turn they would have to be only half as wide, could be accessible by stair halls, or better, could be set up as maisonettes over and around one or two center corridors. As it is, the block is laid out on the safe and economically most favored center corridor system, regardless of what this does to the suites inside. However, this center corridor is not nearly as objectionable as corridors found in larger blocks, because the building is not very long to begin with. Yet corridor is unnecessarily dark, poorly lit and ventilated.

85 FURBY STREET APARTMENTS

Typical Upper Floor Plans
(2nd, 3rd, 4th, 5th floor)



- *) 1st Floor - Elevator Machine Room and Garbage Room
- 2nd Floor - Electrical Room
- 3rd Floor - Laundry Room
- 4th Floor - Locker & Storage Room
- 5th Floor - Mechanical Room



North

Scale: 1" = 20'

Special zoning allowances had to be made to let the building be erected on insufficient open land area to allow for canopies projecting into front and side yards and for a sea of parking in the back stretching right to the property lines.

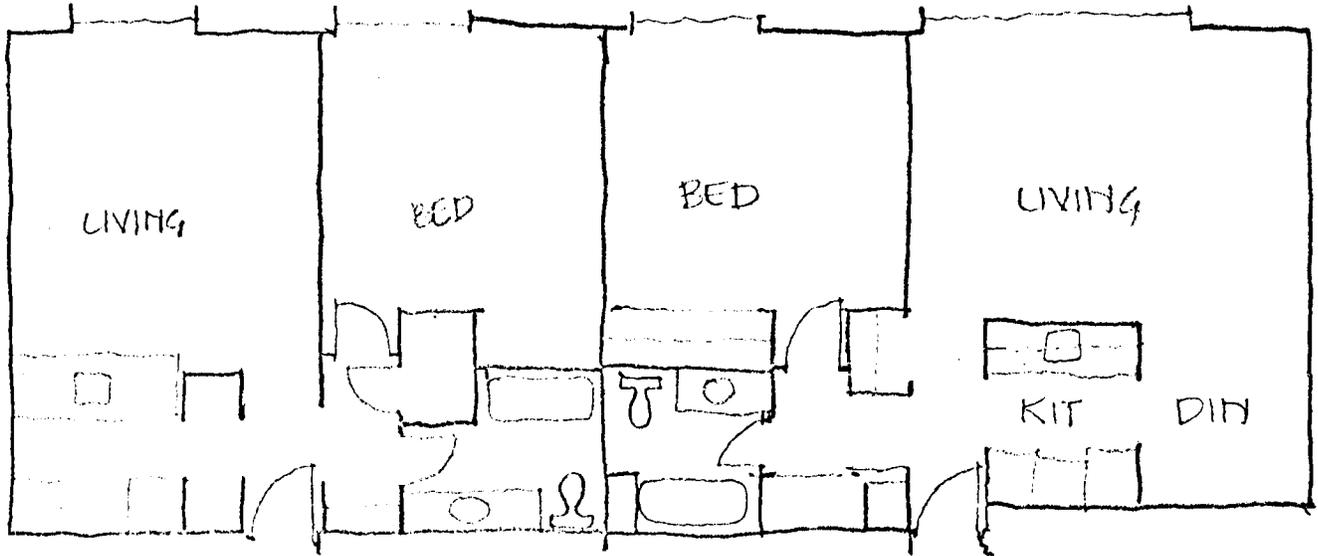
Zoning

As a result of these zoning allowances, there is nearly no green left at all, except for a narrow green strip in front. The entire back area is taken up by parking with nearly 100% provision. And there are no balconies to compensate for open recreational space lost to parking and drives.

Interior layout was designed with obvious attention given to space saving efficiency. This becomes apparent in the unusual arrangement of mechanical and service rooms. While the space behind the center elevator on the ground floor is used for elevator machinery, garbage room and rear entrance, this same space is used on the second floor as an electrical room, on the third floor as a laundry room, on the fourth floor as a storage locker room and on the fifth floor as a mechanical room. Such an arrangement is sensible insofar as the small space behind

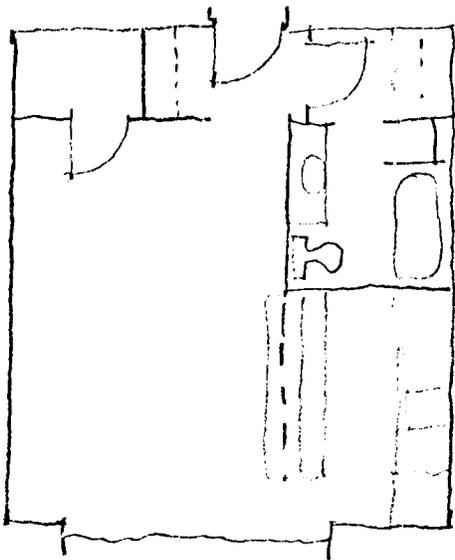
Layout

85 FURBY STREET APARTMENTS

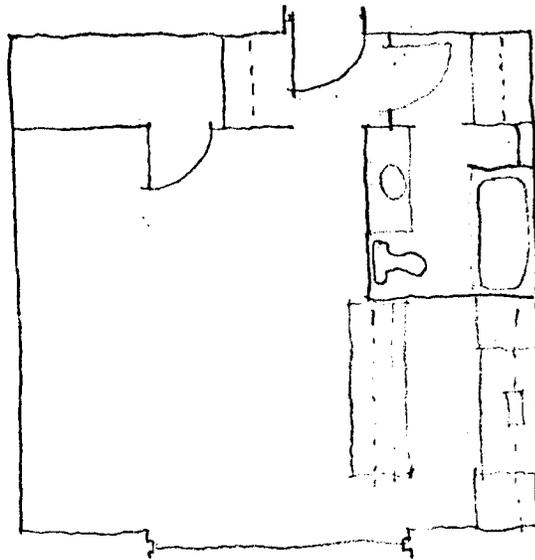


One Bedroom Suite

Larger One Bedroom Corner Suite



Bachelor Suite



Larger Bachelor Suite

North 
Scale: 1/8" = 1'-0"

just one elevator can not be made into a bachelor suite upstairs the way it is usually done. And, of course, this results in the considerable economical advantage of saving a basement altogether.

On the other hand this manipulation places the laundry room on one, the third floor only, and thus causes constant noise and traffic on this floor, disturbing the tenants below. Also the standard center corridor is narrow enough for one floor with 5' width and no standing room at elevator. Yet all the other tenants come up or down to this same elevator stop and crowd with their laundry baskets into a corridor which was never meant to bear so much traffic. An obvious oversight in overall planning. Aside from its location, the laundry room is simply not large enough to serve a total of 44 suites. It only has three washers and three dryers, which is one washer and dryer for every 15 suites. Another result of the above-mentioned manipulation of service areas is that there is virtually no space for storage of larger bulky items at all. The small storage locker room on the fourth floor is much too small for 44 suites,

Service
areas

and there is no basement.

The suites themselves are all quite small, repeating the common mistake of having all their kitchen dining areas at the dark inner ends of the living room without ventilation. Most suites once again have no separate dining area, thus making living rooms much smaller than they appear on plans. Only the corner suites have dining nooks, but no windows for cross-ventilation and view. This again is a result of marginal zoning. Had windows been provided in the end walls, setbacks would have had to be increased. This in turn would have reduced the number of possible suites per floor.

Suites

Paradoxically, the bachelor suites turn out to be the best units with good bathroom closet combinations, as much storage space as the one-bedroom suites and even larger and well-lit and ventilated kitchens, because these kitchens reach exterior walls and windows. All tenants complain about insufficient storage space within suites and in lockers. Also, tenants wonder why they did not get any balconies, since this is a new block. They feel that they would use them constantly, since there is very little green in the

narrow 20' front yard to sit in.

Tenants are of the younger and middle-age group, with quite a few single nurses. They generally moved here because they wanted to live in a new block. Now they have a new block alright, but realize that several services and amenities usually found in modern blocks are missing in this one, because it falls into the "economy class". And the few services that have been provided are insufficient and undersized. Some people say that a duplex would be their next place to live because of greenery, play areas and garage provided. They would at least like to have a roof observation deck. Now their only place to meet is in the small laundry room. They also complain about the fact that refuse has to be carried down to the garbage room. All tenants are very grateful though for the electrically-controlled door in the lobby, which keeps out salesmen, etc., and also gives tenants the illusion of exclusiveness.

Tenants

Construction is standard, with brick concrete block combination exterior walls, 12" concrete block corridor walls. Floors are 2½ concrete

Standards

slab over steel deck over 12" SS steel joists with suspended 5/8" fireguard drywall. Again, such corridor walls are not sufficiently sound-proofed, T.V.'s and radios can be heard in the hallways. Although the building is air-conditioned, most tenants are very much in favor of natural ventilation. They feel that the available air-conditioning is too noisy and causes air currents.

In summary then, the building is very much an efficiency-minded yet average apartment block of the "economy class". It is successful at the moment, because there is a market for such accommodation, and because it gives the illusion of all modern apartment services available. In fact, though, these services are only marginally provided, or lack completely.

Result

The building is placed in a very delicate balance between a maximum number of suites versus minimal common services. In fact the ratio between revenue-producing suite area to non-productive public area is the highest found so far in Period IV buildings in Winnipeg. Public areas amount to only 16% of usable (rentable) floor space!

Thus there is very little extra margin in the public areas which makes the building vulnerable to future developments. As soon as anything goes wrong and as the attraction of novelty wears off, the building may simply end up being another overcrowded modern slum, remote control door and all!

15) Grosvenor House

Built in 1964 situated at Grosvenor Avenue and Wellington Crescent, Grosvenor House takes good advantage of its site overlooking Wellington Crescent and the dense tree growth typical of this area. It is furthermore in a class of its own, mainly on two accounts. First, it is one of the very few point block apartments ever built in this city. Secondly, it has an unusually high standard of planning and overall architectural quality for Winnipeg. Siting

Being a point block, view and orientation can be enjoyed at all four sides of the building. It is surrounded by a sea of trees in all directions which cut off noise and dust from Wellington Crescent. Due to its relatively small site, the building is raised on stilts and parking is on grade, partially under the building. (provision 85%)

GROSVENOR HOUSE

- 371 -



View from GROSVENOR AVENUE



View from back lane



Balconies along GROSVENOR AVENUE



Surface parking off GROSVENOR AVENUE under building

Typical balconies



Exterior details



Front entrance

The typical floor contains only five suites of which four are corner suites. They are grouped around a very compact and intimate core with only one elevator and space-saving "scissor stairs" - two separate fire stairs interlocked in one stair shaft.

The point
block

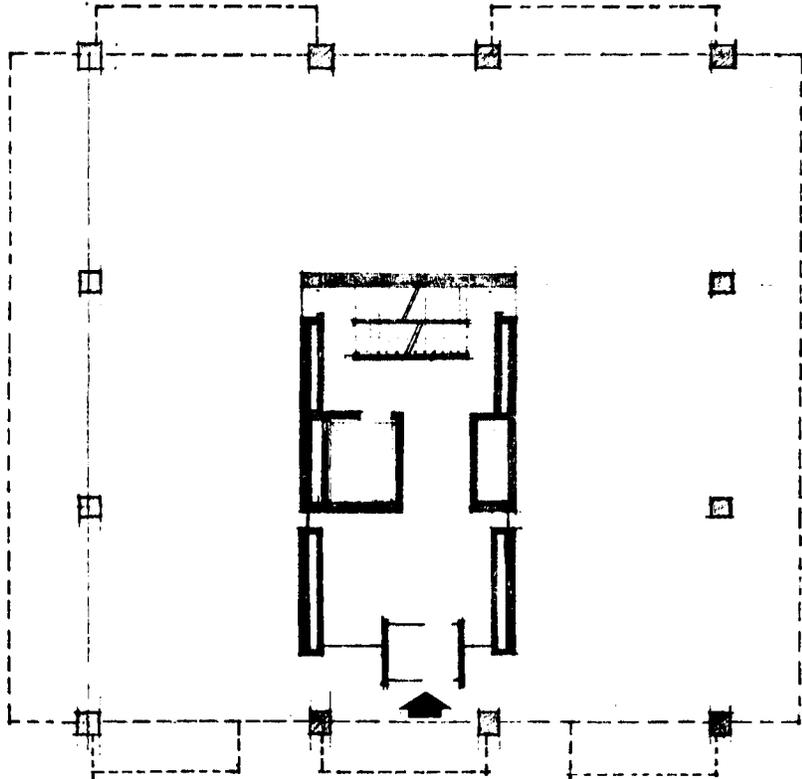
Due to the point block layout, the corner suites get maximum exposure, view and effective diagonal cross-ventilation. The one suite sandwiched between the two southern corner suites is a one-bedroom unit, has no cross-ventilation but still extensive southern exposure. All five suites have their own private balcony.

Of course, the ratio between cost of construction and revenue-producing floor area is rather high. Consequently, rents have to be high. This is without doubt the main reason why developers in Winnipeg have so far shyed away from the point block. Because of economics the point block can only cater to an exclusive, very limited market. It can never become mass housing. However, the advantages offered in suite layout are infinitely higher than those of the standard center corridor block. In the long-range view, therefore, considering rising demands in standards and improving

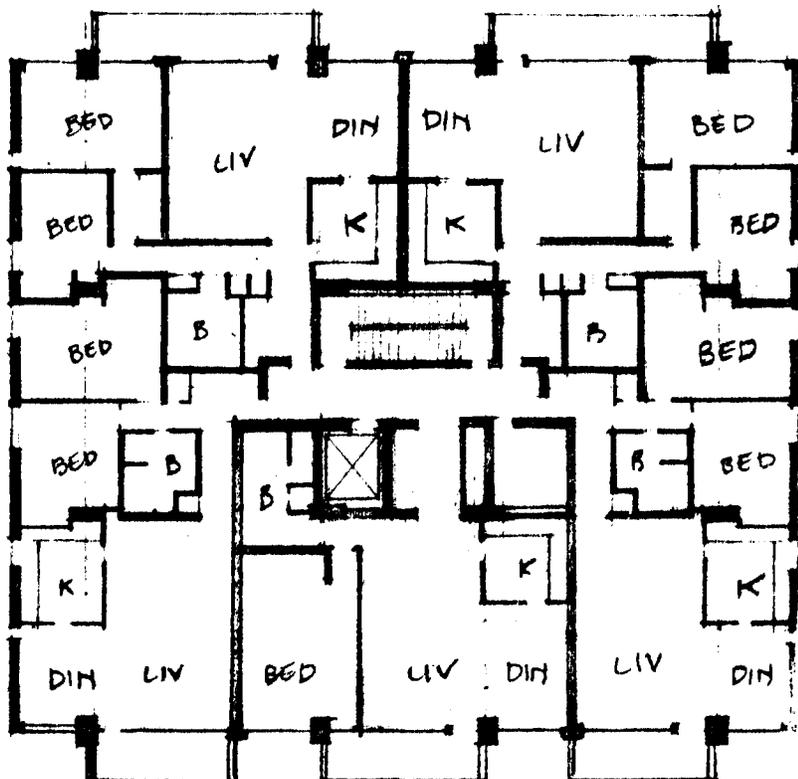
CROSVENCOR HOUSE

First Floor Plan
- Parking under
building on grade

Boiler Room and
Locker Room in
Basement below



Typical Upper
Floor Plan



North

Scale: 1" = 20'

sophistication of the market, the point block is well worth its higher initial investment.

The suites are all laid out with a great deal of diversity and inventive use of available space. In fact, richness of interior layout approaches that found in so many of the older Period I apartment buildings. Noticeable is the interior circulation which follows a logical and orderly pattern form. It progresses from a spacious entry coat closet area past a short bed-bathroom hall toward the living room, very unlike the usual modern entry, which plunges head-on into the living room. Here the interior circulation is compact yet not cramped, making good use of the darker inner areas of the point block plan. Living rooms are comfortably large, wide open to a balcony which reaches over to adjacent bedroom. L-shaped dining area is rightly placed at the exterior wall, has its own large window and connects into an enclosed, well-sized efficiency kitchen. The two southern corner suites have exterior kitchens with their own window, yet this window cannot be opened. Although tenants installed their own air-conditioning units,

Layout

they all feel that openable windows are a must. Bedroom windows have small bottom vents which should be top vents. Closets are not ample, yet well designed and feature additional built-in shelves in bedrooms. They are recessed near interior columns (see plan) and come in very handy.

The private balconies were used throughout the day. They are expensively furnished, have potted plants, which in one case were substituted by Colorado Spruce in winter. However, the southern balconies get very hot during the day and should have been recessed into the building to get shade from above.

Tenants are of the exclusive, upper-class variety, split 50-50 between couples still working and retired or widowed people.

Tenants

Naturally, the high rents have a screening effect. Most tenants are very attached to the district since this is the area they have lived in before or grown up in. Many belong to the Winter Club, Charleswood Golf and Country Club, etc.

All tenants love the intimate floor layout with only five parties per floor. They find this a very commendable thing in view of other modern

blocks which are "institutional" in character. They cherish their privacy to the utmost, moved here because they would find it here and are certainly willing to pay for it. They do not seek contact except with the occasional acquaintance on their own floor. Consequently, they do not need any common or social rooms except for the small laundry room provided on each floor.

The entrance lobby on the ground floor has electrically-controlled doors, is used in the winter as a waiting room for the bus. There is only a limited number of parking stalls, few of them under cover. Tenants feel that for such high rents they should get enclosed weather-protected parking. Tenants prefer on-grade parking to underground parking because of ramps, etc.

Overall standards of construction and equipment are very high. Sound control is excellent in all aspects. One tenant even keeps an organ in his suite, which cannot be heard next door! Insufficiently openable windows are the only source of complaints. Standards

In summary, Grosvenor House sets very high standards indeed in terms of building layout, Result

suite layout, personal privacy, view, orientation, and overall workmanship. Of course, it should also be said that it is easier to produce an excellent apartment building if one caters from the outset only to the very limited and exclusive market of a wealthy and exclusive clientele. It is far more difficult to produce a good all-round apartment building with the usual limited budget for the great majority of people who can afford only reasonable rents.

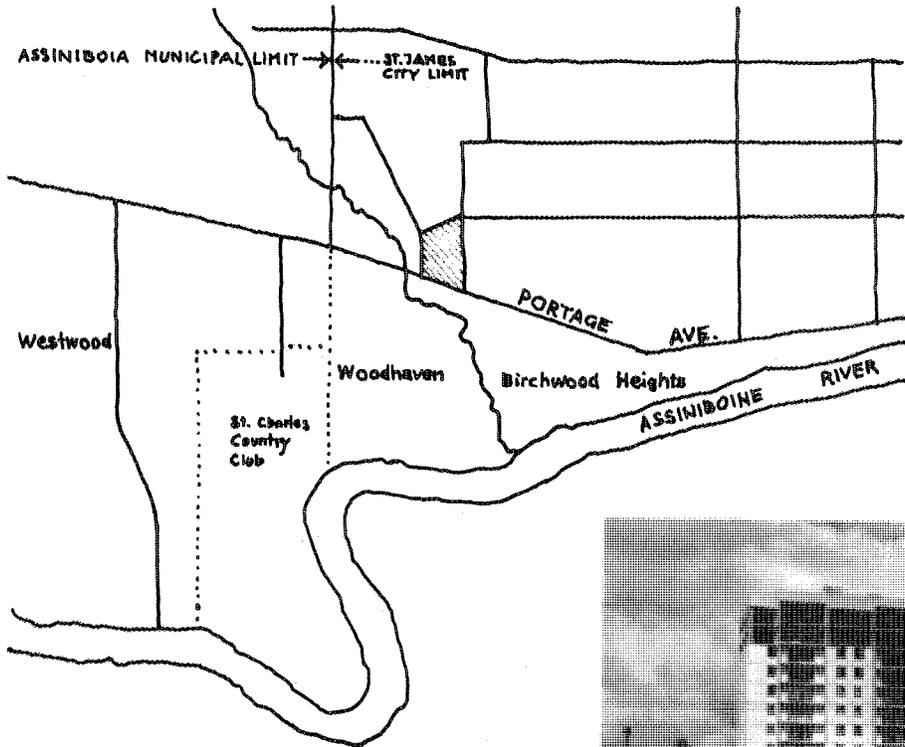
16) Courts of St. James

This final study concerns the latest and, for Winnipeg, the most ambitious apartment development. Since it is only presently under construction, its analysis is mostly based on plans, and not yet on tenants' reactions or the finished product. Thus it is not a full case study in the sense of the earlier studies. Instead, it is an evaluation of some of the new trends in apartment planning which only recently have found a foothold in Winnipeg.

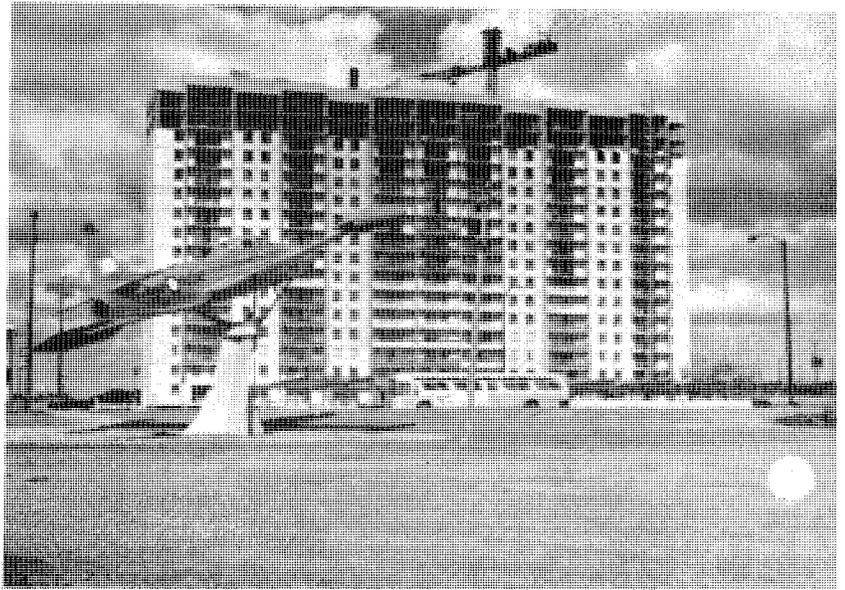
The Courts of St. James are located at Portage Avenue and Booth Drive in St. James, presently the most booming area of apartment development

Siting

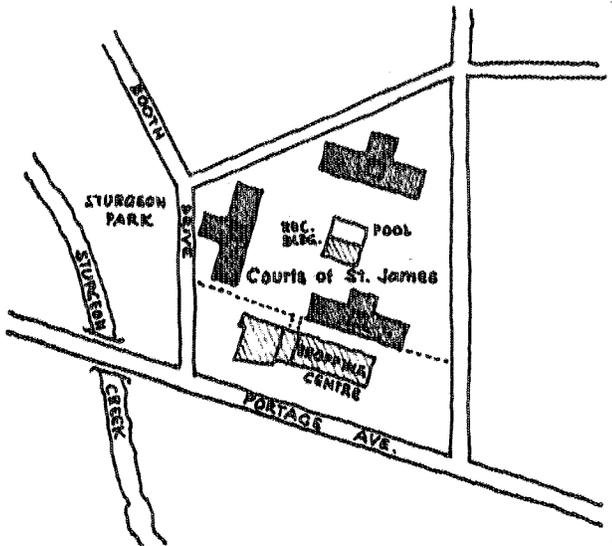
COURTS OF ST. JAMES



Location of development on Portage Ave West and Sturgeon Creek Park



First of three blocks under construction off Portage Ave - state of completion as of October 1967



Site Plan



North

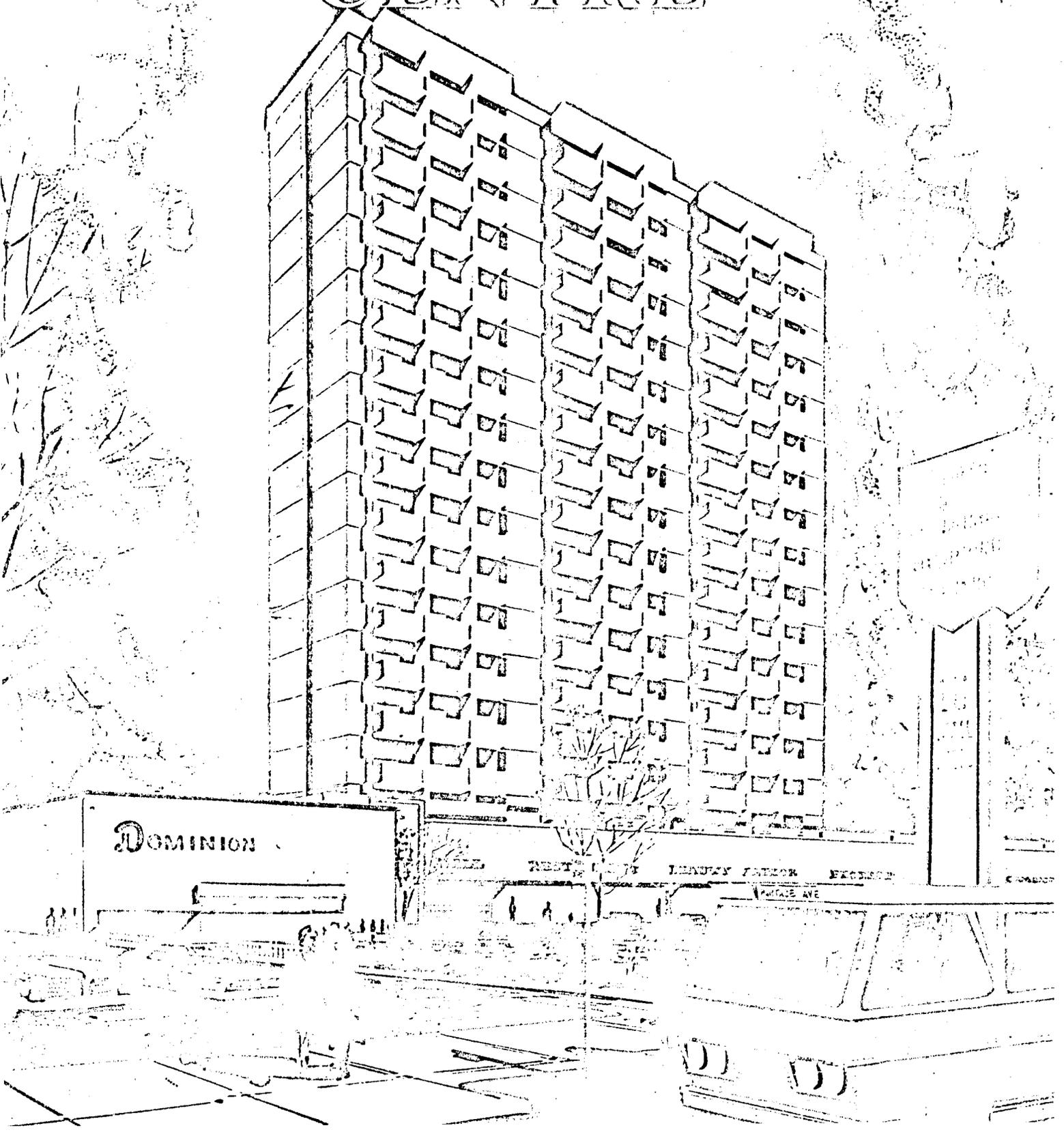
Scale approx. 1" = 300'

in Winnipeg. The project is planned as a "community within a community", consisting of three 16-storey apartment towers of 800 suites total around a central recreation building and linked to a shopping center off Portage Avenue. The site overlooks Sturgeon Creek Valley, which until now was reserved for relatively expensive single family dwellings facing well landscaped Sturgeon Park.

Already, a court action by Sturgeon Creek home owners has been started against the project on the claim that it spoils their view and lowers property values along Sturgeon Creek Park. A further claim states that Metro exceeded the jurisdiction of the St. James town planning scheme by granting approval to the three towers, which would exceed the maximum density allowable under the St. James bylaw. (Winnipeg Free Press, August 17, 1967).

It should also be said, however, that a well-designed, high-density apartment complex might well be an asset to the area. Instead of using up more and more park land along Sturgeon Creek for single residences, such a complex would actually free valuable land for recreational use and would at the same time let a much larger

COURT OF ST. JAMES SHOPPING CENTRE

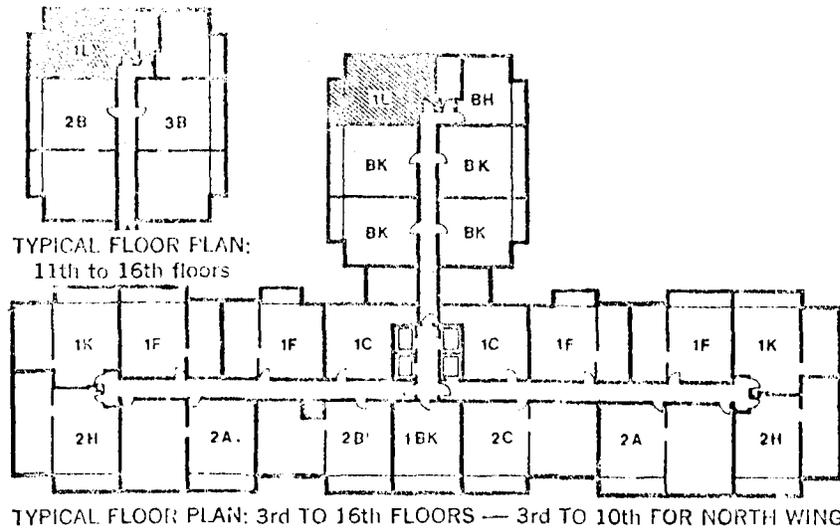


group of people share the advantages of the site by grouping them closer together at this strategic location.

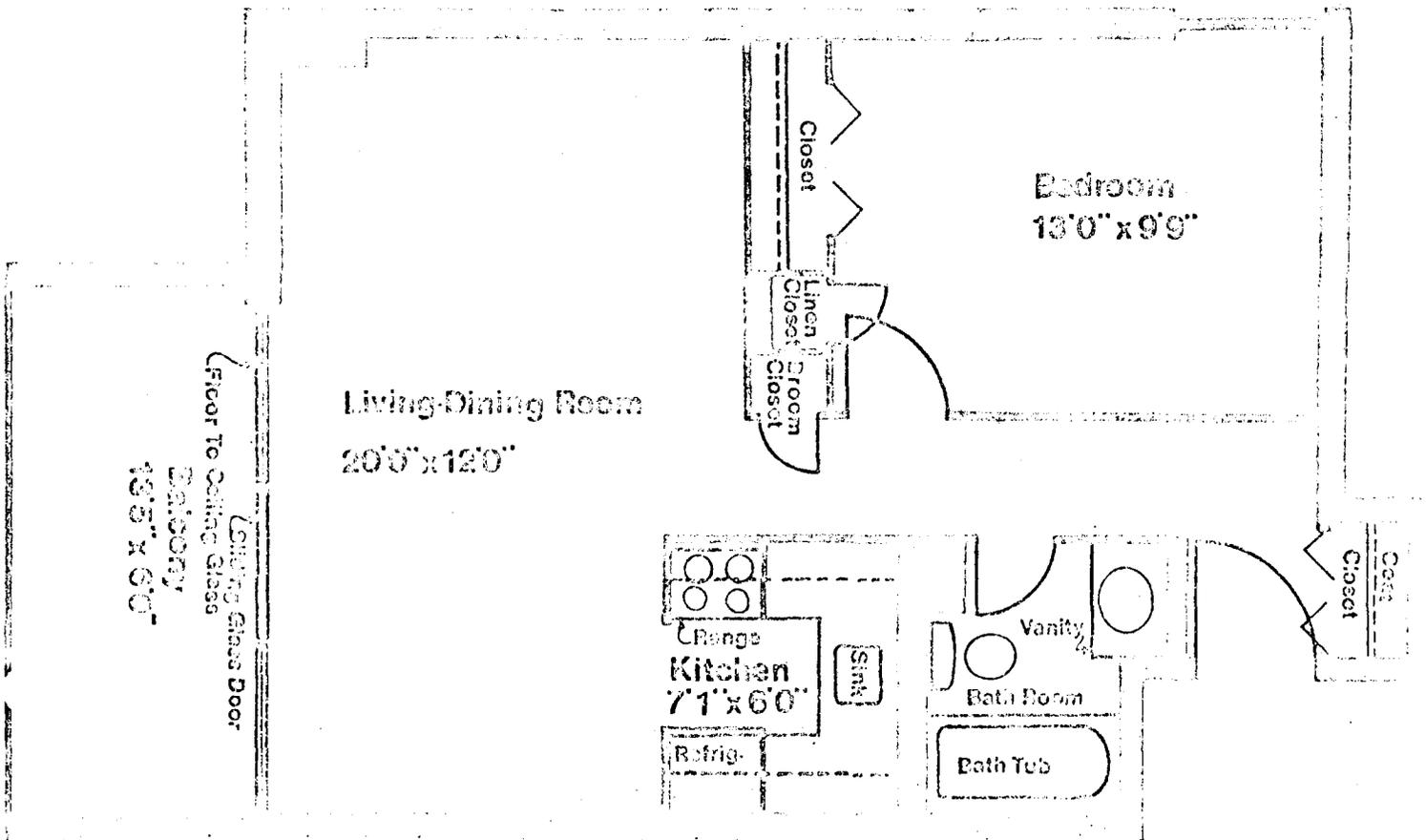
On closer examination of this particular development one ought to separate the intentions from the results. The three towers, each of an identical stubby T-shaped layout, are placed so to each other as to enclose an open space which is commendable. But since all towers use the same layout, only the western tower is adequately sited with exposure to eastern and western sun and only a few apartments facing north. The southern and northern tower on the other hand give only southern or northern exposure. Thus, they repeat the common mistake of having 50% of all apartments in the main wing facing north entirely, since the center corridor layout is used. Also, the short secondary wings which theoretically have east-west exposure are tucked into the north side of the main wing, with the result that they are entirely in the shadow zone of the main wing for most of the day. Thus, only about 45% of all tenants within the entire development get reasonably adequate sun exposure during the day.

Orientation

COURTS OF ST. JAMES



PLAN 1L ONE BEDROOM APARTMENT

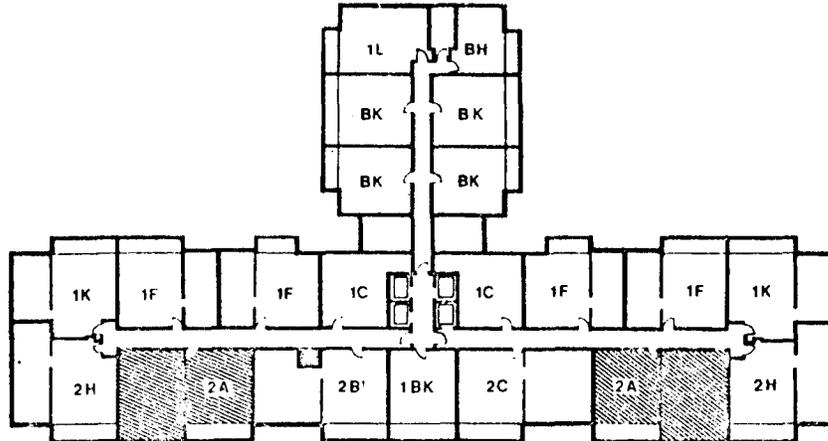


Also, the southern tower which is the first one being built is the worst one in terms of siting. Its shadow blankets nearly the entire area of the open central space, thus drastically reducing its effectiveness during those seasons when good sun exposure for such recreational facilities as contained in the central pavilion is most desirable. Also, as the sun moves westward in the afternoon, the western tower takes over in keeping the sun out of the central space. Had this been considered from the outset, one would probably have abandoned three identical layouts for the three towers in favor of one or two point blocks to the south and west of the central open space, plus possibly one slab-like block of the type built here, to the north as a climatic barrier.

The development provides for a considerable amount and variety of common facilities, which can only be listed here as advertised in the developers' brochures, but cannot yet be evaluated in terms of their use by tenants. These facilities are dispersed over three areas of concentration: the apartment towers, the central recreation building and the shopping

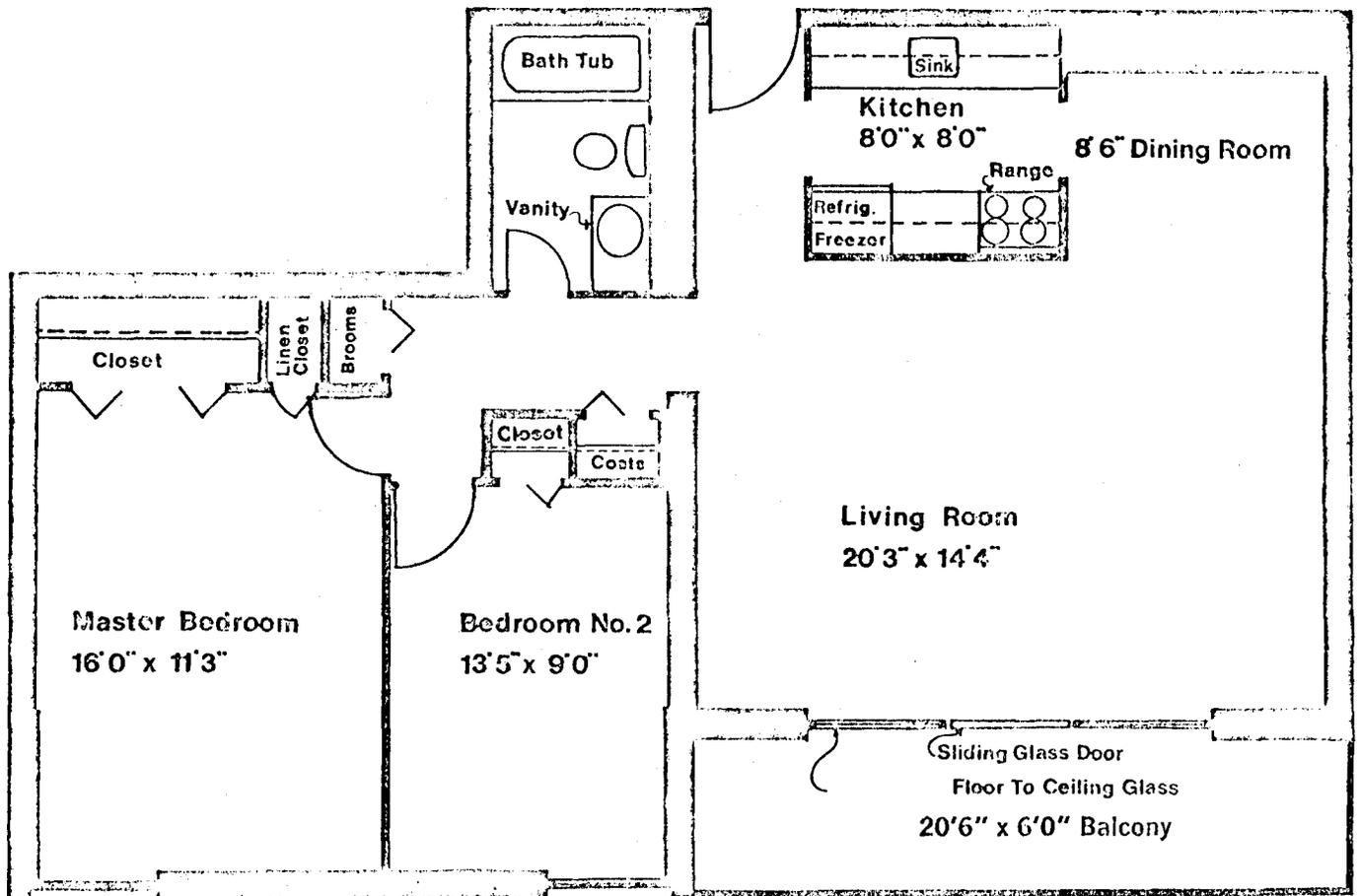
Common
facilities

COURTS OF ST. JAMES



TYPICAL FLOOR PLAN: 3rd TO 16th FLOORS — 3rd TO 10th FOR NORTH WING

PLAN 2A TWO BEDROOM APARTMENT



center.

The apartment buildings contain:

- large recreation rooms with bars and barbecues
- supervised childrens' playrooms
- guest suites
- laundry rooms with adjoining lounges, card rooms and playrooms
- baby carriage and bicycle storage rooms off the foyer
- basement space for freezers
- landscaped roof gardens

The central recreation building contains:

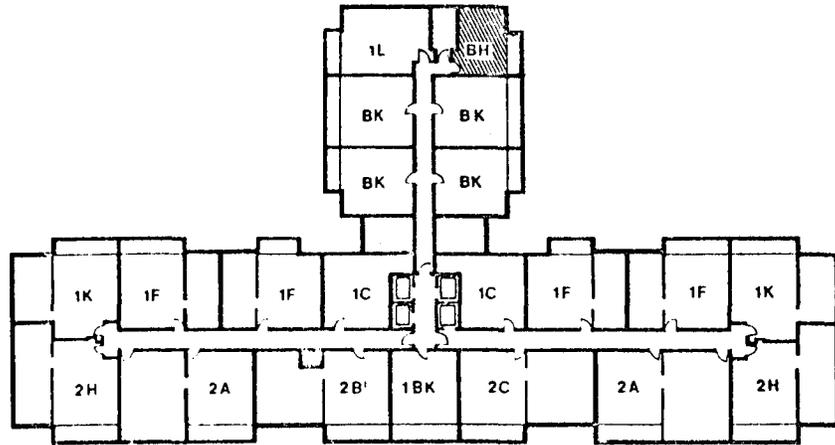
- an enclosed swimming pool which in the summer can be opened to a large sun deck
- saunas, exercise and locker rooms
- putting greens and shuffle boards outside

The shopping center, located as a buffer zone between Portage Avenue and the southern most tower contains:

- a supermarket at the far end of a central covered shopping mall
- specialty shops and boutiques flanking both sides of the mall
- commercial office space

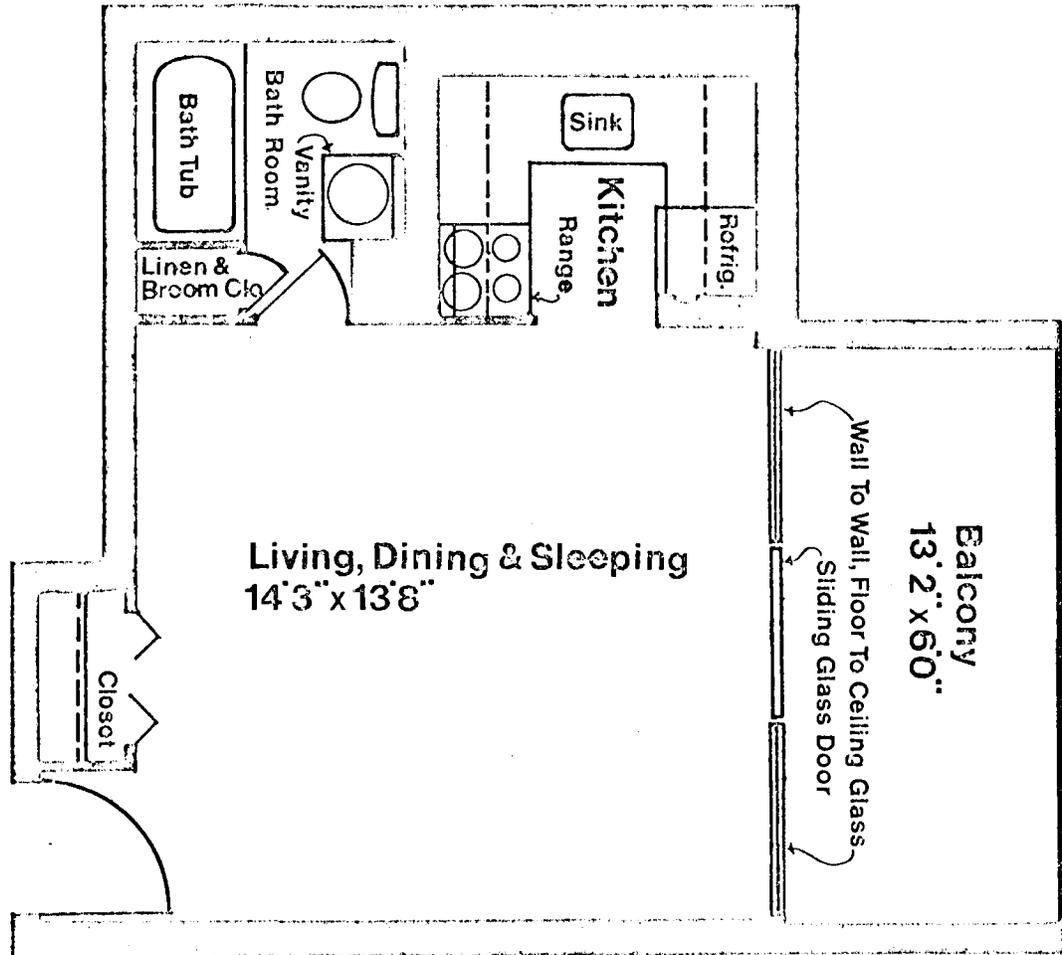
These three major areas are linked up with each

COURTS OF ST. JAMES



TYPICAL FLOOR PLAN: 3rd TO 16th FLOORS — 3rd TO 10th. FOR NORTH WING

PLAN BH BACHELOR APARTMENT



other by heated, all-weather underground passageways. Thus the tenant can go from his suite via elevator down to the passageway, and can reach either the central recreation building or the shopping center without ever having to step outdoors. Connected to this lower level is also a heated underground parking garage with a car washing area. It is also linked up with the shopping center to ensure direct delivery to all apartments. Car access to this parking garage is gained by wide ramps which are kept clear of snow and ice by snow melting equipment.

While the provision of such underground passageways is a good idea and the first step in coping with the climate of this region, it does not go far enough. For one thing, these passageways are entirely underground, only artificially lit and ventilated, while it would have been quite possible to only depress them about half a level into the ground and to have them partially glassed on one side and possibly opening into a depressed landscaped court to reduce the drastic change in grade from main level to lower level and to enrich the monotony of totally enclosed corridors by introducing well placed pockets of daylight and openings to the outdoor landscaped

areas. Thus, these passageways would, even in the winter, give some relief from the interior building corridors by offering views from a warm inside into snow-covered, landscaped areas. Occasionally, planting could be incorporated in such passageways in form of weather-protected greenhouses or conservatories, to serve as year-round sitting areas and lounges.

Some of these underground passageways become excessively long due to the siting of the western and northern tower. If the prime interest had really been to provide an all-weather protected environment for the tenant, it would have been better to combine all three towers into one single building complex of even higher density, and of much more direct and equal access to all the common facilities provided. As it is, it amounts to a still rather traditional concept of three separate buildings which seem to have been linked somehow as an after thought to a recreation pavillion which is again free-standing as is the shopping center. The ultimate answer of course to the problem of integrating all facilities would be the use of air rights and mixed land use (see R 10)

in order to really and effectively interconnect all those facilities which belong together for apartment living in this climate.

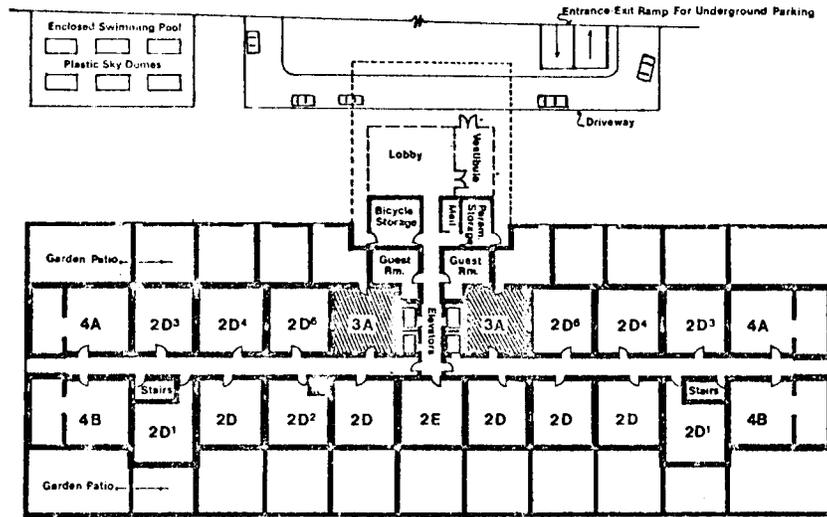
The apartment layout is of a fairly standard space-saving type, with kitchens and small dining nooks placed at the dark inner ends of living rooms along the center corridor walls, instead of on the window sides. However, the living rooms themselves open unto unusually large private balconies, 6' deep and up to 20' long, which are accessible by full length floor-to-ceiling sliding glass doors. Thus, visual relief is gained to compensate for the relatively narrow interiors. Closet space is adequate, but not as lavish as advertised. Second bathrooms are provided in some two, three and four-bedroom suites.

Layout

An innovation well worth mentioning are the two-storey maisonette apartments on the ground floor. In recognition of the advantages ground floor suites have in terms of proximity to the outdoors, these units open up into private 20' x 20' garden patios. Thus the units are very suitable for larger families because children have direct access to outdoor play areas and

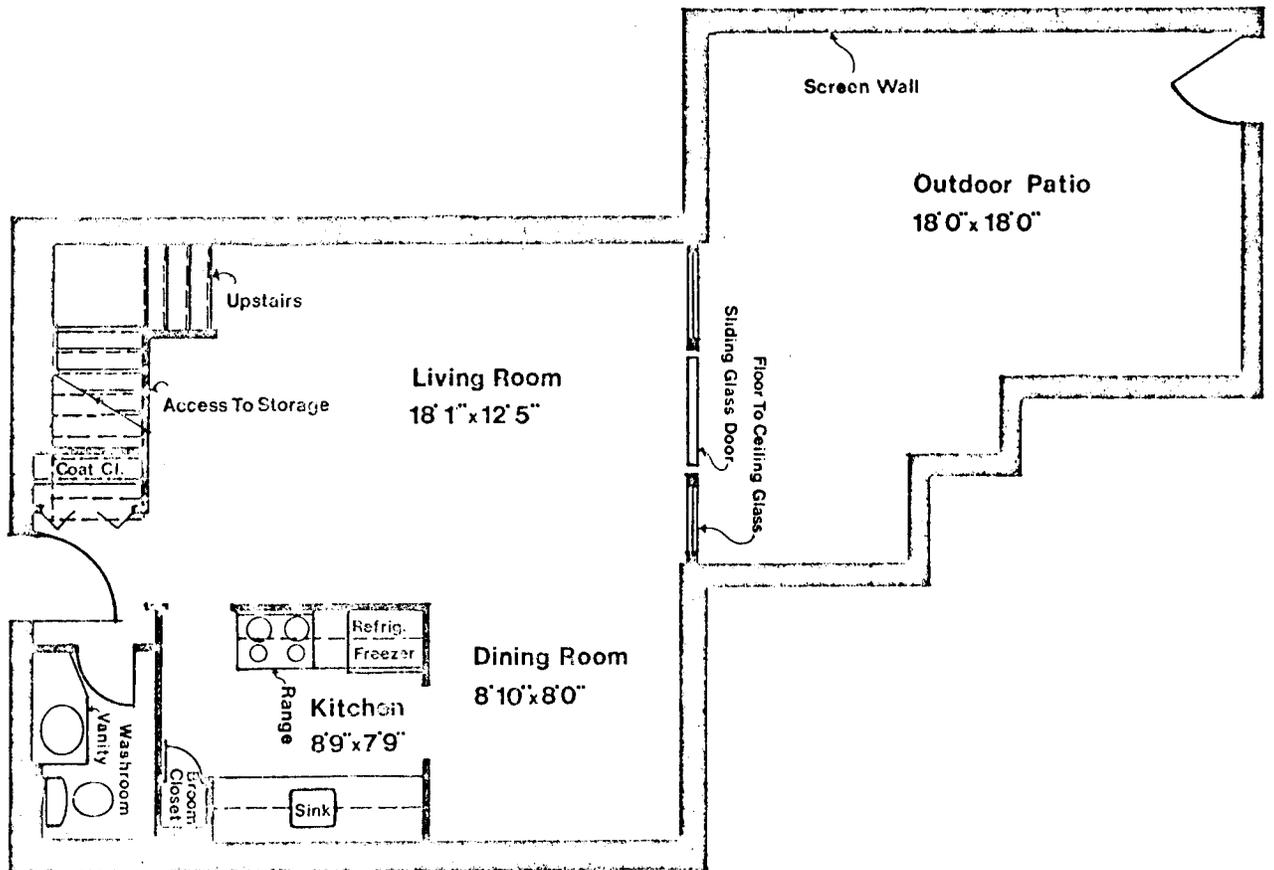
Ground
floor
maisonettes

COURTS OF ST. JAMES



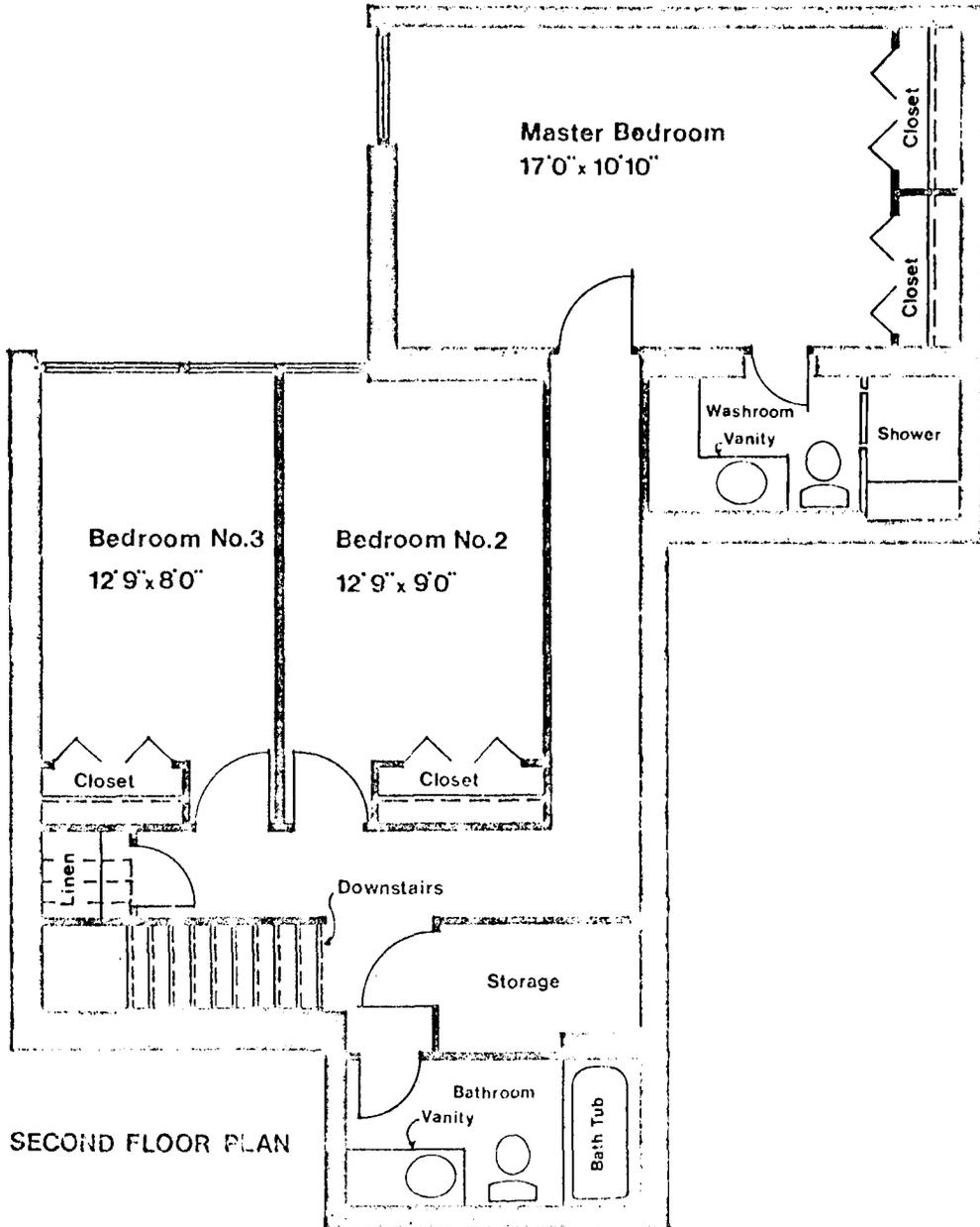
GROUND FLOOR PLAN
TWO STOREY APARTMENTS

PLAN 3A THREE BEDROOM APARTMENT



MAIN FLOOR PLAN

COURTS OF ST. JAMES



can be kept away from public stairways and corridors. Also these units are the largest with three and four bedrooms on the upper level.

There are also some innovations in construction. Standards
Solid concrete shear walls have been used between apartments, ensuring better sound-proofing than the usual concrete block or frame walls. Construction is claimed to be completely fire-proof, using only metal studs for all interior partitions. Also intercom systems between the front door and each suite are provided.

Although this project leaves several things Result
still to be desired, it nevertheless makes a first step in the right direction, primarily by providing an enclosed all-weather circulation system which assures protected access from every suite to most of the common facilities provided. And although design and layout of this circulation system are far from perfect, it is at least there and usable. One wonders why such a type of minimal system at least has not been developed in this city years ago, but is only now being introduced as a novelty.

APPENDIX B: APARTMENT STUDY QUESTIONNAIRE

Questions to be answered by tenants, janitors, agents.

1. Would you suggest any changes in the layout of your apartment?
2. Which rooms inside your apartment should be larger?
3. Which rooms should get sunlight?
4. Is there adequate storage space?
5. Where do you store large items? (baby carriages, bicycles, tools, excess furniture, etc.)
6. How important do you consider orientation? -- view?
7. How do you use your balcony? (sitting, eating, sun-bathing, entertaining, planting, etc.)
8. At what times of the day do you use your balcony?
9. Which rooms should face out onto the balcony?
(living room, bedrooms, kitchen-dining)
10. Is your kitchen-dining arrangement satisfactory?
11. Would you prefer air-conditioning without being able to open windows -- or would you rather have natural ventilation with openable windows but no air-conditioning?
12. Where do your children play? (apartment, balcony, hall, elevator, lobby, lounge, roof, sideyard, land, street, sidewalk?)
13. If a common play area were provided on each floor, would your children use it?
14. Where do you meet your neighbors? (main floor lobby, elevators, hall, lounge or in their suites?)

15. Does anybody use main floor lounge or entrance hall to sit down in or to meet people?
16. When you are in your apartment, do you hear your neighbors through party wall? (radio, TV, etc.)
17. When in your apartment, do you hear noise from public hallways or elevators?
18. When in your apartment, do you notice noise from street? (with windows open and closed?)
19. Is there greenery or trees between you and the street to shield off noise? -- to keep out dust?
20. Where do you park your car? (garage, under building, in the open?)
21. If you had a choice between an underground garage or outdoor parking -- would you prefer to drive your car over ramps down into weather protected basement -- or would you rather park on grade (main floor level) but in the unprotected open?
22. How do you remove your garbage? (by hand, janitor, garburator, incinerator?)
23. What kind of common facilities within the building do you miss? (nursery, play area, lounge, swimming pool, laundry room, recreation room, roof deck, general storage space?)
24. If a common recreation - entertainment - observation room were provided on the top floor -- would you use it? (sky lounge)
25. Would you keep pets in your apartment if allowed to do so?

APPENDIX C: FACTS AND FIGURES OF APARTMENT CASE STUDIES

FORT GARRY COURT
(Former Strathcona Block)
(Broadway and Main)

Period I
236/1902

General

- walk-up, 4 floors and basement
- 4 'trunk' lifts to stair landings
- 24 suites: 12 3-bedroom units
 12 4-bedroom units
- 20 bed-sitting units
- 8 bed units
- 4 bed-sitting-bed units
- 12 'rooms' in basement
- no parking spaces
- enclosed exterior court plan with stair halls and private corridors
- flower balconies on 4th level
- shared balconies connecting wings on 2nd, 3rd, and 4th levels - access through bathrooms
- small iron grating balconies at 4 inside corners of court off stair landings
- dining, private dining and banquet halls in basement
- kitchen
- reception hall
- dressing rooms
- 'dance pavilion' in court
- red brick facades

Zoning

- no plan information
- built to sidewalk on Main Street and Broadway Avenue
- built to lane on north
- vehicular clearance of 9' on west
- basement access to commercial on Main Street

Space Dimensions

- gross areas of typical suites
- | | | |
|---|-------------|-------------------|
| A | 1378 sq.ft. | (3 bedroom) |
| B | 1689 sq.ft. | (4 bedroom) |
| C | 388 sq.ft. | (bed-sitting-bed) |
| D | 286 sq.ft. | (bed-sitting) |
| E | 117 sq.ft. | (bed) |

Space Dimensions (cont'd.)

- entrance vestibule 7'-0" wide (at inside corners)
- width of 4 connecting staircases 8'-0"
- private - public hall 5'-6"
- floor to ceiling height 10'-0" 1st and 2nd level
9'-6" 3rd and 4th level
- exterior entrance slots on East and West 12' x 36'
- court dimensions 52' x 108'
- common balconies 12' x 24'

Construction

- heavy masonry
- 3 x 14 timber joists @ 18" o.c.

Mechanical

- 2 boilers under pavilion at basement level

Space Dimensions (cont'd.)

- main entrance hall 10'-0"
- side corridors 6'-0" (including stairs)
- rear stairs 5'-0" wide
- central court 24' x 49' at ground
- opening 18' x 28' at typ. floors
- light courts at rear 6 x 16
- light courts at front 6 x 15
- gallery at front 6'-0" deep
- roof recreation room 24 x 46

DEBARY APARTMENTS
(Wardlaw and Daly)

Period I
2035/1912

General

- walk-up 3 floors and basement
- 31 suites 24 2½-bedroom
 4 2-bedroom
 3 1½-bedroom
- one suite in basement
- 10 suites per floor above
- no parking spaces
- diagonal court plan
- iron fence entrance
- elaborately molded exterior, red brick
- private balconies for
 7 suites on ground floor
 10 suites per floor on 2nd and 3rd
- glass canopy over 3 court entrances

Zoning

- either building face or balcony built to lot line on all four sides
- windows set back 8'-0" on E lane elevation
- little plan information
- nothing allowed to project over lot line

Space Dimensions

- gross areas of typical suites
- wing A 1. 970 sq.ft. 2½-bedroom
 2. 924 sq.ft. 2½-bedroom
 3. 950 sq.ft. 2½-bedroom
- wing B 1. 924 sq.ft. 2½-bedroom
 2. 970 sq.ft. 2½-bedroom
 3. 950 sq.ft. 2-bedroom
- wing C 1. 980 sq.ft. 2½-bedroom
 2. 824 sq.ft. 1½-bedroom
 3. 970 sq.ft. 2½-bedroom
 4. 970 sq.ft. 2½-bedroom
- corridors 5'-0" wide
- stairs 5'-0" wide (main interior) single run
- egress stairs 5'6" double run
- main court 36' x 36' at largest part

Space Dimensions (cont'd.)

- narrowest opening 15'-0"
- depth to entrance 85'-0"
- rear court 11' at narrowest opening
- rear court 14' at widest opening
- total depth 42'-0"
- narrow lane courts 8' x 23'
- street courts 5'-6" x 28'
(dimension between windows 10'-0")

Construction

Walls

- maximum of 1'-1" and minimum of 9" thickness to exterior wall
- red brick and stone courses floors
- wood joists 2 x 6 and 2 x 10
- floor to floor 10'-6" on 1st and 2nd
9'-6" on 3rd
9'-0" basement
- foundation walls 1'-6" concrete
continuous footings

Roof

- shiplap floor
- 2 x 10 joists
- stone parapets
- galvanized iron copings and balcony roofs
- brick trim on edge
- shingle roof
- glass top entrance canopy
- galvanized iron brackets under overhang

Balconies

- wood bracket underneath
- screened
- ballusters

Windows

- iron lintels
- stone sills
- standard double hung 2'-6" x 5'-0"

Finishing Materials (interior)

- brick fireplace, wood mantel
- front doors : brass kick plate
stone architraves

Finishing Materials (cont'd.)

- front doors : marble panels in vestibules
tile floor in vestibule
- halls : maple floor in hall
wood wainscot around all public
halls and up the stairs
wood cornice
wood base
wood framed panels with "sanitas
decorated"
plaster from one half way up to
cornice
- stairs : newal post
1" x 1½" ballusters
"sanitas decorated"

PERIOD I
2231/1914

Eugene Apartments
(Grosvenor and Lilac)

- General
- walk-up 3 floors and basement
 - 17 suites (all 2 bedroom units)
 - no parking spaces
 - stairhall plan (no internal corridors)
 - 1 balcony per suite (unheated but closed in 8 x 10)
 - light well 6x6
 - red brick with pink trim and balconies

- Zoning
- building set back 8' from Lilac and 13'6" from Grosvenor
 - balconies project 8' on both streets
 - building set back maximum 10'6" and minimum 4'-0" from W lane
 - building to lot line on S lane
 - rear gallery projects maximum of 6'-6" from building face

Space Dimensions

- gross areas of typical suites (all 2 bedrooms)

A1	616 ft ²
2	593 ft ²
3	606 ft ²

B1	655 ft ²
2	535 ft ²

- stair and entrances 4'-6" wide
- suite access stairs 7'-0" wide
- floor to ceiling dimension 9'-0"

Construction

- heavy masonry walls (brick)
- steel girders in spans
- wood balconies
- little plan information

- Windows
- double hung
 - stone lintels and sills
 - stone courses or belts

Mechanical

- steam boiler in basement

CHELSEA COURT
(Assiniboine and Kennedy)

Period I
2504/1914

General

- originally designed as stacked 2-floor duplexes
 - group of 8 small apartment blocks
 - variable total of 16, 24, or 32 suites
 - i.e., a) 16 maisonette suites
 - b) 8 maisonette suites
 - 16 one-storey suites
 - c) 32 one-storey suites
-
- A. lower maisonette units
 - 2 bedrooms
 - boudoir
 - dining room
 - kitchen and pantry
 - billiard room
 - library or den
 - 2 bathrooms
 - B. upper maisonette units
 - 4 bedrooms
 - boudoir
 - dining room
 - kitchen and pantry
 - 2 bathrooms
 - C. one floor (basement) suite
 - 4 rooms
 - 1 bathroom
 - no kitchen
 - D. one floor (ground) suite
 - living room
 - dining room
 - kitchen and pantry
 - 1 bedroom and boudoir
 - bathroom
 - E. one floor (second) suite
 - living room
 - dining room
 - kitchen and pantry
 - 1 bedroom and boudoir
 - F. one floor (third) suite
 - 3 rooms
 - bathroom
 - no kitchen

General (cont'd.)

- rough-cast stucco exterior
- 'verandah' off living rooms on ground and second floor
- 2 types of apartment block (variations) i.e., verandah on end or side

Zoning

- face of building is 20'-0" from property line on Assiniboine Avenue
- corner of SW block approximately 60' from river edge
- building faces are 26' apart on long axis
- building faces are 24' apart on central short axis
- basement and third floor suites only have one means of egress

Space Dimensions

- gross area of typical suites

A (C+D)	1580 sq.ft.
B (E+F)	1536 sq.ft.
C	652 sq.ft.
D	928 sq.ft.
E	928 sq.ft.
F	608 sq.ft.

- no corridors
- no public lounge area

Construction

- brick and stucco exterior walls
- stone base
- shingle roof, galvanized iron deck
- little plan information

THE BILTMORE APARTMENTS
(River Avenue)

Period II
3199/1926

General

- walk-up, 3 floors and basement
- 22 suites (all one bedroom)
- no parking spaces
- public or private balconies off staircase on building front
- modified I-shaped plan
- red brick and stucco elevations
- second exit has access stairs and exterior balcony

Zoning

- 10' set back from River Avenue
- overhanging balcony projects 5'-6" from face of building
- cornice line projects 3'-6" from building face
- no windows on outermost side walls (all side windows in alcoves)

Space Dimensions

- gross areas of typical suites
 - A1 575 sq.ft. (one bedroom)
 - 2 690 sq.ft.
 - 3 654 sq.ft.
- front entranceway and stairs 9'-0"
- corridor 5'-0"
- side egress landings 6'-0"
- side indentations (12'-4", 9'-4") and (4'-3") by 20'-0" and by 14'-0"

Construction

Walls

- 12" corridor wall (brick)
- 16" exterior wall (masonry brick)
- 15" concrete wall at base (continuous footings underneath)
- masonry bearing between suites; interior stud partitions

Floors

- 2 x 10 joists @ 1'-4" o.c.
- 2 x 2 bridging

Construction (cont'd.)

Floors

- oak floor on shiplap
- cove ceiling with picture molding
- 8" oak base

Roof

- pitched roof
- shiplap floor between roof space and ceiling of third floor
- 2 x 4 rafters at 16" o.c.
- 2 x 6 collar ties
- spanish tile shingles

Windows sizes

- | | | |
|---------------|------|---------|
| - living room | a) 2 | 22 x 26 |
| | b) 2 | 18 x 26 |
| | 1 | 30 x 26 |
| - dining room | 2 | 22 x 26 |
| - bedroom | 1 | 22 x 26 |
| - kitchen | a) 1 | 20 x 24 |
| | b) 1 | 22 x 26 |
| - bathroom | a) 1 | 22 x 26 |
| | b) 2 | 22 x 26 |

Finishes

- stucco stairwell at rear
- oak doors mostly, some fir doors
- plaster arches

Mechanical

- boiler in basement
- electric switches and meter room

THE LONSDALE APARTMENTS
(River Avenue)

Period II
433/1929

General

- walk-up, 3 floors and basement
- 16 suites : 14 2-bedroom
 2 bachelor
- no parking spaces
- I-shaped plan with interior court
- flower boxes with railings but no private balconies
- painted blue stucco walls on exterior, white trim
- iron fence on River Avenue
- fireplaces in suites

Zoning

- building face set back 14'-0" from River Avenue
- W set back of 1'-6" from lot line
- E set back of 8'-6" from lot line
- rear face built to lot line

Space Dimensions

- gross areas of typical suites
 - A 1197 sq.ft. 2-bedroom
 - B 382 sq.ft. bachelor
- front entrance width 6'-0"
- 'rotunda' 14'-8" x 40'-4" (including stair)
- opening 6'-4" x 15'-8" o.c.
- side entrance stairs 6'-0"
- floor to ceiling height 8'-6"
- exterior side courts 16' square

Construction

Walls

- outside 1'-2" masonry
- interior bearing 9" masonry
- interior partition 5" masonry
- 9" parapet

Floors

- partially structural concrete slab 5" span
- partially 2" concrete cover on steel joists

Foundations

- basement level 3' below grade
- concrete footings

TUDOR APARTMENTS
(River Avenue)

Period III
4175/1952

General

- 5 apartment blocks in a cluster
- 2½ storey walk-up units
- 11 suites per building
- 55 suites in total (approximately)
 - 30 2-bedroom
 - 25 1-bedroom
- no on-site parking
- no balconies
- partial basement for suites
- boiler in each unit
- narrow deep river lot beside the park
- brick facades, glass block windows over entries
- stairhall plan

Zoning

- 132'-0" lot width
- sideyard 15'-8" on east
7'-0" on west
- 20'-0" set back from River Avenue property line
- buildings are 30'-0" apart

Space Dimensions

- gross areas of typical suites

A	602 sq.ft.	1-bedroom
B1	683 sq.ft.	2-bedroom (basement)
2	778 sq.ft.	2-bedroom (upper)
- center hall 9'-4" x 9'-8"
- stair width 6'-6"
- floor to ceiling 8'-6" dimension

Construction

Walls

- 12" - 16" wall below grade (concrete)
- typical exterior 13"
 - 4" brick
 - air space
 - 8" cinder block
 - 2 x 2 strapping @ 16" o.c.
 - 2" rockwool batts (basement only)
 - gyproc lath and plaster

Construction (cont'd.)

Walls

- typical interior (bearing)
short direction parallel to hall walls
2 x 6 studs
with plaster both sides
- typical interior (between suites)
soundproof (non hearing)
alternating 2 x 4 studs
2" insulation blanket
metal lath and plaster both sides
- parapet 8" brick
concrete coping

Note: 12" solid brick below all joists

Floors

- $\frac{1}{2}$ " hardwood
- building paper
- $\frac{3}{4}$ " subfloor laid diagonal (typical)
- 2 x 10 joists and overlapping 2 x 8 ceiling joists
- gyproc lath and plaster
- basement floor same as above except
2 x 10 joists only plus
2 x 2 bridging every 8'-0"
- second floor ceiling and roof
15 year bonded pitch felt and gravel roof
2 ply $\frac{1}{2}$ " insulboard
1 ply waxcraft paper
shiplap
2 x 8 joists
1 row 2 x 2 bridging every 8'-0"

Structure

- bearing wall
- exterior and hall masonry
- interior stud
- foundations - continuous foundation wall on piles

Finishes

- hardwood floors in major suite rooms
- lino floors in kitchen and bath
- concrete stairs, hall and platform
- lath and plaster walls

Windows

- combination fixed sash and double hung
- glass block at stair landings
- continuous soldier course
lintel and sill

Mechanical

- boiler in basement
- also tank room
- laundry room
- no washers and dryers on drawings - only tubs

Storage

- 11 lockers in units without boiler
- 10 lockers in units with boiler

LANARK GARDEN APARTMENTS
(Lanark and Corydon)

Period III
/1954

General

- total 20 apartment 'wings'
- two symmetrical groups of 10
- example shows 10 buildings
- all 2½-storey walk-ups
 - 2 typical blocks
 - 1) single x2
 - 2) combination x4
- suite composition
 - 1) single 11 suites 4 one-bedroom
7 two-bedroom
 - 2) combination 21 suites 8 one-bedroom
13 two-bedroom
- group of 10 total = 106 suites
 - 40 one-bedroom
 - 66 two-bedroom
- no balconies
- parking for 57 cars
- buildings I-shaped, cluster around central green space
- angled to property lines on E and W
- parallel to property lines on N and S
- red brick exterior

Zoning

- corner of apartment 25'-0" from property line on Lanark Street
- corner face of apartment 25'-0" from property line on Corydon Avenue
- corner of apartment 50'-0" from N-S lane

Space Dimensions

- gross areas of typical suites
 - A 679 sq.ft. one-bedroom
 - B1 764 sq.ft. two-bedroom (basement)
 - 2 875 sq.ft. two-bedroom (upper floors)
- central entrance width (typical) 6'-6"
- central corridor space 9'4" x 9'11"
- floor to ceiling 8'-3 3/8"

Construction

Walls

- exterior wall 2nd floor (above grade)
 - 4" brick
 - 4" cinder block
 - 2 x 2 strapping @ 16" o.c.
 - 2" fiberglass batts
 - 1 ply duplex vapour barrier
 - 3/4" gyproc lath and plaster
- first floor (above grade) same as above with the exception of 8" cinder block
- below grade - same as above except 12" concrete instead of brick and block
- interior walls
 - 1/2" plaster
 - 8" concrete block
 - 1/2" plaster

Floors

- 1st and 2nd
 - 1/2" hardwood
 - 1 ply paper
 - 3/4" boards
 - 1 x 3 strapping @ 16" o.c.
(not nailed to tentest)
 - 1/2" tentest
 - 3/4" diagonal boards
 - 2 x 10 joists @ 16" o.c.
 - 3/4" gyproc lath and plaster
 - basement
 - 1/2" hardwood
 - 1 ply duplex vapour barrier
 - 3/4" diagonal boards
 - 2 x 10 joists of 16" o.c.
 - roof
 - 15 yr. bond pitch, felt and gravel
 - 1 1/2" tentest (staggered joints)
 - 3/4" shiplap (laid diagonally)
 - 2 x 10 joists @ 16" o.c.
 - central corridor
 - 3/4" gyproc lath and plaster
 - ' ' gauge line
 - 4" concrete slab
 - 3/4" shiplap
 - 2 x 4 @ 16" o.c.
 - 3/4" gyproc lath and plaster
- typical floor thickness 1'-1 1/2"

Stairs

- 4" P.I.P. concrete slab

Windows

- wood framed, double hung

Construction (cont'd.)

Finishes

- oak entrance wood
- hardwood floors in major rooms
- lino floors in halls, bathrooms and kitchens

Structure

- combination bearing walls and steel columns (6 x 6 WF)
- foundations - 16" diameter piles 22' long

Mechanical

- boiler in basement of combination units
- coal bin room adjacent
- incinerator at rear of central corridor in all units
- one hot water tank in each wing unit
- one washer, one dryer per wing unit
- double laundry tubs per wing unit

Storage

- 11 storage rooms per wing in basement locker area
- concrete floor

PARK TOWERS APARTMENTS
(2300 Portage Avenue)

Period IV
7857/1955

General

- 8 storey slab apartment block
- parking under building on ground floor (36 cars) 68 outside spaces, thus total parking is 104 cars
- total of 119 suites, 17 per floor for 7 floors
 - 42 1-bedroom units
 - 77 2-bedroom units
- 1 type of one-bedroom unit
- 5 types of two-bedroom units
- 1 balcony per suite on south
- 2 balconies (corner) on north and 1 balcony for one and two bedroom units on north
- 2 elevators
- 3 sets of stairs
- combination red brick and 'blue' concrete exterior
- double-loaded corridor
- 1 laundry room per floor
- 1 janitor's closet per floor
- 'wire mesh' balcony railings
- sun deck and clothes line deck on roof
- machine room on roof
- boiler room, incinerator, switch room and vault on parking floor
- janitor's suite on parking floor
- storage rooms at extreme ends of ground floor

Zoning

- building face 50'-0" from Portage Avenue property line
- SE corner of building is 57'-0" from property line
- SW corner of building is 56'-0" from property line
- W face of building 25'-0" from W property line

Space Dimensions

- gross area of typical suites per floor

5	A1	517 sq.ft.	one-bedroom
1	2	576 sq.ft.	
2	B1	864 sq.ft.	two-bedroom N corner
2	2 a)	781 sq.ft.	two-bedroom N side
2	b)	894 sq.ft.	S side
1	3	718 sq.ft.	
2	4	847 sq.ft.	
2	5	796 sq.ft.	elevr. S side

Space Dimensions (cont'd.)

- main corridor 6'-0"
- end stairs 8'-0"
- elevators 6'-4" x 8'-4" both shafts
- balcony sizes vary in length
 - south gallery 5'-2" depth
 - north balcony 5'-0"
 - north corner 6'-2"
- 8'-3" floor to ceiling dimension in suites
- suspended pipe space in ceiling of ground floor

Construction

Walls

- exterior 4" brick
4" block
#15 felt
2" rock insulation
vapour barrier
3/4" gyproc lath (insulite)
vermiculite plaster
- interior 7" walls separating corridor and kitchen
5" walls separating corridor and storage closets and bathrooms
2 x 2 metal studs 16" o.c.
2" mineral insulation
3/4" lath and plaster
- floors asphalt tile
9" reinforced concrete slab
lath and plaster
basement - built up
1 1/2" rigid insulation
9" concrete slab
lath and plaster

Structure

- steel column and flat slab
- 3 longit. lines @ 24'-0" and 24'-6"
- 12 lateral lines @ 24'-0"
i.e., square bays
- slab overhang 5'-0" on S
5'-4" on N
10'-0" on E and W
- caisson pile foundation

Mechanical

- 2 boilers in ground floor room
- machine room on roof for elevators
- 3 dryers and 3 washers in typical laundry room
- incinerator located in typical laundry room
- air-conditioning

PARK TERRACE
(2350 Portage Avenue)

Period IV
1958

General

- 66 suite apartment building
 - 3 suites ground floor
 - 7 suites main floor
 - 8 suites typical floor
- 42 2-bedroom units
- 16 1-bedroom units
- 8 bachelor units
- point block-center hall type
- balconies for every suite above ground except W bachelor suite
- two elevators
- two stairs
- service areas and parking garage on ground floor
- mail boxes ground floor
- waiting lounge ground floor
- underground parking for 59 cars (grassed over top)
- sloped site
- appearance complements earlier Park Towers
- one laundry and incinerator room per floor

Zoning

- N face 16'-0" from Portage Avenue property line
- SW corner 25'-0" from S property line
- W face 60'-0" minimum dimension from W property line

Space Dimensions

- gross area of typical suites
- | | | | |
|----|-------------|-------------|---------------------|
| A1 | 471 sq.ft. | bachelor | (main floor E side) |
| 2 | 486 sq.ft. | bachelor | (typical W side) |
| B1 | 664 sq.ft. | one-bedroom | (basement) |
| 2 | 628 sq.ft. | one-bedroom | (main, E) |
| 3 | 628 sq.ft. | one-bedroom | (typical) |
| C1 | 778 sq.ft. | two-bedroom | (basement E) |
| 2 | 890 sq.ft. | two-bedroom | (basement W) |
| 3 | 1433 sq.ft. | two-bedroom | (typical SE) |
| 4 | 902 sq.ft. | two-bedroom | (typical SW) |
| 5 | 850 sq.ft. | two-bedroom | (south wing NW) |
| 6 | 915 sq.ft. | two-bedroom | (typical N) |

Space Dimensions (cont'd.)

- corridors 5'-6"
- elevators 2 @ 7'-3" x 7'-4" shaft
- basement vestibule 15'-3" x 16'-6"
- stairs 7'-3" wide
- 4'-6" exit corridor on main floor

Construction

Walls

- 10" masonry exterior walls
- 5" suite separation walls
- 2" interior partitions

Floors

- 9" r.c. concrete slab

Note: construction appears to follow Park Towers

Structure

- column and flat slab
- 24' x 24' square bays
- structure lines continue into parking structure at 24'-0" but change to 20'-0" intervals
- pile foundations

Mechanical

- boiler and air-conditioning unit in basement central service area

CARAVAN APARTMENTS
(254-256 St. Anne's Road)

Period IV
1008/1961

General

- 2 apartment blocks, 6 suites in each
- 2 storey 'sixplex', i.e., back to back maisonettes
- 100% parking (12 cars)
- no balconies
- simple box shape
- stucco exterior
- 2 and 3 bedroom units only

Zoning

- required area 5,000 sq.ft. (lot)
actual area 6,500 sq.ft.
- no other structures on property
- front yard 20'
- side yards 5' each
- 10 ft. between buildings
- no projections

Space Dimensions

- gross area of typical suites
- | | | |
|------|-------------|-----------|
| 8x A | 1240 sq.ft. | 3-bedroom |
| 4x B | 1122 sq.ft. | 2-bedroom |

Note: basement calculated at one half area

- no corridors
- all private entrances

Construction

Walls

- exterior : gyproc lath and plaster vapour barrier 2" strapping and batt insulation 10" concrete block stucco
- below grade : 10" reinforced concrete wall
- between suites : 12" concrete block and plaster
- between rooms : 3" partition

Floors

- basement 5" concrete slab
6" gravel
- typical hardwood floor
3/4" plywood sub floor

Construction (cont'd.)

- typical 2 x 12 joists at 12" o.c.
2 rows cross bracing
gyproc lath and plaster

Roof

- 5 ply built-up roof
- 2" stramit decking
- 2 x 12" joists at 16" o.c.
- vapour barrier
- gyproc lath and plaster

Structure

- bearing wall
wood joists

Mechanical

- none shown on drawings

REGENCY TOWERS
(Cumberland and Central Park)

Period IV
4225/1963

General

- 20 storey high-rise apartment building
- 4 elevators - one for both passenger and freight use
- total of 407 suites
 - bachelor 77 suites
 - one-bedroom 251 suites
 - two-bedroom 78 suites
 - manager 1 suite
- on-site parking for 30 cars
- nearby garage to park 140 cars, i.e., total parking 170 cars
- private balcony for 18 center one-bedroom units
- bent double-loaded corridor plan
- no basement
- ground floor facilities:
 - 7 suites
 - 1 manager's suite and office
 - recreation room
 - 2 storage rooms
 - laundry and ironing room
 - vending and deliveries room
 - mail room
 - furniture delivery room
 - debris room
 - boiler and mechanical room
 - electrical room
 - telephone room
- upper floor facilities
 - storage (21 lockers/floor)
 - laundry space
 - chute room
- site facilities
 - swimming pool
 - badminton court
 - 'landscaped areas'

Zoning

- front corner of building is 10'-0" from Cumberland P.L.
- rear corner 30'-0" from W property line
- rear center is 35'-0" from N lane property line
- rear corner 17'-0" from Carlton Street E property line
- canopy project 16' into front entranceway
- no height restriction?

Space Dimensions

- gross area of typical suites
 - A bachelor 366 sq.ft.
 - B one-bedroom a) 548 sq.ft.
 - b) 596 sq.ft.
 - C two-bedroom 737 sq.ft.

- 5'-0" main corridor
- elevators #1 and #4 6'-0" x 7'-6"
- elevators #2 6'-0" x 6'-9"
- elevators #3 (freight) 6'-0" x 8'-9"
- end stair hall 7'-6" x 12'-4"
- balconies 4'-6" x 27'-0"
- floor to ceiling dimensions 8'-1"

Construction

Walls

- interior (between suites and corridors)
 - 6½" thick
 - layer 5/8" drywall laminated on 2 separate rows
 - of 1 5/8" steel studs
 - one hour rating
- between suites
 - 6½" thick
 - 2 layers 5/8" drywall on each side of 1" core studs
- ventilation shafts
 - 3" masonry
 - one hour rating
 - stairs at ends
 - 6" masonry concrete block
- elevators
 - 8" concrete block
- exterior
 - arch. cement render on 8" concrete block
 - 2 x 2 wood strapping
 - 2" batt insulation
 - ½" drywall painted on vapour barrier
- typical upper wall
 - arch. cement render painted
 - 6" concrete block
 - 2" wood strapping
 - 2" batt insulation
 - ½" drywall painted on vapour barrier
- continuous 3'-4" sill band
 - 2¼" x 5" cont. tyndall stone sill
 - 4" face brick
 - 4" concrete block (6" above sill)
 - 2 x 2 wood strapping
 - 2" batt insulation vapour barrier
 - ½" drywall painted

Construction (cont'd.)

- end wall
 - 10" reinforced concrete wall
 - 2 x 2 wood strapping
 - 2" batt insulation
 - ½" drywall painted on vapour barrier

Floors

- 6" reinforced concrete slab all floors
- white textured plaster ceiling
- suspended drywall ceiling on metal furring clips on ground floor

Roof

- G.I. flashing painted
- 20 year asphalt, felt and gravel roof
- 1½" rigid insulation
- vapour barrier
- reinforced concrete slab
- white textured plaster
- concrete parapet to 3'-0" above fin. roof slab

Windows and Doors

- aluminum sliding
- aluminum and glass main entrance doors
- precast concrete block lintel
- sliding aluminum door to balconies
- Tyndall stone sill typical floor
- aluminum and wood sill on fin. 2nd floor
- windows 3'-6" above floor

Finishes

- floors
 - wood parquet floors (broadloom in living, bedrooms and halls)
 - vinyl asbestos in kitchens, bathrooms
 - broadloom and felt under in corridors and lobbies
 - stairs, storage, laundry is concrete painted
- base
 - 2½" rubber
- walls
 - gypsum wallboard in suites
 - painted concrete block stairs
- ceilings
 - textured plaster in suites
 - smooth plaster in kitchens
- doors
 - mahogany in suites

Structure columnar

- concrete piles with sulphate resistant cement
- ground floor 4" slab on 6" gravel
- typical 4 rows of columns in depth of building
 - 2 exterior columns have same center line
 - 2 interior columns have same center line
- 6" slab (continuous 2 way)
- shear walls on ends on center core
- central elevator structural
- end stairs non structural, precast concrete

Mechanical

- continuous heating coil at floor on peripheral wall
- heating in two zones north and south
- air-conditioning
 - 20 fans on roof for supply and exhaust risers
 - discontinuous between 11th and 12th floors
 - risers in space between outermost columns and exterior skin

Period IV
5470/1965

85 Furby Street

- General
- 1 elevator
 - 5 floors, no basement
 - 44 suites (19 bachelor
 (25 1 bedroom)
 - 42 parking spaces
 - rectangular plan - double loaded corridor
 - no balconies
 - canopy over front entrance

- Zoning
- adjustment required
 - land area inch half lane 21,212 ft²
 (required area in code of 27,600²)
 - canopies to project 4' into required side yards (3' maximum allowed)
 - front yard set back 20'-0"
 (16' wide canopy projects 20' into yard)
 - side yards 9'-0"
 - parking to lane

Space dimensions

- gross areas of typical suites
 - A1 426 ft² (bachelor)
 - 2 374 ft²
 - B1 600 ft² (1 bedroom)
 - 2 489 ft²
- entrance lobby 12'-4" x 20'-6"
- corridor 5'-0"
- stairway 7'-0"
- elevator shaft (6'-1" x 8'-1½")

Construction

- exterior wall - drywall
 - vapour barrier and insulation of 2" fibreglass batt
 - 2 x 2 wood strapping
 - 8" concrete block
 - 4" face brick
- corridor wall - first 3 floors 12" concrete block
 - upper 2 floors 10" concrete block
- floor
 - flooring on 2½" concrete slab
 - V rib steel sheet forms
 - 12" SS steel joist
 - metal suspension system
 - 5/8" fireguard drywall
- roof
 - 4 ply built-up asphalt and gravel roof
 - 1½" rigid insulation
 - vapour barrier
 - 1½" steel deck
 - steel joists
 - ceiling

General Finishes

Corridors

floors - carpet, no base
walls - exp. concrete block, painted
ceilings - 3/8" gyp. and textured
paint finish gyp on 2 x 6 form

Utility and Service Areas

walls - exp. concrete block painted
ceilings - 5/8" fireguard with 2 layers in garbage and boiler room

Stair wells - metal stairs, concrete filled pans, vinyl asb. tread,
vinyl asb. landings.

Suites (typical)

floors - all floors except living room .080 vinyl asb. tile
- living room - parquet

base - all base 1 x 3 fir without carpet hold except kitchen and
bathroom which is to have 2½" vinyl

walls - all walls except as noted on drawings as follows: no finish on
block walls exposed in closets
3/8" typroc on all other block walls
½" typroc on all stud walls

ceilings - 5/8" fireguard gyproc on metal suspension

millwork - mahogany doors, wood frames
mahogany kitchen cupboards

Heating, Air Conditioning

- on roof ?
- not in basement as there is no basement in building
- only crawl space

Conclusions

It becomes obvious from examination of all the case studies presented previously that the large majority of apartment dwellers do not see the significance of good, all-round apartment planning. It also becomes obvious that the public's lack of concern is not being corrected by the efforts of builders and developers. Instead, it becomes obvious that even builders and developers who know better, frequently take advantage of the public's general apathy and lack of any positive demand.

Consequently, it is wrong to blame poor apartment planning and all its after-effects on any one group of people only. Rather, the blame is shared by all, "producers and consumers" alike. As in any business the producer in the business of apartment building will not upgrade the quality of his goods unless the consumer demands it. On the other hand, the consumer who waits for leadership in good apartment planning from the commercial producer, will end up waiting forever.

The few attempts which are being made by builders to "educate" the public such as the home builders' annual "parade of homes" usually amount to no real progress or improvement at all. Instead, such annual demonstrations dish out merely short-lived "novelties" and sales gimmicks, in place of genuine innovations in quality

and design. The public in turn will only rarely unmask such demonstrations for what they really are.

It should be said, however, at this point in defense of the general public, that there is a second group of apartment dwellers, a minority group really, who do care. These are people to whom the basic criteria mentioned in the "Preamble" are reasonably relevant and important, yet who have voluntarily given up some standards in favor of others. Usually, they did so for one or two specific reasons, which made them choose the particular apartment in the first place. More often than not this turns out to be desired proximity to work or to a specific neighborhood. Once this requirement has been met, the other criteria simply have to fall into place.

In other words, outside restrictions imposed by an unsatisfactory apartment market force these dwellers to change or adjust their accustomed set of values. Consequently they end up giving priority to one specific amenity for instance, which in their own better judgement does not really deserve first place. Unfortunately though, this second group, too, falls victim to its ignorance of how the particular problems have been solved elsewhere. It is the old law of the force of habit which hinders progress and frustrates remedy where remedy is possible. Peoples' views, values and judgments are all formed by past experiences. Naturally,

their future actions tend to re-establish the status quo.

Some Common Misconceptions

This now is as good a place as any to do away with some "sacred cows" - more specifically, to do away with some commonly-held prejudices and misconceptions about the characteristics of apartment living, versus home living.

- 1) The understandable desire to live close to the place of work does not mean that one has to give up any access and proximity to nature, or a bit of green all one's own. Numerous examples elsewhere have proven what recessed balconies, verandahs, porches, sun terraces, roof gardens can do if provided with screens, sun shades, louvres, etc., and if equipped with some facility to grow plants and any other vegetation one might fancy. (In some European countries, the best home-grown lettuce, for instance, is being nursed on the balconies of apartment buildings!) The mechanical provisions such as adequately set up and anchored planting boxes or large containers with proper drainage pose no major problems. In the space age it is not the technology aspect which would forestall such "innovations", rather it is their present absence from the scene of apartment building

which tends to make them suspect to builders and tenants alike. In other words, this particular misconception is caused by the fact that nobody in Winnipeg has ever tried to find out whether it would be possible to re-introduce nature, or at least part of it, into apartment design. The cost of such planters would be quite small when compared with the total building cost. In fact, their cost could be recovered by the added attraction of tenants.

Instead of happily maintaining the status quo - and in doing so, happily nursing old misconceptions, - one has to make an effort to find out whether innovations do or do not work. An effort of this kind has been made with private roof gardens at "Habitat", Montreal. At the same time, one has to look at the accomplishments of apartment design in other cities and countries with an open eye.

- 2) The ready argument that such provisions for better outdoor life for the apartment dweller make little sense in light of the severe Manitoba winter, is a further fallacy, quite often supported by people whose actions would

prove the opposite to be true. The intensity of outdoor life and the craving desire to get as much as possible out of four short months of summer result in an annual ritual of near desertion of Winnipeg. And that part of the population which does not go to Lake Winnipeg or to the Whiteshell Forest Reserve spends weeks and months on end cultivating lawns, yards, patios, shrubs, flowers, pools and the like with seemingly never-ending enthusiasm. Is it therefore not only fitting to ask that the apartment dweller's no doubt dormant enthusiasm for the outdoors be given a proper outlet?

- 3) Another fallacy being nursed quite commonly is that a modern apartment laid out primarily for efficiency has to be necessarily of an impersonal, drab and sterile character.

Obviously, the misconception here lies in the use of the word efficiency. Efficiency is not achieved merely by reducing the number of steps between sink and range, for instance. Instead, efficiency in its full and real sense is to make the apartment the proper living environment for the full 24-hour cycle of life of its inhabitants. Naturally, a living

environment in this sense is a totality, composed of tangible and intangible aspects. A look at some of the old apartments of Period I (page 255) shows what can be done in terms of individual character and personality by use of wall panelling, high ceilings, built-ins and never repetitive floor layout. Some timid attempts in this direction have recently been made by home builders with application of paper-thin glue-on wood veneer over gyproc, so-called "feature walls."

This matter of character and personal flavor is sometimes summed up in the word "livability" in lack of a better one, simply because "these old places are so much more livable". Not surprisingly, a rather large percentage of professionals, such as designers, artists, and people generally concerned with the visual arts strongly favor the older apartments. Again, this is not so because the old apartments are all so very good, but because the new ones are generally rather poor when examined in light of the more intangible aspects of human habitation.

- 4) This leads straight into one more and very persistent fallacy. This is the common belief

than an impressive array of appliances and kitchen gadgets guarantee a good apartment.

Nothing could be further from the truth. Characteristically, places featuring such equipment concentrate their advertising on all the wonderful time-saving built-ins such as "lazy susans" and the like, - without ever losing a word about the actual apartment itself. We all know, of course, that the woman of the house spends a great deal of her time in the kitchen. But we all know equally well that the image of the ever-cooking housewife is a thing of the past. And what is the use of a wonderfully automated kitchen if the remaining rooms of the apartment amount to just so many hollow cubes with insufficient space, undersized windows, poor ventilation and lack of privacy?

The paradox is that the better the kitchen becomes, the less time one is forced to spend in it - yet such a kitchen is very likely the most comfortable and thought-provoking room of the whole apartment, since it has consciously been "designed" to a much higher degree than any of the other rooms. This being so, one wonders why

the woman of the house would ever want to come out of her kitchen at all.

Let us not forget, therefore, that the kitchen has simply a service function to the apartment as a whole - and is not an end in itself.

Understandably though, advertising contends that such a kitchen is exactly what every woman secretly wants, and she in turn will be quick to re-iterate as her very own desire a notion created by others. This only shows once again how successful advertising by plumbers, electricians and appliance makers has been. It is further helped along by the tenants' notion that appliances are a sign of status rather than utilitarian necessity. However, our apartment study questionnaire showed that at least as many housewives do not particularly care for special appliances (other than range and refrigerator), quite often bring along their own. Nor do they particularly care for fancy or gimmicky built-ins. But they all do care very strongly for one thing, - space, cupboard space and just plain floor space.

(see R 70)

This research group contends that the one-sided

obsession with kitchen appliances and built-ins is a very dangerous trend indeed, summed up as "The Lazy Susan Philosophy of Kitchen Culture" it substitutes material belongings for a thoughtfully designed and detailed total living unit, offering maximum comfort and "livability" to its tenants. The ingredients of such a total living unit are spelled out under Recommendations. The above philosophy is a direct reflection of the general North American obsession with the latest in manufactured goods, and naturally is happily supported by industry.

This materialistic attitude is already well entrenched in the field of car ownership, and is now expanding into appliance ownership. (In a local department store last year's refrigerator models are being sold at bargain prices!) It can also be said that the particular situation of Winnipeg, being relatively isolated from other urban centers and with a relatively unsophisticated and sometimes former rural population, directly spurns the appliance craze; newly arriving families are only too eager to gain "city status" via appliances; this is particularly true in the case of immigrants from other regions or abroad, rather than farmers who usually already own most

modern appliances. One could say, of course, that so long as people value their status, general comfort, happiness, human dignity, by the number and performance of their appliances, they do not deserve anything better. Yet, it would be wrong to wait for people to outgrow their infatuation. Rather an outside and independent educational effort is required. Likewise, it is futile to expect real leadership from the industry who is busy riding on the appliance wave, while it lasts.

- 5) There is one further commonly-held fallacy which ought to be mentioned, the notion that it is virtually impossible in a modern apartment to have any kind of a work or hobby room. It is the great attraction of private homes to have either a full basement, or at least a family or recreation room or a small den. In fact, many first time home owners bought the house because it gave them this additional room. This is the place where the master of the house can pursue favored projects of his own in privacy, can keep his tools, store bulky items, and can make noise. Likewise, it is an ideal play area for children during the long winter months. Some

older apartments with their more diversified layout do offer this possibility. It is usually the former maid's room off the kitchen back stair area at the far end of the long interior corridor, which is well suited for all kinds of so-called "dirty work", and is quite often being used as a studio by artists for example.

Newer apartments, however, simply do not allow for this kind of activity. All rooms aside from living, dining rooms and kitchen are bedrooms; as such they are clean rooms, all finished in the same materials.

There is no valid reason, however, why not one of say, three bedrooms or even one additional room could be set aside as a recreation, general house work or family room. It would not have to be finished to the same degree as the other rooms in order to allow for a reasonable amount of "dirty" work. Walls, floors and ceilings have to be sound-proofed in the same way as party walls. As the general amount of sound produced in modern apartments is rising constantly, standards for sound insulation have to be improved anyway.

Regarding the acoustical problems caused by such a proposed general house work room, it can probably be said that the combined sound level and building reverberations caused by heavy household appliances, TV's, Hi-Fi's, adjacent elevators, etc., most likely exceed the amount of sound which would be produced in such a family room. Yet the so-called "keep-busy-around-the-house-attraction" could thus easily be introduced into apartment living. This is the place where the housewife would set up her sewing machine to make curtains and the like, where broken toys or furniture can be repaired, where the artist can play around with messy paints, clay, etc., without being terrified to damage floors and walls. If provided with access to a balcony, this room could further serve as a buffer zone between outdoor and indoor activities.

Such an amenity would further help to personalize the modern apartment, by allowing for a more personal and individual use. By the same token, it would give the tenant a feeling of self-sufficient independence by providing him with all the types of spaces needed for a full

family life, as it is the case in private homes. Ultimately this will reduce the desire to eventually move into a house; instead, it will promote a longer stay at a particular suite and lower vacancy rates. (see also R 53 and R 71).

CHAPTER V RECOMMENDATIONS

The final recommendations made by this research group with regard to the report as a whole are contained in this Chapter V. These recommendations follow the same general pattern as that of the report, starting from the general, and gradually focusing down on specifics. Consequently, all recommendations are contained in three parts:

Part I contains all recommendations pertinent to the role of the apartment building within the larger urban context.

Part II contains all recommendations which are related to the smaller communities or neighborhood context of the apartment building.

Part III finally contains all those recommendations which are directly related to the apartment building and the apartment itself, in its own and immediate context.

This Chapter V attempts to present all recommendations in as quick and concentrated a manner as possible, since the reasons leading up to these recommendations have already been covered in Chapters I to IV.

However, there are certain recommendations of a more complex or controversial nature, in which cases the underlying

reasons have quickly been summed up once again in order to present a consistent line of thought, and in order to eliminate confusion and extensive references to earlier pages in the text.

In order to differentiate between recommendations pertaining to major areas of concern and those dealing with more detailed points, the following graphic symbols have alternatively been placed ahead of all recommendations made:

a red **R** highlighting major areas of concern, such as policies, siting, construction standards, etc.

a black **R** for sub-headings which follow as further elaborations out of the above major headings.

a white **R** for the very detailed and specific recommendations to follow out of all sub-headings.

In order to number the recommendations consistently all the way through this Chapter V, every "R" carries regardless whether red, black or white, a suffix in form of a small number, such as **R**₁₂

Thus a specific recommendation can quickly be identified and referred to elsewhere by its number.

Part I: The Apartment Building in the Urban Context

A. The success of any housing depends on good city planning. Apartment housing in particular is an important phase of construction and of living in any city and inevitably is bound to dominate the future housing picture, also in the prairies. As such it can not be dealt with in isolation or by half-hearted, piece-meal, wasteful measures. What is needed is a new type of habitat to emerge out of the needs of the people and demands of the climate, toward a fuller urban life. Apartments should be made the backbone of this habitat of a good blending of housing types, and within an environment consciously endeavored to be a total one, but still leaving room for change. Being an integral part of the urban fabric and of the general housing picture, apartment buildings should share the concern of a strong central public body responsible for all kinds of housing, for all kinds of people, anywhere in a province. This implies that in matters of housing - as well as anything else effecting the change and growth of the human environment - public initiative and action should precede private action. Such action should begin with the establishment and adoption

of a comprehensive and up-to-date master development plan, regional, rural or urban in regard to transportation, traffic, water-ways, natural resources and natural reserves, public utilities, public transit and public open space systems, allocation of centers, sub-centers, public institutions, activity modes, and recreational areas. It is not within the framework of this treatise to examine questions of planning jurisdiction critically except to say that planning can only be comprehensive if it encompasses areas large enough to be considered relative totalities and not fragments. However, notwithstanding any already vested planning powers, all provisions of the National Building Code, local building bylaws and any other provisions designed to safeguard and promote health, safety and welfare, it is hereby recommended that all levels of government under the auspices of a Federal Ministry of Housing and Urban Development, wherever such a Ministry will be created, in mutual co-operation toward providing administrative, legal and other qualified professional services, technical knowhow and financing:

R₁

1. Institute a province-wide DEVELOPMENT

CORPORATION, as a public nonprofit organization, with powers and financial resources to initiate, establish and implement master development plans. This body to be derived out of any existing federal, provincial urban development, planning and housing authority or combination thereof, under the provisions of their respective charters and/or modifications and additions thereon, toward expanded powers. Or to be newly created as a strong, independent, public authority with a statute and a charter specifically designed for promoting, initiating, controlling, carrying out, administering and supervising urban, suburban or rural developments anywhere within the province, for the growth or change of any area, be it declared for urban renewal or not. A provincial development corporation should have branch development corporations or agencies to deal with local matters, wherever there are large enough regions or areas able to maintain sufficient and qualified personnel. Metropolitan Winnipeg for example or the Interlake Region in Manitoba could form regional

branches. The various branches should culminate in the central province-wide body. This main body and its branches may have to be introduced in stages at definite times, as the political climate as well as the administrative, technical and other apparatus are gradually being prepared for the new task.

Specifically in regards to apartment housing such a development corporation should:

R₂

a) Depending on areas or regions, establish percentage guides for a variety of accommodations in terms of apartment sizes and occupancy, and for related communal, educational, cultural, recreational, and commercial facilities, on the basis of population composition and need, aiming at an even distribution of population movement and activity load. Hereby special consideration should be given to walking distances and to facilities for children and the elderly. (See detailed recommendations).

R₃

b) Adopt and enforce design criteria and standards for apartment building types

and apartment types at all rental levels, in terms of layout, distances between buildings, dimensions of interior or exterior spaces, exposures, orientation, mechanical equipment, balconies, safety standards, structural details, insulation, common facilities and amenity areas to be provided both indoors and outdoors. Revise and expand such criteria whenever necessary. (See detailed recommendations).

R₄

- c) In conjunction with items a) and b), determine optimal bulk of apartment complexes that will be sufficient and adequate to sustain daily commercial and community facilities (as for example, shops for day-to-day needs, restaurant, laundry and dry cleaning services on a co-operative basis, kindergarten, places for worship, meeting and party rooms, play and indoor recreation spaces, lounges, hobby workshops, etc.), as to serve the residents of such complexes without compelling them to go outdoors, let alone use a private car, in periods of severe weather conditions. (See detailed recommendations).

R₅

- d) Have the power to assemble land and on the basis of items a), b) and c) as above, acting as a single developmental agency, work out detailed area plans and/or conduct design competitions, both urban and architectural, as for programme, layout, technical perfection and pleasing appearance. Such detailed area plans should be worked out on the principle of equal value for each dwelling unit, as much as possibly feasible, in terms of orientation, pleasant view and freedom from outside disturbances. Consequently deal with and assign to builders building sites, supervise construction, rent, sell buildings, and maintain, manage and supervise buildings and grounds wherever assuming ownership.

R₆

- e) Alone or in co-operation with local municipalities and/or other authorities and organizations undertake experimental (pilot or pathfinder) projects for them to serve as testing grounds, stimulation and enducement to private enterprise.

R₇ f) Assume equal duties and responsibilities for the allocation, layout and production of all types of multiple housing, including hostels and dormitories, and their supporting commercial, social, cultural and recreational facilities.

R₈ g) Keep all land that has been previously assembled for all above purposes under its ownership and lease such land for the purpose of building upon to private and public bodies.

R₉ 2. Place the apartment dwelling on the same financial footing as the detached single family house, under the N.H. Act, and help produce multiple housing within the financial reach of whoever chooses to live in it, especially of families most in need for it.

R₁₀ 3. a) Encourage co-operative housing. This is produced and owned by a company of shareholders who are tenants renting from the company.
b) Introduce legislation for condominium. This is apartment housing with each apartment in private ownership.

- c) Expand legal policies for air-rights, whereby a person can acquire the right to build on top of an existing building - especially an apartment building - that is not his own.

R₁₁

- 4. In co-operation with local municipalities help adopt such taxation policies and grant such tax concessions that will encourage most durable construction and excellent upkeep of buildings, keeping in mind that the desirable goal is highest possible quality at the lowest possible rent.

In regard to vacant urban land, or to such land with sub-standard structures, or to land solely used for parking, taxation should be such as to discourage the holding out for land speculation.

R₁₂

- 5. Ensure legislation for the proper supervision of apartment buildings, surrounding grounds and amenity areas, and behavior of visitors and tenants, both in terms of ingress and egress, as well as supervisory personnel to safeguard orderliness, cleanliness, privacy and comfort, securing safety and avoiding vandalism, loitering, indecency and the like.

R₁₃

6. Initiate, establish and carry out public education programmes toward:
 - a) enlightening the public in the demands of good housing.
 - b) educating such people living heretofore in sub-standard housing toward proper use and behavior in rehabilitated or new housing.

R₁₄

7. Ensure that apartment buildings and their environment be designed by qualified urban designers, architects, landscape architects, and artists in accord with each other's spatial, organizational and aesthetic conceptions, each design being made subject to the approval of a design board to be formed by specialized professionals and each building design to carry the seal of a registered architect.

Establish prizes and grant awards to the most successful designs of apartment buildings and their environment.

Part II: The Apartment Building in the Community or
Neighborhood Context

R₁₅

1. It is recommended that the planning division of the Metropolitan Corporation of Greater Winnipeg, possibly in conjunction with the University of Manitoba, produce in accordance with the master development plan, an urban atlas for Winnipeg. Such an atlas would translate new data in varied forms into comparable systematic visual forms. Such an atlas, worked out in conjunction with a computer program could have removable sections and also be supplemented continuously. The purpose of such an atlas would be to provide both public and private concerns with accurately documented factual material. Included in this atlas would be the following:
 - a) population density,
 - b) age distribution,
 - c) racial distribution,
 - d) relative mobility of population,
 - e) income per unity of land area,
 - f) total transportation work trips,
 - g) land use,
 - h) school and electoral divisions showing population distribution,
 - i) regional land forms,
 - j) age of buildings.

Such an atlas can result from a computerized program using standardized symbols. Such an atlas, already in existence for comparisons of 20 American cities could allow direct comparison with Winnipeg. (See bibliography).

R₁₆

2. It is recommended that detailed area maps be prepared at a scale of between 1" = 100' and 1" = 50' - 0" in order to facilitate area development proposals whether public or private. It should be made mandatory that any development proposals must be superimposed on these maps in order to understand implications to the immediate neighboring areas. In using these maps corresponding data should list:
 - a) Average and peak off-street and on-street parking,
 - b) amount of available public recreation space and approximate radius,
 - c) distribution of children frequenting a playground or park,
 - d) distribution of school children attending local schools as well as major routes to schools,
 - e) distribution of people utilizing local shopping and service facilities,
 - f) area vacancy and real estate data.

R₁₇

3. It is recommended that local neighborhood service agencies (such as a finger of the development corporation at neighborhood level) be organized to enable individuals to obtain aid in property maintenance, property sale, rental information or improvement loans. These would be nonprofit volunteer organizations and could be part of existing community center programs, the way people would feel that they are contributing to the welfare and appearance of their own area. It could also act as a co-operative action headquarters for the reconstruction of entire neighborhood units, on a co-operative basis. Such a group could make strong representation to their elected representative by organizing petitions, and local surveys of opinions.

R₁₈

4. C.M.H.C. should do comparative cost estimates of different methods of construction of new apartment types in differing locations. This would entail gaining a knowledge of local material and labor costs just as a private builder must know. Also sequence of construction of these blocks must be figured out to be easily attempted by local building techniques.

This is important to show that new types of apartment buildings are competitive in capital costs. The lowest cost is now the basis of builder selection of apartment types, even by government agencies. Among types to be investigated are:

- a) Single-loaded enclosed corridor apartments,
- b) maisonette apartment,
- c) "skip-stop" elevator apartments,
- d) scissor-stair central core apartments
"point blocks",
- e) "self-contained" dormitory units, for
transient groups,
- f) combined commercial-residential accommodation.

Costs should be estimated as to most efficient number of units to be managed by a 'living in' janitor as well as future maintenance. These new types must be tried in urban renewal projects once costs are established.

R₁₉

5. Urban design considerations must now be taken very seriously in the future development of Winnipeg. The impact of new forms on the city must be understood. Only the highest quality of visual forms should be given permission to be built, as the city has been left with too many ugly monuments for long periods of time. It is recommended that

all major urban development proposals be reviewed by a panel of design-oriented professionals. Large-scale housing complexes would benefit immensely from such scrutiny.

R₂₀

6. Depending on location, apartments that are occupied now by bachelors or married couples must be capable of easy conversion to family units to permit satisfactory population changes. Conversion flexibility is badly neglected. At present, the location of plumbing chases at right angles to the public corridor prevents joining of neighboring units except through bedrooms. The bachelor or one-bedroom apartment being the basic urban residential cell, it must be designed so as to be capable of expansion.

Part III: The Apartment Building

Introduction

The following recommendations comprise all those which are directly related to the apartment building and the apartment itself, as pertaining to its own and immediate context.

Before going into detailed recommendations, however, it is important to make a general observation at the outset, in order to restate the original role of the apartment building as a place or residence for people foremost of all. The gist of this observation may be taken as a recommendation too, although it is of such a basic nature that few will argue its validity.

An Initial Recommendation

R₂₁

Size and bulk of apartment buildings should not be determined primarily by "external" considerations, such as the size of the available land, the maximum allowable bulk under zoning regulations, or the managing capacity of one caretaker. Nor should it be determined by short-sighted economical considerations, such as how to get the most return for the least product in the shortest possible time.

Instead, the apartment building as a total living unit should be determined first of all by considerations

about the socio-economic structure of the people to be housed plus their needs, taking into account the critical fact that housing is an essential part of life, especially so in a cold northern climate.

Whether, for example, there should be families with children in apartments and how many, and to what extent and quality in turn so-called "common facilities" or amenities have to be provided in support of these families, has to be determined at the outset. Likewise, the extent of additional desirable outdoor passive and/or active recreational areas and service facilities has to be studied first. Subsequently, the available site has to be checked against these mandatory requirements which have been predetermined. Aside from the individual living units themselves, the aim of the builder or developer should be the creation of such indoor and outdoor environments and facilities that will satisfy the people's daily and most pertinent needs at easy reach from their dwellings and free from extreme climatic influences.

As far as tenants' understandable desire for all the advantages and personal character of the private home within the larger apartment building is concerned, this is a complex matter of size, of internal arrangement, of access, of the relationship between indoor

and outdoor spaces, and of the architectural articulation of the entire complex. It should be kept in mind that an apartment can never be exactly like a single house. But it can be made to be an equally if not more desirable place in which to live if --

- a) all basic needs of human habitation (page 243) are being satisfied, and
- b) a variety of alternatives in living habits provide for enough richness and multiplicity of arrangements, combinations, services and amenities to serve by choice all types of people in an area should house, at a cost they can afford.

Corresponding to the list of basic design criteria given in the introduction of Chapter IV (page 239), the subsequent detailed recommendations are contained in the following groupings:

- 1) The apartment building as related to its site; (Siting, zoning, access, open recreational space, etc.)
- 2) The apartment building in its indoor-outdoor relationship; (Access to nature, orientation, view, ventilation, climatology.)
- 3) The apartment building as a specific building type; (Basic types of layout; provision of "Common facilities".)

- 4) The actual apartment or suite itself; (Interior room layout, relationships and sizes.)
- 5) Construction standards; (Structural, acoustical, mechanical and electrical standards.)
- 6) Parking; (Types of parking, accessibility; weather protection.)

1) The apartment building as related to its site:

In order to fully understand the recommendations pertinent to siting, it is important to understand the present state of Winnipeg's zoning practices which are the result of an evolution traced here in capsule form in points a) through d):

- a) Positioning of apartment buildings on their respective sites: started originally with a "common sense" interpretation of siting (see Chapter II, page),
 - meaning that one retreats with one's building toward the middle of the available site in order to allow for "adequate" room, access, light, air, view, etc.
 - meaning in turn, that the first owner was left to the good-will of his future neighbor.

- b) Out of this grow the necessity for zoning to assure minimum setbacks for all, regardless of who came first.
- meaning that one ends up with minimum setback spaces which are too small to be useful, yet too large to be ignored or not maintained; system broke down with advent of the high-rise.
- c) This resulted in the necessity of bulk control introduced as later amendments to zoning bylaws, having realized that minimum setbacks have to be brought in relationship to a building's bulk; arrived at by ratio formulas of a building's height over its length in order to establish distance required from property line (not from a neighbor's building).
- d) Finally, it was realized that even if bulk control has provided for more distance, one has to know also what to do with the space so gained: The requirement that a certain percentage of the total site (30% in Fort Garry Town Planning Scheme) be set aside as open recreational space. Arrived at by dividing the total site area by the building's gross area over all floors.

Points c) and d) have already been or are being made parts of amendments to the Metro Zoning Bylaw.

However, three more recommendations are in order so that commonly exploited loop-holes may be plugged:

To c)

We recommend that bulk control be expanded to govern the space between buildings, rather than merely the space between a building and its property line.

In other words: While one now looks at two adjoining buildings as two separate items on two separate lots with two separate setback spaces to a common property line, one has to look at the two buildings as flanking one single space stretching from building face to building face.

The city is full of examples where a building slipped through under laxer zoning enforcement of the past with a very minimal setback from its property line. The new building then adroitly keeps the presently required setback, yet may end up being only, say, 15 feet from the old building's face, - simply ^{because} setbacks are measured arbitrarily from an invisible line in the ground called property line, rather than between building faces.

R₂₂

In summary then, the respective governing body in charge of bulk control (page 413) has to work out a formula which sets up a building's permissible bulk (ratio of building length over height) in relation to the neighboring building's bulk.

R₂₃

We further recommend that a special clause concerning view be continued in zoning regulations covering apartment buildings. The typical city environment will in many cases make control of unsatisfactory conditions of view via bulk control alone impossible. Frequently tenants are forced to look at dark northern exposures of much taller buildings, at parking lots, backlanes, billboards or right into corresponding windows of other apartment buildings across, or even have to face unto noisy or dirty commercial establishments at close range. Although we all know that such conditions can never be totally controlled in the city fabric, we all have to agree that a lot more can be done in terms of channelling the view a tenant gets from his suite toward those amenities which help to enhance and enrich his optical world, such as greenery, parks, rivers and the like.

We recommend, therefore, that every zoning application for apartment buildings be evaluated as to its merits in terms of view. If it is found to be unsatisfactory, plans are to be given back to the applicant for alteration or improvement. In addition, basic guide-lines covering "view" should be laid down by the zoning board and made an integral part of zoning bylaws.

To d)

We recommend that the required percentage figure of open recreational space be provided entirely on grade, instead of allowing that this figure be cut down to the extent as balconies, recreation rooms, roof gardens etc. are being provided. Rather, it is recommended that balconies and other similar amenities be provided as integral parts of every apartment building, over and above the open recreational space provided.

2) The apartment building in its indoor-outdoor relationship:

In lack of a better term, this heading covers the area of transition from the inside of the apartment building to its immediate outside.

a) Access to nature is mandatory for the physical and psychological well-being of every apartment dweller, especially so for the one who is cooped up seven out of twelve months inside his Winnipeg apartment.

R₂₄

R₂₅

We recommend to make use of a long neglected potential amenity in apartment buildings, namely to give all ground floor apartments direct access to nature in form of individual doors leading into private patios or gardens.

R₂₆

To go one step further, we recommend to place double-storey maisonette units on the ground floor instead of the standard single-storey apartments. Thus these maisonettes could contain larger families with children close to their private patios and without interference to the rest of the apartments above. This would give these families the badly-needed advantages of the private home, and would also keep children away from elevators and corridors.

Thus the often justifiable argument that apartment blocks are no places in which to raise children would have much less foundation in the future. Only in the rarest of cases (COURTS OF ST. JAMES) are such private ground floor patios being provided today.

R₂₇

We recommend that every apartment within an apartment building be given its own private balcony as an integral part of the individual living unit. As to design specifics of balconies, refer to essay about balconies (page 473).

R₂₈

We strongly recommend access to nature via landscaped roof gardens, observation and sun-bathing decks, and roof swimming pools in order to provide families and elderly people with outdoor amenities within easy reach by elevator, which can more easily be supervised than if the same amenities were placed on the ground (trespassing). As to types and design specifics of such amenities refer to R50 & R55 below.

- b) Orientation is a very fuzzy term to many, as described in the introduction to Chapter IV, page 245. Characteristically, tenants interviewed about "orientation" either show no interest at all or moderate concern at best, yet still misinterpret the word. Once they were explained the term in the architectural sense most of them definitely want sun in their living rooms and quite a few

even in all rooms. Typically, the few who did get sun exposure now in their suites stated that they would never do without it again.

R₂₉

We recommend that as a first step the proper meaning of the word "orientation" be explained to the public. (See also "misunderstandings in terminology", page p.248): Orientation in the architectural sense is a building's exposure to the daily sun cycle.

Every child knows that the sun rises in the east, reaches its apex at noon in the south and sets evenings in the west. Not every child but most adults know that the sun is the source of life to all people, to our world, to the entire solar system. We say, most people know this, - because there is one group of people who do not know this: The builders and developers of apartment blocks on Grant Avenue and Portage Avenue West!

R₃₀

We recommend that building permits be issued only for such apartment buildings which provide orientation for every apartment!

"Proper Orientation" meaning at least partial sun exposure during at least half a day's time. Any apartment building which does not satisfy

this requirement is seriously deficient and unsuitable for permanent human habitation.

R₃₁

We recommend a prairie-wide public education programme to enlighten public and builders alike about the very special importance about proper orientation in this region, as opposed to other regions. With regard to Winnipeg itself, it should be made common knowledge, * that Winnipeg is the coldest city of its size in the northern hemisphere outside of Siberia, as also stated in the Metro Development Plan.

R₃₂

We recommend that the apartments contained in any apartment building face either south, east or west, but not to the north. There are further qualifications to this rule regarding prevailing wind direction, from the northwest and regarding the various activities within the apartment, which make, generally speaking, southeast the "ideal" orientation in this region! The next favorable orientation is the east allowing the morning sun to penetrate into the apartment without over-heating. The least favorable orientation of those three is the west, with low western sun reaching deep into the building late in the day when

it is already warm, causing over-heating of the western side of the building.

R³³

It should be understood, however, that the ideal or most favorable orientation as spelled out here does not exclude desirable additional secondary orientations, in order to take advantage of view, cross-ventilation and shifting weather patterns. Thus it is advisable for example to give an essentially south-oriented apartment an additional exposure to the east and if possible to the west too, and some kind of openable window to the north for cross-ventilation in order to take advantage of the natural temperature differential between the sun and the shadow side of a building.

To come back to the observation made above about poor orientation of apartment blocks of Grant Avenue and Portage Avenue West, it be admitted that Winnipeg's lot configurations leave little room for larger apartment blocks as it is, not to mention space to shift buildings around in order to get better orientation. However, it is entirely wrong for instance to build east-west running apartment blocks

of the center corridor type simply because the available lots along Winnipeg's thoroughfares such as Grant and Portage Avenues happen to run in an east-westerly direction: 50 percent of all apartments in these blocks face to the north where there is no sun exposure, - the first wrong: and north onto either a noisy thoroughfare or a backlane, - the second wrong. Obviously, the solution to this problem is not to erect more and ever more apartment blocks of the very same type. Instead, the solution is to select a building type, which gives orientation away from these thoroughfares and backlanes and still fits the narrow site, such as short stair-hall types or a series of point blocks. For good reasons, both types will turn out to be more expensive to build, - but let us not forget, that they will also provide much better places to live in!

R₃₄

A better solution yet to the problem is to re-subdivide the street blocks immediately north or south of the blocks fronting those thoroughfares. Thus one would gain a wider zone along both sides, which would be two blocks deep and therefore adequate for apartment construction, - instead of trying

R₃₅

to cramp high-rise apartment buildings into narrow lots originally carried over from the standard residential subdivisions.

- c) View is related to orientation, yet not necessarily based on the same requirements. Surprisingly, one finds that view favors the opposite direction to that of sun exposure: It is not pleasant to look right into the sun, especially the low prairie sun and its glare. Furthermore, by looking into the direction of sun, one inadvertently looks at the dark shadow sides of neighboring buildings. Instead, it is far more pleasant to look with the sun in the opposite direction. Thus one looks at that side of buildings or landscape which is bathed in sunlight. It is common knowledge that photographers always work with the sun in their backs, gaining full and even lighting, avoiding glare and abrupt contrasts from light to shadow.

R₃₆

We recommend, therefore, that from the point of view along there be at least two exposures per apartment: One toward the sun to take advantage of its warmth in the winter, and one away from the sun to take advantage of a view of the outside bathed in sunlight. This

would make then for a double-oriented apartment where one has a choice depending on time of day and weather condition which window to use.

So much for view as related to sun, and as related to view in the abstract and ideal sense. There are, however, several other factors to be considered. For one, view is determined by site conditions (see R 23), main entrance, street-"action" etc. People, for example, who do not have pronounced opinions about view nor orientation, do have a rather persistent notion about the "front" of a building, usually being the noisy main entrance side right off street traffic. This notion can be so strong that some people go out of their way to fetch a suite which offers such view of street action, even if this means getting no sun nor any additional view of any recreational value. As said before, this notion is understandable in the case of retired people (page 260), yet is quite senseless when found among younger families for giving up a pleasant view into greenery in the back, in favor of the false

obsession and pretense of being more "important" people by living on the noisy street side.

R₃₇

We recommend, that wherever possible, especially at the usually window-less endwalls of centre-corridor apartment buildings, additional windows be inserted to provide for a variety of different directions of view. This is important also from a psychological point of view in making people aware of the geographical location they live in: The ever-present sky resting as a large dome on the flat and limitless horizon of the prairie landscape is an experience which outsiders immediately react to and admire. Yet Winnipeggers are usually not aware of this experience. If they are, they have a tendency to play it down, do not feel flattered by reference to prairie characteristics. Rather, they tend to look inwards - in the futile hope of finding a city which is not really a city yet in its true sense. This is the subconscious reaction of turning one's back on something one wants to get away from in favor of a stronger and more inward-looking urban life. Although this reaction is under-

standable in part, it is really a very wrong reaction. It simply means the sell-out of forceful natural assets already there, and ultimately of one's natural environment and heritage.

R₃₈

We recommend that a public education program of the type outlined below and on page 249 of Chapter IV should also include enlightenment about the very specific and peculiar assets of the prairies. It should foster appreciation and more public awareness of the integrity of the untouched soil. At the same time, it should help to stem the relentless rape of virgin land by an ever-increasing suburbia. Thus, the psychological dimension of view will come across not as a vague personal notion, but rather as the ever-present and indispensable contact and dialogue of the apartment dweller with the land that surrounds him.

3) The apartment building as a specific building type:

The apartment building is the larger container for a number of smaller individual living units arranged in an orderly manner within. As such there are several basic types of layout and combinations thereof to be found.

a) Building types fall into the following categories:

- Center corridor type (PARK TOWERS)
- Stair hall type (DEBARY APARTMENTS, in part)
- Gallery or single-loaded corridor type (EUGENE BLOCK)
- Center court type (WARWICK BLOCK)
- Center core or point block type (GROSVENOR HOUSE)
- Maisonette or skip-stop type (none in Winnipeg)

Before going into recommendations concerning building types, a brief analysis of the characteristics of these six basic types is in order, summing up findings spelled out in Case Studies, Chapter IV.

The center corridor type is the one most commonly used, the most economical one to build, yet also the poorest in terms of the four design criteria immediately affected by building type: access, orientation, view, cross-ventilation.

Access to the individual suites is gained through corridors which are almost always excessively long, due to economic which allow

an almost unlimited number of suites to be strung along this corridor. The only limiting factor is distance between fire stairs covered by building code. Orientation is severely restricted by building type, only basic orientation possible is to have one side of the building face east, the other west, in order to give equal sun exposure to all suites. Natural cross-ventilation is nonexistent because all suites have only one exterior wall with the exception of end suites getting some diagonal ventilation (provided there is a window on the end wall). View is equally restricted for the same reasons.

The stair hall type has separate stairways between every two apartments giving ease and immediacy of access. It is, however, not economical for larger apartment buildings due to excessive number of stair halls necessary. Also does not provide for separate fire stairs unless equipped with a continuous outside gallery as in so many older blocks. Orientation is much more flexible, offering two opposite exterior

walls and three four end suites for effective cross-ventilation and double or triple view.

The gallery or single-loaded corridor type

explains access by its name. Usually used on smaller older lots too narrow for center corridor type. Termed "uneconomical" today due to "wasteful" use of single-loaded corridor. Has however distinct advantages over the center corridor type such as: double orientation, natural cross-ventilation through windows placed high placed high along corridor wall. Corridor itself is exterior with windows and well lit. Additional view gained across corridor. (Can be seen in several highly successful examples at Hansaviertel, Berlin, Germany.)

The center court type gives central access from a court (open or enclosed) and therefore creates a sense of belonging, provided court is sound-proofed and conducive to contact. Mostly found in older blocks as result of bulky blocks covering entire lot, permissible under past zoning regulations. It is really an adaptation to the gallery type which is rapped around a court. Thus offers some

cross-ventilation through court if open, even offers some, if the court is roofed over yet large in volume. Orientation is uneven depending on which one of the four wings faces which direction. Can be improved if the north wing is eliminated, thus creating a U-shaped building layout which could house spacious access to the court in the middle, open to the one side. View can be stimulating if the court is properly designed so as to allow double view. All in all still a slightly more versatile type than the center corridor type.

The center core or point-block type has all suites closely grouped around a central core with no or a very short corridor at best. Efficiency of small public circulation area is offset by limited number of apartments that can be hooked into this core. Ultimately more expensive because many more floors are necessary in order to accommodate an equal number of apartments as are possible in most other types. Has definite advantages in terms of orientation for all corner suites. Orientation again depending on which side of

the building faces which direction; can be improved if the north side does not contain any center suites, only larger corner suites. The same goes for view, what is much better in corner suites. Cross-ventilation is nonexistent, only diagonal ventilation in corner suites. However, lack of natural ventilation is usually offset by air conditioning in this type due to higher all-round cost of the point-block, which is consequently almost always a high-rise.

The maisonette or "skip-stop" type is based on a suite having two levels, instead of one. Thus the apartment building is composed of so many units of small two-storey "houses". If they are provided on grade only, they are simply duplexes built back-to-back with separate outside entrances (CARAVAN APARTMENTS), not really an apartment building at all.

Maisonettes, however, which are stacked above each other are not as easily accessible. Usually access is gained through a corridor placed on the main level of each unit. This means that the building has a corridor only

every second storey. Thus the name "skip-stop" exterior type. A further development of this type is a interlocking arrangement of two corresponding maisonettes over and under a center corridor at the middle of three levels. This means that a corridor is needed only every third storey. This results in a further saving of unrentable public area plus a substantial saving in the cost of elevators which is directly related to the number of required stops.

The great advantage of any one of these maisonette arrangements is that all units have at least on one level double orientation, double view, and very effective cross-ventilation. Even the interlocking system with a central corridor offers cross-ventilation from the main level over interior stairway through upper or lower second level stretching to the opposite exterior wall. Thus this building type offers the same advantage of compactness and efficiency the center corridor type has, yet has none of its shortcomings.

As can be seen from examination of all the basic types of building layout, there are

various ways in which apartments can be arranged inside. Some types have specific advantages of their own which may be offset by disadvantages. Yet some types are all around superior or inferior to others, once one has taken all considerations into account. Even so, it should be realized that no single type of layout can satisfy all needs, but rather that a combination of types is needed.

R₃₉

We recommend, therefore, as a first step that in the case of several apartment buildings being located together (such as Grant Avenue and Portage Avenue West) a variety of basic building types be provided, notwithstanding building types being dictated merely by site conditions, in order to give a broader choice and also to demonstrate the peculiarities of different types for future use. (See also "pilot projects", R 18).

R₄₀

We recommend to abandon the predominant yet generally inferior center corridor type.

If it is absolutely necessary to use this type for economical reasons, it should only be placed in such a manner that all apartments

face east and west, but never north and south, in order to secure equal sun exposure for all during at least half the day.

R₄₁

We recommend notwithstanding the previous recommendation, that if the center corridor type is not equipped with a central air-conditioning system, it be abandoned completely, because even if oriented correctly, this type does not provide for any natural cross-ventilation for the apartments within.

R₄₂

We recommend to use in all cases of a restrictive site the point block type more often, for all the obvious reasons spelled out in case studies, Grosvenor House and Park Terrace (pages 340, 370).

R₄₃

We recommend that the once fashionable center court type be reintroduced, but that at the same time this court be not merely left over as a noisy circulation area, but that it be soundproofed and furnished so as to become a usable communal space year round which would be of benefit to all tenants within the building. In order to capitalize

on the strong sense of identity such a court usually gives, it should be set up as a solarium - conservatory combination containing plants that can grow year round in a protected environment, and with a sitting area and even a central supervised play area possibly on some higher level in order to get sunlight from possible sky domes above.

R₄₄

We recommend to venture into new ground by introducing the maisonette or skip-stop type into Winnipeg, making a genuine "first" in apartment design in place of the annual parade of homes for example. (See page 394). In order to fully understand the advantages this building type offers, we recommend that builders and developers of this city undertake regular field trips to such new types being built in other cities. (See also Harvard Married Students Housing Project, called "Peabody Terrace" at Cambridge, Massachusetts.)

b) Common Facilities:

So-called common facilities or amenities comprise or rather, should comprise all those

provisions which for economical and practical reasons cannot be given in the individual apartment, yet which are indispensable for a complete family life, and which can generally be found in the private home, - summed up in the following as mandatory amenities.

And there are others which are given as "bonuses" or "extras" to the apartment dweller in order to compensate him for the real or imaginary disadvantage he has as the home owner, - called additional amenities.

Consequently, these common facilities or amenities are listed here as follows:

Mandatory amenities:

- Laundry room(s),
- Indoor play areas, nursery,
- Outdoor play areas,
- Roof garden, observation deck,
- Recreation or party room, lounge,
- Hobby workshop,
- General storage.

Additional amenities:

- Swimming pool,
- Exercise room(s),
- Sick rooms,
- Music rooms,
- Shops and general services
within the building.

Note: The amenity of parking is not included in this list, but is dealt with under a separate heading as stated on page

It should be understood at the outset, that provision of the mandatory amenities is indispensable for the apartment dweller. However, at present it is usually left up to what in the opinion of the builder or developer the economical base such as expected rental income, will bear.

Most of the mandatory amenities are still being understood and advertised as "luxury features" by many, while in fact they only compensate for the initial disadvantage the apartment dweller has over the home-owner. So far, only the laundry room has been accepted as a real necessity for every apartment building.

R₄₅

It should also be understood, that the apartment dweller living in a low-rise apartment building of the "economy class" still has the same basic needs as the person living in a high-rise apartment building. Therefore, he too should be provided with all the mandatory amenities. They may, however, be of more austere finishes, yet should be tough and durable and of good workmanship throughout.

R₄₆

The Laundry Room should be related in size and equipment to the number of tenants in the building. Instead of providing one larger laundry room in the basement or ground floor, it is strongly recommended that one laundry room be provided at every floor, even for the smaller apartment buildings of the economy class. Thus bulky laundry baskets do not have to be taken up and down elevators. We recommend that as a rule of thumb one washer and one dryer be allocated to every 10 apartment units per floor, instead of for every 20 units as spelled out in the National Building Code. In addition, it is most desirable to locate

also some coin-operated dry-cleaning machines, possibly one in every laundry room provided.

R⁴⁷

An Enclosed Indoor Play Area for smaller children should also be installed on every floor, as a rule. It could be set up at the end of the public corridor, away from elevators, yet be directly accessible by tenants living on that particular floor. Thus the area can be supervised by mothers who may take turns over a period of days. Such a play area should get generous daylight (end wall) and may even open into a well-protected terrace, balcony or sun room. It should further be soundproofed on all walls just as party walls between suites have to be soundproofed. This same area can double up as an informal sitting area or lounge for mothers on the floor. They can get together there without interference with family life in the suites themselves and can exchange experiences, gossip, etc.

If, however, for economical considerations such separate play areas on every floor are

R₄₈

unfeasible, a well-designed central nursery should be provided. It should be large enough to accommodate all the children in the block. It should be located either on the ground floor adjacent to a fenced-in outdoor play area, or on the roof, opening into an outdoor roof garden. Such a central nursery should be permanently supervised by a paid childrens' nurse. It should include service facilities such as washrooms, first aid center and sick rooms.

The lack of any suitable indoor play areas specifically designed for children (which lobbies and corridors are not!) is a source of complaints from the apartment dwellers of Winnipeg. It cannot be emphasized enough how important such indoor play areas are in view of the mid-Canadian rigorous climate, where one is forced to spend seven months out of twelve indoors!

This lack of indoor play areas is not only deplorable from the point of view of other tenants objecting to noise and interference in public areas, but also very much so from the point of view of today's mother who may hold a part-time job or may be strongly

involved in community affairs. For this reason alone it is mandatory to have some kind of supervised play area somewhere in the building, especially so in blocks of the economy class where the mother may be forced to work.

R₄₉

Outdoor Play Areas should be spacious enough to reflect the larger radius of action of older children. They should be screened off from adjacent public landscaping and parking to protect the children and to avoid trespassing by outsiders. They should be properly equipped with gym sets, slides and the like in order to really be used and enjoyed by these children. Frequently, these areas end up being nothing more than a sea of asphalt carried over from the parking area, with one "pro forma" climbing pole or a swing. These same areas may also be provided in combination with roof gardens on top of the building. Thus the problem of protection and trespassing is taken care of, yet it is more costly and difficult to provide proper landscaping and greenery.

R₅₀

Roof Gardens should be provided even if not used as play areas. They should include an enclosed indoor sitting area near the elevator, equipped with large windows on all sides when placed on top of high-rise buildings to form a roof observation deck. This is the area, where tenants may bring their friends and guests, and where lonely older people can spend their time playing cards, knitting or admiring prairie sunsets. The open deck should be laid out so as to afford some privacy for sun bathers. There could also be a portion screened off for clotheslines for those people who believe in the old-fashioned drying methods.

Roof surfaces should be used especially in downtown areas, where available open space, air, light and view are restricted. The indoor portion of such roof gardens could be roofed over with a large plastic dome to double as a solarium or even conservatory with plant life all year. In the long winter nights, these illuminated sky domes could be seen all over the city and enrich an otherwise drab roofscape. Thus they would introduce a new dimension to winter life in a

cold climate. From the practical point of view, they would shield off flying ashes from incinerators (a frequent problem) and would provide sunny sitting areas even on very windy days. The technical problems of cleaning, glare and possible breakage are all capable of solution in this day and age.

R₅₁

A Recreation or Party Room becomes necessary as soon as a larger group of people want to get together for entertainment. This is a frequent occasion, especially during Winnipeg's long winter. This room may be either on the ground floor, easily accessible to outsiders from the main lobby, or even on the roof in conjunction with the roof garden and observation deck. In either case, this room should be generous in size, well lit by daylight and should possibly open into an outdoor landscaped patio or deck for summer parties. It should be finished in tough, durable materials to stand abuse, and be furnished only with necessary equipment, in place of pretentious or gimmicky features such as expensive desk lamps which are broken after the first party. This area

should have its own washrooms and may also include a counter-type bar with sink and cupboards.

R₅₂

When this recreation room is placed on the ground floor it is sometimes also used as a daytime lounge off the main lobby. It is better, however, to make the lobby itself large enough so that it can contain a lounge, possibly screened off from the main path of traffic, yet easily accessible. This lounge should be properly finished and furnished; emphasis should be put on durability and real comfort, instead of on latest fashion and ostentatious nonsense. From the sitting area one should have a direct line of view to the main entrance so as to spot arriving guests, taxis, buses and the like. Many such lounges are used as bus waiting areas by Winnipeggers in the winter.

R₅₃

A Hobby Workshop should also be provided in every apartment building, preferably in the basement. It would be used for all those hobbies which require heavier tools and produce noise. Thus it should be sound-proofed and located away from habitable rooms,

possibly adjacent to the usual basement lockers provided for general storage. This is the room where tenants can do a lot of their general hobby work such as repairing furniture or toys right in the building without having to go outdoors in the winter months.

R₅₄

General Storage Rooms should be large enough to take into account that many apartment dwellers bring along some furniture of their own, which they do not want to part from, yet still may rent a furnished suite. Thus these areas have to be easily accessible for moving of such excessive furniture. The same goes for tenants' own appliances such as deep-freezes, etc. Also, managers usually keep a collection of spare furniture in order to be able to offer furnished suites.

Up to this point all common facilities recommended should be termed mandatory amenities. They should not be called luxury features any more at all, since they are basic necessities provided to make the apartment dwellers' life at least in part as rewarding as that of the home owners.

Additional Amenities which even most home owners do not have, are as follows:

R₅₅

A Swimming Pool is a very desirable feature for the apartment dweller, provided it is large enough for the total occupancy of the building, and provided it is designed to accommodate all age groups. This means that there must be a shallow wading section for small children, a spacious and deep section for sport-minded teenagers and divers, and finally a quieter and more private section for elderly and possibly invalid people. Such a pool should ideally be an indoor pool with direct access to an outdoor sun bathing area. Whether now the swimming pool should be located on the roof or on the ground floor is a question depending on many factors. Generally speaking, it is desirable to have a full-sized swimming pool of proper design as outlined, on the roof in order to take advantage of privacy, protection, no trespassing, and cleaner mosquito-free air. However, the cost and the weight caused by such a full-sized roof pool are considerable, because equipment to heat the water has to be included. It is, therefore, only feasible

on top of very large and expensive apartment blocks.

It is easier to build pool and equipment on grade in the ground floor with the advantage of direct access into larger landscaped outdoor areas. However, the ground floor is usually quite restricted in space because, especially in the high-rise building, all traffic concentrates on this level, leaving little room as it is. Therefore again, ground floor pools depend on a larger building size which leaves enough room on that level aside from lobbies, parking and other public areas, to make a pool not too space-consuming.

R₅₆

Exercise Rooms should be in direct relation with the swimming pool in order to be used simultaneously. Should again be designed to serve all age groups. Should especially in the winter be usable by adults and youngsters alike to serve as an action-outlet for the ever boxed-in and car-travelling apartment dweller of this region.

R₅₇

Sick Rooms once again would be a very useful additional amenity in this climate. Similar to the trained childrens' nurse mentioned

above, there could be a trained nurse (quite possibly the same person) to manage a number of sick rooms as a relief to both the apartment and the over-crowded hospitals. She could offer first aid service and given the proper facilities, she could take care of light cases and administer medication to elderly tenants. Such a service could be invaluable in periods of extreme cold and blizzard conditions as experienced in the prairies. It is, therefore, recommended that depending on the size of the apartment building, provision should be made for proximity of a medical ward to include sick rooms, washrooms, office and possibly nurse living quarters.

R₅₈

Music Rooms: It is recommended that apartment buildings have additional facilities where musicians could practice without disturbing their neighbors. As it is, musicians have great difficulty in securing secluded practice rooms close to their living quarters that are large enough and acoustically fit for intensive practice, with storage for instruments under proper temperature conditions, etc.

R₅₉

Shops and General Services for the most immediate needs can be of great value in this climate if integrated into the building. However, it is most important that they be located to attract outsiders, that they be well stocked with all those goods one usually gets at the corner store.

Otherwise such stores will not flourish and will be passed over by tenants in favor of the larger outside stores, even if this means a car ride in the winter.

In the case of a concentrated group of several larger apartment buildings it may be better to have a centralized pavilion containing stores and services (COURTS OF ST. JAMES) which then, however, has to be linked by heated and enclosed walkways (not tunnels!) to each apartment block. Such a store can be better stocked, and its storage facilities and trucking area are more easily accessible and of less interference to the tenants.

Having described what these common facilities or amenities should be like in terms of function, size, design and equipment, a final observation has to be made about the

present state of provision of these amenities. As already mentioned elsewhere (page 358), it can be seen time and again that most of these facilities, even the ones termed here as "mandatory" are being provided only in a "pro forma" sort of way. On one side they are all eagerly being advertised and demonstrated, yet on the other side they are frequently found to be hopelessly inadequate in size, function, accessibility, workmanship, etc. This is in no small way due to the fact that the National Building Code does not find any of these facilities necessary or mandatory for apartment buildings, with the sole exception of the laundry rooms. Consequently, the Code does not contain any minimum standards regarding size, design or construction of those facilities with that one exception.

R₆₀

We recommend, therefore, that as a first step the National Building Code be amended to include minimum standards for the proper design and construction of the above-mentioned common facilities or amenities.

Supplement Number Five to the National Building Code is supposed to represent a consolidation of "Housing Standards 1963", and of "Apartment Standards" originally published by C.M.H.C. Yet there are no specific requirements spelled out governing common facilities in apartment buildings. While it was probably a wise thing to base apartment standards on the same footing with housing standards, it was overlooked that apartment buildings have other additional requirements of their own, due to the different living habits of the inhabitants.

R 61

We recommend especially with regard to all the indoor amenities mentioned, that builders and developers alike seriously study and appraise all the advantages such amenities offer in Winnipeg and the prairie region generally. This is a case for once where it is not necessary to travel to other places to study innovations; instead, it is a case of very simply looking squarely at the rigors of our winters and then asking oneself how all the incredible waste of time and effort caused by needless trips into the

outdoors can be coped with in this age.

R₆₂

We recommend with regard to outdoor amenities that they be located in such a way on the site that the apartment building does not cast its shadow on such amenities, at those times when they are to be most in use.

R₆₃

We recommend further that builders, developers and promoters make a concerted effort to abandon with regard to these facilities, all false pretenses, ostentatious show pieces, latest fashion "novelty features", sales gimmicks, and specifically, - the word "luxury": There is nothing luxurious about having in this climate indoor childrens' nurseries for example, or a basement hobby and/or exercise room, or heated all-weather walkways to shopping facilities, etc.

R₆₄

We recommend that instead all common facilities or amenities be designed, constructed and furnished to be of direct and definite benefit to those people living in the apartment building day after day, instead of trying to attract outsiders with "novelties", and that

they be on direct and definite benefit to all age groups, including teen-agers, taking everyday wear and tear and abuse into account.

R₆₅

We recommend in order to correct a common mistake, that all access ways and corridors leading to common facilities which serve the whole building, especially access to parking garages, be separated from corridors leading to individual suites. Common facilities which serve a whole building instead of merely one floor attract a traffic flow far in excess of the normal floor traffic, which is really disturbing to the particular tenants living on such corridors. The answer is to provide separate corridors and circulation areas which serve as access to common facilities only, and to devote residential corridors like residential streets, exclusively to traffic serving their own residents only.

4) The actual apartment or suite itself:

Having gone through all the implications of the apartment building as a whole, we are now finally entering the apartment dweller's individual living unit. A general observation made previously about

apartment living shall here be stated again.

R₆₆

While it is ideally desirable to give the individual apartment unit all the advantages the private home offers, it should be kept in mind that for practical reasons an apartment can never be exactly like a single house. Yet it can be made an equally desirable place to live in, if a variety of alternatives in living habits provide for such a richness multiplicity of arrangements and combinations as to serve by choice all types and age groups of people and their living habits.

We shall now look at the various activity areas within the apartment, in terms of their desirable layout, size, function, equipment, etc. and their relationships to each other. Summary recommendations dealing with the apartment as a whole are contained on page 490 at the end.

The activity areas within the apartment which are dealt with in detailed recommendations on the following pages, are as follows:

- a) Entry,
- b) Living room,
- c) Balcony (including sun room, terrace, porch, verandah).

- d) Kitchen-dining area,
- e) Bedrooms,
- f) Bathroom(s),
- g) Hallway, additional storage.

R₆₇

Entry:

The entry is the place of access from the public hallway into one's own private world. Therefore, it is most important that the entry area be screened off from the living room and the rest of the apartment. It is a common mistake in apartment layout to have the entry more or less opening up directly into the living room; the usual short separating wall on one side is useless if the entry area still opens into the living room. Instead, the entry should be placed so as to open towards the interior hall or corridor first, preferably opposite the kitchen door and still adjacent to the living room.

The entry area should be adequately spaced to facilitate moving of furniture, baby carriages etc. Directly off the entry area there should be an adequately sized storage cubicle of not less than 3' x 4', better 4' x 6' for storage of bulky items such as baby carriages, tools, sporting and camping equipment and the like. This storage

cubicle is to be provided over and above the usual storage lockers provided in the basement of apartment buildings for excess furniture and rarely-used personal items.

Likewise, the coat closet should be directly off the entry area and be sized in proportion to the number of people living in the apartment:

Naturally, the three-bedroom apartment will produce more coats, overalls and childrens' winter clothes to be stored than the one-bedroom suite. Minimum coat closets of 6 feet square (2' x 3'), as allowed by National Building Code, are hopelessly inadequate for families. As a rule of thumb, not less than 18" of coat rack length per person be provided.

The entry area in front of the coat closet shall further be large enough for two people to put on their coats at the same time. More often than not, people have to back off into the living room or kitchen in order to get dressed for the outdoors. Likewise, one should be able to sit down in this area to put on winter boots and overshoes.

In summary, the entry area becomes a very important little room in this climate, where one spends considerable time every day changing from

indoor attire into the heavy clothes required to face the outdoors, and vice versa. Thus the entry area should not measure any less than 5' x 6' and possibly more.

R₆₈

Living Room:

The living room has undergone quite a transformation over the years due to changing living habits. In the past the area, we call "living room" today, was distributed over three separate rooms:

- The formal sitting room or drawing room at the front, possibly with street view;
- The more informal family room or den near the fire place and more toward the interior of the building;
- And finally the dining room, not only used for dining but generally for home-entertainment of guests, - which was a frequent occasion before telephone and television came along.

Because of this diversification of activities, the actual living room or drawing room could be relatively small. The general trend toward more austerity in apartment building during the Twenties and Thirties gradually eliminated the

the separate dining and family room, while the living room did not grow in size. This is still evident in living rooms of the immediate post-World War II period (see case studies).

Today, however, living rooms grow continuously larger, and that for good reason. Not only do they accommodate the usual sitting corner with couch, easy-chairs and coffee table, but also a "music corner" for Hi-Fi and television equipment which is getting bulkier and more space-consuming all the time. The position desirable for such "home entertainment centers" has direct effects on living room layout (proper hearing and viewing distance, proper positioning against a sound-reflecting back wall, etc.). In addition, there is usually a need for a writing desk in lieu of a separate study.

In view of all the separate activities in today's living rooms, they should not be any smaller than 13' x 18' for the one bedroom suite only. And for all apartments with more than one bedroom, they should not be less than 14' x 20' or better than 14' x 22'. It should be noted that the dining area is taken out of the living room area altogether when recommending these figures.

R⁶⁹

Balcony:

The balcony is dealt with here in a wider sense, including terms such as verandah, sun-room, porch, terrace, etc. (see also Recommendations, No. 2a). Essentially, the balcony should be placed so as to act as a direct extension of the living room area into the outdoors. It should possibly stretch over the entire width of the living room, and should be no less than 6 feet deep in order to allow for table, deck-chairs, ottomanes and hammocks for sunbathing. Thus the actual living room length of say 22 feet is increased another 6 feet to a total "visual" length of 28 feet. Generously sized windows and properly designed and insulated sliding glass doors will help to break down the visual barrier between living room and balcony.

The balcony itself should be recessed into the building in order to give privacy from other balconies nearby and in order to give protection from excessive sun, glare and wind. In addition, the open side of the balcony above the balustrade or railing should be provided with adjustable, built-in louvres, or sun-screens to control sun and glare which are a problem specific to Winnipeg and the prairie region, both in summer and winter.

A good example of such built-in adjustable louvres can be found at the Harvard Married Students' Housing Project ("Peabody Terrace") at Cambridge, Massachusetts, built in 1964. It is important to realize that the standard venetian blinds placed on the inside of windows are not very effective in curbing overheating of the interior due to excessive sun. The sun will heat up the glass (even thermopane glazing) and heat will in turn radiate into the interior through the blinds. Instead, sun-controlling devices such as louvres or screens should be placed on the outside of windows to combat overheating at the source, the outside.

In addition to sun-louvres, balconies should be equipped with mosquito screens up to tree height, which means up to the third floor. Such screens could be of the self-storage type, sliding to one side, or they could be removable and be stored elsewhere.

In addition, balconies should be equipped with storm sashes, which could be installed in the fall in place of the above mosquito screens and be removed next spring. Replaceable storm sashes such as these would transform the open balconies into an enclosed sun-room in the winter. This is

quite common in older apartment buildings, yet for some reason not to be found in any of the modern blocks.

It cannot be emphasized enough how important such an enclosed sun-room is for the physical and psychological well-being of apartment dwellers forced to live in this climate! Many tenants prefer the older apartment blocks for this very feature alone. Even if unheated, such a sun-room will partially heat itself by sun radiation through the storm windows. Thus it will act as a thermal buffer zone between indoors and outdoors, reducing heat loss through picture windows and sliding glass doors. In the summer these storm windows will be taken out to allow for natural cross-ventilation - which in the winter can be gained through some other window in the unlikely case that it be desired at all.

In terms of access, it should be said, that layout permitting, the balcony can also be reached from the dining-kitchen area or even from the nearest bedroom. Even if the balcony is not directly accessible from the living room, it should still be visually related to it to give

the above-mentioned extension of interior living space. Thus the transition from indoors to outdoors is achieved gradually over a semi-indoor, semi-outdoor area: It is semi-indoor by being recessed into the building with continuous floor, walls and ceiling, and it is semi-outdoor by being open to the elements in the summer.

Consequently, the balcony should offer the tenant who is cooped up in his suite, a piece of nature all his own: It should offer provisions for greenery and planting as already described in the conclusion of Chapter IV, page 396.

In summary then, the balcony in the sense outlined here should become an indispensable and integral part of every apartment, - even the bachelor unit. It must be noted further, that this entire treatise on balconies is based on the assumption, that balconies are always placed to receive at least partial sun exposure sometime during the day. Quite obviously, this can only be guaranteed if one has already ^{accepted} the recommendations made earlier on the proper orientation of apartment buildings (see Recommendations, No. 2b).

R₇₀

Kitchen-dining area:

The kitchen-dining area is the one most shrouded in controversy today. The kitchen used to be a spacious room all its own, and so was the dining room. Over the years, both these areas, so important in the early life cycle of the apartment dweller, have become smaller and smaller, until finally they were nothing more than narrow alley-ways and nooks. The understandable desire to knit these two areas closer together in order to save steps for the working housewife have resulted in the "over-efficient" compactness, which leaves no room for different furniture arrangements and variations in the cooking and eating habits of different tenants.

The kitchen especially has shrunk into the so-called "laboratory" kitchen with a 4 foot wide aisle between two 2 feet counters on either side, 8 feet wide overall. Or worse yet, the kitchen has turned into the "kitchenette", usually L-shaped with a 3 feet 6 inches wide aisle and 2 feet counter on one side, 5 feet 6 inches overall. Such a kitchenette is suitable for the bachelor unit at best, but not for any unit larger than that.

Numerous elaborate and detailed kitchen studies conducted in Canada and the United States have pointed out repeatedly that such minimal kitchens are simply not suitable. For one thing, "laboratory" kitchens do not allow for even a small table and a chair or two to be set up in the kitchen. Yet tenants repeatedly demand such a table for quick snacks and kitchen work in addition to a separate dining area. This need can also be satisfied by a bar-type "breakfast counter" as an extension of the kitchen counter.

In terms of counter space, tenants can never get enough. The 8 feet minimal countertop length required in the National Building Code is definitely too small for families. It should be brought in relationship to the number of people served by the kitchen. If, therefore, 8 foot countertop is assumed to be the allowable minimum for the one bedroom suite, at least two additional feet of counter space should be given for every additional bedroom provided. This would allow 12 feet of counter length for the three-bedroom suite, which is still far from lavish. Amount of dishes, pots and pans, packages and baby bottles increases with every additional child. The same rule of thumb should be applied for cupboards.

A further mistake commonly made in these "laboratory" kitchens is that they are being overstuffed with excessively elaborate or expensive built-in appliances. As sufficiently explained under "Common Misconceptions" in the Conclusion to Chapter IV, the appliance and plumbing industry fosters the builder's and developer's misguided belief that a fancy kitchen equipped with all the possible imaginable time-saving built-ins will compensate for an otherwise poor apartment. This, of course, is entirely wrong.

Instead, it is far more important to allow for enough empty space under counters and along walls for tenants' own appliances. In increasing numbers, tenants bring along their own dishwashers, freezers, washers, dryers and even ranges and refrigerators. Frequently they are forced to move into older apartments because they cannot accommodate their appliances in modern kitchens.

It should also be re-emphasized here that there is such a thing as a cooking cycle, from the refrigerator to an adjacent counter work space to the sink to a further work space to the range with another work space. Thus, refrigerator and range are always at opposite ends. This cooking

cycle should be followed in kitchen layout.

The dining area should be readily accessible from the kitchen, yet also be sufficiently screened off from it. Its size should again be related to the number of people living in the apartment. The usual 7' x 8' dining nook or alcove at the end of the fashionable L-shaped living-dining arrangement is definitely too small: As soon as one places a screen or storage unit between the two areas one finds that chairs cannot be pulled away from the table in order to sit down. If one leaves the two areas open to each other, chairs and table will inadvertently be pushed partially into the living room in order to be able to serve the table from all sides. Consequently, the dining area even if designed open on one side, should be large enough to be called a room in its own right. This means a size of 8' x 9', or better 9' x 10'. The latter would allow to place a room-dividing storage shelf unit between the two areas.

The dining area should further have its own window which should be openable for cross-ventilation. This means that as a matter of principle the dining area should always be placed toward

the exterior wall of the apartment instead of being locked into the interior. If the kitchen is of the windowless interior type and equipped with the required fan, it should still be open to the dining area in order to get additional light and natural ventilation from the dining area window, which in turn then has to be proportionally larger. An openable window somewhere near the kitchen-dining area is a must from both the practical as well as the psychological points of view. This goes for air-conditioned apartments too. (See also R 90 & R 98.)

A very common mistake made in modern apartment layouts is that both kitchen and dining area are placed at the dark, windowless inner end of the living room. (See Case Studies, Period IV). While the kitchen can still be artificially lit and ventilated, the adjacent dining alcove is caught in the corner without proper daylight and ventilation. It cannot even be screened off from the living room, because then it would not get any daylight at all. Worse yet, this dining alcove is frequently not accessible from the hall or through the kitchen, but only through the living room. Thus the privacy of the living room suffers too.

A variation of this mistake is worse yet: A kitchen or kitchenette opening directly into the living room without separate dining alcove at all. Thus a seemingly large living room is really drastically reduced in its original purpose, because dining and all the traffic and commotion that go with it happen right in the living room. This is acceptable once again for the bachelor unit, but not for anything larger than that.

A further point to be kept in mind is that the housewife frequently keeps her telephone, addresses, notes, recipes, shopping list, trading stamps, near the general kitchen-dining area. We recommend, therefore, that the housewife be given her own built-in household desk at a strategic location somewhere between the kitchen and dining area. This place could be set up as an extension of the kitchen counter toward the dining area, well lit and equipped with a peg-board on the wall and a stool to sit on. A built-in "household command center" such as this would be far more useful than many of the questionable kitchen built-ins mentioned previously.

R₇₁

Bedrooms:

The bedroom is the one room which has not changed very much over the years because sleeping habits have not changed. However, there is a general trend toward larger bedrooms: Growing children do their homework in the bedroom, have a desk in there, and eventually turn the bedroom into their own room. Master bedrooms especially become larger, are used for sewing work, quite often contains a sewing machine, and even a small writing desk. Also, second television sets are placed on buros and shelves opposite the master bed, requiring proper viewing angles and distances.

In terms of bedroom sizes, we recommend to get away from the very small bedrooms which are still allowed by the National Building Code when termed as "additional" bedrooms with a minimum width of 6 feet 6 inches. Instead, no bedroom should have a width of less than 8 feet 10 inches - the minimum width allowed for the "first" bedroom. Depth of bedrooms should be not less than 12 feet, better 14 feet in order to allow for two beds end-to-end along an interior wall plus adequate desk and working space near the window.

Bedroom closets have had a colorful past, range from elaborate walk-in boudoirs (see CHELSEA COURT in case studies, page 287) to bedrooms without any closet of their own at all. The modern trend is away from the very minimal post-war time closets to more spacious ones, such as separate "his and hers" closets in the master bedroom. Yet even these closets are too small when based on the National Building Code standards (3 feet length per closet per bedroom). Instead, his and hers closets together should allow for 8 feet to 9 feet of clothes rack length altogether: 4 feet to 5 feet for the wife, 3 feet to 4 feet for the husband. Better yet is to provide walk-in closets which are more adaptable to different storage needs; should have more built-in shelves than just the one mandatory shelf above the clothes rack, and should have their own lighting (pull switch fixture). We recommend that the rule of one clothes closet per bedroom be change to one clothes closet per person, because frequently also bedrooms other than the master bedroom are occupied by two persons, such as growing children.

A suggestion made earlier on on page 404 about the desirability of a family or general house work

room shall be made here into a recommendation: For all the reasons outlined there, it is most desirable to leave one of several bedrooms in a semi-finished state: without carpeting, but with tough washable finishes strong enough to stand abuse. Thus such a "bedroom" would really be a multi-purpose room which depending on living habits of the respective tenants could be turned by them into either:

- Family or recreation room,
- artists studio,
- library or study,
- husband's hobby room,
- wife's general household and sewing room,
- additional bedroom.

Being semi-finished, tenants can bring in removable floor coverings and wall finishes of their own choice. This room has to be sound-proofed just as party walls are in order to eliminate excessive noise. A room set aside in this fashion for special purposes would greatly give it one of the prime advantages the private home offers.

Bathroom:

Next to the kitchen, the bathroom is recently

getting a great deal of attention from bathroom researchers. Some studies go so far as to completely redesign the bathroom fixtures themselves.¹ Others advocate totally prefabricated bathrooms which can be lifted by crane as a self-contained unit into the rough building structure and simply have to be hooked up to roughed-in plumbing. This is quite feasible from the point of view that the basic bathroom size has not changed over the years, is still 5' x 7', containing the bathtub, toilet, and lavatory.

There is also a definite trend toward providing two separate bathrooms for larger apartments: One for the master bedroom, and one for general use. The one for the master bedroom usually contains toilet, lavatory and a shower or full bathtub. It is accessible from the master bedroom, possibly in conjunction with or through a walk-through closet or boudoir. The one for general use is either also a full bathroom, or it may just have a toilet and lavatory in it, thus commonly called a "powder room". In either case, this second bathroom should be conveniently located to the entry area at the cross roads of circulation. Since one bathroom has already been

¹ "The Bathroom", research study by the University of Cornell, 1966.

provided, this second bathroom does not necessarily have to be near the more private bedroom area.

We recommend that every apartment that has more than one bedroom be equipped with a second bathroom. More specifically, the two-bedroom unit should be equipped with at least a "powder room" in addition to one full bathroom off the master bedroom. The apartment with three or more bedrooms should be equipped with two full bathrooms.

If, however, for economical reasons two separate bathrooms are unfeasible, we recommend that the traditional bathroom be redesigned to allow for more versatile and simultaneous use by more than one person. This can be done by placing the bathroom so that it is accessible from the hallway, yet also from the master bedroom by a second door. Also, two lavatories should be provided instead of just one; they may be placed side by side in a counter top. Finally, the toilet should be separated behind its own door, while still hooked up into the same plumbing chase.

Hallway, additional storage:

The interior hallway leading from the entry to the more private bedroom area, should be kept as short

as possible to save space. Yet it should also be wide enough to allow for moving of furniture. It should contain the additional closets required such as linen closet and broom closet. Both are usually found to be too small. The broom closet should in addition to broom space allow for some built-in shelves, and leave enough room at the bottom for a vacuum cleaner.

The linen closet is usually also much too small because it is not related in size to number of people living in the apartment. Also it doubles as closet for sweaters, shirts, etc. when tenants have no dressers and buros of their own. The minimum of 6 square feet of shelf area required for one and two-bedroom units is hardly sufficient for a bachelor, amounts to only one shelf of 2' x 3'. One could argue that this space should be allocated for every additional person living in the apartment.

In addition, it is strongly recommended to insert an additional general-purpose closet into the hallway if at all possible. Such closets are frequently found in older apartments and are invaluable for storage of odds and ends which fall in neither of the other storage categories:

Musical instruments, books, rare collections or trophies, records, china and the like. If such as closet is placed in the hallway it is accessible independently from any of the other rooms and can be used for instance at night, when children are sleeping and bedroom closets are out of reach.

This general purpose closet is not to be confused with the larger storage cubicle placed right off the entry area, described under "Entry", page 469 .

Having thus far dealt with recommendations pertinent to the individual rooms within the apartment, it is now important to present a composite picture of the apartment as a whole.

R₇₄

We recommend that as a first step in governing good all round apartment planning, the National Building Code, Supplement No. 5, 1965 be reworked, to bring required minimum sizes of rooms, hallways, closets and kitchen counters in relation to the number of occupants to be served by these items. At present, only absolute minimum are given which are unrelated to number of people. For example, the minimal room and closet sizes for the three-bedroom unit are the same as those spelled out for the one-bedroom unit.

R₇₅

We recommend that as a matter of principle, apartments be planned spaciouly, always keeping in mind that the apartment dweller's more boxed-in way of life when compared with the home owner should be compensated by more usable space. We recommend such spaciousness also for the reason that it is most appropriate for an affluent society like the Canadian one with its high living standard and no acute housing shortage compazable to that in other countries on this globe.

Such spaciousness should be devised to make various furniture arrangements possible to satisfy different tenants. Flexible use of rooms is very important for families, yet only possible in spacious apartments. Especially in "household" areas such as kitchens which are designed for one specific purpose only, it is very important to have additional space in order to be able to supervise playing children for example, or to have youngsters do their homework there.

R₇₆

We recommend further that a variety of apartment sizes and layouts be provided within the same building, instead of continuously repeating the stereotype bachelor or one-bedroom unit. These two types are together called the basic urban

apartment unit, which over the years has been over-produced in Winnipeg. Instead, larger and more diverse apartment units are necessary for growing families in order to satisfy their changing need without having to move to another area or into an house if they would rather remain in the familiar environment.

R₇₇

We recommend also that depending on location and population composition, more larger apartments of the three-bedroom unit be provided. Many developer today admit a basic mistake in having built too many one-bedroom and two-bedroom units and not enough three-bedroom units. Likewise, there is a definite market for a limited number of real large four-bedroom units for all those larger families in Winnipeg who are not settling permanently but are being transferred every two or three years. These families are now forced to rent or even buy houses against their will, only because there are no apartments on the market large enough for four or more children. And the number of such families living in houses yet not likely to be transferred and wishing to move into real large suites for some of the general advantages of apartment rental, is considerable too.

We recommend further that in order to better

R₇₈

cultivate and serve more sophisticated tenants with specialized or professional needs, a number of apartments in certain buildings located in areas favored by such professionals, artists or intellectuals, be left "raw", i.e. without internal partitions and finished surfaces so that tenants can form the interior as they wish in terms of layout and materials to fit their particular needs.

5) Construction Standards:

R₇₉

It should be clearly understood at the outset that an overall high standard of construction, general workmanship and equipment is absolutely essential for the success of any apartment building. This applies to even the smallest two and a half storey walk-up apartment block of the economy class as much as it applies to the high-rise complex.

While marginal standards of construction and workmanship may still be tolerated in the private home which is isolated by itself and where such marginal standards will only affect the owner himself but not other parties, - such standards can no longer be tolerated in places designed for multi-family residence, such as apartment buildings, where they will ultimately affect everybody living in the building.

When one looks at this entire problem from the angle of tenants' complaints one can see at once and quite clearly, that many of the complaints and general misgivings about the characteristics of apartment living are not caused by the previously defined abstract matters such as poor design, layout or orientation, but can instead be directly linked to the very mundane factors of mediocre or sub-standard construction, breakdowns in equipment and generally poor overall workmanship.

This is, of course, not to say that the more abstract aspects of apartment planning dealt with under previous headings are any less important. Rather, it has to be emphasized again that only a total effort covering all tangible and intangible aspects of apartment building will bear the desired results.

It is merely for the fact that the items contained under this heading of construction standards can more easily be seen or heard or otherwise perceived by the general public, that they are the ones that come first to the minds of tenants interviewed. Consequently, complaints or misgivings about these practical items can more easily be defined by the average layman, leaving less room for purely personal opinions or interpretations such as was

experienced for example under "orientation", etc.

Before going into recommendations, it should also be noted that this treatise dealing with construction standards does not intend to delve extensively into fine points of performance characteristics of building materials or even building sciences as such. This has and is being done very competently by well-established and continuous publications such as those issued by the Division of Building Research of the National Research Council.

Instead, this treatise will simply point out the more common mistakes which can be observed frequently in apartment construction in this region, and will show in which way these faults can be corrected.

The best way to trace these more common mistakes in construction. is by recording and analyzing tenants' complaints. In order of their frequency and intensity these complaints can be contained in the following groupings:

- a) Inadequate or nonexistent sound control due to sub-standard construction techniques.
- b) Poorly designed or improperly maintained mechanical equipment causing frequent breakdowns and repairs.

- c) Insufficient weather or climate control caused by inadequate insulation, poorly designed windows and doors.
- d) Generally cheap or drab interior finishing due to use of cheap materials and/or low quality of application.

To a):

It should be noted first of all that this point of improper sound control assumes first place on the list of tenants' complaints in terms of frequency and intensity. This is surprising insofar as the National Building Code is generally assumed to sufficiently govern this point.

It is not surprising, however, when one realizes that the need for privacy and general "peace and quiet" is so basic to human habitation that any place of residence not safeguarding this need is simply unsuitable for permanent habitation. Furthermore, this basic human need rises proportionately with the constantly rising general sound level in the space age.

R₈₀

We recommend that as a first step existing loopholes in the National Building Code with regard to proper sound control be plugged.

R⁸¹

More specifically, we recommend that a common mistake in the sound control or party walls and corridor walls be corrected: It can be observed time and again that by itself properly soundproofed party or corridor wall is placed directly on top of the structural floor, or is built right up to under the ceiling, without any sound-deadening cushioning devices at these vital junction points. As a result, sound produced in one room will not go through the wall directly, but it will take a short "detour" through these junction points at floor and ceiling structure, travel back up or down again into the next room, - and thus completely bypass the soundproof wall itself! This is especially noticeable in all buildings of the concrete slab construction, which is the predominant one.

In order to reduce such sound "detours" it is most important to place party and corridor walls on sound-deadening cushioning pads or mats, and likewise insert those at all the points where these walls connect to the ceiling structure.

R⁸²

We recommend with regard to floors and ceilings that they be properly soundproofed in all areas, even if carpets are installed, as is common today. It is a fallacy to think that carpets alone (with or without heavy underpadding) eliminate

the need for structural soundproofing. Instead, sound-deadening materials have to be placed below the sub-floor right on top of the structural slab or steel deck to provide a floating floor, which is the best safeguard against sound transmission. Any other method of floor insulation will be less effective.

Yet carpets are still a desirable additional feature from an acoustical point of view, because they will reduce step and impact noise travelling through floors into rooms below. However, carpets will not appreciatively reduce transmission of sound produced "in the air" of rooms (talking, music) through walls and ceilings; can, therefore, never be a substitute for structural soundproofing.

R₈₃

With regard to different construction methods, it should be mentioned that materials of high weight and solidity are generally superior in sound-control than light-weight and porous materials. Thus the concrete slab, for instance, will in all its solid mass and bulk transmit less sound than the open steel-joist and deck construction. On the other hand, the steel-joist construction leaves more open space to be filled in with insulation material, while the concrete slab does not. But let us not

forget that there are always loop-holes in any soundproofing system, and that it is therefore wise to use structural materials which are already by themselves contributing to sound-control.

We recommend, therefore, that the initial choice of which construction method and structural materials to use, should be based on considerations about how effectively such methods or materials can counter unintended loop-holes and faults in sound insulation.

R₈₄

We recommend that entrance doors to apartments be soundproofed to plug another common loop-hole causing frequent complaints. Usually this is being done by merely installing a solid-core door instead of a hollow-core door. It is much better, however, to provide a second door, such as older (and even some newer) hotels feature. Thus such a second door could close off the immediate entry area itself from the rest of the apartment, forming a little vestibule between the doors for coats and rubbers, and thus would act as an "air-lock" between private apartment and public hallway. If, however, for economical reasons only one solid-core door can be provided,

we strongly recommend that it not be interrupted by any openings, especially not the mail slot, a main source of sound transmission.

R₈₅

We recommend that as a matter of principle all plumbing chases be soundproofed. It is a very common mistake to build a soundproof party wall, yet to have a plumbing chase in the very same wall which is not soundproofed. This means for example that in the case of back-to-back bathrooms one can hear not only plumbing noise as such, but also people talking next door right through the plumbing chase whenever the doors of both bathrooms are left open. And one should not have to be asked to keep one's bathroom door closed, if only not to hear one's neighbors!

R₈₆

We recommend that constantly noise-producing public facilities such as elevators, stairways, garbage chutes be given very special attention regarding sound insulation. Elevators and their machinery in particular should further be checked for vibrations and structural reverberations, which can be as much as a nuisance as pure noise alone. One easy way to cope with the problem is to adopt a building layout which places such noise or vibration-producing public facilities as far away from habitable rooms as possible. The

single-loaded corridor building type (page 443) for example has the immediate advantage that all such facilities could be placed on the opposite side of the corridor, and could be structurally independent in a separate circulation tower.

To b:

Poorly designed or improperly maintained mechanical equipment is the second major source of tenants' complaints. Needless to say, the importance of all round high quality of mechanical equipment rises proportionately to the severity of the climate this equipment is meant to control, which in our region means heating foremost of all.

R₈₇

We recommend to be selective in the choice of what heating method to use. Particularly, we recommend to be careful in the use of electric heating; many builders and developers are tempted by its cleanliness, convenience and supposedly low cost. However, electric heating has so far in this region proved to be a questionable investment. For one thing, electric heating requires buildings to be much better insulated all round than the traditional gas heating,

because it can only be competitive if its intermittent periods of operation can be kept short yet the heat thus produced can be contained longer within the building. This means that the heating method itself may be called competitive, but that the total cost involved including the necessary additional insulation will definitely not be competitive any more.

In order to counter this disadvantage, Manitoba Hydro presently offers special lower rates for electricity used for heating purposes but at the same time frequently raises the base rate for light and power for the very same building in order to break even. Such financial manipulations of course do not help the matter at all, only further camouflage the fact that electric heating is simply more expensive than the well-proven natural gas heating method.

It will only become competitive when Manitoba Hydro drastically reduces the base rate of electricity used for heating without increasing the rate of light and power.

R₈₈

We recommend further that if electric heating is to be used, it be designed as a central forced air system similar to the one used in gas heating, except that the gas furnace is replaced by a

blower unit, and that there be individually controllable heating units in the ductwork leading to every suite. This system is superior to the less expensive electric base-board radiation system, which causes uncomfortable radiation at close range, is objected to by tenants who hesitate to place expensive furniture against it (radiation) and which does not set the air in motion as the forced air system does, causing stale and frequently smelly air. Likewise, it does not double up as a ventilation system in the summer, has no "summer switch".

R₈₉

We recommend that when an air-conditioning system is installed, it be centrally fed yet equipped with individually controllable fan-coil units in every apartment, in order to really make it flexible enough for personal use. This is more costly, yet far superior to the totally centralized air-conditioning system, even if set up in two zones (north and south wall).

R₉₀

We recommend that even when an air-conditioning system is installed, there be openable windows in all apartments, in line with the rather unanimous opinion of tenants questioned about this particular point. It is most desirable both from a practical as well as a psychological point

of view, to have this additional possibility of ventilation.

The ready argument by mechanical consultants that openable windows "throw the pressure system out of balance" should be countered by saying, that if one can not open windows because of the system, the system as we know it today simply is not any good, and should be redesigned so as to allow for such possibility.

R₉₁

We recommend further that public hallways and corridors not merely be pressurized but also be ventilated. It is common practice to over-pressurize corridors but not to give them any exhausts of their own. As a result, stale air and cooking odors are perpetuated in these areas and forced into suites as soon as one opens entrance doors, instead of being exhausted by their own system. This is a common mistake found even in those buildings using expensive air-conditioning systems.

R₉₂

We recommend to stay away from individual room conditioners or so-called "window units" altogether. Many builders still favor those because of their seemingly lower cost. Yet these units require continuous maintenance, have to be replaced frequently, are not available

after a few years time in same size or style and, therefore, cause unsightly holes, insulation gaps and weather leaks in window openings which were designed to take the one original unit size only. From the tenant's point of view, these units are noisy, dust collectors and cause very uncomfortable cold air currents, because they are inevitably turned on full speed in order to cool the whole apartment, while they are only meant to cool the room they are installed in. They are almost always unsightly, even if recessed into the wall below the window, especially when seen from the outside, certainly not a good advertisement for the building. Furthermore, every such unit installed pierces another hole through the exterior wall, the very thing that should be avoided in this climate.

R₉₃

We recommend with regard to plumbing under this heading of mechanical equipment, that strongly noise-producing plumbing fixtures such as toilets with pipe pressure valves instead of the standard watertanks be avoided. If they are being used, very special attention to sound control of such fixtures should be given.

R₉₄

We further recommend that the now fashionable garburetors be avoided. They directly and substantially contribute to pollution of our rivers and streams, because they simply transfer garbage from the public garbage dump where it belongs and is being burned, into our sewers, and thus ultimately into our rivers and water resources.

To c):

Insufficient weather control caused by inadequate insulation and sealing of poorly designed windows and balcony doors is the third major source of tenants complaints.

R₉₅

We recommend with regard to windows that only high-quality and preferably wood-frame windows be installed: high-quality in the same sense that it is most important in this climate to have windows which given a complete weather seal around all edges when closed. Usually, sliding windows are the poorest in terms of weather seal at the edges, yet they seem to be the ones most commonly used. Better are awning-type windows, except for the fact that they deflect warm air from the exterior wall in to the interior during the summer since they mostly open to the outside. The best are casement windows, do not deflect

heat into interior yet catch depending on positioning prevailing winds; are also the most costly, for good reason.

Wood-frame windows are recommended here because of the superior thermal insulation value of wood, especially in this climate, as opposed to aluminum or steel frames. Although wood has to be painted regularly, it does not show condensation, freeze-up and icing to the extent, for example, of aluminum. Also even aluminum windows become unsightly after a number of years and have to be painted anyway.

R₉₆

We recommend with regard to exterior balcony and patio doors that only high-quality and preferably wood-frame doors to be installed. Sliding glass doors to balconies are very desirable from an esthetic and convenience point of view, yet can be a menace when of poor design and quality.

Because of the cost involved the temptation to install cheap aluminum sliding doors in place of well-built and insulated wooden sliding glass doors is great. Yet the advantages of the latter in terms of insulation, durability, trouble-free operation make them a good investment, even if they are two to three times as expensive.

R₉₇

We recommend in terms of glassing, that in this climate as a matter of principle one half inch sealed thermopane glassing be used throughout. The usual double glassing consisting of two separate unsealed sheets of glass is simply unsuitable for this climate, because warm air from the inside will bypass the inner sheet and condensate quickly on the single outer sheet. Especially useless are certain types of sliding glass panes which have no frame of their own at all, "sashless sliders", because they have no weather seal and therefore no insulation value of any consequence.

R₉₈

We recommend with regard to openable windows once again, that even when an air-conditioning system is installed, at least one window in every room be openable and be so sized and placed to effectively ventilate the room.

R₉₉

We recommend in order to plug one further commonly found break in the exterior weather seal to give special attention to insulation of electrical outlet and switch boxes which are placed in exterior walls. One can frequently observe even in very new apartment buildings how condensation and even ice form on the cover plates of such boxes. It is not enough to just rap such boxes

into polyethylene as required. It is necessary to further pack sufficient additional insulation at the back of such boxes in order to close the insulation gap caused by having removed some insulation when these boxes were inserted.

To d):

Generally cheap or drab interior finishing with cheap materials or incompetent application of such materials is also a common cause of tenants' complaints.

R₁₀₀

We recommend that interior finishing should most of all be strong and durable to stand abuse over a number of years, and should be washable. In the case of wall finishes this means that instead of one-ply gyproc, two-ply gyproc should be used throughout, which has better sound control and is strong enough to hold nails and hooks to hang pictures on. The heretofore often justifiable joke that modern apartment walls collapse as soon as one tries to drive a nail into them would have no further foundation.

R₁₀₁

We recommend with regard to ceilings to get away from the still fashionable "star-sprangled" spray-on plaster textures containing little glittering silver and gold crystals. Such

textured ceilings (frequently with fake mouldings) have no useful purpose whatsoever, rather are irritating to the eye, more difficult to repaint, - and "beautiful" only by the lowest standards of taste.

R₁₀₂

We recommend with regard to floor finishes that instead of simply carpeting all areas within the apartment except kitchen and bathroom, more choice in the selection of floor finishes be offered. Many tenants do not like carpets, rather prefer good old-fashioned hardwood floors, and may even bring along their own carpets. Also tough and durable vynal asbestos or corlon floor coverings should be offered as alternatives for childrens' bedrooms and play areas. Also, managers should consider the possibility of providing removable floor coverings, such as roll-on mats or sheets to be replaced and exchanged at will by tenants.

R₁₀₃

We recommend with regard to interior finishing that much more choice, variety and alternatives be offered in all interior finishes. After all, it is these finishes which are directly and constantly visible or touchable to the tenant, and which very substantially contribute to his

general physical and psychological well-being. Along this line, tenants should be left completely free in which colors to paint walls, ceilings, cupboards, etc. On the other hand, builders should stay away from dictating clients' tastes by installation of so-called "feature walls" such as wood veneer glued to gyproc. There may be some people who like that but also equally many who do not.

R₁₀₄

We recommend with regard to interior furnishings and "built-ins" that they either be provided all the way as really useful and usable items, or if that is not possible, that they be avoided altogether. Since an apartment's space is limited by definition, there is a valid reason for equipping it with space-saving built-in furnishings which may serve a variety of uses, provided they are properly designed and not merely installed as minimal "demonstrators". At the same time, such built-ins should be flexible in design and adaptable to tenants' preferences.

Occasionally in Winnipeg, it is possible for the first tenants in an apartment building to have some small say in the design of their unit while the building is still under construction. At present this privilege extends only to the design

of kitchen cupboards, and the addition or elimination of small items such as louvred doors. The idea of tenant involvement is certainly good, if it can be controlled. Obviously, as apartment's interior design could be carried to a too personal extreme to still allow for the following tenants any flexibility. But certain incremental change possibilities in the design of apartment furnishings and layout would be a very good thing.

In this sense it would be very useful if for instance some kind of a flexible modular storage unit could offer an alternative to the usually uninterrupted and ill-defined living-dining area. This arrangement might be very much more useful for every-day living and could be removed for entertaining. Apartment interiors have much to learn from mobile trailers in this respect. Some kind of a pull-out horizontal surface serving as a writing desk, drawers, slots, cabinets and other compartments would be valuable space and time savers. Apartment dwellers often cannot find suitably scaled inexpensive storage units for their relatively short length of stay. The result is the usual makeshift concrete block and plank shelving, where books and periodicals are

being stored. The alternatives are either to keep books in boxes and scattered on any surface available, or to buy one of these expensive imported wall systems. If, however, a suitable modular storage unit could be installed by the builder, it would result in a more generous feeling of space and comfort within the apartment. This storage unit could also accommodate many other things besides books, objects such as pet trophies, china, ornaments, records, HI-FI's, radios, pots, flowers, and television sets. Similar storage units are already available on the domestic market in a variety of designs, finished on both sides so as to be usable as room dividers. Not all, but certainly many apartment dwellers would use such modular storage units to their full capacity if they were provided.

R₁₀₅

We recommend finally with regard to certain special equipment such as remote-control door and intercom systems, that such equipment be provided not merely as another sales feature, but as an item integrated into a total package. It is a common mistake to issue keys to tenants for an electrically-controlled front door where visitors can be checked by intercom from the suites before being let in, but to leave side or rear doors totally

uncontrolled, thus defeating the original purpose of the controlled front door. Obviously if entrance control is desirable, as it should, it is recommended that effective means of control be provided and imposed at all entrance points into an apartment block.

6) Parking:

It should not be necessary to emphasize how important enclosed weather-protected parking is in this climate, both from the point of view of the car itself as of the tenant who uses it. Yet for some reason, enclosed all-weather parking is still a rarity in today's apartment buildings in this region.

R₁₀₆

We recommend that as a first step in the right direction, enclosed all-weather parking be made mandatory in this region, as a matter of principle, regardless of whether such parking is housed on grade, in a parkade or underground.

R₁₀₇

We recommend that such enclosed parking be carefully designed to enable ease and immediacy of access and exit! Since one cannot expect an apartment building to be occupied by one age group only, one has to be prepared for older tenants, who shy away from elaborate exitramps

and all such parking facilities which require a lot of steering and maneuvering. This means that wherever possible, such parking garages should be provided on grade. When this is not feasible because of site restrictions, ramps become necessary, which then have to be enclosed, too, in order to eliminate snow and ice, and which should be laid out to give the easiest and straightest possible line of access.

R₁₀₈

We recommend that parking garages should not merely accommodate cars but should also be designed to properly accommodate those people who are not yet in or already out of their cars. This means that frequent, conveniently placed and well-lit pedestrian access points have to be provided within such garages. Such points should connect to elevators up into the building as directly as possible. Also from the tenant's point of view, such garages should be controlled in order to avoid trespassing, and should be well ventilated.

R₁₀₉

We recommend that whenever enclosed all-weather parking is not possible for economic reasons, open outdoor parking on grade be laid out to not simply be a sea of asphalt, but rather be broken down into smaller pockets of parking, which should

be screened off from each other, from street and apartment building itself, yet directly accessible from it, and which should be somewhat depressed into the ground below eye level.

R 110

We recommend finally that no apartment building whatsoever and regardless of location or rent be provided with not less than 100 per cent parking, one stall for every apartment. This is the absolute minimum.

It is better yet in this age to allow for second cars, even trailers and boats which tenants frequently own; we suggest therefore to add another 30 per cent to this figure.

In addition to tenants' own parking of thus 130 per cent, it is essential to provide for adequate visitors' parking. We recommend that this not be less than another 20 per cent.

We recommend, therefore, that in total every apartment building should provide for 150 per cent parking.