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FOUNDATION



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THIS SIGN  
TO A  
WELL PLANNED  
FUTURE

## Windsor Park

AN ARCHITECTURAL TOUR

Alexander Gowriluk

The Winnipeg Architecture Foundation is a nonprofit, registered charitable organisation dedicated to advancing the awareness and appreciation of Winnipeg's built environment through public education.

For information about Winnipeg buildings, landscapes and architects, please visit [winnipegarchitecture.ca](http://winnipegarchitecture.ca).

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Based on the cover of a Ladco pamphlet, c. 1956  
(Credit: William Yaeger)

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Winnipeg is located within Treaty No. 1 Territory, the traditional lands of the Anishinabe (Ojibway), Ininev (Cree), Oji-Cree, Dene, and Dakota, and is the Birthplace of the Métis Nation and Heart of the Métis Nation Homeland.

# Windsor Park

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Scale model of Windsor Park by Green Blankstein Russell and Associates, c. 1955. Credit: Winnipeg Architecture Foundation.

## Responding to Housing Demand

The return of soldiers after the Second World War added to a housing shortage that had already existed in Winnipeg during the Great Depression. The explosive growth of the post-war baby-boom generation led to greater demand for affordable housing. This demand, in turn, fuelled rapid growth in housing construction; Winnipeg's rate of construction per capita became the highest in

Canada. From 1941 to 1971, metropolitan Winnipeg's population grew 80%, from 297,739 to 535,480, while suburban municipalities tripled in size, becoming home to a majority of the city's population. Suburbs quickly occupied available space in and around the city, and it was in this environment of rapidly disappearing space that Windsor Park was conceived.

The development of Windsor Park began with John Henry Borger. The Borger family arrived from Russia in 1902, and by 1919 John Henry Borger and his father started a family-owned construction business, Henry Borger and Sons Ltd. John Henry Borger became president of the company in 1936. Later, in 1955, he formed Land Assembly and Development Co. (Ladco), an association of homebuilders brought together in response to the shortage of land in metropolitan Winnipeg. Each homebuilder had a share in the operation of the company, and first priority in acquiring lots in Ladco developments. In fall 1955, there were 38 member homebuilders

in Ladco; Irvine B. Margolese and Co. Ltd., was the largest, representing seven different contractors.

Planning for Windsor Park had started as early as 1954. When a suitable plot of land was acquired, Ladco made public, in 1955, its plan to build 1,300 homes. They began clearing the 730-acre St. Boniface lot that September. On January 19, 1956, the company signed a contract with the City of St. Boniface to build 3,100 homes, a project valued at \$45 million. The ribbon cutting to open Windsor Park was September 18, 1956, and was attended by St. Boniface Mayor J. G. Van Belleghem, Ladco President J. Henry Borger, and A. W. Haag of the Winnipeg Home Builders' Association. According to Mayor Van Belleghem, the development would encourage industrial growth on the east side of the city. Indeed, Windsor Park's development attracted industry, notably Canada Packers and Swift Canadian Co. Ltd., and contributed to St. Boniface becoming the 16th largest industrial centre in Canada by 1958.

# LOOK AT THIS!

Jackpot of Over  
**\$2700.00 IN PRIZES**  
**NO STRINGS ATTACHED**

The 38 member homebuilders of the Land Assembly & Development Co. are giving everyone in Greater Winnipeg a chance to compete for this grand jackpot of prizes in the "WINDSOR PARK" home planning contest:

This is not a "gimmick" and if you enter this contest we absolutely guarantee that your name will not go on a list for sales or promotional purposes. We are genuinely interested in obtaining an accurate survey of what the public wants in a home. This is in line with our policy of serving the home builder better.

Thousands of persons took advantage of obtaining entry blanks at our booth in the Red River Exhibition last week. We still want a further cross section of opinion. So please fill out the form printed here and give us your help in this survey. We are sure you will find the questions interesting.



## RULES OF CONTEST

- Only one entry will be allowed to each contestant.
- You will notice that space has been provided for two sets of answers. One set indicates what you yourself would like to see in your new home; the second set gives what you think the average person would like to have in their Windsor Park home. To be eligible for a prize each set of answers must be made out completely.
- Judging will be on the answer to what you think the average person would prefer in their Windsor Park home. After all entries have been marked the contest judge the closest set of answers to the average opinion on all points will be awarded the prize. Rules of contest will be mailed at the event of a tie & shall be decided by the Board of Directors of Ladco Co. Ltd.
- Members of Ladco Co. Ltd. or member builders of the organization their families and relatives will not be qualified to compete in the contest.
- Entry forms must be completed and mailed to LADCO CO. LTD., 313-2255, Portage Avenue, Winnipeg 12, Manitoba, not later than Friday, November 4, 1955; any entry postmarked after that date will not be accepted.
- Prizes will be delivered to the winner at the place of their choice as long as it is within the confines of Greater Winnipeg. LADCO CO. LTD. accepts no responsibility for guaranteeing the performance or non-performance of the products given as prizes, and return and installation of the prizes shall be the responsibility of the winner; prize will be sent by returnable for a cash refund.
- No charge shall be made for entry to the contest, and the Board of Directors of LADCO CO. LTD. reserve the right to disqualify any person who contravenes the rules of the contest. Decision of the judges will be final.

Here is an obvious sample question. Just follow the example shown below except in the case of question 20 where the materials 1 to 9 will be inserted in the order of your choice.

Would you prefer a home with	Your preferred choice	Average Opinion
1a) Electrical Outlets .....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
1b) No. Electrical Outlets .....	<input type="checkbox"/>	<input type="checkbox"/>
1c) Gasoline Lamps .....	<input type="checkbox"/>	<input type="checkbox"/>

## Here Is What You Get If You Win The Jackpot

1. Electric Dishwasher with roll-out washwell valued at .....	\$ 458.50
2. An 11.2 cu. ft. push button automatic defrosting refrigerator .....	448.50
3. Matching 6 1/2 cu. ft. upright Home Freezer .....	368.50
4. Deluxe Tumble Action Laundrymat .....	399.50
5. Matching Automatic Clothes Dryer .....	299.50
6. Luxury 30" completely automatic Kitchen Range .....	329.50
7. And if you win all this you will have lots of leisure time to see any showing in a Giant 1955 Model 24" Television Set to watch in the time you save .....	339.50
8. In addition the Winnipeg and Central City Company are offering an extra prize of a gas hot water tank valued at .....	120.00
<b>This makes the Jackpot worth .....</b>	<b>\$2,766.50</b>

## Designing the Homes

Windsor Park was the first master-planned community in Winnipeg, the largest housing development of its kind in Western Canada, and the second largest in the country during the mid 1950s.

A master plan created by Green Blankstein Russell and Associates (GBR) of Winnipeg called for 3,041 homes of all types, including duplexes and apartments, creating accommodation for 13,000 to 15,000 people. Irvine B. Margolese and Co. Ltd., was responsible for the development of nearly 1,500 of these homes.

In 1955, Ladco ran a survey in the Winnipeg Free Press and at the Red River Exhibition. The 20-question survey, targeted towards women, was to determine two things: how respondents would

Ladco survey published in the *Winnipeg Free Press*, 1955.

Credit: *Winnipeg Free Press Archives*.

design their own homes, and what the average person would want in a home design. The responses would be used to form an aggregate picture of what potential purchasers might want. The respondent, whose answers most closely matched the aggregate picture of what the average homeowner desired would win a prize valued at \$2,766.50 that included an electric dishwasher, a refrigerator, a stove, and other household appliances.

Ladco assumed that even with the husband paying, the wife would ultimately choose which house to buy. As a result, Windsor Park homes would be designed to appeal to women, and designs would be informed by the aforementioned survey. One such assumption was that female homebuyers wanted individualized designs that would be distinct next to their neighbours' homes. In response, Ladco's 38 builders were tasked with producing five to ten different home designs each for a total of two-hundred individual plans. Fifty of these designs

were by Irvine B. Margolese and Co. Ltd., and would be decorated to each homeowner's specifications. The homes varied from 817 to 1,500 square feet in size, five to seven rooms, and single or two storey, although most were bungalows. Houses, or R1 residential space, occupied 592 acres of the development, while R2 duplexes occupied a meagre eight acres. House designs were staggered in order to avoid identical homes being built side-by-side. Similarly, the distance between houses and the street varied from 25 to 31 feet, while driveways were staggered, with some homes not having a side driveway.

Although homes were designed to be highly individualized, prices were often similar. Homes in pocketed areas fell under one of three classifications: \$9,500 to \$12,000, \$10,500 to \$14,000, and \$12,500 to \$18,000 (although some I. B. Margolese houses were priced as high as \$19,900). This was to ensure that all

the homes in an area were similar in size, value and age, and that residents would share a similar income level. This was done to prevent areas from degrading into “slums”.

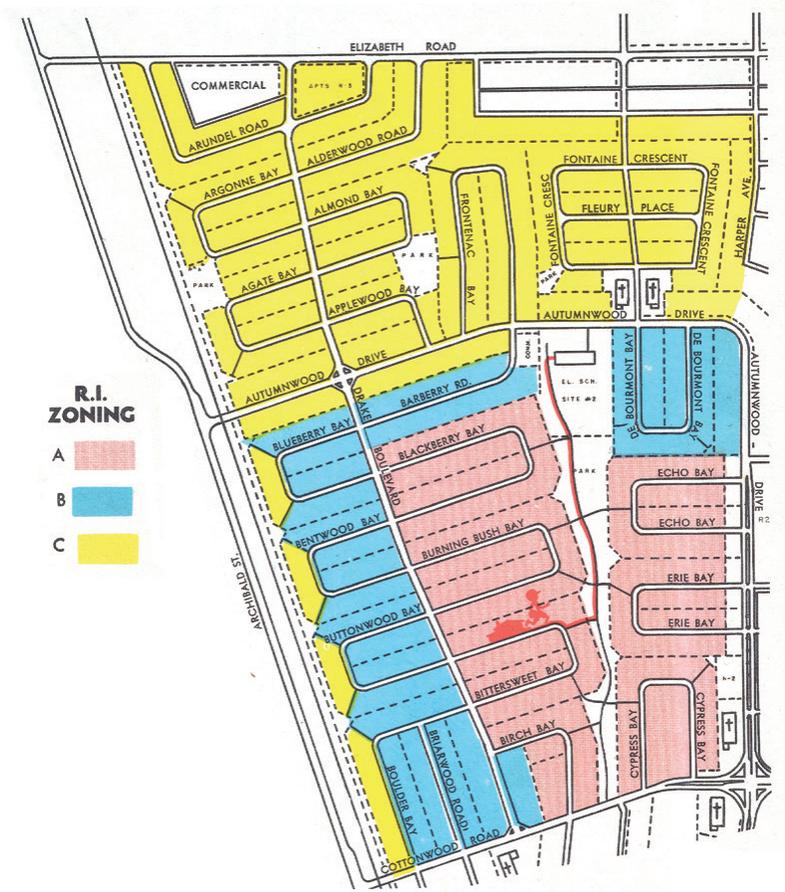
## Planning and Layout

Windsor Park was a departure from the common rectangular grid suburb, with only a few points of entry, and only two main roads that bisected the development. Unlike other suburbs, which were often strung along major traffic arteries, Windsor Park’s limited entry points kept it relatively secluded from the rest of the surrounding city. Streets were organized in loop or bay patterns, separating circulation streets from local access streets in order to reduce traffic and noise; improve safety; and make Windsor Park more aesthetically pleasing. Conducive to easy navigation, streets were organized alphabetically.

Pedestrian accessibility was also considered, with a particular emphasis on child safety.

Map of Windsor Park from a Ladco pamphlet, c. 1956.  
Credit: Winnipeg Architecture Foundation.





A child, highlighted in red, shows the utility of Windsor Park's park walks. Credit: Winnipeg Architecture Foundation.

Children walking to school from almost half the homes in Windsor Park would not need to cross a single street, using paths at the end of each bay to access park walks that connected to their school. Preschool children could also make use of playgrounds and “tot lots” accessed by the paths at the end of each bay.

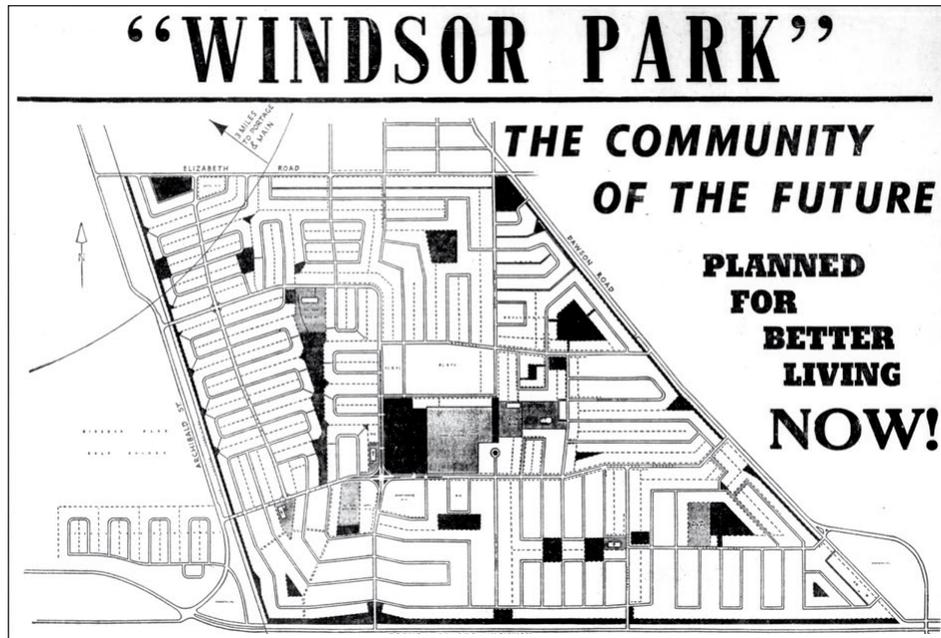
Befitting the name of the development, parks and green spaces occupied fifty acres. As part of the central plan, shrubs, and even fruit trees, were planted on residential properties. Where possible, naturally growing shrubs and trees were preserved.

Modern shopping centres were built in Windsor Park in response to growing consumer demand. In 1956, J. Raymond, president of Cottonwood Shopping Centres Ltd., announced the construction of a shopping centre at the heart of the development. Public relations and management for the project were done by I. B. Margolese and Co. Ltd., while

the design was assembled by Louis Plotkin and Associates. Costing just over \$1 million, the modern shopping centre would be centrally located within the development, rather than staggering stores along a commercial street. Its many shops included a large, modern Safeway grocery market, as well as a planned department store, medical centre, bank, beauty salon, clothing store, and bicycle repair shop. It also featured convenient local parking for five-hundred cars and a canopied area to shield shoppers as they ventured between stores. Construction began in the spring of 1957 and was completed by September 1, 1957. Located amongst schools, churches, and other public facilities, the Cottonwood Shopping Centre embodied the post-war ideal of a centrally located public space that integrated commerce with civic activity. Paradoxically, decentralized corner stores were part of the original plan, and placed strategically throughout the development.

## A Growing Neighbourhood

The rapid development of Windsor Park could be attributed to new techniques in home building that significantly reduced the time required to build a home. For companies such as Quality Construction Co. Ltd. (later Qualico), much of the construction took place off-site at factories using assembly-line type manufacturing, and then transported to the construction site. Pre-fabricated components included rafters, window and door frames, and kitchen arrangements including cabinets, while walls could be assembled within 14 hours of being cut. The 1957 Winnipeg Housebuilder's Association Parade of Homes, a showcase of newly constructed homes, featured Windsor Park, and opened with a show of building efficiency. Between 5:00 pm September 21 and 5:00 pm September 22, a home was built by Quality Construction, omitting time



Advertisement published in *The Winnipeg Tribune*, 1956.  
Credit: *The Winnipeg Tribune*.

to prepare the foundation. A record had been set in Toronto a few weeks earlier, with a home built in 21.5 hours. Quality Construction claimed the event was merely a demonstration and not an attempt at beating the record. Two hundred company employees and subcontractors worked on the project. The house, located at 3 Cherry Crescent, was built

in 19 hours and 10 minutes, with an additional 20 minutes to furnish it.

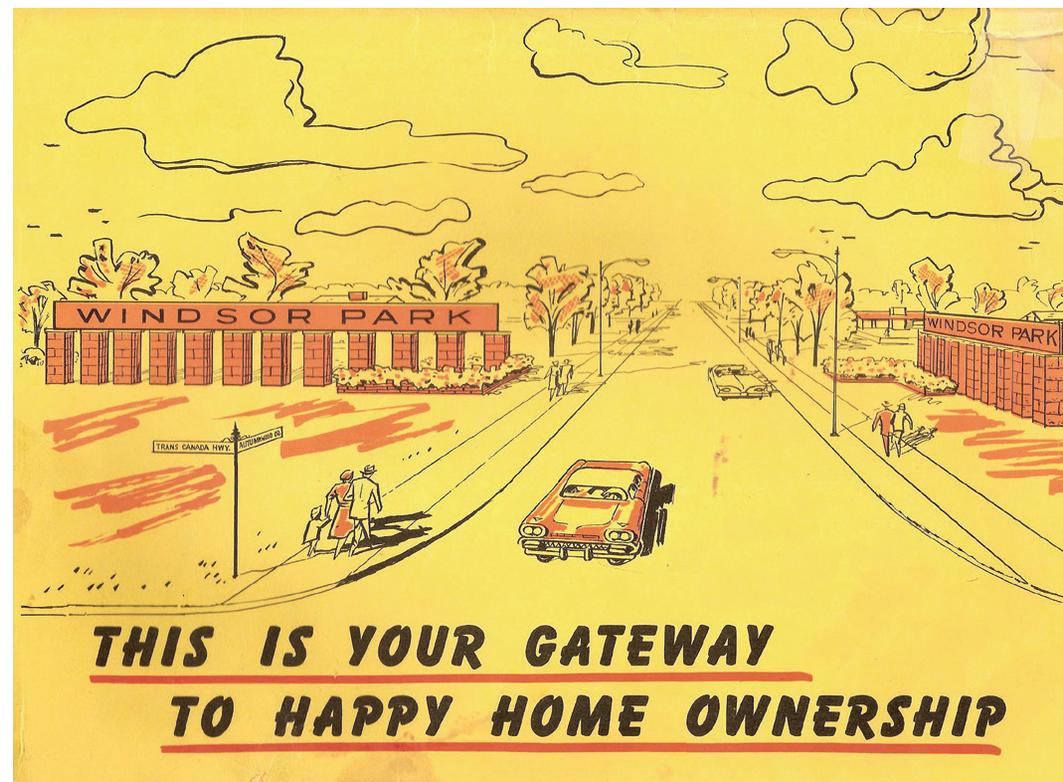
With modern construction techniques, including the Winnipeg-developed practice of winter construction, it was estimated that 1,800 homes could be built in 1956 alone. However, rapid home construction often meant that homes were finished and occupied before accompanying infrastructure could be completed. By the summer of 1957, residents complained of unpaved streets and sidewalks, as well as the lack of street lights. Despite an investment of \$2.1 million in infrastructure and services by Ladco, revenues generated from lot sales were able to cover only \$1.3 million. The issue continued, and on July 14, 1958, St. Boniface city council was pressured to establish a five-man committee to investigate the delays.

Despite associated difficulties, home development in Windsor Park continued at a fast and unabated pace. It was estimated that by the planned completion

date of 1958, Windsor Park would be home to 14,000 people, resulting in a 50 percent increase in the population of the City of St. Boniface. This climate of speculative growth contributed to St. Boniface leading metropolitan Winnipeg in housing development. In 1956, home sales in St. Boniface totalled \$4,590,300, while \$6 million worth of housing permits were issued. St. Boniface, and by extension, Windsor Park, also helped metropolitan Winnipeg set a new record for housing permits value, supplanting 1955 by \$2,186,145. Despite the number of permits issued in metropolitan Winnipeg in 1956 falling to 122 fewer than in 1955, fast-rising home values continued to improve the profitability of the housing market. In St. Boniface, both the number of houses and home values went up, with 399 more homes built, and home values rising by almost 300 percent over 1955. By 1962, Windsor Park had 2,000 occupied homes and a population larger than Carman, Minnedosa, and Dauphin combined.

As a larger community, Windsor Park required its own services, civic spaces, and retail spaces. French and English language schools, a firehall, churches of various denominations, and both small and large retail spaces were erected, often designed in the modernist style, and embodying a progressive and playful attitude towards architecture. The result is an architectural legacy that is both modernist and unique to Windsor Park.

Windsor Park Pamphlet. Pamphlet provided by Denise Okun.





DE BOURMONT AVE

DE BOURMONT BAY

HOWDEN RD

HUMBER RD

BERNIER BAY

LAGIMODIERE BLVD

VINCENT MASSEY BLVD

HARPER AVE

BETOURNAY ST

HEATHER RD

ECHO BAY

ERIE BAY

WINAKWA RD

BIBEAU BAY

AUTUMNWOOD DR

SPEERS RD

DUSSAULT AVE

NEWARK RD

DRAKE BLVD

COTTONWOOD RD

CORAL CRES

CHERRY CRES

CANBERRA RD

DULUTH BAY

MONTEREY RD

MONACO BAY

MAYWOOD RD

WESTMOUNT DR

PATERSON ST

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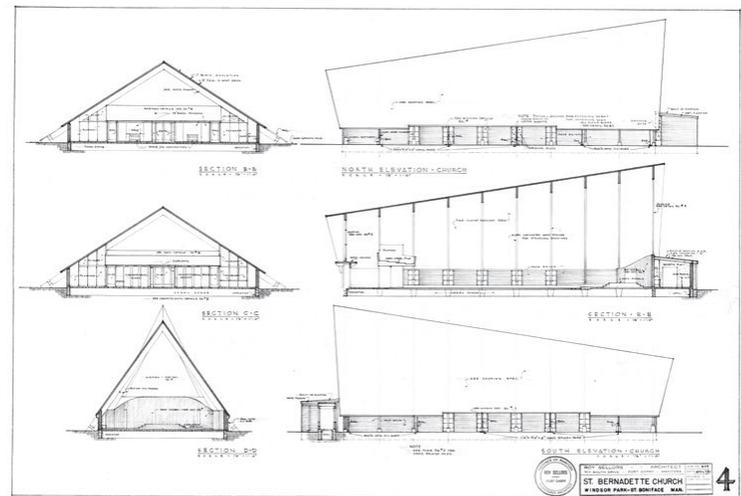
24

21

22

## Tour Stops

- |    |                     |    |                   |
|----|---------------------|----|-------------------|
| 1  | 820 Cottonwood Rd   | 14 | 47 Duluth Bay     |
| 2  | 3 Cherry Cres       | 15 | 67 Duluth Bay     |
| 3  | 6 Cherry Cres       | 16 | 930 Winakwa Rd    |
| 4  | 906 Cottonwood Rd   | 17 | 980 Winakwa Rd    |
| 5  | 1100 Autumnwood Dr  | 18 | 296 Speers Rd     |
| 6  | 1062 Autumnwood Dr  | 19 | 289 Dussault Ave  |
| 7  | 1083 Autumnwood Dr  | 20 | 50 Monterey Rd    |
| 8  | 1031 Autumnwood Dr  | 21 | 365 Westmount Dr  |
| 9  | 1101 Autumnwood Dr  | 22 | 18 Lomond Blvd    |
| 10 | 955 Cottonwood Rd   | 23 | 866 Autumnwood Dr |
| 11 | 82-84 Cottonwood Rd | 24 | 881 Autumnwood Dr |
| 12 | 1015 Cottonwood Rd  | 25 | 150 Howden Rd     |
| 13 | 39 Duluth Bay       |    |                   |



North and South elevations of St. Bernadette Church, Roy Sellors, 1961. Credit: Winnipeg Architecture Foundation.

## 1. 820 Cottonwood Road

St. Bernadette Parish Centre

1961 Roy Sellors, Architect  
1993 Addition

St. Bernadette Parish Centre officially opened its doors on March 12, 1961. It was designed by University of Manitoba professor and architect Roy Sellors, with glasswork by Toronto artist Gerald Tooke and assembly by Westmacott Glass Co.

Compared with other churches of the time, St. Bernadette featured an abundance of light and



The bowed roofline and bell tower of St. Bernadette Church as seen from the west side, 2019.  
Credit: Winnipeg Architecture Foundation.

a more austere interior that, through tasteful use of symbolism, was reconciled with religious tradition.

St. Bernadette is an A-frame design. Its west elevation is tall and slender, descending into a low, wide east facade. The gap between the two sides creates a bowed, curving wall along the north side of the building facing onto Cottonwood Road. The wall is clad with wood shingles, and resembles a monk's cowl about to slip onto his shoulders. The design embraces structural innovation and experimental materials, driving laminated beams into the ground at sharp angles and carrying their

profile into the interior of the church. The concrete foundation, which is raised above grade, draws attention to these anchors along the north and south side of the building.

Sellors was particularly interested in investigating the use of light and form in sacred interior spaces. The Holy Trinity is represented in the church's large triangular windows, and literally in the stained-glass artwork of the west windows. Framed by curved, teakwood ornamental screens, the west windows feature an emerald bird on the lower right representing the Holy Spirit, a cobalt blue animal on the lower left representing the Lion of the Apocalypse, and Jesus Christ, with outstretched arms, at the top. Conversely, the lower east facade features a decoratively composed partition of wood and glass.

The flood of colour from the stained-glass window is interrupted by only the simple amber wood tone of



Glass mosaic, St. Bernadette Church, n.d. Credit: Henry Kalen.

the interior, with composite wood joints anchored by concrete piers, some of which are freestanding. As a churchgoer approaches the altar on the west side, the roof rises, symbolizing the abandonment of daily cares as their thoughts rise upwards. The black granite altar, which weighs six tons, required 2 ½ days to move from the back of the church to the front.

An addition that serves as a parish centre was completed on the south-west side in 1993. The parish centre features a modest pitched roof, as well as a red-brick exterior that is consistent with the colour and texture of the original church.

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## Parade of Homes

The Winnipeg House-Builders Association's Parade of Homes was created to show the public new designs and building techniques in home construction. In its inaugural year, 1957, it replaced the Better Homes Show, an exhibition that had been held by homebuilders at the Civic Auditorium. It was scheduled for September 14 to 22, coinciding with National Home Week. Cherry Crescent was featured in the 1957 exhibition.

*See 3 Cherry Crescent and 6 Cherry Crescent for more details.*

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A large clock measures the time it took to build 3 Cherry Crescent, 1957. Credit: Western Construction and Building, 1957.

## 2. 3 Cherry Crescent House in a Day

1957 Quality Construction (Qualico), Architect

The 1957 Winnipeg Housebuilder's Association Parade of Homes, featuring Windsor Park, opened with a show of construction efficiency — a 920-square-foot home (foundation omitted) was built and furnished by the 200-man crew from Quality Construction between 5:00 pm September 21



3 Cherry Crescent, 2020. Credit: Leif Norman.

and 5:00 pm the next day. A similar record had been set in Toronto a few weeks earlier with a home built in 21.5 hours. Publicly, Quality Construction claimed it was not in competition for the record.

Two hundred company employees and subcontractors worked on the project. Much of the construction took place off site at factories using assembly-line type manufacturing, with components brought to the construction site for

assembly later on. Pre-fabricated components included rafters, window and door frames, and kitchen arrangements, including cabinets. Walls could be assembled within 14 hours of being cut. While these construction techniques became more commonplace following the Second World War, 3 Cherry Crescent was exceptional, being built in 19 hours and 10 minutes, with another 20 minutes to furnish it (although Quality Construction

The Parade of Homes, advertised in the *Winnipeg Free Press*, 1957. Credit: *Winnipeg Free Press* Archive.

**SEE**  
**A HOUSE BUILT IN A DAY ★ PARADE OF HOMES**  
**AT THE**

*Come and See a standard 5 room bungalow built in a day—through modern scientific building techniques—starting time 5 o'clock tomorrow evening—Cherry Crescent, Windsor Park.*

**Bring The Whole Family**  
**ADMISSION FREE**

**HOUSE-IN-A-DAY,**  
 built by  
**QUALITY CONSTRUCTION CO. LTD.,**  
 under the Sponsorship of the  
**WINNIPEG HOUSE BUILDERS ASSOCIATION**

Just off Trans-Canada Highway  
 1 mile east of St. Anne's Rd.,  
 St. Vital  
**FREE ADMISSION**  
**AND PARKING**  
 Marion-Windsor park bus service  
 direct to site from Fort & Portage

**HOW TO GET THERE**

20 Parade Homes on show  
 for one week  
 Cherry Crescent, Windsor Park  
 2 to 10 p.m.

**Build with Confidence - consult**  
**WINNIPEG**  
**HOUSE BUILDERS ASSOCIATION**

Co. Ltd. manager Vic Krepert described it as a “normal offsite prefab job.”). Both the Muir family, who had purchased the house, and Canadian Mortgage and Housing Corporation officials were present for the construction.

The house is a five-room bungalow with two bedrooms, a standard design fit for rapid construction. Similar designs by Quality Construction on Cherry Crescent could be built to accommodate three or four bedrooms, and one or one and a half bathrooms. The design also featured an L-shaped dining room and living room combination. Quality Construction Homes were sold by the company’s in-house real estate firm, Rancho Realty.

It was noted that the home could have been completed three hours sooner had it not been for light rain in the morning.



6 Cherry Crescent, 2020. Credit: Leif Norman.

### 3. 6 Cherry Crescent Windsor Park Winner

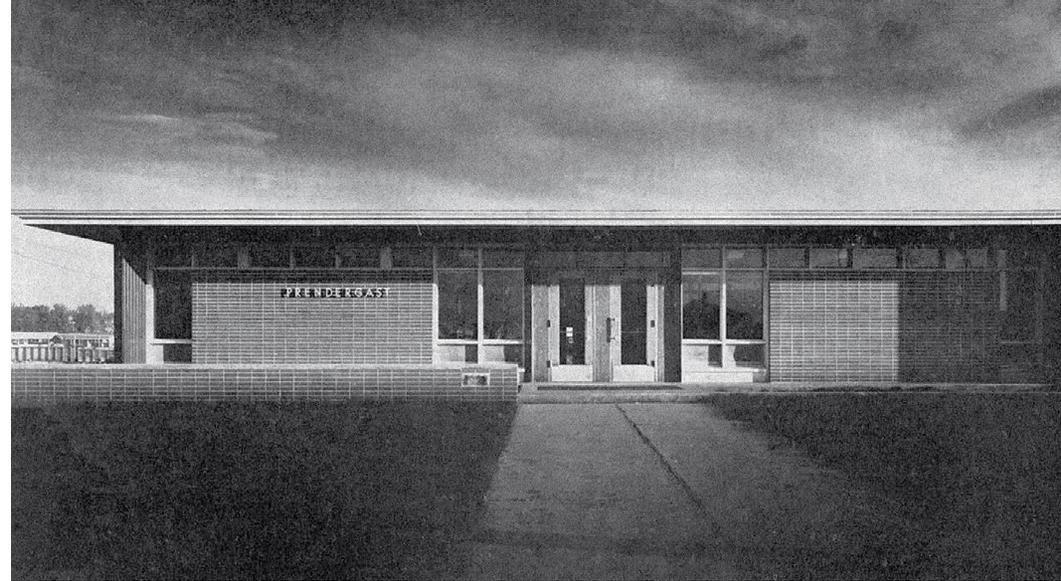
1957 Gerald A. Libling, Architect

In November 1957, the Canadian Housing Design Council Award was given to 6 Cherry Crescent, which was built by Glendale Construction. The home was designed by Gerald A. Libling, prior to his joining the firm Libling Michener and Associates. The first owners were Mr. and Mrs. A. D. Avery, who had left Calgary, Alberta, to live in the award-winning home. The façade, facing west onto Cherry Crescent, is modest, but more intriguing design elements can be seen on its east side, facing onto



6 Cherry Crescent featured in *The Winnipeg Tribune*, 1957.  
Credit: *The Winnipeg Tribune*.

the backyard. Tall windows extend along the east side, interrupted only by a chimney and a canopied patio. Interior forms, such as the chimney and ceiling joists, are carried through to the exterior. The exterior was originally a mahogany-stained cedar with white stucco, complemented by turquoise trim on the windows and eaves. The kitchen, family room, and living room, were open, but made use of a novel folding wall that could isolate any one of the rooms.



This photograph of the Prendergast Elementary School was the cover of the *Royal Architectural Institute of Canada Journal*, October 1959. Credit: *Royal Architectural Institute of Canada Journal*, 1959.

#### 4. 906 Cottonwood Road Formerly Prendergast Elementary School

- 1958 Green Blankstein Russell and Associates, Architects
- 1959 Addition
- 1963 Addition

Originally built to house Prendergast Elementary School, 906 Cottonwood Road was opened in 1958 as one of three planned elementary schools in Windsor Park. It sits at the intersection of Cottonwood Road and Autumnwood Drive, two of Windsor Park's main roads. The original design and a 1963 addition, were

developed by Green Blankstein Russell, with Jack Donner serving as architect. An earlier addition was built in 1959 by an unspecified firm. The many additions speak to the explosive growth in the neighbourhood in the late 1950s and 1960s. The first of these additions was approved in 1959, only a year after the school opened, as part of \$360,000 in joint funding for Prendergast and near-by Frontenac School. The school's claim to fame was being featured on the cover of the Royal Architectural Institute of Canada's journal in October of 1959.

906 Cottonwood Road is a modest single-storey building arranged in two irregular sections, which join at right angles. A parking area is sheltered within this angle and a large yard is set to the side and rear. The earliest section is the north wing; a low frame structure in stucco and brick featuring a roof with a shallow overhang and broad eaves. The entrance features a stylized window grouping and dark brown brick walls; simple sash



The Former Prendergast Elementary School, 2020.  
Credit: Leif Norman.

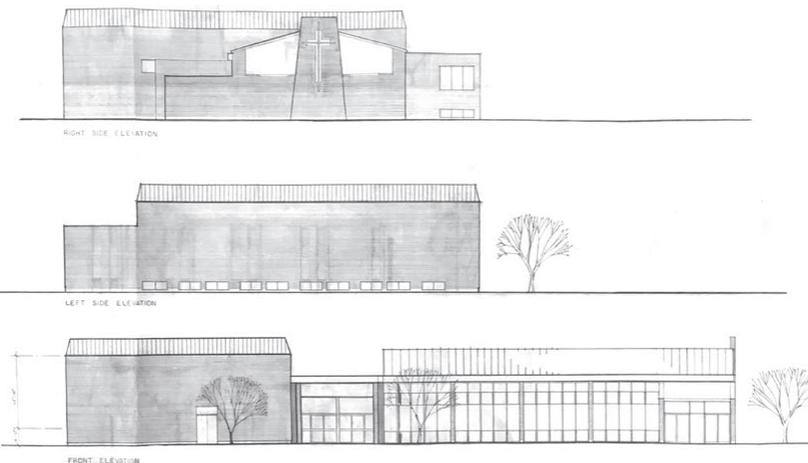
windows are grouped in ones, twos or threes along the classroom areas. A second window grouping extends perpendicular along the south side, in a single corridor plan that has kept most of its original details; it terminates on the east end with an auditorium. All sections of the complex are unusual in having a low gabled roof, with raftered eaves in some parts.

Though closed briefly, the building has since been repurposed as a large daycare and seniors' centre, with its auditorium/gym available for public rental.



The Former Evangelical Free Church, 2020. Credit: Leif Norman.

The Former Evangelical Free Church, 2020. Credit: Leif Norman.



A rendering of the addition to the Evangelical Free Church from Duncan Rattray Peters Searle Architects. Credit: Archives of Manitoba.

## 5. 1100 Autumnwood Road Formerly Evangelical Free Church

1961 Architect Unknown

1969 Duncan Rattray Peters Searle Architects

The Evangelical Free Church was likely built sometime before 1961. In 1969, a request was put in with the Metropolitan Corporation of Greater Winnipeg – Board of Adjustment Zoning to build a single-storey addition consisting of classrooms and a gymnasium, as well as a yard on the west and south sides. This section was designed by Duncan Rattray

Peters Searle Architects, whose other projects in Windsor Park include École Lacerte and additions to Windsor Park Collegiate. The addition would include a gymnasium, a vestibule, a foyer, an ante room, office space, separated baby and cradle rooms, a kitchen, and in the basement, lavatories, a library, and classrooms. The church was taken over in 2001 by Cornerstone Alliance Church, originally St. Vital Gospel Tabernacle, which was founded in 1949.

The original church consisted of a modest brown pitched roof design made of pink-beige brick, making it consistent with its neighbours occupying the other three corners of Autumnwood Drive and Cottonwood Road. A sloped chimney rises out of the north side of the building, upon which a white cross is mounted. A vestibule with tall glass doors extends out of the east side of the building. The addition consists of a modest box of rough-textured Tyndall stone in two sections: the larger gymnasium conjoined by a smaller vestibule.



Drawing of Windsor Park United Church, Pratt Lindgren and Associates, Architects, n.d. Credit: Winnipeg Architecture Foundation.

## 6. 1062 Autumnwood Drive

### Windsor Park United Church

1962 Pratt Lindgren and Associates, Architects

1979 Addition

Windsor Park United Church was built in 1962, with an addition completed in 1979. In 1958, the Church Extension Council (c.e.c.) of Winnipeg Presbytery purchased land on the corner of Autumnwood Drive and Cottonwood Road, and a portable church was established on the location on July 13, 1959. In 1961 the manse was built on the site, but it wasn't until 1962 that construction began on the nave,



Windsor Park United Church, c. 2017.  
Credit: Winnipeg Architecture Foundation.

which was designed by architects Pratt Lindgren and Associates.

Windsor Park United was the second church to be designed by Pratt Lindgren and Associates on Autumnwood Drive. The first was St. Bartholomew Anglican Church (881 Autumnwood Drive), which was built between 1959 and 1964. In March 1961,

interviews were conducted with several notable Winnipeg architecture firms, including Smith Carter and Associates, Ward McDonald, and Zunic & Sobkowich; however, it was Pratt Lindgren and Associates who would be selected for the project. The Church Building Committee evaluated seven modernist churches in Winnipeg, which helped inform its expectations for Windsor Park United. Louis Ducharme was the contractor for the building of the church. Financial troubles dogged Windsor Park United, stalling construction of a single-storey anteroom, which was finally completed in 1979 after the last of the church's debts were paid.

The church is characterized by its unique flat-topped pyramid roofline, with a south elevation that faces onto Cottonwood Road. The type of shingle used for the church was a source of much consternation, as Pratt fought with the church's Architectural Committee, advocating for cedar shingles that would be more durable and more aesthetically pleasing.

Ultimately, cedar shingles were selected, which continue to give the church its soft brown outline. Along the south elevation is a recessed white facade where a cross is enclosed by narrow yellow stained-glass windows. Certain design features carry over from St. Bartholomew, including the yellow brick construction, which is distinct next to the white-plaster facades used on both churches.



No. 4 Fire Station, 2019.  
Credit: Winnipeg Architecture Foundation.

## 7. 1083 Autumnwood Drive

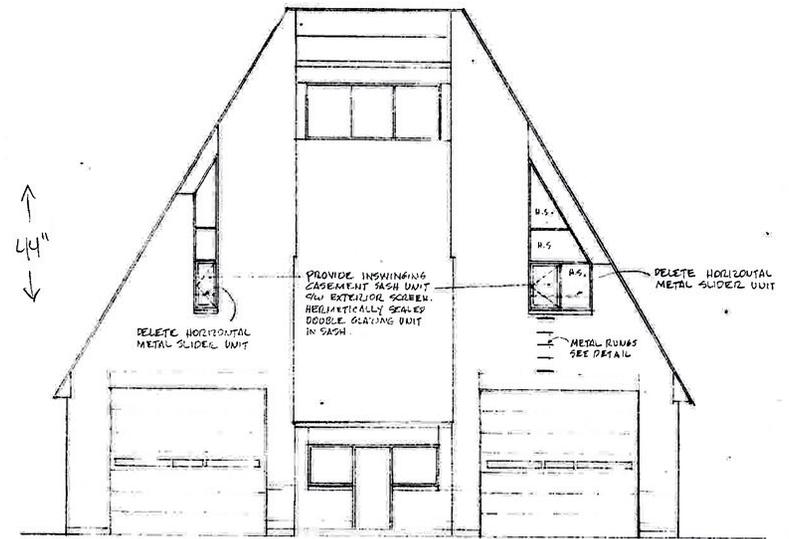
No. 4 Fire Station

1969 Gaboury Lussier Sigurdson Architects

Located at the corner of Autumnwood Drive and Cottonwood Road, No. 4 Fire Station was approved by St. Boniface City Council in 1968. It was part of a project to replace the No. 1 Fire Station on Dumoulin Street and the No. 2 Fire Station on Tache Avenue, with twin stations in Windsor Park and on

Des Meurons Street. Concerns were raised that the hall would be too close to Windsor Park Collegiate (1015 Cottonwood Road), and that a better location would be at Westmount Bay and Patterson Street. This location would become Westmount Plaza, and construction of the fire hall at the corner of Cottonwood Road and Autumnwood Drive would begin in 1969. It was designed by Gaboury Lussier Sigurdson Architects, and construction was done by W.W. Construction Ltd.

The fire hall's design is both functional and playful. Rather than a lookout tower, the building features a high west elevation, eliminating the need for an additional structure, and offering sufficient space to hang fire hoses. The triangular west elevation is also intentionally reminiscent of the flat-topped pyramid roof on Windsor Park United Church (1962), which is located on the opposite side of Autumnwood Drive. The intent was to produce a design that fit within its local context, sharing characteristics

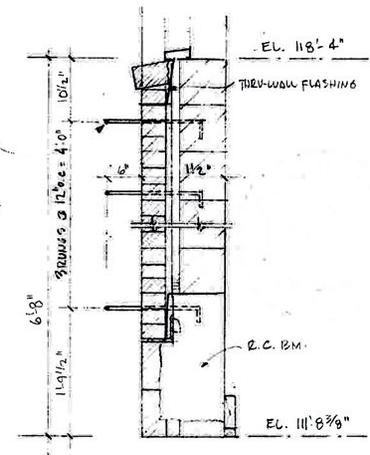


WEST ELEVATION  
SCALE: 1/8" = 1'-0"

← 51" →

5 METAL RUNGS; CONSTRUCT FROM 3/4" φ G.I. BAR WITH 2" VERT. LEG. SET IN CONC. BLOCK. CORE FILLED WITH CONC. WIDTH OF RUNGS = 16" RUNGS TO BE PAINTED TO CLOSELY MATCH BRICK

1. ADDITION OF METAL RUNG LADDER
2. REVISION TO WEST ELEV. WINDOWS.



112 STATION NO. 4  
CITY OF ST. BONIFACE  
AUTUMWOOD RD. & COTTONWOOD RD.  
WINDSOR PARK ST. BONIFACE.

ABOURY LUSSIER SIGURDSON ARCHITECTS  
4 LANGEVIN STREET ST. BONIFACE 6 MANITOBA

DATE July 18, 1969 REVISION SHEET NO. R1  
DRAWN BY A.O.S. FILE NO. 6907

Drawing of No. 4 Fire Station, Gaboury Lussier Sigurdson Architects, 1969. Credit: Centre du patrimoine, St. Boniface.

with neighbouring buildings, avoiding ostentatious height, all while maintaining a distinctive design. In this sense, the building conforms to Gaboury's ethos of producing context-specific designs that innovate while respecting local character.

Standing at 44 feet tall, this two-storey triangle up-thrust design is distinctive against the flat prairie landscape. Amongst its many asymmetric elements is its' shorter east elevation and taller west facade. Three windows are recessed at the top of the west facade, while the wall below it slopes away to meet a vestibule that extends outwards from the centre of the building. The western facade's south window is wider than its north window to allow firefighters to climb through and scale a metal-rung ladder located above the south overhead door. The metal rungs are painted the same colour as the clay brick, making them less conspicuous.

## 8. 1031 Autumnwood Drive Cottonwood Shopping Centre

1957 Louis Plotkin and Associates, Wurster, Bernardi & Emmons, Architects

Modern shopping centres were built in Windsor Park in response to growing consumer demand. In 1956, J. Raymond, president of Cottonwood Shopping Centres Ltd., announced the construction of a shopping centre at the heart of the development. Public relations and management for the project were done by I. B. Margolese and Co. Ltd., while the design was assembled by L. Plotkin and Associates. Costing just over \$1 million, the modern shopping

A profile of the proposed Cottonwood Shopping Centre published in *The Winnipeg Tribune*, 1956. Credit: *The Winnipeg Tribune*.

12 THE WINNIPEG TRIBUNE, Fri., Sept. 28, 1956

# MILLION DOLLAR SHOPPING CENTRE BY FALL

## Opening Seen By Sept., 1957

**RUSTI-KRETE**  
MODULAR BRICK WITH NATURAL STONE FINISH

RUSTI-KRETE will achieve that charming rustic effect of expensive cut stone with a minimum of material and labor costs.

FOR ALL EXTERIORS AND INTERIORS

Manufactured by  
**RUSTI-KRETE OF CANADA**  
499 Kensington St., St. James  
Phones 6-1394 — 6-5698

Target date for opening of the above shopping centre in St. Boniface's Windsor Park housing development is Sept. 1, 1957, J. Raymond, president of Cottonwood Shopping Centres Ltd., announced today.

Cost of the project will be more than \$1,000,000.

Cottonwood Shopping Centre "will be the most complete shopping and commercial area in Canada" with department stores, restaurants, medical centres, hairdressing, beauty salon, clothing store and even a bicycle repair shop located in place, officials have announced.

Mr. Raymond also announced the appointment of I. B. Margolese and Co. Ltd. as management and public relations representatives. Design and construction supervision of the centre, with work starting in the early spring, is under the direction of L. Plotkin and Associates.

Negotiations for trade leases are completed or under way, Mr. Raymond stated.

Designed to keep the developer's commercial area in a "concentrated area, instead of being scattered along the streets," the shopping centre will feature expanded space to protect shoppers from the weather as they move from store to store and will have parking accommodation for 600 vehicles.

Communally "Heart"

A Margolese spokesman predicted the area served by the shopping centre would include a population well over the 13,000 to 15,000 predicted population for the completed Windsor Park development.

"More than a shopping centre — the heart of the community — designed to match community planning and community service," he said.

"Of all the rooms in a house the living room has to be the most flexible and adaptable because of its many different uses. It is the gathering place for the family as a whole and it is also where each

**The Room With Most Activities**

Designed For Modern Living  
**HOMES '56** by Peter Dudar Construction Ltd.

**COTTONWOOD SHOPPING CENTRE**  
WINDSOR PARK DEVELOPMENT ST. BONIFACE, MAN.



**SHOPPING CENTRE:** Cottonwood Shopping Centre officials have announced the Windsor Park commercial area is expected to be in operation by next fall, with construction scheduled to start each week.

**Houses Need 'Breaking In'**



Cottonwood Shopping Centre, 2020.  
Credit: Leif Norman

centre would be centrally located within the development, rather than staggering stores along a commercial street. Its many shops included a large, modern Safeway grocery market, a planned department store, a medical centre, a bank, a beauty salon, a clothing store, and a bicycle repair shop. The centre also featured convenient local parking for five-hundred cars and a canopied area to shield shoppers as they ventured between stores.

Construction was planned to begin spring 1957 and be completed by September 1, 1957. Located amongst schools, churches, and other public facilities, the

Cottonwood Shopping Centre embodied the post-war ideal of a centrally located public space that integrated commerce with civic activity. Three such centralized shopping locations were built in Windsor Park, located at the corner of Cottonwood Road and Autumnwood Drive (Cottonwood Shopping Centre), the corner of Elizabeth Road and Drake Boulevard (Windsor Park Shopping Centre), and Westmount Drive at Paterson Street (Westmount Plaza). Paradoxically, decentralized corner stores were part of the original plan, and placed strategically throughout the development. The buildings were arranged at a right angle within the lot, with

# OUTSTANDING BUSINESS OPPORTUNITY

Ladco Company Limited, Developers of "Windsor Park," Greater Winnipeg's fastest growing community, are prepared to discuss the sale of 5 or more acres of prime commercial property known as the "Cottonwood Shopping Centre," or alternatively the leasing of separate commercial establishments within this highly desirable site.



Outlined here is the "Windsor Park" area showing the presently under development area in shading along with the approximate location of the Cottonwood Shopping Centre. Safeway stores are in operation on the site along with a Service Station. The balance of the area is ideally suited for establishment of a drug store, hardware, bank, clothing store, or other related business enterprises.

Adjacent to the Trans-Canada Highway East, Windsor Park is only three miles from Portage Avenue and Main Street, and offers a zoned and integrated area which is insulated from other commercial encroachment. To date approximately 1,300 of a potential 3,100 R.1. lots, plus apartment areas, are under active development. Of these, 1,100 are built upon and occupied. Population of the area in the immediately foreseeable future is over 13,000 persons.

Act now and contact: Ladco Company Limited, 210 - 2255 Portage Ave., Winnipeg, 12, Manitoba.

ALSO AVAILABLE —  
Limited number of R.1 lots; R.3. apartment sites; M.1 & M.2. Industrial Property.

Advertisement for Cottonwood Shopping Centre, *Winnipeg Free Press*, 1959. Credit: *Winnipeg Free Press* Archive.

different stores stretched across the north and east sides, and an apartment block in the north-east corner. The exception to this was a small corner store along the west side, as well as Fire Hall No. 4 and the Windsor Park Library in the south-west corner.

Your Newest Neighborhood **SAFEGWAY**  
Located at Cottonwood Road and Autumnwood

## WINDSOR PARK

**Opens for Business**  
**TUES. APRIL 29th**  
**AT 9.30 A.M.**

**FREE GIFTS FOR EARLY SHOPPERS**  
**AMPLE PARKING SPACE!**  
**SAFEGWAY LOW, LOW PRICES!**

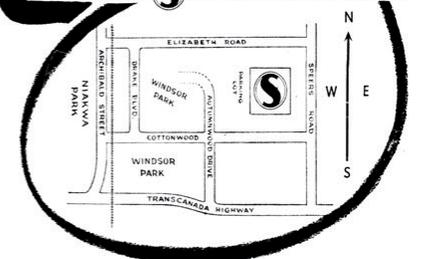
**WINDSOR and NIAKWA Residents —**  
**Watch for SPECIAL 4 Page FLYER! TODAY**

All prices effective at all Safeway Stores in Greater Winnipeg and Selkirk, Manitoba Tuesday and Wednesday April 29 and 30.

### IT'S BABY WEEK AT SAFEGWAY!

To Celebrate the Opening of Our Newest Safeway Shopping Centre, We're Featuring All the Items For the New Baby at Money Saving Prices!

<b>MILK</b> Lucerne Homogenized	Quart	<b>21c</b>	<b>SOAP</b> Baby's Own, Regular Size	2 bars	<b>29c</b>
<b>PABLUM</b> Cereal	1 lb. package	<b>41c</b>	<b>BISCUITS</b> Heinz Teething, 4 oz.	Package	<b>25c</b>
<b>BABY POWDER</b> Johnson & Johnson	Small tin	<b>39c</b>	<b>BABY MEATS</b> Swift's, Assorted, 3 1/2 oz.	2 tins	<b>47c</b>

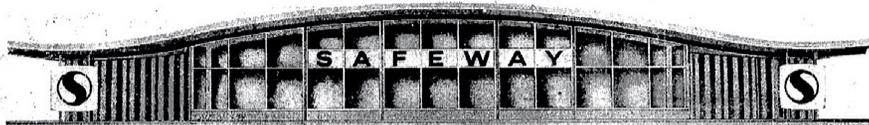


\$	<b>Strawberries</b> 15 oz. 3 Pkgs. <b>1</b>	<b>BABY FOODS</b> 10 : <b>1.00</b> Meats Assorted, 5 oz.	<b>IRISH BREAD</b> Polly Ann Large 20 oz. Loaf <b>2</b> loaves <b>31c</b>	<b>CINNAMON BUNS</b> Curtis Package of 8 <b>27c</b>
	<b>KERNEL CORN</b> Town House, 14 oz. 6 Tins <b>1</b>	<b>BABY PANTS</b> Towee Brand, Plastic Pair <b>25¢</b>	<b>BOLOGNA</b> In the Piece Lb. <b>35¢</b>	<b>BANANAS</b> Golden Eye 2 in. <b>45c</b>
	<b>CORNED BEEF</b> Boston, 12 oz. 3 Tins <b>1</b>	<b>FOWL</b> Grade A, 4 to 5 lbs., for Stewing or Fricassee Lb. <b>39¢</b>	<b>Stewing STEAK</b> Beef Shoulder Lb. <b>59¢</b>	<b>RHUBARB</b> s.c. Field 2 lbs. <b>23c</b>
	<b>TUNA FISH</b> Pacific Bay House, 7 oz. 6 Tins <b>1</b>	<b>BEEF LIVER</b> Sliced, Lb. <b>39¢</b>	<b>SIDE BACON</b> Evenweight, 1 lb. pkg. <b>59¢</b>	<b>CABBAGE</b> New California 2 in. <b>21c</b>
	<b>CHOICE PEARS</b> Dessert, 15 oz. 6 Tins <b>1</b>	<b>EGGS</b> Breakfast Gen. Grade A Medium, Doz. <b>43¢</b>	<b>ORANGES</b> Juicy Mexican Valencias <b>3 LBS. 43¢</b>	
	<b>DOG FOOD</b> ZIP BRAND 10 Tins <b>1</b>	<b>MAIN STREET AT LUKTON OPEN TILL 9 TONIGHT</b>		
		 <b>SAFEGWAY</b>		
		<b>POTATOES</b> Canada No. 1 Grade, White <b>25 lb. Bag 1.29</b>		

Advertisement for Safeway in *The Winnipeg Tribune*, 1958. Credit: *The Winnipeg Tribune*.

# Another Grand Opening NEW SAFEWAY

1031 Autumnwood Drive, Windsor Park



## OPENING TOMORROW

Thursday, February 27th at 9.00 a.m.

Watch for your eight-page handbill, being delivered to all Windsor Park and Area homes! Take advantage of the many store-opening specials to stock your cupboard at exceptional savings. Visit and shop Western Canada's newest and most modern food store... the new Safeway in Windsor Park.

Save On Your Total Food Bill... Check Safeway First!

Jelly Powders Embossed Assorted Flavors, 3 oz. ... 3 pgs. <b>29c</b>	<b>Purex Toilet Tissue</b> White or colored, 6 1/2 oz. rolls ..... <b>8 1/2 \$1.00</b>
Carnation Milk Evaporated, 6 lbs. <b>1.00</b>	<b>Tomato Juice</b> Town House, Fancy, 48 fl. oz. .... <b>3 1/2 \$1.00</b>
White Magic Bleach 128 fl. oz. plastic bottle ..... <b>85c</b>	<b>Tuna</b> CHUNKS, Sea Trader, Fancy, Solid white meat, 6 1/2 fl. oz. .... <b>3 1/2 \$1.00</b>
Floor-Polish Clear Paste, Get 'n more, 1 lb. tin ..... <b>75c</b>	
Toddy Save 24¢, 3 lb. tin ..... <b>1.09</b>	
<b>Seamless Nylons</b> Tidy Fit, Nylon, Finest quality, 15.60lb. LESS, Pair ..... <b>79¢</b>	<b>49¢</b>
<b>39¢</b>	

Watch Tomorrow's Paper for Safeway's Two-Page Ad  
Check Safeway First... and Save on Your Total Food Bill!

<b>ORANGES</b> Mexican, Sweet and full of juice. .... <b>5 lb. bag 59¢</b>	<b>Pork Leg Roasts</b> Cut from top grades of fresh young, grain fed pork. Whole, Half or Quarters. .... <b>LB. 49¢</b>
---	--

Prices effective Wed. p.m., Thurs., Fri. and Sat., February 26th to 29th in all Greater Winnipeg, Selkirk and Transcona Safeway Stores. We reserve the right to limit quantities.



The most significant business located within the Cottonwood Shopping Centre was the Safeway supermarket on the north side of the mall. With a price-tag of \$150,000 and occupying 10,800 square-feet, this Safeway was touted as being the most modern location in western Canada. The design was originally a modest brick construction, with floor to ceiling windows and what appeared to be a metal canopy, both on the left side of the building's façade extending around the corner. This building was completed in 1958.

Renovations to the Safeway were completed in February 1964. At that time, Safeway sought to standardize the "Marina style" across all their stores. The style was named after the first location built to the specifications on Marina Boulevard, San Francisco, in 1959. The features included floor-to-ceiling windows along the façade, as well as a curved roofline, sometimes referred to as a gull-wing. The design was ultimately more form than

Advertisement for Safeway in the Winnipeg Free Press, 1964.  
Credit: Winnipeg Free Press Archive.



Roofline of the former Cottonwood Shopping Centre Safeway, 2020. Credit: Leif Norman

function, designed to catch the attention of drivers in an increasingly car-centric world, as well as make Safeway stores more identifiable than other chains. In some regards, this store allowed Windsor Park to add a California architecture firm to its roster of designers, as the Marina style Safeways were designed by Wurster, Bernardi & Emmons.



École Lacerte, 2019. Credit: Winnipeg Architecture Foundation.

## 9. 1101 Autumnwood Drive

### École Lacerte

1966 Duncan Rattray Peters Searle Architects

1968 Addition

Home to Lacerte School (École Lacerte), the building was erected in two stages (1966 and 1968) and conjoined, with substantial alterations made to the original design later on. The buildings were designed by Duncan Rattray Peters Searle Architects, with mechanical designs by J. O. Klein of Klein and Dashevsky, and electrical by K.A. Hand and Associates. The school was originally built as part of St. Boniface School Division No. 4



Grade 1 students Benoit Aubry (left) and Paul Lavoie, both 6, are among the 340 Lacerte originals.

## *Smiles, tributes greet school*

École Lacerte, *The Winnipeg Tribune*, 1966.  
Credit: *The Winnipeg Tribune*.

before the amalgamation of francophone schools under the Division Scolaire Franco-Manitobaine (Franco-Manitoban School Division). Despite the approval of \$186,000 for the construction of the school by St. Boniface ratepayers in the prior civic election, the school was a source of contention for Windsor Park and St. Boniface residents. Concerns were raised that the French-option school would exacerbate the classroom shortage that already existed in Windsor Park's English-speaking schools. A citizens' committee representing residents of Windsor Park and Niakwa Park was formed to bring the issue before the St. Boniface school board, as well as the Metropolitan Planning Commission. Francophone residents were also represented at these meetings, and contested that the citizens committee did not represent the majority of Windsor Park residents. For more information on French-option schools in Windsor Park, please see the listings for 296 Speers Road and 18 Lombard Boulevard.

This two-storey building, situated at the corner of Autumnwood Drive and Cottonwood Road, stands out against the largely single-storey bungalow construction of the neighbourhood. The school is constructed from six-inch concrete blocks with a red-toned brick face and flat roof. Because of its location on the corner of Cottonwood and Autumnwood, the building has two facades facing the two streets, while entrances are accented in white. The windows are in pairs stacked vertically, with white concrete 'sills' protruding beneath them. The windows are set in dark metal frames to match the metal roof bands. The school makes use of limited space, fencing in a playground on a small patch of lawn at the front for younger students, while a larger grass and paved area at the rear is reserved for older students.



The former Windsor Park Library, 2019.  
Credit: Winnipeg Architecture Foundation

## 10. 955 Cottonwood Road

Formerly Windsor Park Library

1961 Zunic and Sobkowich, Architects

On April 25, 1960, St. Boniface City Council announced it would acquire land in Windsor Park to build a library. Completed in 1961, and opened in February 1962, Windsor Park Library stands as a measure of St. Boniface's population growth in the 1950s. The location at 955 Cottonwood Road, designed by architects Zunic and Sobkowich, was one of three new St. Boniface libraries planned to open within one year. The others were located in Norwood's Coronation Park and on Langevin Street. The project was without precedent, as no

other city in North America (with a population of approximately 40,000 people) had ever opened three libraries in one year. In order to produce a design that was functional and economical, all three libraries shared identical interiors, despite having different exterior appearances.

Windsor Park Library is a small, rectangular, flat-roofed, pavilion-like example of modernist design. The post-and-beam type construction, typical of the period, articulates the building's structural elements in its exterior form. The south facade, facing Cottonwood Road, features variable-sized granite blocks between the floor-to-ceiling windows on both the east and west side. The building's walls are topped with thick horizontal beams that enclose slender clerestory windows. This effect, which tends to blur the distinction between interior and exterior, creates a sense of openness. A small service building constructed to house mechanical equipment stands adjacent to the library, clad with similar stone.

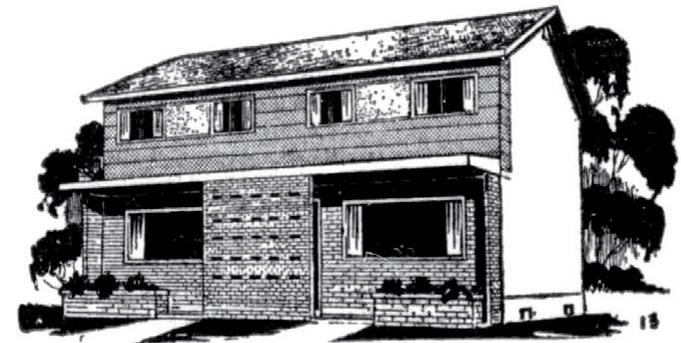
## 11. 82-84 Canberra Road

Parade of Homes 1960

1960 Specialized Building Services Ltd., Architects

Specialized Building Services Ltd.'s 82-84 Canberra Road is a semi-detached (duplex) two-storey. Somewhat confusingly, this duplex faces

Advertisement for 82-84 Canberra Road in the *Winnipeg Free Press*, 1960. Credit: *Winnipeg Free Press* Archive.

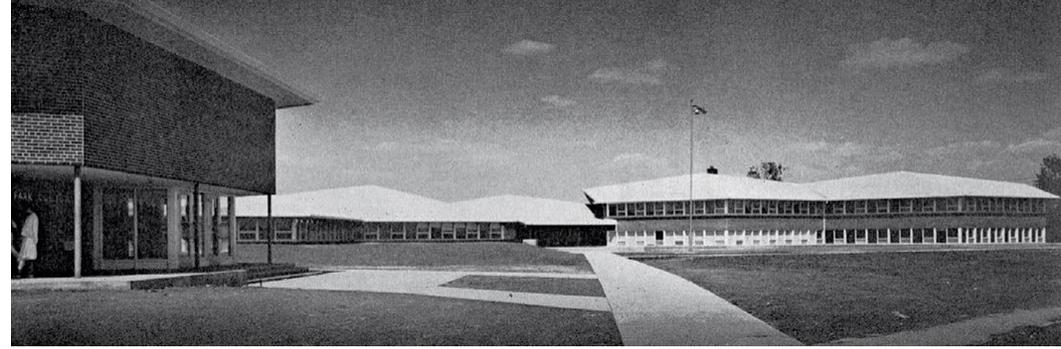


### 82-84 Canberra, Windsor Park 6 rooms, 3 bedrooms (single unit)

Recommended by housing experts . . . proven by thousands of families in Canada and abroad . . . The semi-detached plan! Here is all the privacy — (private entrance, separate basement, soundproof dividing wall, separate heating facilities, etc.) All the conveniences — (tiled bathroom enclosure, showers, storage space, coat closets, easily cleaned floor tile, ultra modern U-shaped mahogany kitchen cabinets) . . . All the construction features — (colored bathroom fixtures, mahogany feature walls, glass lined water heaters, sliding self-storing windows) . . . all the advantages of conventional home plans, including the investment (rather than money wasted on rent), the security, and the pride of ownership that only a home owner can know . . . AND . . . more economical, more essential for the average

Cottonwood Road, albeit this probably made it easier to advertise. Canberra Road exclusively featured duplexes in both two-storey and split-level designs, making up part of the only eight acres of R2 (duplex) in Windsor Park's 730-acre lot.

Despite its economical duplex design, the home includes six rooms with three bedrooms. Both side-by-side units feature a wide window along its first-floor facade, with a brick planter underneath. A short canopy runs along the length of the facade between the first and second floors. At the centre of the canopy is a textured brick wall, which shields the front doors to both units. Brick is used extensively along the first storey, while the second storey uses wood or vinyl panels. 82–84 Canberra Road was marketed as a stylish, spacious home at an affordable price.



Windsor Park Collegiate as featured in the *Royal Architectural Institute of Canada Journal*, July 1961. Credit: *Royal Architectural Institute of Canada Journal*.

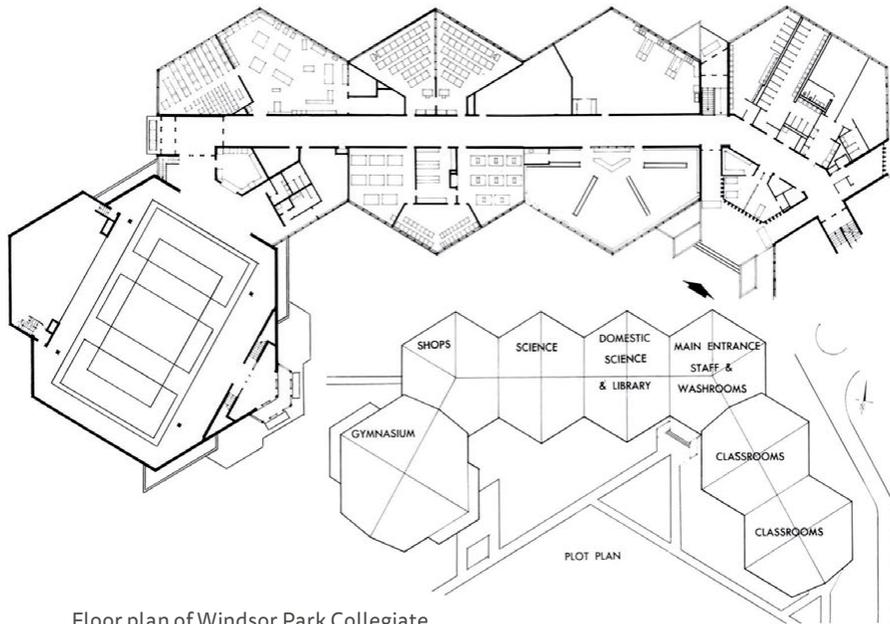
## 12. 1015 Cottonwood Road

### Windsor Park Collegiate

- 1960 Green Blankstein Russell and Associates, Architects
- 1966 Green Blankstein Russell and Associates, Architects
- 1969 Duncan Rattray Peters Searle Architects

Windsor Park Collegiate was constructed between 1959 and 1960, with later additions in 1966 and 1969. Green Blankstein Russell and Associates (GBR) designed the original building at a cost of \$680,000. The gymnasium, added in 1969, was designed by Duncan Rattray Peters Searle Architects.

During the 1960s, GBR was one of Canada's leading architectural firms working in the high International Style, while also using experimental and non-conventional forms. Windsor Park



Floor plan of Windsor Park Collegiate.  
 Credit: *Royal Architectural Institute of Canada Journal*, 1961.

Collegiate stands as a testament to this; its assembly of partial hexagonal units makes it one of only two schools of its kind in Canada. Viewed from above, these hexagonal units (originally seven, with an eighth added in 1966) form a rare honeycomb structure. Each of the hexagonal units has a distinct function. They were originally joined by a hallway that ran through the centre. The use of multiple conjoined units serving differing functions demonstrates GBR's attention to matching form

to function, and makes Windsor Park Collegiate comparable to many of the other innovative academic concepts of the 1960s, such as open-plan schools. Aesthetically, it is most easily identified with Frank Lloyd Wright's Hanna-Honeycomb House (1936), or John Lautner's Chemosphere octagonal home-on-a-post design (1960). The use of polyvalent forms as building blocks in a larger structure could also be considered comparable to Moshe Safdie's design for Montreal's Habitat 67.

Clad in pink-toned brick and surmounted by pitched roofs, the school's appearance at street level is less contemporary than the many flat-roofed schools of that era across North America. Originally, its two-storeyed pods featured a variety of window treatments that have since been dulled — removed and stuccoed over — robbing the school of some of its radical design. A gymnasium, added at the back of the building in 1969, differs from the school's original honeycomb design. The school's limited



Windsor Park Collegiate, n.d. Credit: Henry Kalen.

corridor space is designed to allow for minimal supervision, while its low-profile fits well in the mostly single-storey-bungalow neighbourhood. No two walls are parallel, nor are the ceilings parallel with the floors.

Consistent with the central plan for Windsor Park (also developed by GBR), Windsor Park Collegiate sits next to park space. The school opened September 15th, 1960.

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## Duluth Bay

1963 Various architects

Duluth Bay is a U-shaped crescent situated opposite Windsor Park Collegiate, off Cottonwood Road. At its base, the bay connects via a pedestrian path to Durham Park and its other connecting bays, Durham Bay and Cascade Bay.

The 1963 *Parade of Homes*, from September 7 to 15, featured 16 different home designs, with 15 different homebuilders (see list below). House designs included bungalows, split-levels, and two-storeyed homes. Parking was free for visitors to the model homes, while admission was 25 cents and included a booklet that profiled the homes and builders on the front of each page. Helpful tips for homeowners were included on the back of each page.

“Freshness of design” was considered, with L-shaped living rooms, step-up bedrooms, and windowless walls included to give the home an interesting and novel atmosphere.



1963 Parade of Homes booklet.  
Credit: Centre du patrimoine, St. Boniface.

For more information on Duluth Bay homes, please see  
39 Duluth Bay, 47 Duluth Bay, and 69 Duluth Bay.

The firms included: Boldt Construction Ltd., Peter Dudar Construction Ltd., Duma Builders Ltd., H. Hill Construction, Home Development (Winnipeg) Ltd., Maxim Construction, Metropolitan Construction Ltd., Neustaedter Construction Ltd., Premium Homes Ltd., Quality Construction Co. Ltd., W. Rudolph Construction Ltd., Walter Semicki Construction Ltd., J. Les Thompson and Son Ltd., Shroeder and Lebttag Construction Co. Ltd., and Heinz Bischoff.

**Quality Construction Co. Ltd. — 39 Duluth Bay**

A Red Seal Home offers you modern and up-to-date wiring. This home features the latest in Scandinavian light fixtures and includes a hooded exhaust fan in the kitchen. The main bathroom is complete with an electric shave plug and suspended lighting.

**MR. C. LEVIN**  
Sales Manager  
Rancho Realty

Quality Construction Co. Ltd., is featuring "Height of Fashion Homes for 1964." The Company's second Parade Home offers the exciting new skip entry "Feature," complete with combination mahogany bookcase and planter. Modern light fixtures are featured throughout and the kitchen is high lighted with beautifully designed kitchen cabinets. A hooded exhaust fan in copper tone finish adds an attractive accent to the kitchen. Roomy closets hi-lite each bedroom. The bathroom and powder room off the master bedroom both feature attractive decorator vanities and suspended lighting. Only the finest in workmanship and materials are used on Quality home, evident in the "Montrose."

39 Duluth Bay in the 1963 Parade of Homes booklet.  
Credit: Centre du patrimoine, St. Boniface.

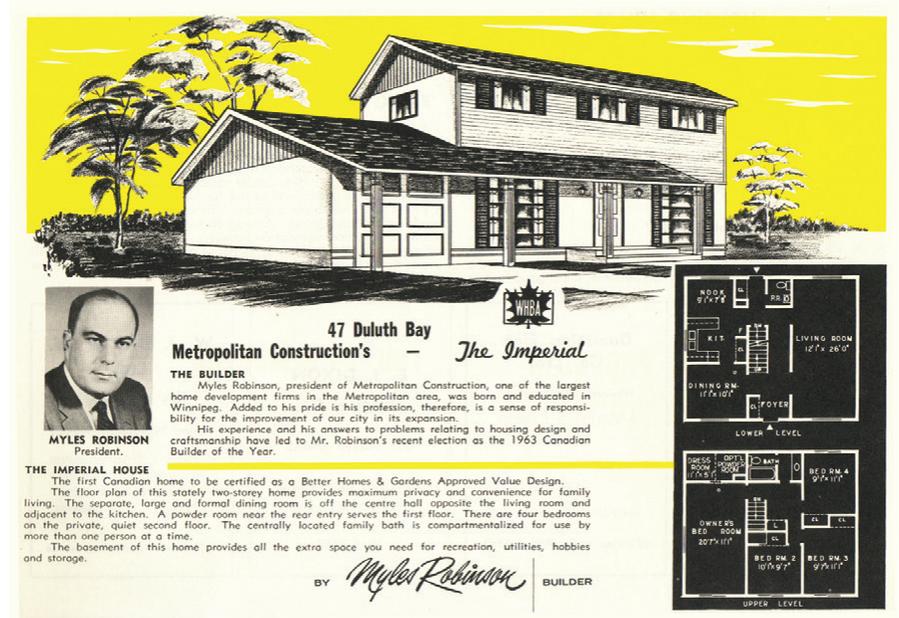
### 13. 39 Duluth Bay The Montrose

1963 Quality Construction (Qualico), Architect

Through the use of off-site manufactured components and on-site assembly, Quality Construction became one of the "largest specialist home builders in Western Canada." In eight years, the number of employees grew from 25 to 200. The number of houses built increased from 25 to 400 in

Winnipeg, with more than 6,000 when one included homes in Calgary and Edmonton. Several homes from Quality Construction were featured on Duluth Bay, and exemplify the pre-fabricated and diverse styles characteristic of Windsor Park (also see 3 Cherry Crescent).

39 Duluth Bay is characterized by the popular L-shaped living room. Its interior decor included suspended Scandinavian lighting, as well as a more modern feature, an electric shaver plug-in in the bathroom.



47 Duluth Bay in the 1963 *Parade of Homes* booklet.  
Credit: Centre du patrimoine, St. Boniface.

## 14. 47 Duluth Bay

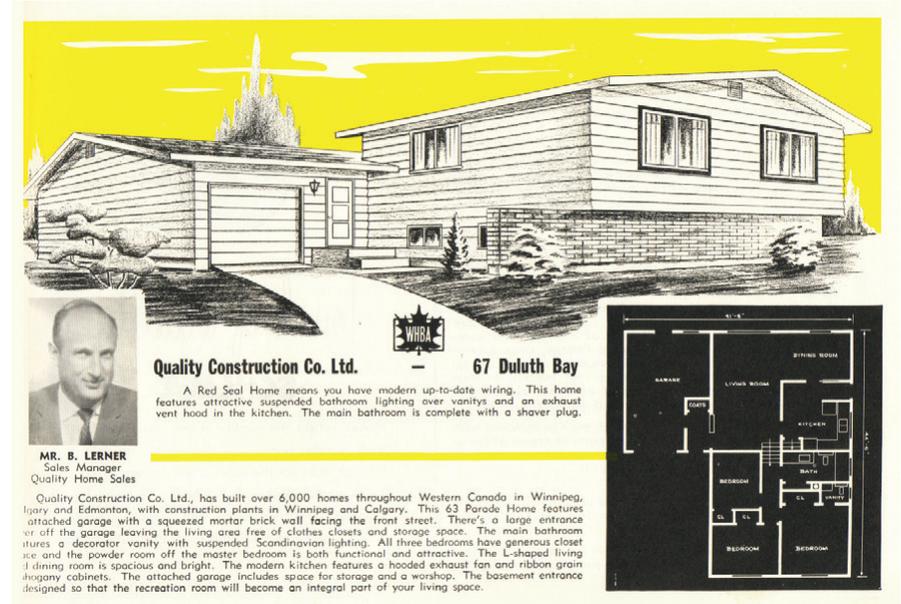
The Imperial

1963 Metropolitan Construction, Architect

The Imperial was built by Metropolitan Construction, the company owned by Myles Robinson, the 1963 Canadian Builder of the Year. The plan had also been used in the Kensington Square development of Transcona, where the identical design can be found.

In 1963, a National Housing Act mortgage required a \$775 down payment and a monthly payment of \$99.69 (taxes on the property). 47 Duluth Bay was the first home to be certified as a Better Homes and Gardens Approved Value Design.

This two-storey home optimises privacy. A lower-level central hallway separates the dining room from the living room, and powder room/bathroom at the rear of the house. The upper-level bath is compartmentalised so that it can be used by more than one resident at a time. The home features four bedrooms, and two baths (with an optional third bathroom).



67 Duluth Bay in the 1963 *Parade of Homes* booklet.  
Credit: Centre du patrimoine, St. Boniface.

## 15. 67 Duluth Bay

1963 Quality Construction (Qualico), Architect

67 Duluth Bay features a “squeezed” mortar brick facade for the lower level of the split-level, juxtaposed against the wood finish of the upper level. The entrance to the home is recessed between the house and the attached garage, with separate closet space at the back so as to not clutter the living room

with storage space. The living room and dining room is in an “L” configuration along the back and through the centre of the house. The basement was designed to be used as a recreation space.



Prince of Peace Lutheran Church, Smith Carter Searle Associates, c. 1964. Credit: Prince of Peace Lutheran Church

## 16. 930 Winakwa Road

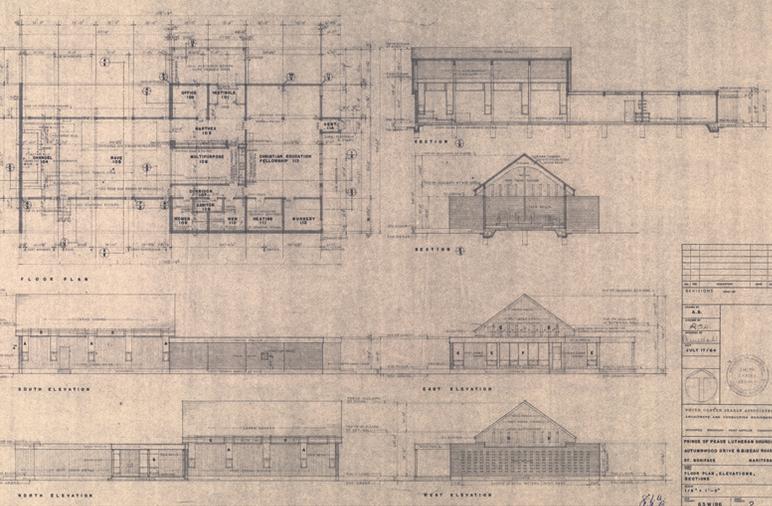
Prince of Peace Lutheran Church

1964 Smith Carter Searle Associates

1986 Smith Carter Architects and Engineers

1986 Stan H Osaka, Architect and Planner

Construction on Prince of Peace Lutheran Church began on September 27, 1964. The congregation had met at Prendergast School (see 906 Cottonwood Road) since May 1, 1960. A lounge area, hall, and classrooms, designed by Smith Carter and Stan



Prince of Peace Lutheran Church, Smith Carter Searle Associates, c. 1964. Credit: Prince of Peace Lutheran Church

H Osaka, Architect and Planner, were completed in 1986.

The 1964 building consists of a modest pitched-roof building with vinyl siding. A decorative wall, which is attached to the building but extends beyond the length of the church, is featured along the west side of the building. The wall is adorned with textured bricks set in a pattern, while the roofline extends over the wall slightly. These modest design features help to accentuate the cross mounted below the roof ridge. The interior of the nave consists of a wood roof, with tall windows along the side walls. Long horizontal concave sections along the joists are fitted

with lights to provide ambient lighting. Decorative lighting is suspended above the pews. Perhaps the most intriguing interior feature is the wall behind the altar, which carries through the form of the textured exterior wall, while the area above the joists consists of the same wood tone as the ceiling. Bands of green decorative glass are set within the wood panels.

Prince of Peace Lutheran Church, 2020. Credit: Leif Norman





Winakwa Community Centre, 2020.  
Credit: Winnipeg Architecture Foundation.

## 17. 980 Winakwa Road

### Winakwa Community Centre

1961 Gaboury Lussier Sigurdson Architects  
1969 Addition

On May 26, 1958, St. Boniface City Council approved a request by the Public Utility board to acquire land for a community centre in the Windsor Park area. The date of construction for the original building is

unclear but was likely during or shortly before 1961. In 1966, the municipality decided to build a sports complex just north of Elizabeth Road, rather than add on to the existing Winakwa Community Centre. Windsor Park residents, accompanied by students from Windsor Park Collegiate, protested the decision. They cited inaccessibility by pedestrians and poor bus service as concerns. The price tag of the location was another source of frustration, as the city would have to buy the 14-acre lot on Maginot Road for \$21,000, while the original location at Speers Road and Bibeau Road was already owned by the city. Residents accused the council of being pressured by Ladco to buy the lot from the company. An addition was designed for the Winakwa Community Centre in 1969 by Gaboury Lussier Sigurdson Architects and contracted to Triple “L” Construction.



Collège Beliveau as seen from Speers Road, 2020.  
Credit: Leif Norman

Collège Beliveau as seen from Speers Road, 2020.  
Credit: Leif Norman



## 18. 296 Speers Road

### Collège Beliveau

- 1956 Zunic and Sobkowich, Architects
- 1961 Zunic and Sobkowich, Architects
- 1964 Étienne J. Gaboury, Architect
- 1967 Gaboury Lussier Sigurdson Venables, Architects

Built in 1956, Collège Beliveau was designed by Zunic and Sobkowich. Architect Nikolai Zunic had already designed several schools for the St. Boniface School Division. The school officially opened on February 15, 1957. The firm made additions to the school in 1961, and Étienne Gaboury, whose designs feature prominently elsewhere in Windsor Park, made further additions in 1964 and 1967. These later additions, some two storeys tall, have largely obscured the original single-storey structure, although it is still visible from the north and west sides.

Originally built as an elementary school, it was briefly refurbished as a high school, and eventually settled as a middle school. It was the only French-language school in Windsor Park for some time. The addition of new buildings and the school's specific and changing functions are testimony to the growing population and changing demographics in Windsor Park during the late 1950s and 1960s.

The 1956 structure, identifiable along the west side, consisted of thirteen rooms. The shortage of classrooms and auditorium/physical education space prompted the building of an addition only four years after the school had been completed. The gymnasium along the south-west side of the building is most likely the 1961 addition built by Zunic and Sobkowich, and retains many of the early design elements of the original west wing. In 1961, St. Boniface School Division No. 4 approved \$495,000 to build a sixteen-room school and add seventeen rooms to Beliveau School. In 1962, plans were set for

twelve rooms to be added, mostly likely in the north wing (1964), followed by nine more classrooms in the south wing (1967). These later additions were designed by Étienne Gaboury.

The original 1956 building is characterized by its red brick exterior and terrazzo floors. Short windows are set against white stucco along the south side of the west face, contrasting the red brick construction. A separate single-storey building along the north side continues in this style. The Gaboury additions along the south side use a pink brick accented by white stucco. Tall, narrow windows grouped together are used along the south facade. Beliveau School was among the first in metropolitan Winnipeg that didn't feature a traditional cow bell to announce the start of the school day. Instead, it featured an electronic buzzer that sounded at timed intervals throughout the day.



Front of Église des Saints-Martyrs-Canadiens, c. 1962.  
Credit: Henry Kalen.

## 19. 289 Dussault Avenue

Église des Saints-Martyrs-Canadiens

1961 E. J. Gaboury and Associates, Architect  
2002 Harold Funk Architect Inc

Church of the Canadian Holy Martyrs (Église des Saints-Martyrs-Canadiens), 289 Dussault Avenue, was designed by Étienne Gaboury and completed in 1961. The design was influenced by both changes in

the Catholic Church, as later reflected in the Second Vatican Council, and by the work of the European modernist architect Le Corbusier. Although predating the Second Vatican Council, the church reflects many of the changes that occurred in Canada's post-war Catholic community. This was something Gaboury was attuned to because of his strong connection to the Catholic Church, as well as his personal relationship with St. Boniface Bishop Maurice Baudoux. Church of the Canadian Holy Martyrs can be considered an intermediate design: Modern and responsive to the changes in the church, yet not as full a realization of the aims of the Second Vatican Council as some of Gaboury's later works. In 1964, Holy Martyrs Church was nominated for a Massey Award, the highest architectural award in Canada at that time.

In February 1961, plans were prepared for a church that would accommodate 250 people and construction was completed by December 10, 1961.

The exterior was designed by Étienne Gaboury, while Gaboury collaborator Bernard Aubry contributed to the interior design. Construction was contracted to Rebiffe Construction Company Ltd. Attention to small details, paired with the church's extravagant appearance, belies its economical construction. However, exceptions were made for more costly features such as the linoleum floor, metal bench hooks, and the baptismal font. The church was dramatically altered in 2002 by architect Harold Funk.

From the south side, the church is a neo-gothic A-frame, with a bell tower and cross at the centre of what would be its conventional facade. Gaboury reimagines this design, moving the main entrance from the face of the A-frame to the side, and adding many dynamic elements. Skylights are incorporated extensively on the east side, which features louvered windows that extend along the length of the building, as well as taller windows on the north-east



Bell tower of Église des Saints-Martyrs-Canadiens, c. 1962.  
Credit: Henry Kalen.

corner. These windows have since been partially obscured by overhangs, reducing their impact somewhat. A dynamic bell tower rises along the south side of the building. It features vertical blinds, which were chosen for their form and because they would provide better acoustics for the church's electronic bell. Consistent with the side entrance, housed in a vestibule on the south-east side, the cross atop the bell tower faces east. The vestibule was removed in 2002, although its form is still



Église des Saints-Martyrs-Canadiens, 2019.  
Credit: Winnipeg Architecture Foundation.

distinguishable. Opposite it on the south-west side is the baptistry, which, in accordance with tradition after the Second Vatican Council, is in the church in order to signify a parishioner's entrance into the ecclesial community. The white exterior is accented by the originally black asphalt parking lot on either side of the building. The 2002 additions included a roofline in the form of a flat-topped pyramid with stained-glass skylight along the south-west side of the original building, as well as an extension of the wall on the same side that continues in the style of the bell tower.

The interior is characterized by its louvered skylights that illuminate the nave, focusing light on the



Église des Saints-Martyrs-Canadiens, 2019.  
Credit: Winnipeg Architecture Foundation.

church's sanctuary and honey-brick coloured altar. The interior was designed to bring parishioners closer to the church's secondary liturgical functions, instilling a greater sense of community. Expressions of the church's secondary liturgical functions can be found in subtle inflections within its all-encompassing space, an alternative to creating dedicated spaces. In addition, the parish hall conforms to the "versus populum" setting where the celebrant faces the congregation. The enriched wall accents the pulpit and sanctuary lamp. A cloth baldachin is used, as opposed to solid columns and canopy, which integrates elements of local culture, such as the ceinture-fléchée. The use of a cloth canopy is also modular, as it can be



Église des Saints-Martyrs-Canadiens, 2019.  
Credit: Winnipeg Architecture Foundation.

changed to reflect the appropriate colours of the religious occasion.

Laminated beams of oiled Douglas fir cover the interior of the roof. Rows of Scandinavian-designed light fixtures shaded with white plastic hang between the beams. The pews are birch with a walnut stain. Behind the altar is a masonry textured relief, draped canopy, and vertical glass bands that draw the eye. The altar and baptismal font are concrete coated with asymmetric pieces of glazed coloured tile that matches the rest of the church.



50 Monterey Road, c. 2012.  
Credit: Winnipeg Architecture Foundation

## 20. 50 Monterey Road

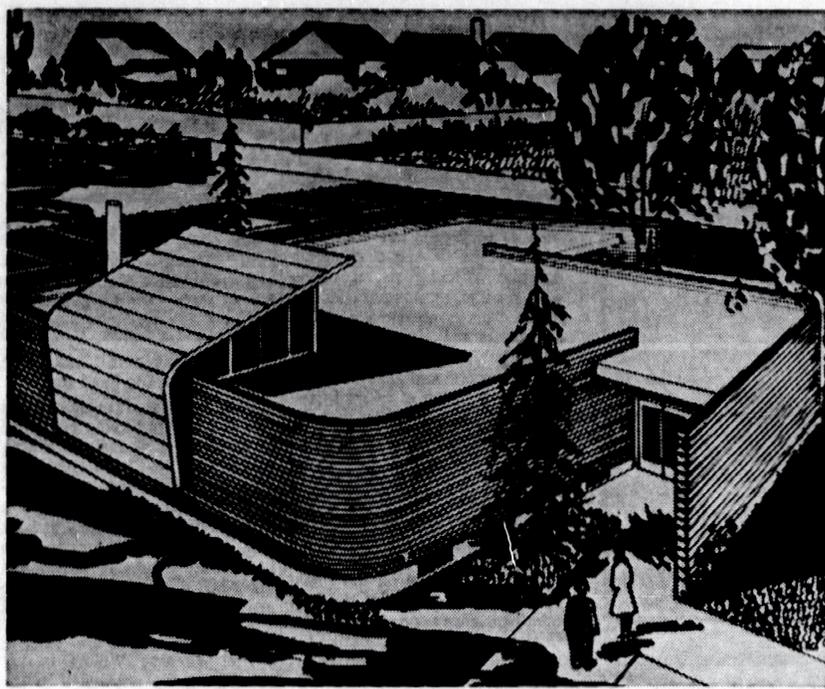
Formerly William Russell Elementary School

1969 Ward Macdonald, Architect

The school was named after William Russell, former St. Boniface Chief of Police. William Russell Elementary School was built to accommodate the needs of a neighbourhood that was quickly approaching the apex of its growth. In its first year, the school would have an enrollment of 350 children from kindergarten to grade six, numbers typical

of schools in Windsor Park in the 1950s and 1960s. The official opening was in January of 1969, but the school would soon close in June of 1974. A drop in enrolment was anticipated as the first generation of Windsor Park students graduated. The decision was made to close William Russell Elementary School, along with the all-French Tache Elementary School (744 Langevin Street), in order to save \$100,000 annually and allow for a more efficient allocation of educational resources. Although significant protests were organized by parents from both schools, only Tache Elementary School was spared, owing to its status as one of the first purpose-built French-language schools since the 1876 Manitoba Schools Question. William Russell Elementary School has the unfortunate distinction of being amongst the first closures of urban small schools in Manitoba. 50 Monterey Road would reopen as a board office and teacher centre for St. Boniface School Division sometime in 1975. It has since been rebranded as the Louis Riel School Division Resource Centre.

William Russell Elementary School was built for \$475,000 as a twelve-room open-plan building, utilizing removable walls to configure the space as needed. The Ward Macdonald design was the first open-plan school in the division. Other modern features included sound-insulated walls for the kindergarten and air-conditioning. It is a smallish one-storey rectangular building, faced in limestone on the lower portion with pale stucco above and a contrasting metal band between. A dark metal cornice juts beyond the walls on the front face only. Although its three sides are fairly plain, the public face on the north side has some stylish features, such as large window openings and stone-covered fins extending floor-to-ceiling from the walls. These features delineate between each classroom space and meet the extended eaves above. The interior has been extensively renovated and adapted to its new purpose.



**THE CONGREGATION** of the Church of Christ in Windsor Park is planning this summer to erect its new building at the intersection of Cottonwood Road and Westmount Drive. The building consists of a full basement and one storey above ground. The Church proper on the upper level will seat 170

people; and is planned for an addition in the future to accommodate another 80 people. The basement includes provision for seven Sunday School classrooms and a hall to seat approximately 100 people for meetings and dining. Architects are Macleod, Reimer and Webster.

Profile on Christ Apostolic Church in *The Winnipeg Tribune*, 1962.  
Credit: *The Winnipeg Tribune*.

## 21. 365 Westmount Drive

Christ Apostolic Church

1963 Macleod Reimer and Webster, Architects

Christ Apostolic Church, 365 Westmount Drive, designed by Macleod Reimer and Webster, opened on September 8, 1963. Home to the Windsor Park Church of Christ, it was not built "in the conventional church style, but it stands out in the area of Cottonwood Road at the junction of Westmount Drive, where it is located, as an attractive building."

Its' modernist design uses red tapestry brick finished in a random pattern, and is given verve through such details as curving corners and a swooping, projecting plane along its east side, which was later clad in vinyl siding. The church's raised concrete foundation is in contrast to its red brick finish. The building conspicuously lacks windows — the exceptions are glazing on the side and rear entrances,



Christ Apostolic Church, 2020. Credit: Leif Norman.

which are accented with recessed lighting, and the west-facing skylight at the top of the swooping, projecting plane. The building has a capacity of 170 people; an addition for 80 more people was planned but appears to have never been completed. Of note is the deletion of the planned north-facing curved entrance at the rear in favour of a curved west-facing entrance.



General Vanier School, c. 1961.  
Credit: Centre du patrimoine, St. Boniface.

## 22. 18 Lomond Boulevard

General Vanier School

- 1961 E. J. Gaboury and Associates, Architects
- 1963 Etienne J. Gaboury, Architect
- 1970 Gaboury Lussier Sigurdson Architects

General Vanier School was designed by Étienne Gaboury in 1961. In 1963, the same firm was commissioned to design a 12-classroom addition for \$149,700. In September of 1964, parents of more than one-hundred children living on nearby Bibeau Street, Betournay Street, and Dussault Avenue, complained to St. Boniface School Division



General Vanier School, n.d.  
Credit: Centre du patrimoine, St. Boniface.

Superintendent Brother J.H. Bruns. Their protest concerned a change in school boundaries that had forced their children to walk more than half-a-mile to General Vanier school, despite living a few blocks away from Collège Beliveau. Letters were also sent to the provincial Minister of Education, as well as their MLA, New Democrat Andrew R. Paulley. The redrafting of the boundaries had been done to accommodate special French options at Beliveau School for children in Windsor Park and St. Boniface (for more information, see 296 Speers

Road, Collège Beliveau). The issue was resolved by allowing students affected by the boundary change to re-enroll at Collège Beliveau. It was clear that most Windsor Park schools did not have space for all of the students in the development. Again, in 1970, Gaboury Lussier Sigurdson Architects added another addition, this time adding three more classrooms and a gymnasium. This project was contracted out to Taubensee Construction Co. Ltd. This addition is visible on the along the east side of the building, where the gymnasium is elevated, but not the surrounding classrooms.

Amongst General Vanier School's most distinctive features are its novel windows and awnings. Wide and narrow windows are mounted side-by-side, and their form is replicated by separate narrow orange awnings and wide white awnings. The rectangular awnings are suspended uniquely in front of the windows, rather than being pitched against the side of the building. As well, the building's otherwise



General Vanier School, 2020. Credit: Leif Norman.

austere red-brown brick façade is interrupted by bands of white stucco and concrete brick that surround its windows and entrances.



Frontenac School, 2019. Credit: Winnipeg Architecture Foundation.

## 23. 866 Autumnwood Drive Frontenac School

- 1957 Zunic and Sobkowich, Architects
- 1959 Zunic and Sobkowich, Architects
- 1964 Zunic and Sobkowich, Architects
- 1970 Ward Macdonald Cockburn McLeod and McFeetors, Architects

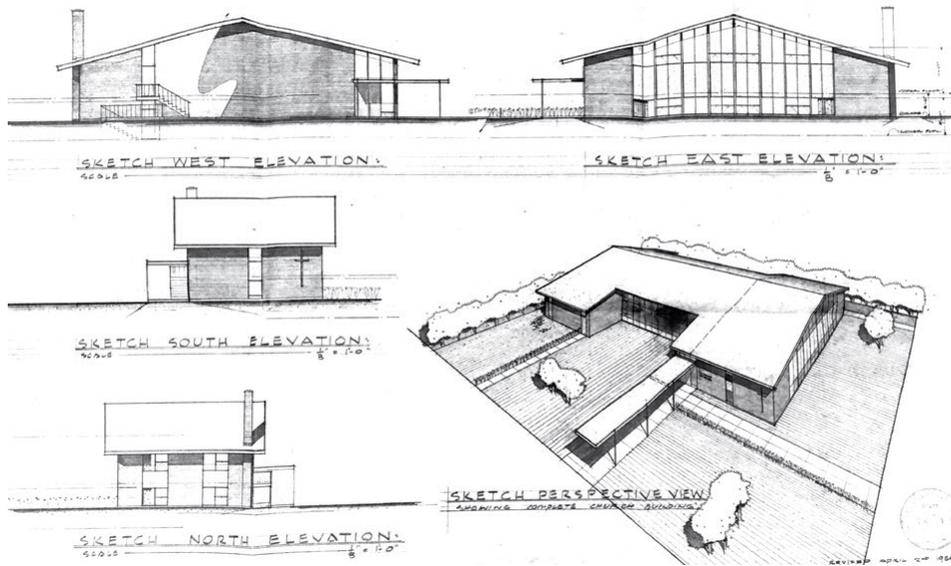
Frontenac School, opened on August 29, 1957, was based on a design by architects Zunic and Sobkowich. It was originally built as a 12-room school to accommodate 350 pupils, at a cost of \$165,000. However, rising enrolment (3,500 students in St. Boniface schools in 1957) lead some to speculate that a new high school would have to be built in Windsor Park within a few years to accommodate

the population surge. This problem was exacerbated by the development of Niakwa Park, for which Frontenac also served as catchment. Additional classrooms were added on the south end in 1959, a gym was added in 1964, and additional spaces were added in 1970. These changes increased capacity to 420 students. Plans for the 1956, 1959, and 1964 developments were done by architects Zunic and Sobkowich, while the 1970 addition was designed by Ward McDonald Cockburn McLeod and McFeetors.

The original facade was mid-brown brick with a large number of windows that have unfortunately since been filled in with stucco. The one-story entrance on the west side, however, remains largely original. The red trim used along the roofline is consistent with the colour of the red mortar used between the brickwork. The 1956 and 1959 sections are seamless across the front of the school, while the latter two additions are concealed behind the building.



Frontenac School, 2019. Credit: Winnipeg Architecture Foundation.



Original plans for St. Bartholomew Anglican Church, Pratt and Lindgren Architects, 1959. Credit: Diocese of Rupert's Land Archives.

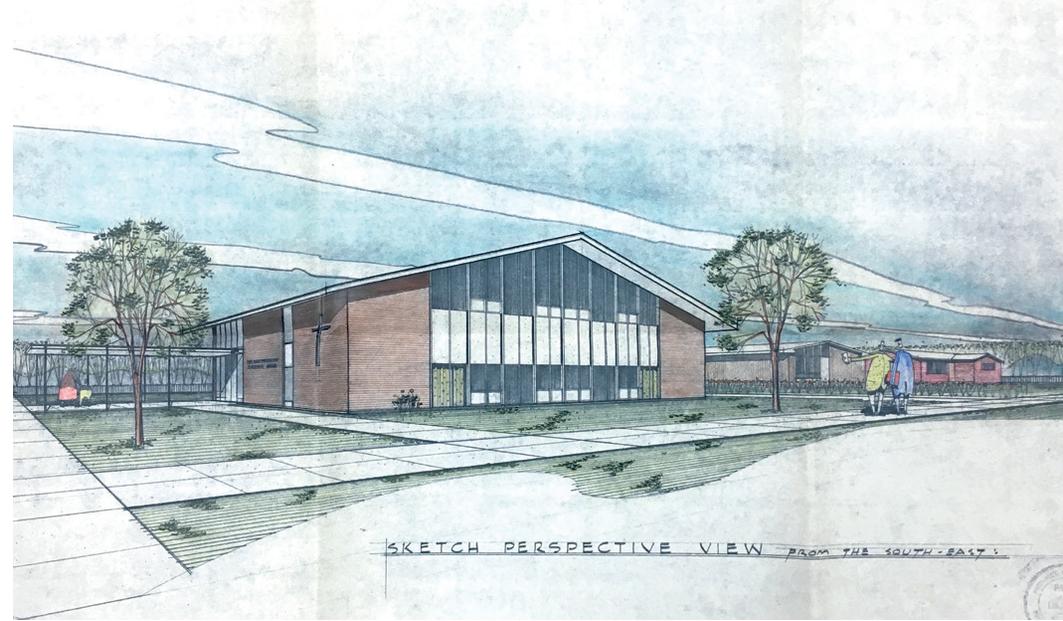
## 24. 881 Autumnwood Drive

St. Bartholomew Anglican Church

1960 Pratt and Lindgren Architects

1964 Dwight R. Johnson Architect

St. Bartholomew Anglican Church was established with the help of St. Philip's Parish in Norwood. The church's formation coincided with the development of the Windsor Park residential area in the late 1950s. The original design was developed by Pratt and Lindgren Architects, while later additions originated



Drawing of St. Bartholomew Anglican Church, Pratt and Lindgren Architects, 1959. Credit: Diocese of Rupert's Land Archives.

from architect Dwight Rupert Johnston. This was the first church on the street designed by Pratt and Lindgren Architects; the second was Windsor Park United at 1062 Autumnwood Drive.

The offer to purchase was accepted on April 16, 1958, and the certificate of title was drawn almost one month later on May 13, 1958. The rectory was located at 871 Autumnwood. Plans for the church building were presented by Pratt and Lindgren Architects on March 31, 1959, with the cornerstone laid November

11, 1959. During construction, services were held in Frontenac School while the parish hall was used for Sunday School and other church activities. Construction on an addition designed by Dwight Rupert Johnston began on October 15, 1963 and was completed in 1964.

St. Bartholomew is characterized by two attached but distinct sections. The more modest east wing, designed by Pratt and Lindgren Architects, consists of pink brick and a simple open gable-style roof. The east facade features rows of tall windows separated from the basement windows by vinyl siding. The structural elements of the building are clearly articulated in its external form, with wooden beams protruding from the side. The original design was planned in two stages, with the aforementioned east wing constructed first, followed by a U-shaped west wing. The west wing, which was never completed, featured a long, narrow white canopied entrance that extended from the east side up to Autumnwood



St. Bartholomew Anglican Church, 2019.  
Credit: Winnipeg Architecture Foundation.

Drive. The white finish is used elsewhere, including the west facade's curved decorative siding. The most distinctive feature of the planned west wing was its south facade, which featured floor-to-ceiling windows at the bottom of the U and facing onto Autumnwood Drive. This would have given the church two main facades, with the west wing facing onto Autumnwood Drive, and the east wing onto De Bourmont Avenue.



St. Bartholomew Anglican Church, 2019.  
Credit: Winnipeg Architecture Foundation.

The reason for cancelling the original Pratt and Lindgren-designed west wing is unclear. With a capacity for only 182 people in the east wing parish hall, it is possible that the planned west wing was changed to add a hall for 210 people in order to accommodate Windsor Park's growing population. The west wing, with its exposed beams, forms a slanted roof with a south elevation. Floor-to-ceiling windows feature prominently, where their form

carries through to the second floor. The white stucco of the second floor contrasts with the pink brick of the lower level. Smaller block windows fitted with red, blue, and orange glass are also featured on the second floor, placed off-centre in disconnected stacks of three (a feature not included in the original sketch). These coloured windows are used on the north side windows as well, fitted within floor-to-ceiling windows. Inside the church, these coloured windows are fitted within wood screens, separating the nave from the narthex. At the rear of the sanctuary is a balcony, which serves as the choir screen, and is decorated with wood squares in the metal railing that replicates the form of the coloured windows. Ultimately, this design for the west wing, from Dwight Rupert Johnston, was built instead of the design by Pratt and Lindgren Architects.



Ecole Howden, 2020. Credit: Leif Norman.

Ecole Howden, 2020. Credit: Winnipeg Architecture Foundation.



## 25. 150 Howden Road

Ecole Howden (Formerly Harper Elementary School)

1965 Étienne J. Gaboury, Architect

1967 Addition

Ecole Howden was originally called Harper Elementary School. The school's name pays tribute to The Honorable J. P. Howden, MD, Senator of Canada. Built in 1965 by Triple "L" Construction Ltd., for a total cost of \$162,223, it was designed by architect Étienne Gaboury. Twelve original classrooms were built at this time, but given a total registration of 197 in its inaugural year, it soon became apparent that an addition would be needed. A large second wing was planned in 1967. In 1979, the school became a centre for French immersion learning. By 1982, the school had again exceeded its capacity with 417 registered students.

The building consists of two wings, set at right angles to each other. With the exception of the

gymnasium, the building is single storey and flat-roofed. The original wing consists of brown brick walls interrupted by windows with white siding above. This creates the impression of a white building with a brick building built overtop.

## Explore More

### 664 Elizabeth Road South (between Arundel Road and Drake Boulevard)

Windsor Park Shopping Centre

1960 Lount Construction, Architect

1979 Moody Moore Partners, Architect

A proposal for a shopping centre at the corner of Drake Boulevard and Elizabeth Road appeared as early as January of 1959. Development of the centre was trusted to K. A. Miller of Lount Construction, a reputable Winnipeg company. Like the Cottonwood Shopping Centre, Windsor Park Shopping Centre included a modest sized grocery store. A tower-



Windsor Park Shopping Centre, 2020. Credit: Leif Norman.

like signpost extends out of the front of the store. Although modernized, the IGA sign remains largely true to the form and style of the original sign. One of its long-time businesses is Windsor Lanes. It features a charming sign above the location in the

shape of a white bowling pin, illuminated by neon lights. The mall included Easton's Cleaners, Daisy Dairy Dip, Olier, Brown and Shrag Co., Donut House, Offices of Dr. Blight, Carus Hardware, Ronald Shoe store, Windsor Park Florists, Bank of Nova Scotia, Drake Pharmacy, Mini Mart, and Spudnut. The stores are placed along the length of Elizabeth Road, and extend to the other side of Drake Boulevard. In 1979 a renovation of the space was done by Moody Moore Partners.

Windsor Park Lanes, Windsor Park Shopping Centre, 2020. Credit: Winnipeg Architecture Foundation.





Former Pierre Radisson Collegiate, 2020. Credit: Leif Norman.

## 5 De Bourmont Avenue

Formerly Pierre Radisson Collegiate

1969 Gaboury Lussier Sigurdson Venables, Architects

1978 Mcdonald Cockburn McLeod McFeetors, Architects

Pierre Radisson Collegiate was built in 1968, and although it is technically in the suburb of Maginot, was meant to accommodate the growing neighborhoods of Windsor Park, Berkshire Park, and

Niakwa Park. The school has this in common with its neighbor, the arena at 910 Maginot Street, which was originally supposed to be built on Winakwa Road just north of Cottonwood Road (see 980 Winakwa Road). The school was designed by Gaboury Lussier Sigurdson Venables, a firm whose work was well represented in Windsor Park. The cost of construction was \$1,113,000, and it officially opened as a junior-high school in September of 1969. During its time as a junior high, the school would also serve as a centre of French-Canadian cultural activity. An addition was designed by Mcdonald Cockburn McLeod McFeetors in 1978, which was consistent with the design of the original structure. It would later be converted to a technical and vocational school for three-hundred part-time students.

Built mostly at the same time, the one-and-two-storey design is a highly unified series of distinctive squared volumes all finished in a red brick. Clerestory windows in the classroom and



Former Pierre Radisson Collegiate, 2020. Credit: Leif Norman.

administration wings form a high horizontal strip. Most other windows are squared and stacked vertically. The cavernous auditorium/gym is used for many concerts within the school division.

## 29 Buttonwood Bay

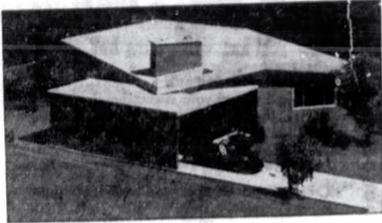
Jaycee Brotherhood Home

1957 Jaycee Brotherhood Homes Ltd., Architect

Though not featured in either the *Parade of Homes* or *National Home Week*, 29 Buttonwood Bay has an interesting history. The home was built by Jaycee Brotherhood Homes Ltd., which sought to auction the home to help finance fifteen medical teams aiding refugees in South Vietnam. Construction began in June, 1956, and was completed in the spring of 1957. Fifty businesses, including the Hudson's Bay Company and Supercrete Ltd., contributed building materials and furnishings. Once complete, the home was open for viewing for two to three months to generate interest in the raffle for the \$17,500 ranch-style bungalow. Situated on a corner lot, the home originally featured an attached carport, set asymmetrically to match the curvature of the lot.

# WILL THIS HOME BE YOURS

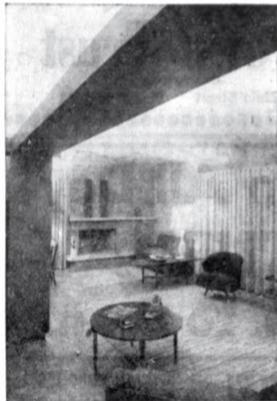
On July 1st Some \$1.00 Donor Will Own This \$17,500 Home



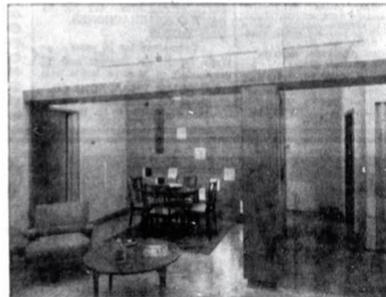
SEE IT SOON . . .

At 27 Buttonwood Bay  
IN WINDSOR PARK

The Junior Chamber of Commerce Invites you to see and tour the beautiful Jaycee Brotherhood Home at 27 Buttonwood Bay in Windsor Park. This is an ultra-modern, seven room ranch-style bungalow with an attached car port. Beautifully designed and decorated inside and out, this dream house is valued conservatively at \$17,500.



Your donation will be accepted by any member of the Jaycees; or by the staff at the home. Why not visit the home soon. Just drive out.



Every dollar you donate, besides giving you a chance to own this lovely home, serves as your contribution to the worthy cause of aiding the war-weary refugees in Viet Nam. The Winnipeg Junior Chamber of Commerce will supply medicine, food and clothing to these refugees through the proceeds from the Jaycee Brotherhood Home Community service projects and the Jaycee building fund will also be assisted.

ST. ANNE'S RD. and the TRANS-CANADA HIGHWAY TO DRAKE BLVD. THEN

Follow the Signs to . . . **THE JAYCEE BROTHERHOOD HOME**

The Following Firms Are Donors To The Jaycee Brotherhood Home. Watch For Their Fine Products And Excellent Workmanship While Visiting The Home.

Advertisement for 29 Buttonwood Bay in *The Winnipeg Tribune*, 1957. Credit: *The Winnipeg Tribune*.



29 Buttonwood Bay, 2020.

Credit: Winnipeg Architecture Foundation

The raffle was won by a resident of Sudbury, who found moving too difficult and ultimately sold the home without having lived in it. For an unknown reason, the home was listed at 27 Buttonwood Bay, while the home featured is 29 Buttonwood Bay.



Windsor Park Library, 2018.  
Credit: Winnipeg Architecture Foundation.

## 1195 Archibald Street

### Windsor Park Library

2018 David Penner Architect and Helio Rodrigues, h5  
architecture, Architects

Development of the new Windsor Park Library began in 2012 when Winnipeg City Council approved the Winnipeg Public Library's redevelopment strategy.

Construction began in 2017 and was completed in 2018.

In the February 2020 *Canadian Architect* magazine, Winnipeg architect Lawrence Bird writes:

*“The simple yet unusual form stands out as a landmark in the community. Its acute angle is striking to any passerby — pedestrian, bicyclist, driver. Set back and sunk slightly below road level, the building is buffered from the adjacent traffic arterial by stands of prairie tall grass. Access is via a looping roadway designed, like a street, with parking on either side, avoiding the typical suburban-style parking lot. An arcade of asymmetrical, inventively detailed W-sections supports a corrugated steel roof, all powder-coated white; behind this rises the library’s east façade. The sleek profile of the library cuts*

*into one's line of sight, an effect even more powerful at night, when interior lighting makes the building glow. It slices toward the adjacent ravine, where a wooden bridge leads to the public pool, offering other community activities as well as overflow parking.*

*While most of the façade is full-height glass, as one moves from the south tip of the building to the entrance, the glazing is modulated by perforated Corten cladding, screening some windows while revealing others. Wise budgeting is always appreciated in this city, and the architects emphasize that this cladding was off-the-shelf, with standard sections used to minimize waste and expense. As one moves further north, the façade becomes*



Windsor Park Library, 2018.  
Credit: Winnipeg Architecture Foundation.

*progressively more opaque; as it wraps around the corner, the perforated steel is replaced by solid Corten. With good reason: the north elevation faces the tee of the 16th hole, so the wall of weathered steel defends against errant golf balls.*

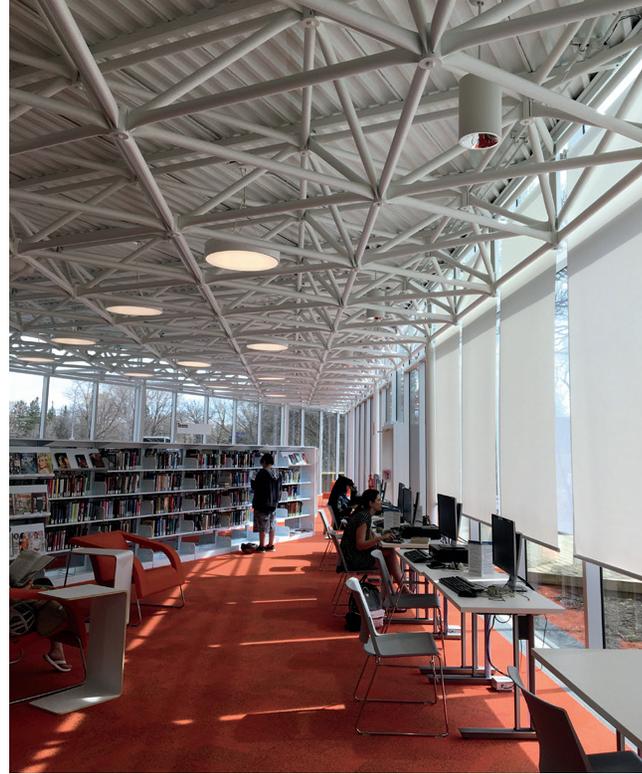
*As one enters the building, a clear division into public and service space unfolds, a natural result of bisecting the triangle. To the left lies the public area, the “skinny” portion of the triangle. Here, the reading room and stacks are bounded by two long*

*glazed walls converging at the southern tip of the building. The acute angle creates a striking interior spatial experience, accentuated by views to either side. Through the east wall, traffic zooms by silently on roadway; to the west is the library's grassy patio set against the foliage of the public golf course. Computer workstations are arrayed here, so this leafy view is seen by users glancing up from their screens. This is a relief for the eyes, and an astute integration of the landscape into the design of the building.*

*The "fat" northern section of the triangle, pushed up against the 60-degree angle, is given over to administrative functions. Rather than using a connecting corridor, the architects have stacked most elements Tetris-style. For some, the resulting spaces*

*may seem crowded; others will read the planning as minimalist and clever, reducing circulation space to almost zero. To this end, mechanical systems are only accessed from the exterior, through the solid Corten north wall. As with many good buildings throughout history, imperfections in the geometry are accommodated in the invisible part of the structure. Access to the mechanical room is articulated as a notch in the plan — the only departure from the purity of the triangle.*

*Structural systems are similarly divided between the two parts of the triangle. In the administrative space, cement blocks support a poured-in-place concrete structure overhead, whose occasional imperfections add character. In contrast, a space frame spans the acutely angled, public, portion*



Windsor Park Library, 2018.  
Credit: Winnipeg Architecture Foundation.

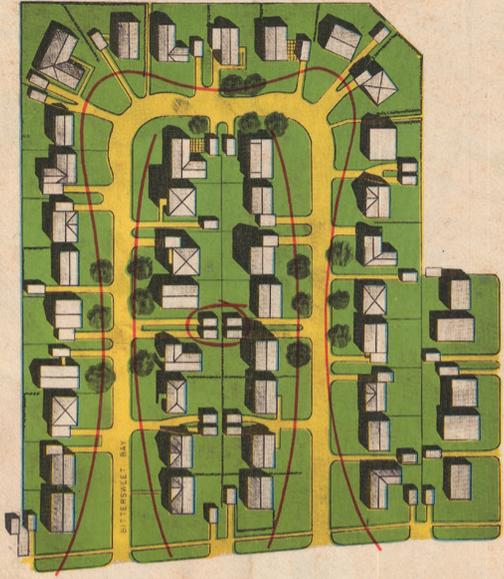
*of the triangle. The architects chose the system for its triangulated geometry and its resonance with the notion of “network.” Like today’s library programs, a space frame is centreless, distributed, multidirectional, and can serve as an “umbrella” for fluctuating conditions.”*

## Windsor Park Sales Brochure, 1956



Ladco pamphlet, c. 1956. Credit: William Yeager.

# WHAT'S IN A HOUSE SETTING?



You've seen them many times. The rows of houses all set at exactly the same distance from the street with little or no variation in form or outside finish.

It's generally the same numbing monotony that a line of troops present on inspection. In the case of soldiers it is probably desirable. In homes uniformity of appearance and position are not.

What can be done to vary house settings and create a pleasing atmosphere in housing development. We think we have some of the answers. As we have indicated there are a large number of builders engaged in creating homes at Windsor Park. These builders impose upon themselves through Ladco Co. Ltd., a number of restrictions. They do this for the common good of both builder and home buyer.

What are those restrictions? Firstly they abide by a very strict code of regulations drawn up by the Metropolitan Town Planning and then they go even further. Let us take for example setbacks—the distance a home is placed from the front street.

The regulations say there must be at least 25 feet of front yard, but this does not mean that every home in Windsor Park will be 25 feet back from the street. No, they vary from 25 to 31 feet, but they do not vary haphazardly.

Let's look at the map on this page. It depicts one of the bays in Windsor Park. If you look closely you will see how the setbacks have been made to present a pleasing variation around

the bay. To aid you we have outlined the contour of setbacks in red. Quite a difference from a straight line is it not? What else has been done?

Let us look again, this time at driveways. Here again variation has been provided. With sixty foot lots it could, and often does, happen that you will find a driveway every sixty feet with each house having their drive on the same side of the lot. Once more uniformity.

What do you see on the map? You see drives arranged in a variety of ways. Some singles, some side by side. Not only does this present a more pleasing appearance but it has other benefits. To see these benefits look at the garage placings.

Here again you see what central overall planning can do. The garages where they occur near the back lot line are grouped in clusters. This opens out the back lot lines and provides a feeling of spaciousness instead of a hodge podge of haphazard settings cluttering up the back view.

Those are a few of the things affected by a house setting, combine those with the wide variety of house designs available from a large number of contractors and we are sure you can see what an advance Windsor Park is over the past. A little forethought and planning can go a long way towards making the biggest investment of your life a practical and enjoyable investment, for this planning will result in higher land values that will maintain themselves over the years.



Ladco pamphlet, c. 1956. Credit: William Yaeger.

# How Many Streets Does Your Child Cross To Go To School?

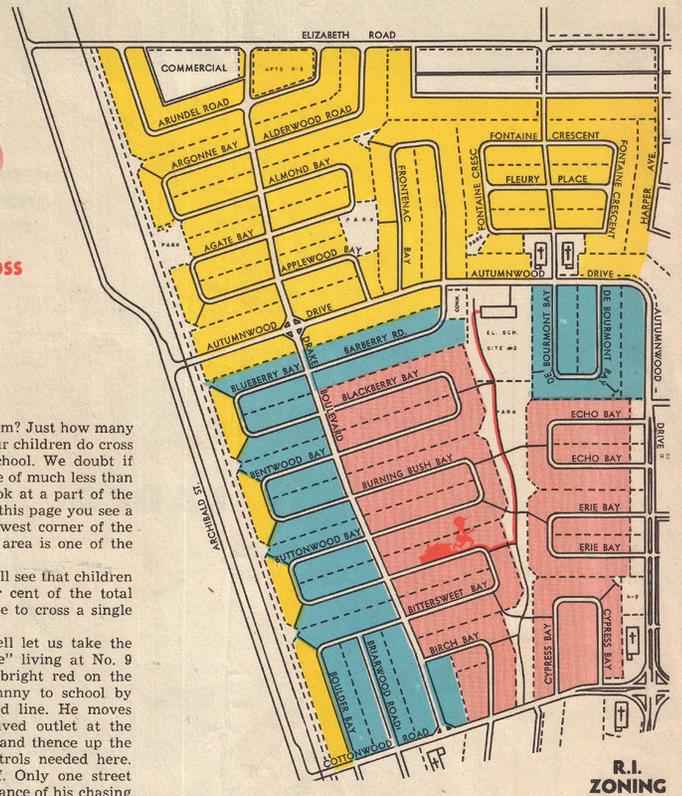
Have you ever counted them? Just how many dangerous through streets your children do cross on their way to and from school. We doubt if you will come up with a figure of much less than four to five. But now let's look at a part of the plan for "Windsor Park". On this page you see a portion taken from the Northwest corner of the overall map. Included in the area is one of the four elementary schools.

Study this map and you will see that children from 397 homes, or 44½ per cent of the total homes in the area do not have to cross a single street to reach the school.

How is this achieved? Well let us take the example of young "John Doe" living at No. 9 Bittersweet Bay. (Shown in bright red on the map). Now let us follow Johnny to school by outlining his path with a red line. He moves down the bay, through a paved outlet at the end of the bay into the park and thence up the park to school. No safety patrols needed here. And look at the school itself. Only one street parallels its boundaries. No chance of his chasing a ball into the street there while playing in the school grounds.

This is just one example of what sound Town Planning can do. You may ask, "What about the rest of the homes in the area?" Well, taking the total area again, the children from 41½ per cent of the homes cross one through street and the remaining 15 per cent cross two through streets to reach the school.

One thing further. Look at the safe play areas. Look at any one of the bays on the map.

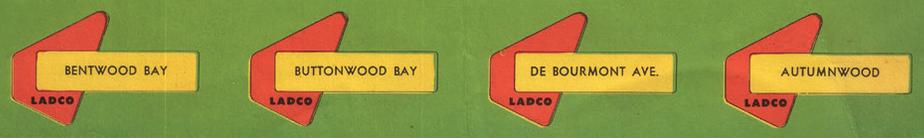


**R.I. ZONING**

A	Red
B	Blue
C	Yellow

If there is not a park at the end of the bay there is a tot lot and in every case there is a walkway provided for easy access.

As a final lesson on this page we point to the A, B, and C, districts shaded in red, blue and yellow. This is R. I. zoning at its best. In these areas are grouped three different lot sizes to accommodate different sizes of homes. The yellow area is composed primarily of 50 foot lots, the blue 55 foot lots and the red 60 foot lots.



Ladco pamphlet, c. 1956. Credit: William Yaeger.

# WHAT DOES OVERALL PLANNING MEAN TO YOU?

These Homebuilder Members of **LADCO COMPANY LTD.** are co-operating to bring you **WINDSOR PARK**

Banfield Lee Co. Ltd.  
 Benjaminson Construction  
 Walter Bergman Limited  
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 Wabs Construction Co. Ltd.  
 Victor Wilms

Windsor Park is the first large self-contained community to make its appearance in the Greater Winnipeg area. The plan for this community has been produced on a scale never before envisaged during the growth of our Metropolitan area. That plan involves some bold and extensive pioneer work which might at first present a strange picture to the eyes of prospective homebuyers. Most of our past experience has been with the antiquated, wasteful and dangerous grid system which has set the pattern in the majority of our communities for the past 75 years or more.

The purpose of this brochure then is to explain—by the use of maps—that departure from the past. Our purpose is a lesson in town planning as it has been applied to Windsor Park.

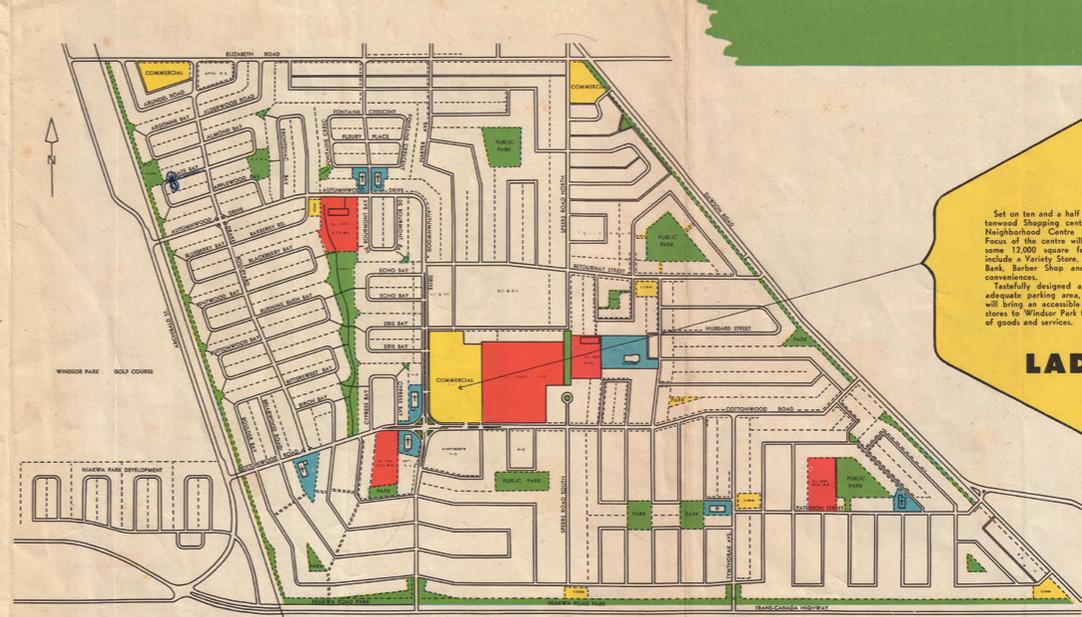
There are many reasons, here are just a few of them:

1. Parks and recreation areas, generally few, are surrounded by perimeter roads.
2. Shopping areas are generally a strip development without off street parking.
3. School sites when provided are usually surrounded by four dangerous traffic bearing streets.
4. All roads are of equal width and are potential "through streets" No provision is made for adequate transit system routes.
5. There is unnecessary duplication of utility lanes.
6. There is no variety in types of residential zones.
7. Church sites are generally acquired at random from residential sites without being specifically fitted into an overall plan.

Now let us turn to the plan for Windsor Park which is depicted on the right. What are the advantages?

Here are some of them:

1. Sites are provided for parks, playing fields, tot lots and recreational areas. (Green areas on the map).
2. There is a central shopping area with an abundance of off street parking. In addition there are smaller "corner store" types of commercial locations placed at strategic points in the area. (Yellow areas of map).
3. There are four elementary school sites which are reasonably accessible from all parts of the neighborhood. In addition there is a centrally located high school site with over 13 acres of land. (Red areas of map).
4. Church sites have been provided for every denomination. (Blue areas of map).
5. Arterial roads surrounding the community are separated from local service roads by planted strips. Both local and through traffic are safeguarded. An important distinction is made between circulation streets and local access streets. Local residential streets are designed in such a way as to discourage "through" traffic, yet remain adequate for local purposes.
6. One-family housing is created in an aesthetic as well as functional setting with R-1 districts being divided into three classifications to accommodate various sizes of homes.
7. A neighborhood "focus" of larger buildings and open space is included as an essential ingredient of a well-designed residential area.
8. All these features and many more invite your attention in "Windsor Park". We ask you to follow through this brochure to the maps on the back pages and with an open mind weigh the features against anything you have ever seen before. Many homebuyers will see Windsor Park in various stages of development. We ask that you keep this overall map in mind in order that you might see the neighborhood as it will be in its final stages. The work done on this project is in a field closely related to the hearts and pocketbooks of thousands of Winnipeggers. It would be unwise to overlook it.



**Some Features of the COTTONWOOD SHOPPING CENTRE**

Set on ten and a half acres of land the Cottonwood Shopping centre will be the largest Neighbourhood Centre in Greater Winnipeg. Focus of the centre will be a Supermarket of some 17,000 square feet. Other shops will include a Variety Store, Drug Store, Hardware, Bank, Barber Shop and a variety of other conveniences.

Tastefully designed and with a more than adequate parking area, the Shopping Centre will bring an accessible and modern group of stores to Windsor Park featuring a wide range of goods and services.

**LADCO**

Here are a few facts and figures concerning the final overall development of Windsor Park.

1. LOCATION. Windsor Park is situated just over three miles from Portage Avenue and Main Street by either one of two routes. These routes are via Main Street South to St. Mary's and St. Anne's
2. OVERALL AREA. 730 acres.
3. PARKS AND SCHOOLS. 77.09 acres.
4. COMMERCIAL. 24.43 acres.
5. CHURCHES. Over 12 acres.
6. R. 1 FRONTAGE. 161,880 feet.
7. CALCULATED POPULATION. 13,020 persons.
8. SINGLE FAMILY HOMES. 3,041.
9. STREETS AND ROADS. Over 15 miles of pavement.
10. SERVICES. (a) Sanitary sewers. (b) Storm sewers. (c) Water mains. (d) Gas mains. (e) Concrete roads and curbs throughout. (f) Ornamental street lighting. (g) Boulevards. (h) Landscaped parks. (i) Sidewalks on main roads. (j) Street signs. All of these services are included in the cost of the lot and home and thus ensuring low taxation.



Ladco pamphlet, c. 1956. Credit: William Yaeger.

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## Photographers

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## Private Collections

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