



Presented by
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Morden: Documentation & Analysis

Outline



1. Context

Maps:

- 1.1**-Context/Regional
- 1.2**-Traffic
- 1.3**-Town of Morden/Lynch
- 1.4**-Zoning/Land Use
- 1.5**-Figure Ground
- 1.6**-Amenities

Demographics:

- 1.7**-Morden Census

2. Analysis

Age-Friendly Checklist:

- 2.1**-Open Spaces & Buildings
- 2.2**-Housing
- 2.3**-Transport
- 2.4**-Social Participation,
Respect & Social Inclusion,
Civic Participation & Employment,
Communication & Information
- 2.5**-Community Support & Health
Services

3. Summary

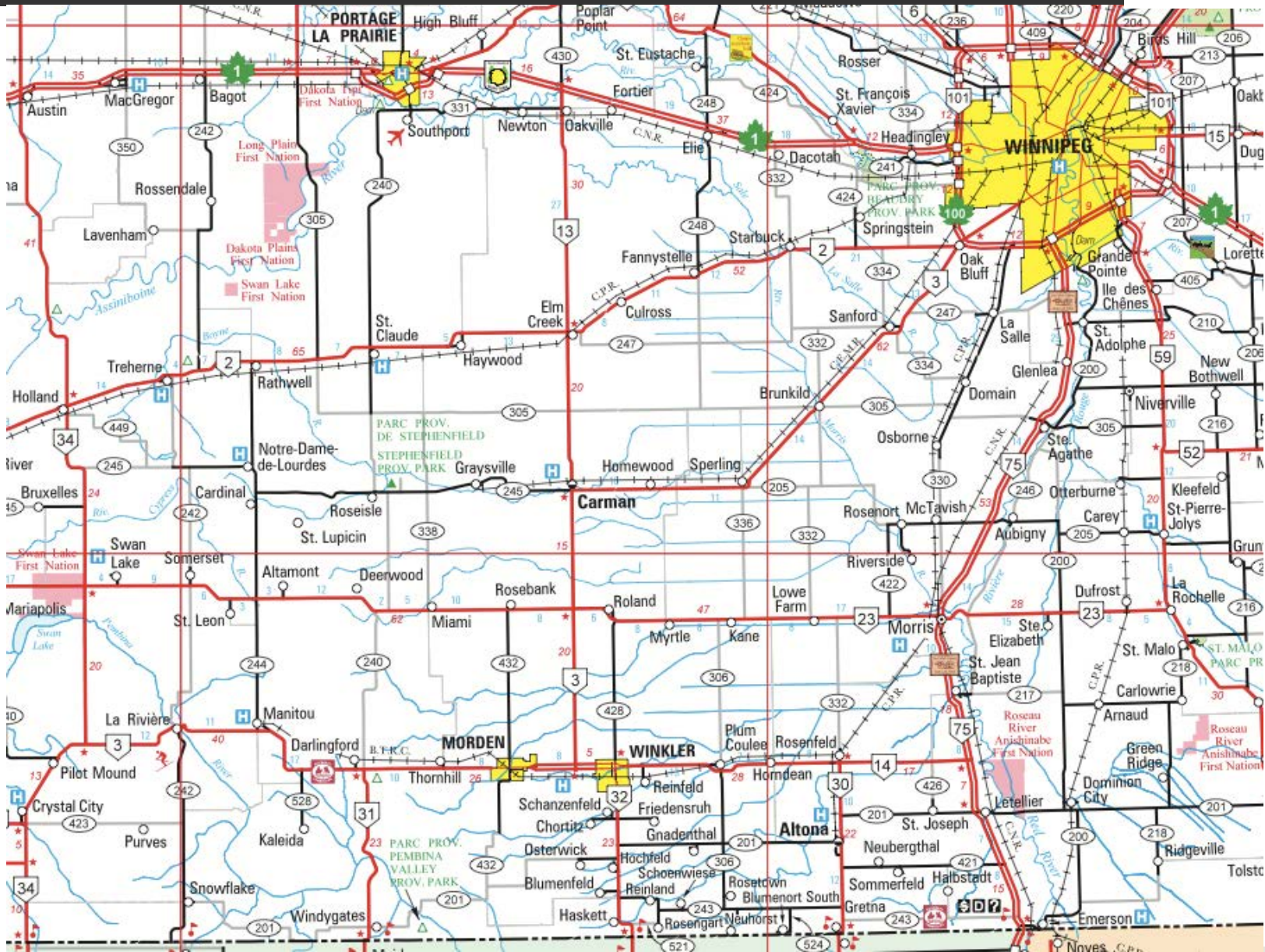
1.1 Maps: Context



Southern Manitoba

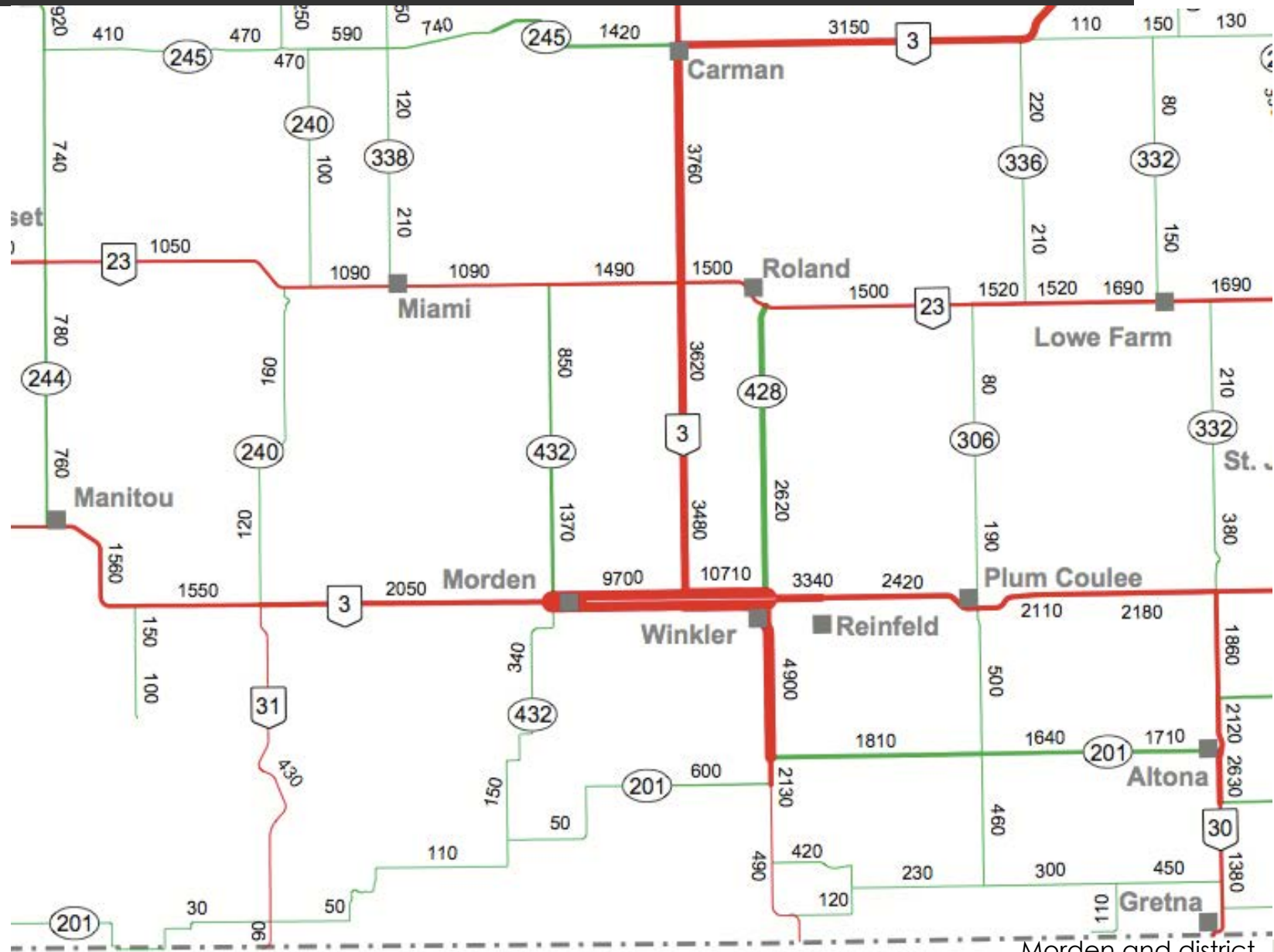
The town of Morden is located 130 km southwest of Winnipeg and has a population of 8,381 (Manitoba Health 2010)

1.1 Maps: Regional



Southern Manitoba

1.2 Maps: Traffic



1.3 Maps: Town of Morden



Morden aerial view

1.3 Maps: Town of Morden

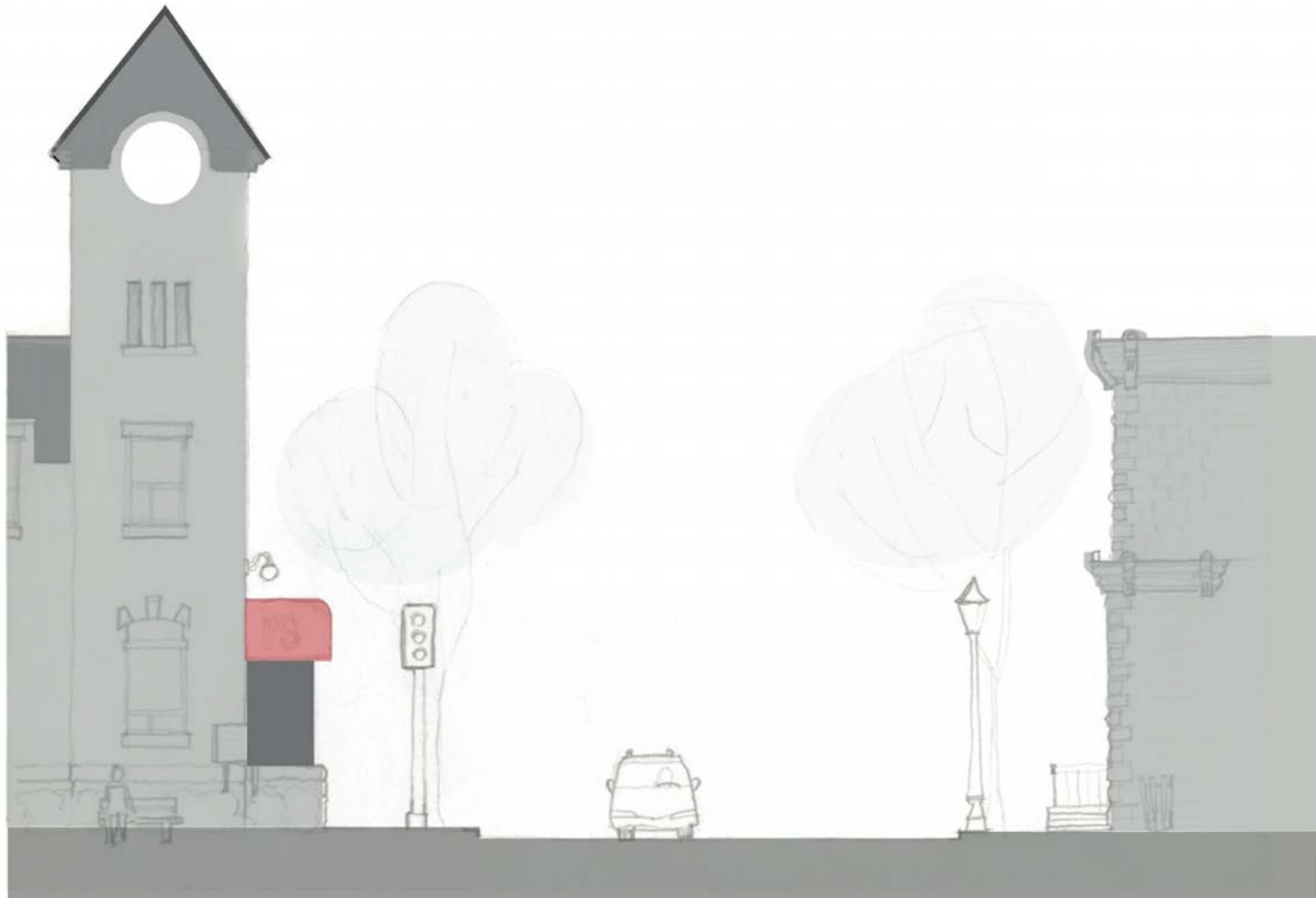


Morden aerial with overlay



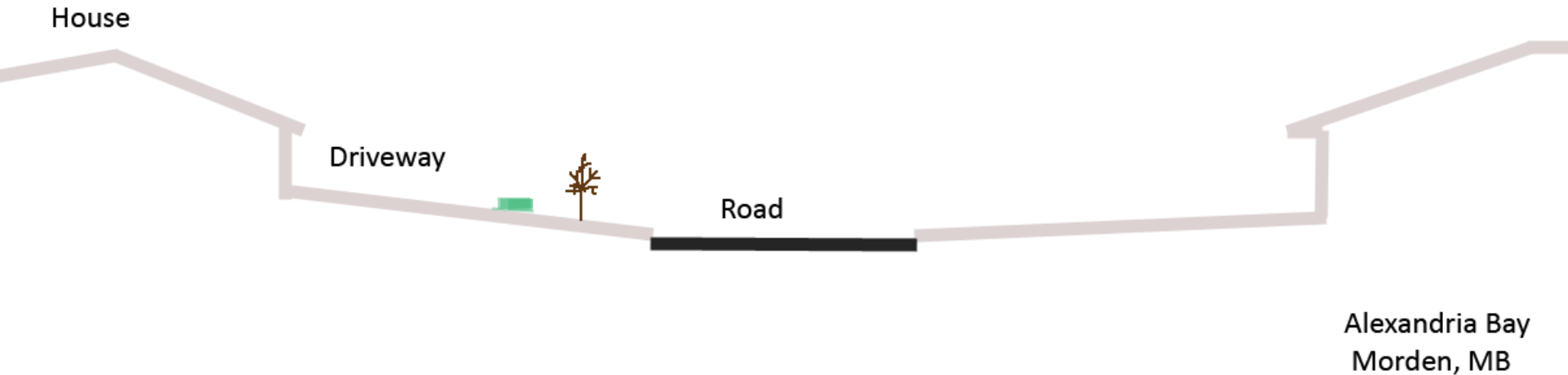
1.3 Landmark

- Downtown street section



1.3 District

- Suburban street section



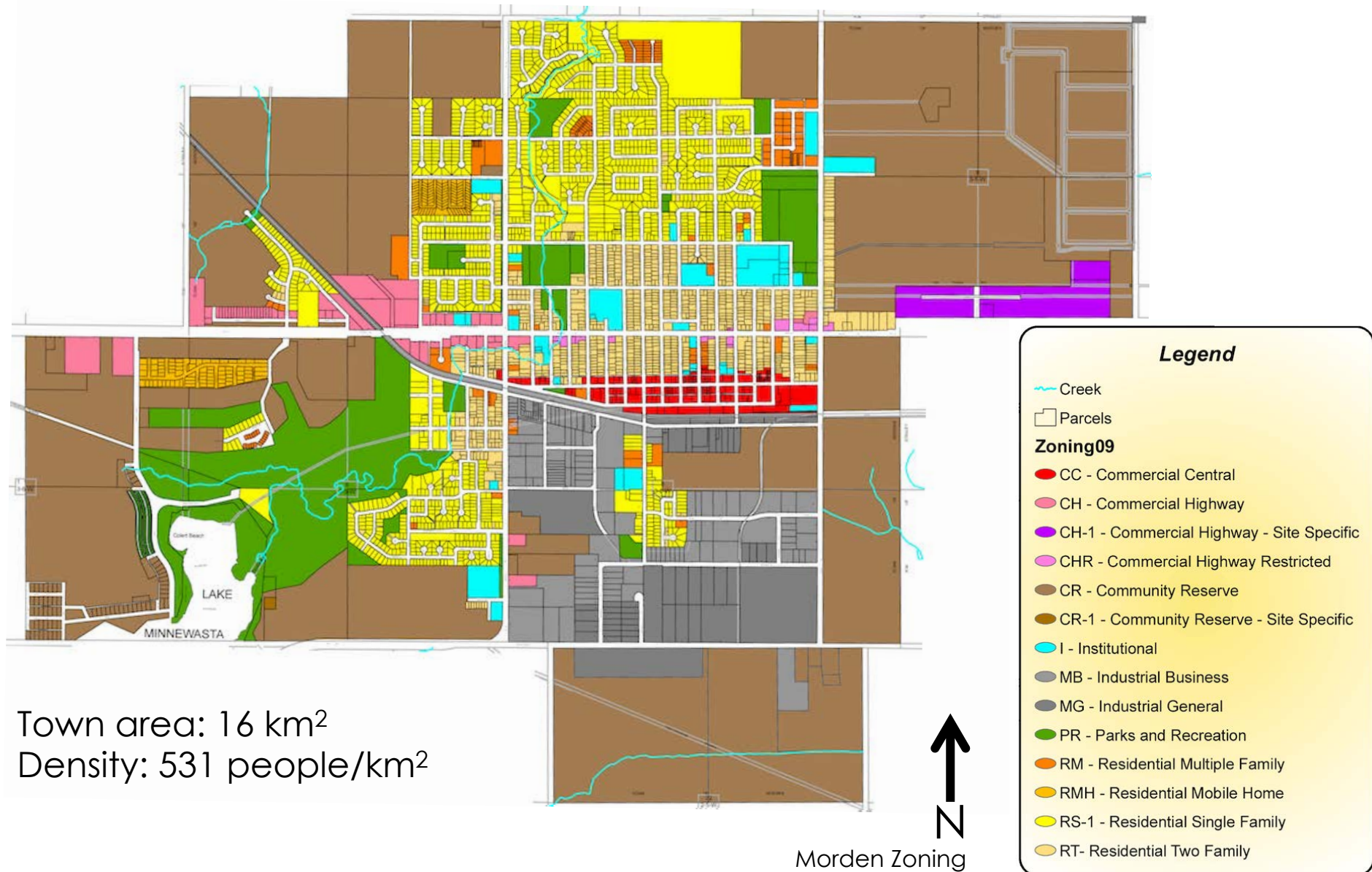
Google street view

1.3 Node

- Commercial street section



1.4 Maps: Zoning/Land Use



1.5 Maps: Figure Ground

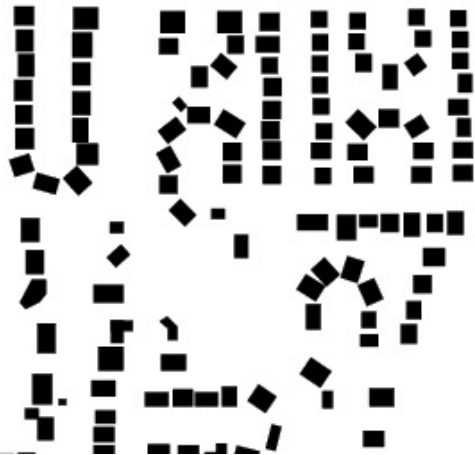


1.5 Maps: Figure Ground

Northern Suburb,
West of Mountain
Street



- Newer homes
- Fewer trees
- Fewer sidewalks



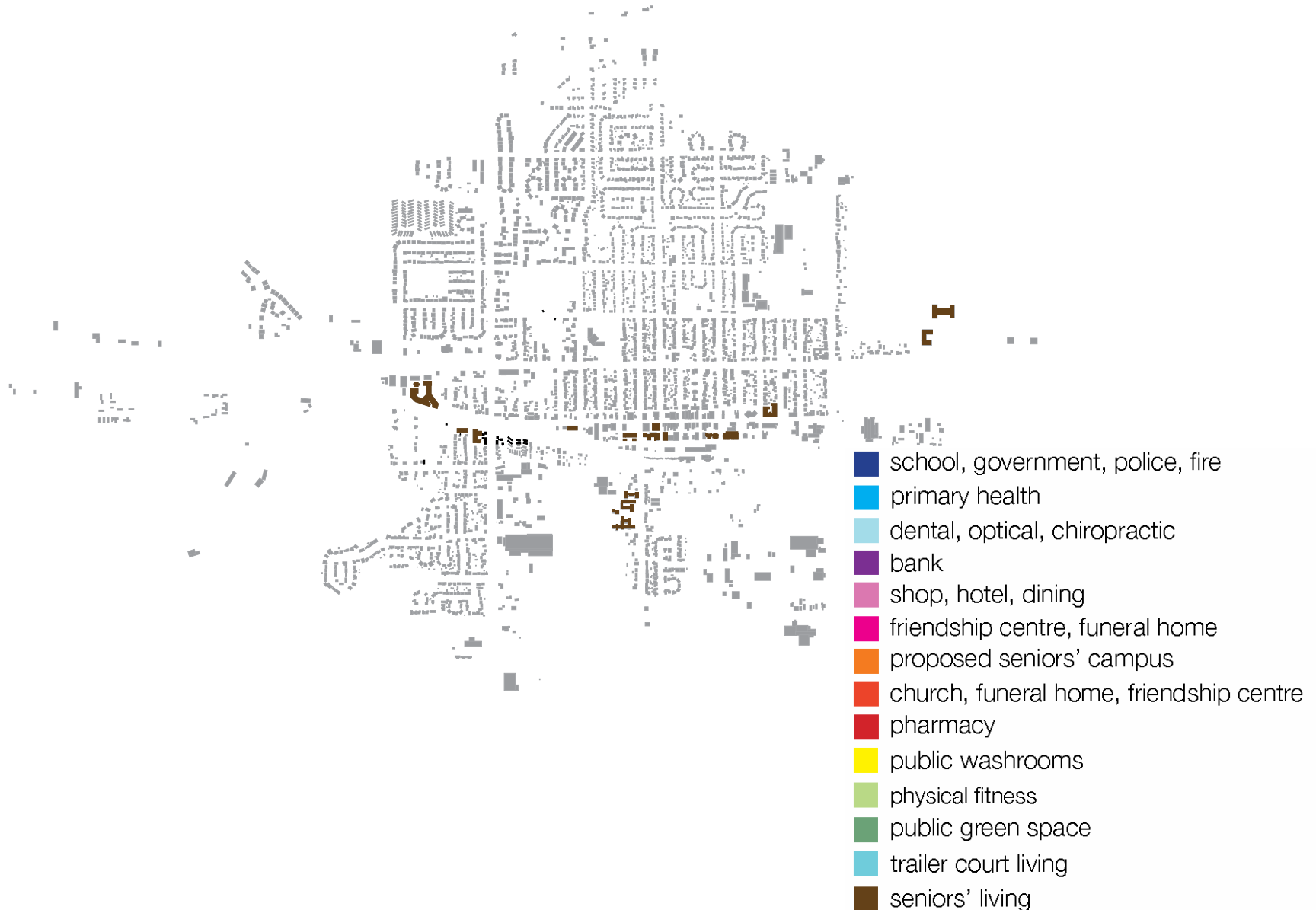
- Historic buildings
- Denser fabric
- Most seniors units are in the central area



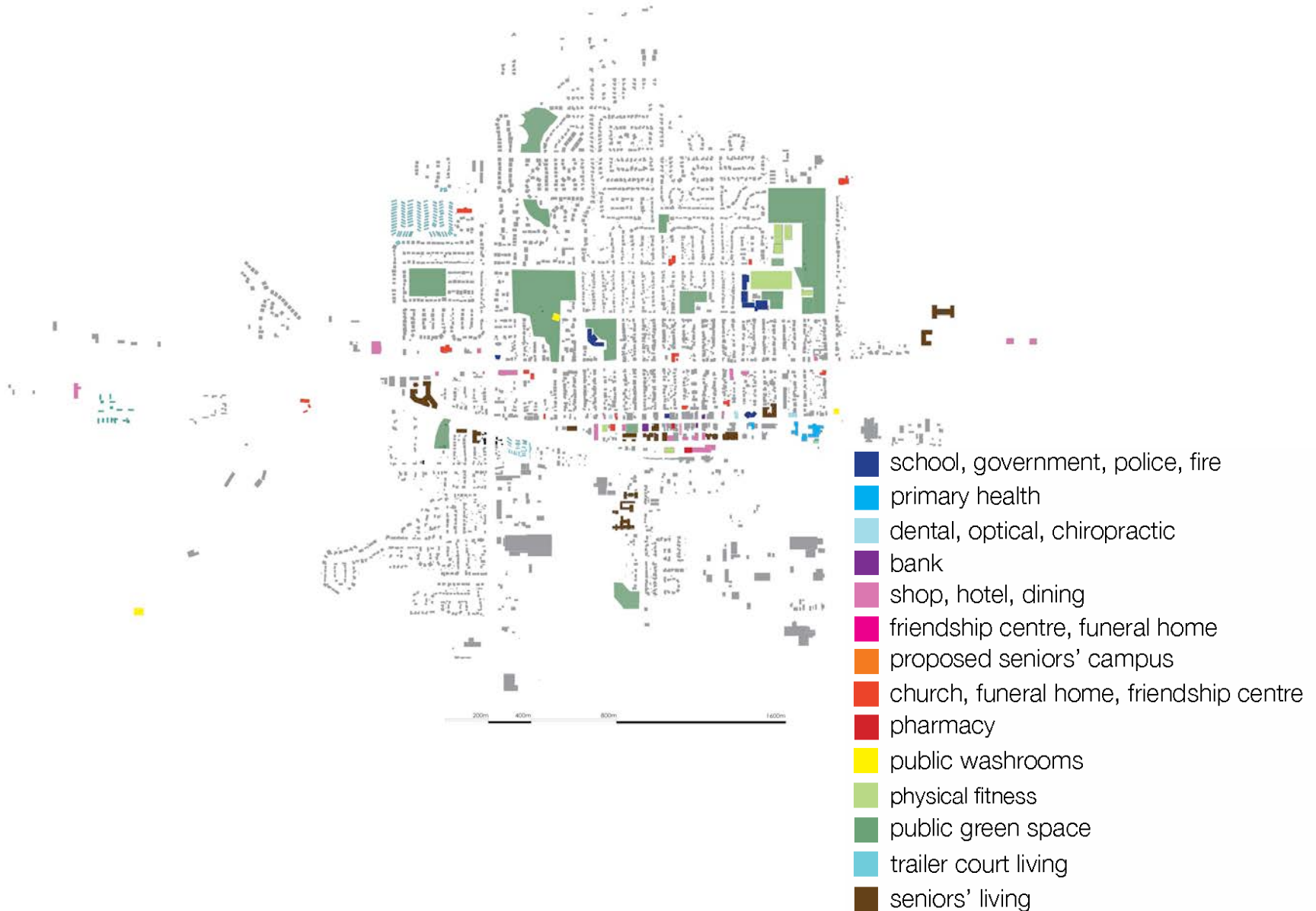
Downtown, Stephen Street



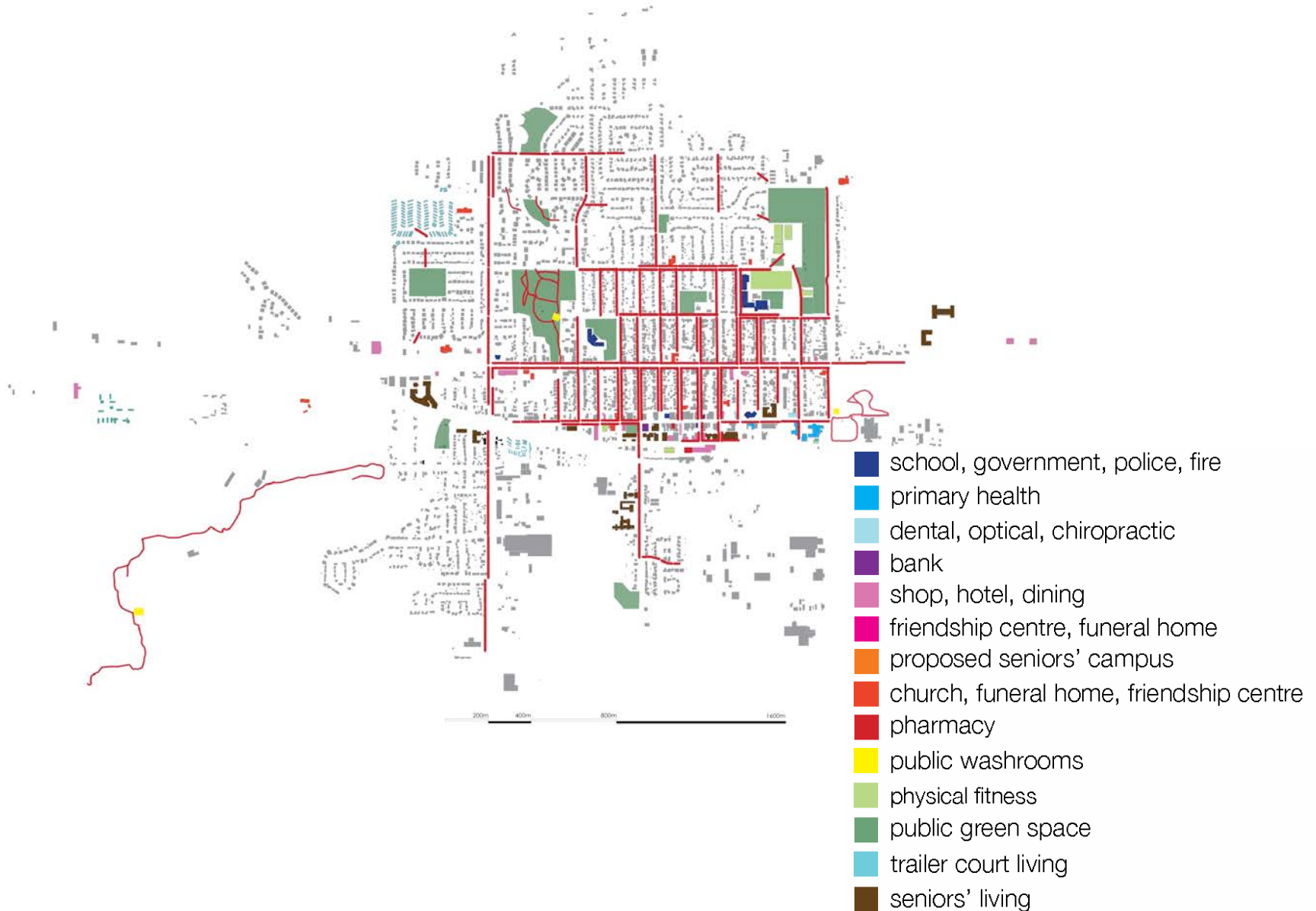
1.6 Maps: Amenities



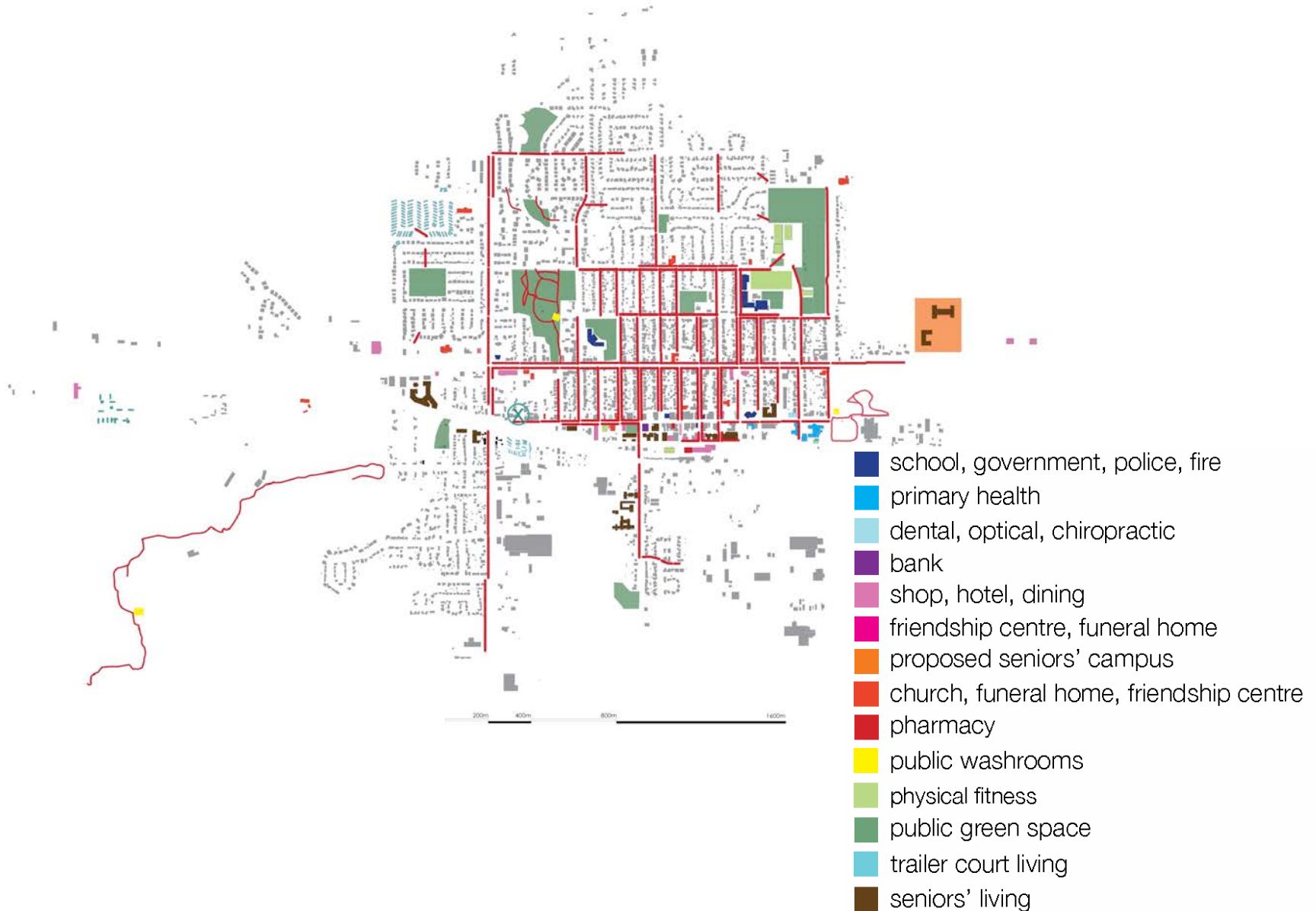
1.6 Maps: Amenities



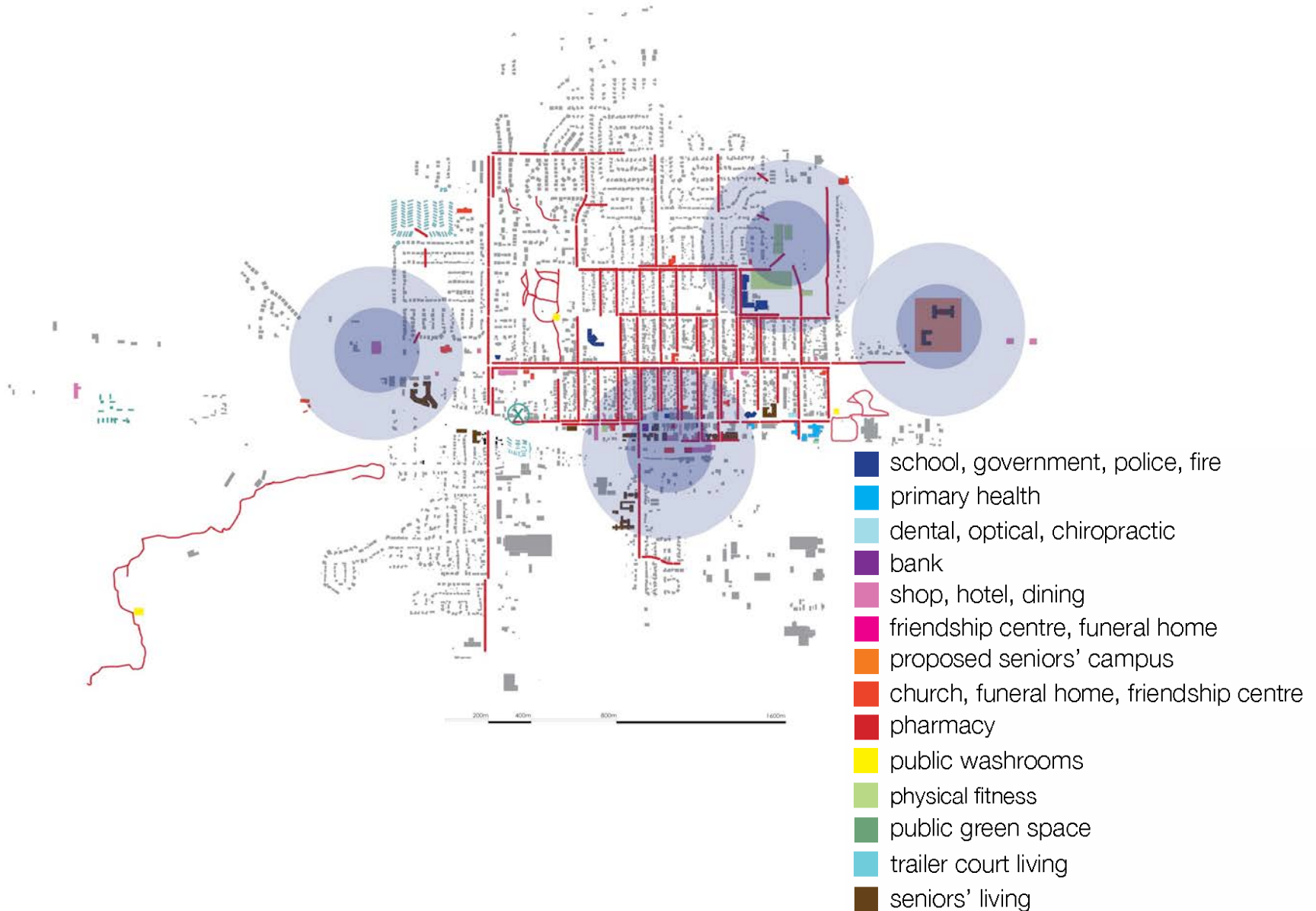
1.6 Maps: Amenities



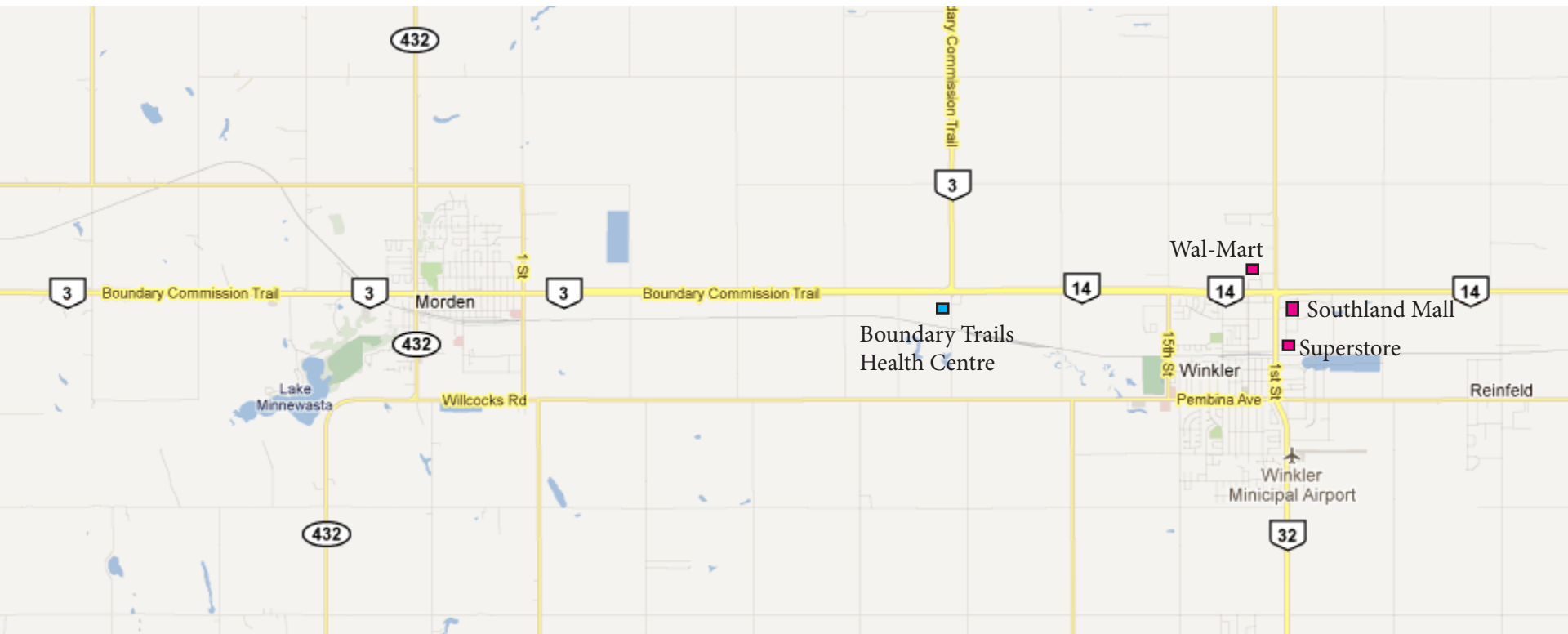
1.6 Maps: Amenities



1.6 Maps: Amenities



1.6 Maps: Regional Amenities



- PTH 3 & 14 form the primary route between Morden and Winkler with 10,000 vehicles per day
- Morden has 8,400 people
- Winkler has 13,600 people

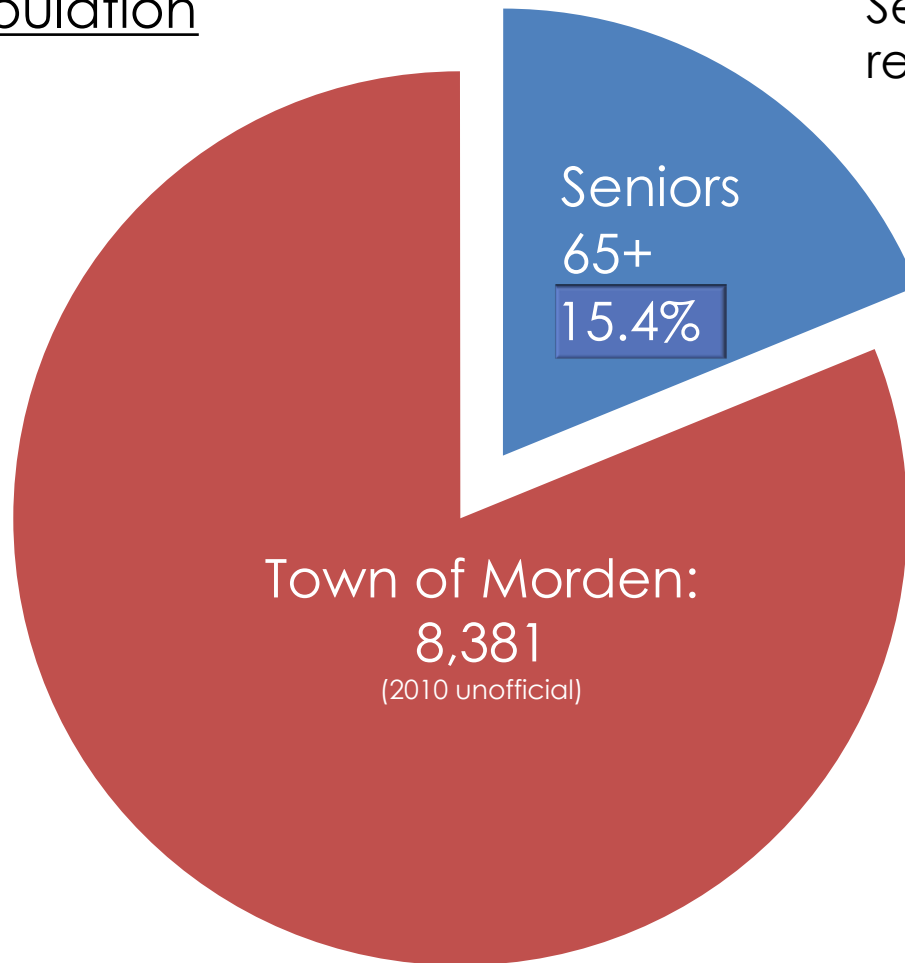
0 1 2
miles



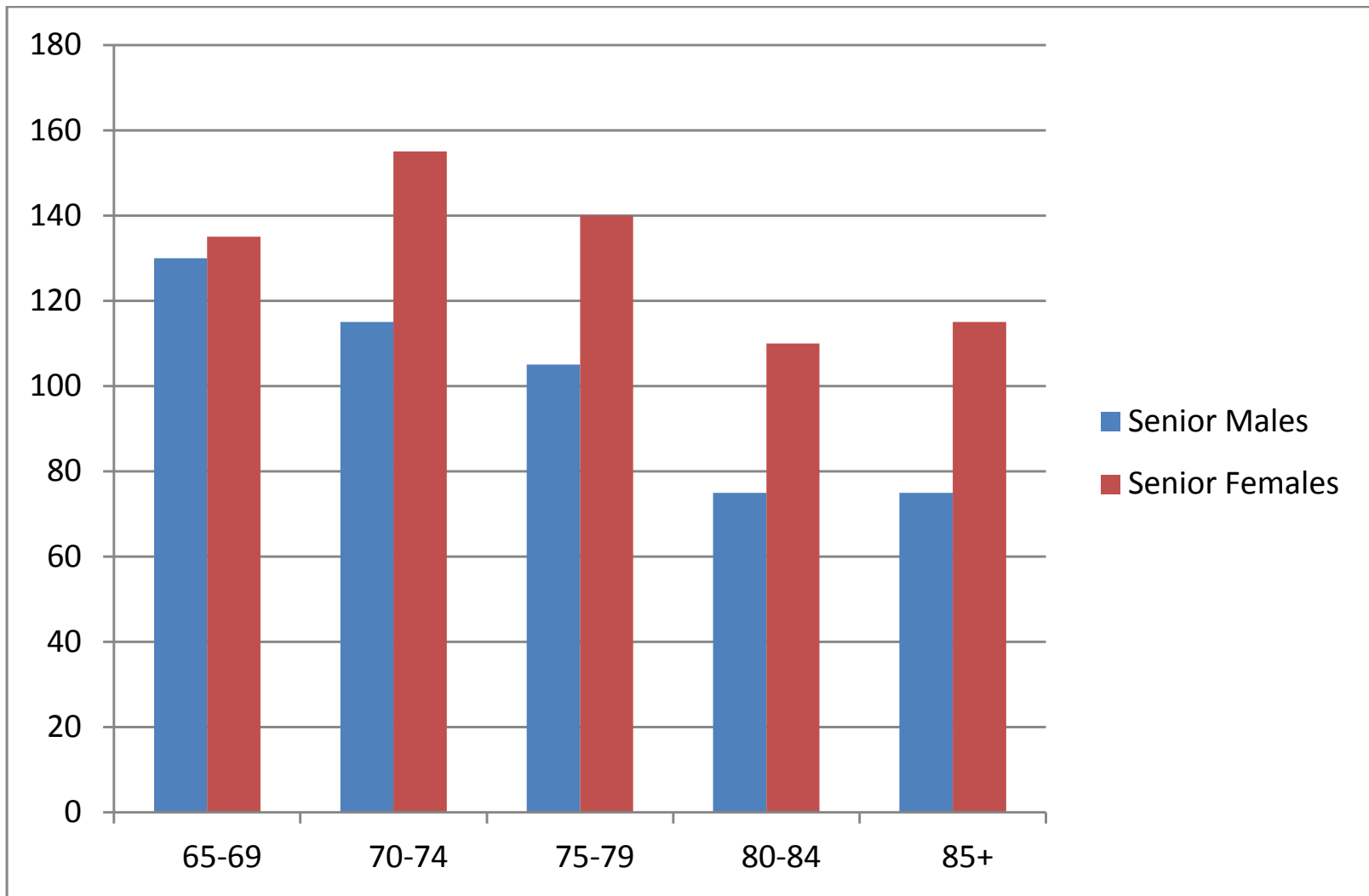
1.7 Demographics

Population

Seniors population
represents 1,291 people



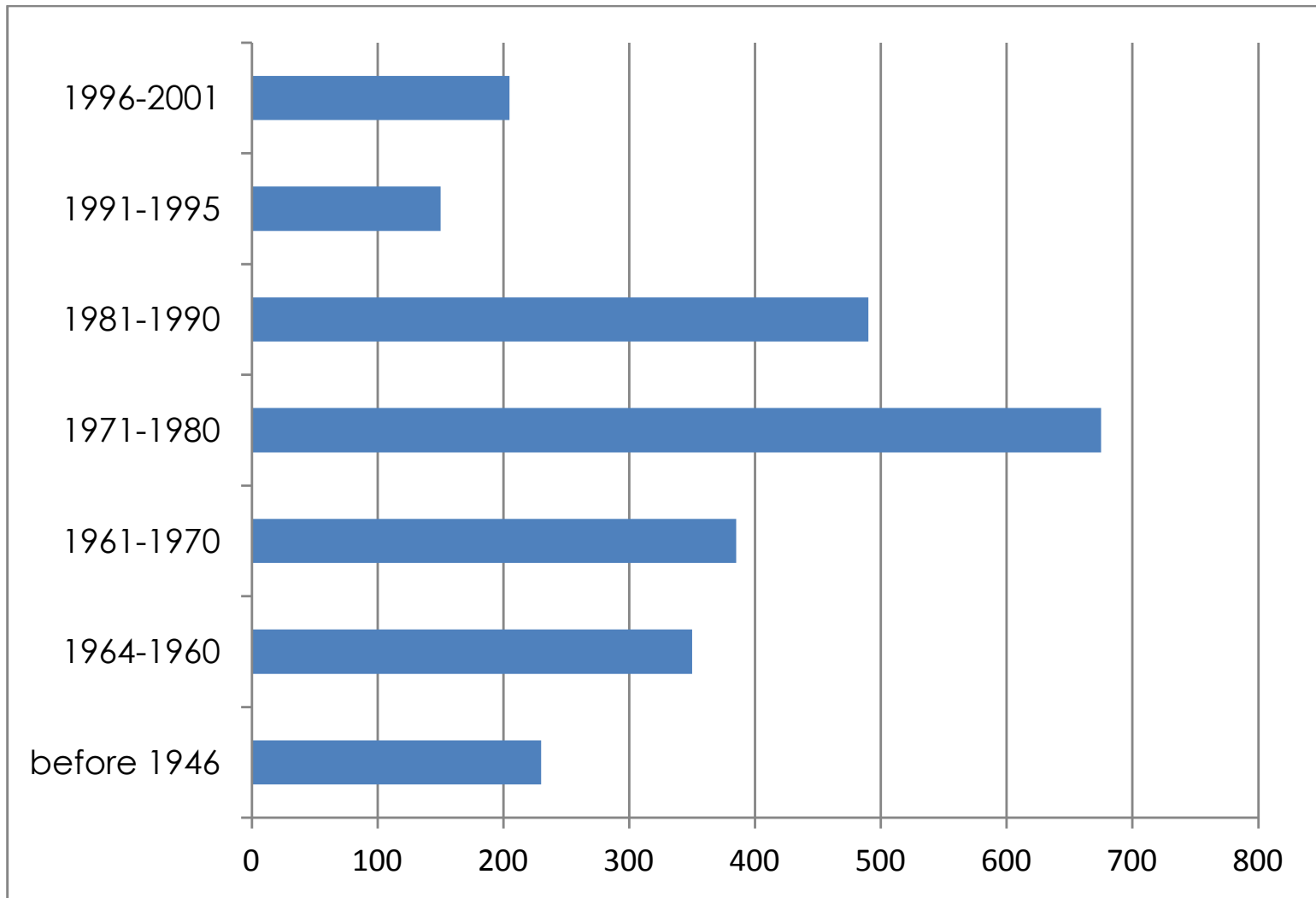
1.7 Demographics



Morden Senior Population by Cohort

Statistics Canada (2006)

1.7 Demographics



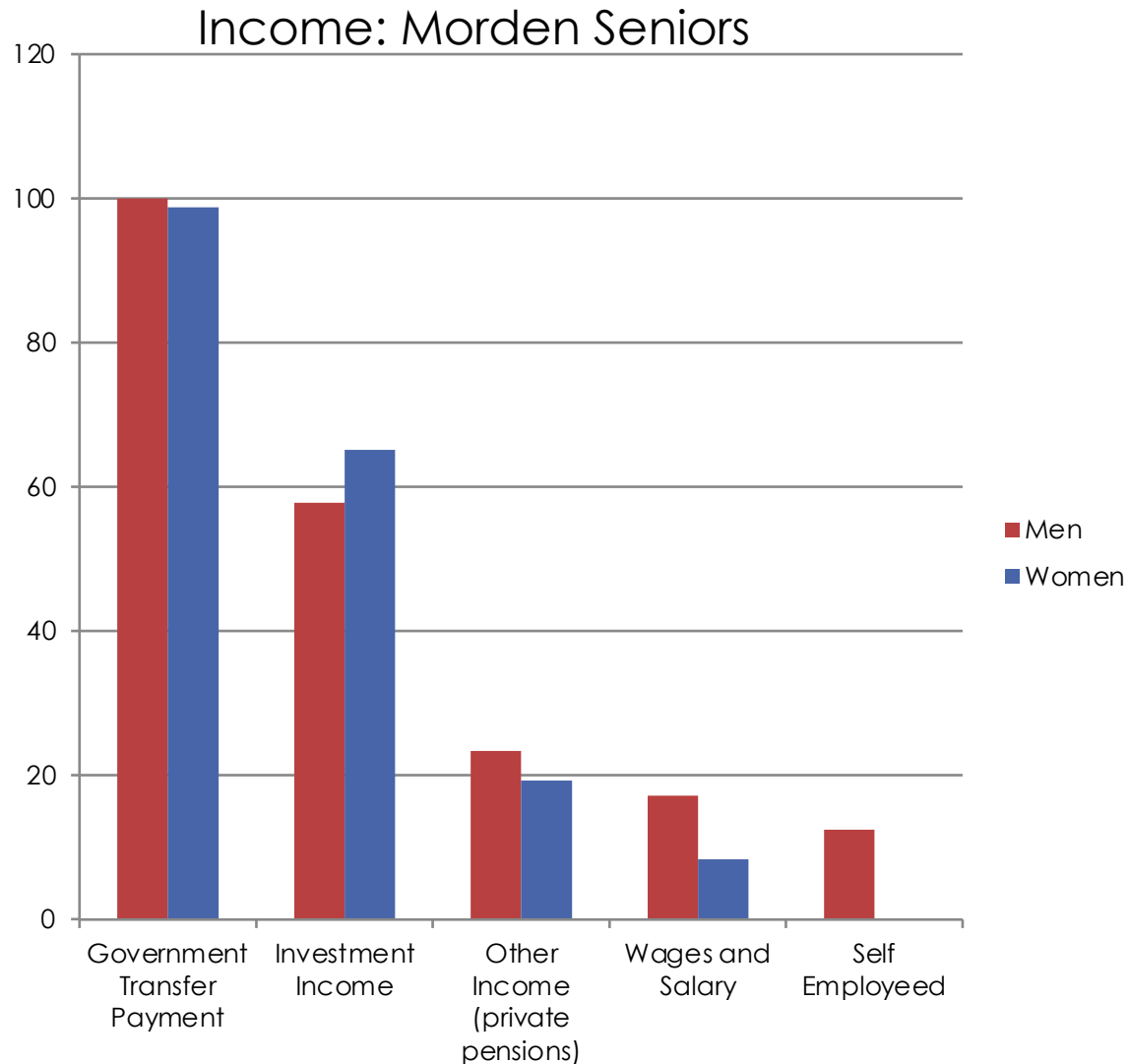
Residential Construction

Statistics Canada (2006)

1.7 Demographics



Almost all Manitobans 65+ receive some form of government transfer payment which can include one or a combination of old age security, guaranteed income supplement or Canada Pension Plan



2.1 Open Spaces & Buildings

Areas of Success:

- Attractive town environment: safe, quiet, clean, many trees
- Major parks and greenspace with integrated trails and walkways
- Nearby golf course and beach connected to trail system
- Benches provided in parks and on Stephen Street
- Sidewalk ramps to street level in downtown painted yellow



Morden Park



Morden Park

2.1 Open Spaces & Buildings

Areas of Success:

- Roads and sidewalks are in good condition
- Easy to cross most streets in residential and downtown areas
- Traffic volumes are generally low
- Some buildings have disability access (wide doors, ramps)
- Public washrooms present in parks



Local Church



Crosswalk

2.1 Open Spaces & Buildings

Areas for Improvement:

- Many areas outside of downtown have no benches or sidewalks
- Lack of marked crosswalks on Thornhill Street
- Traffic volumes and speed on Thornhill Street are high
- Shopping areas around Co-op (west) and Boston Pizza (east) only accessible by car
- Some buildings lack wide doorways/disability access



West end of town



East highway commercial district

2.1 Open Spaces & Buildings

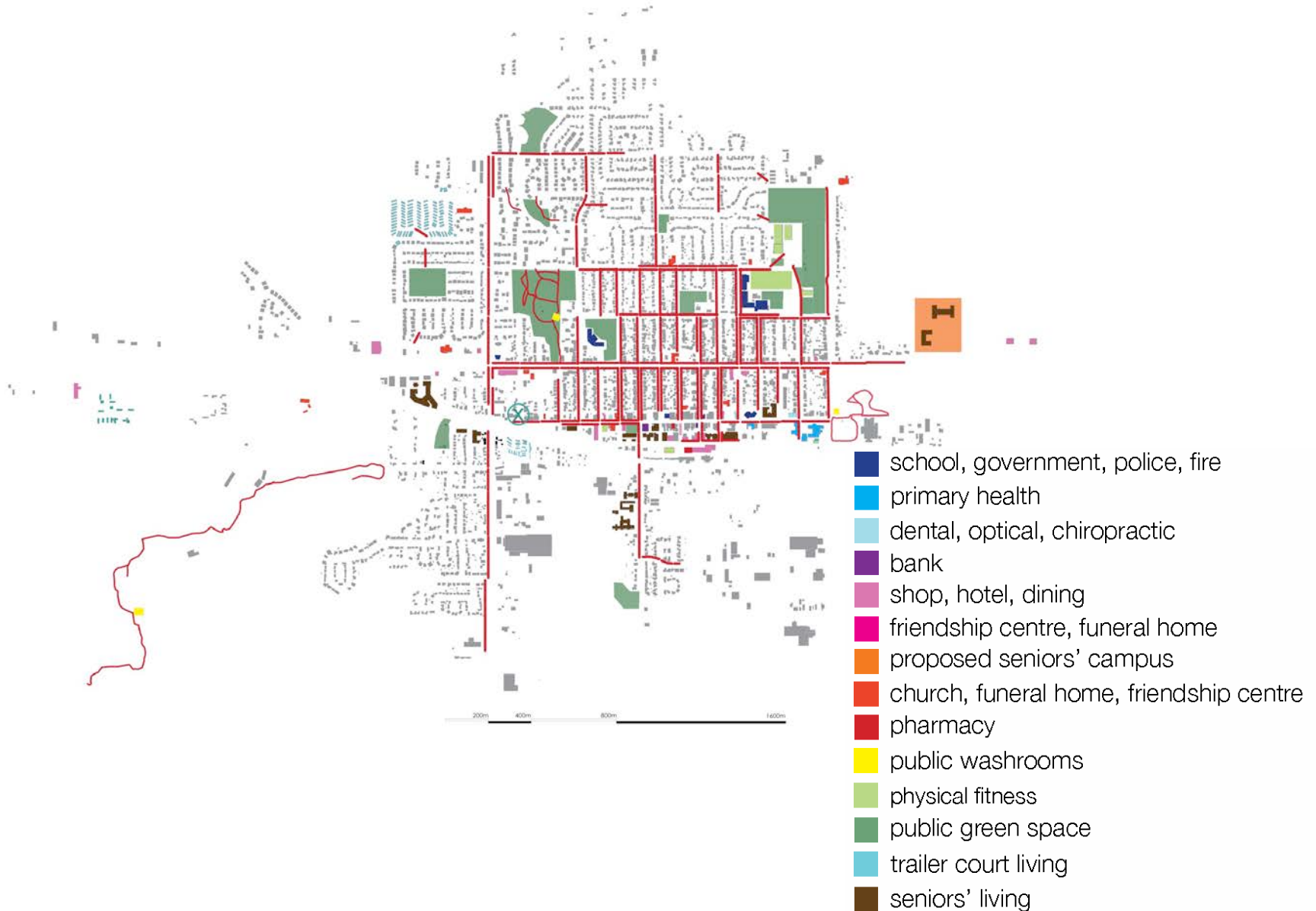
Opportunities:

- Improve connections between areas of the town and amenities (golf course, beach, shopping areas)
- Additional “micro-parks”, or streetscaping outside of downtown
- Potential for adaptive re-use of heritage buildings
- Development potential of vacant space along north side of railway



Top: Beach at Lake Minnewasta, Bottom: Golf course

2.1 Amenities



2.2 Housing

Areas of Success:

- Affordable prices for housing
- Variety of housing options for older adults (independent living, assisted living, full care facilities)
- Many services clustered near seniors housing
- Housing stock is in good condition
- Accessible housing design



The Garden Courtyard



2.2 Housing

Areas for Improvement:

- Additional assisted living is required
- Seniors living in independent conditions require assistance with upkeep
- New developments require year-round accessibility and amenities
- New developments should not segregate seniors from the community



Tabor housing

2.2 Housing

Opportunities:

- New housing options are under construction
- Ensure that new developments include sidewalks, benches and other age friendly features



New Tabor development

2.3 Transport

Areas of Success:

- Transport by car is easy and quick around town
- Plentiful free parking everywhere
- Handi-van can pick up or drop off throughout Morden, Boundary Trails Health Centre, and Winkler
- Handi-van is an age-friendly vehicle that operates like a taxi service
- Greyhound service to Winnipeg is affordable



Downtown street parking



Walking trail

2.3 Transport

Areas for Improvement:

- Cost of Handi-van service may be prohibitive
- Handi-van service may bog down on days with big events
- Restrictive operating hours (especially after 5pm)
- Greyhound service to Winnipeg does not run everyday
- Not all Greyhound buses are wheelchair accessible



Top: Street conditions, Bottom: Co-op

2.3 Transport

Opportunities:

- Survey Handi-van users about service quality, reliability, and frequency
- Promote the volunteer Handi-van bus driver position to get regular evening hours.
- Consider additional pedestrian corridors on major streets



A Handi-van



Crosswalk locations

2.4

Social Participation, Respect & Social Inclusion, Civic Participation & Employment, Communication & Info.



Areas of Success:

- Wide range of activities at Friendship Centre, Access Centre, curling club
- Festivals throughout the year such as WinterFest, SummerFest, and the Corn and Apple Festival
- Friendship Centre is a one-stop shop for community information
- Respect for community elders in leadership positions
- Strong volunteer commitment



Friendship Centre



Legion

2.4

Social Participation, Respect & Social Inclusion, Civic Participation & Employment, Communication & Info.



Opportunities:

- Continued promotion of town events to surrounding communities
- Ensure that social and community activities are available year-round
- Ensure that seniors have opportunities for social interaction in winter months



Top: Billboard at Access Centre, Bottom: "Bruce" at Fossil Centre

2.5 Community Support & Health Services

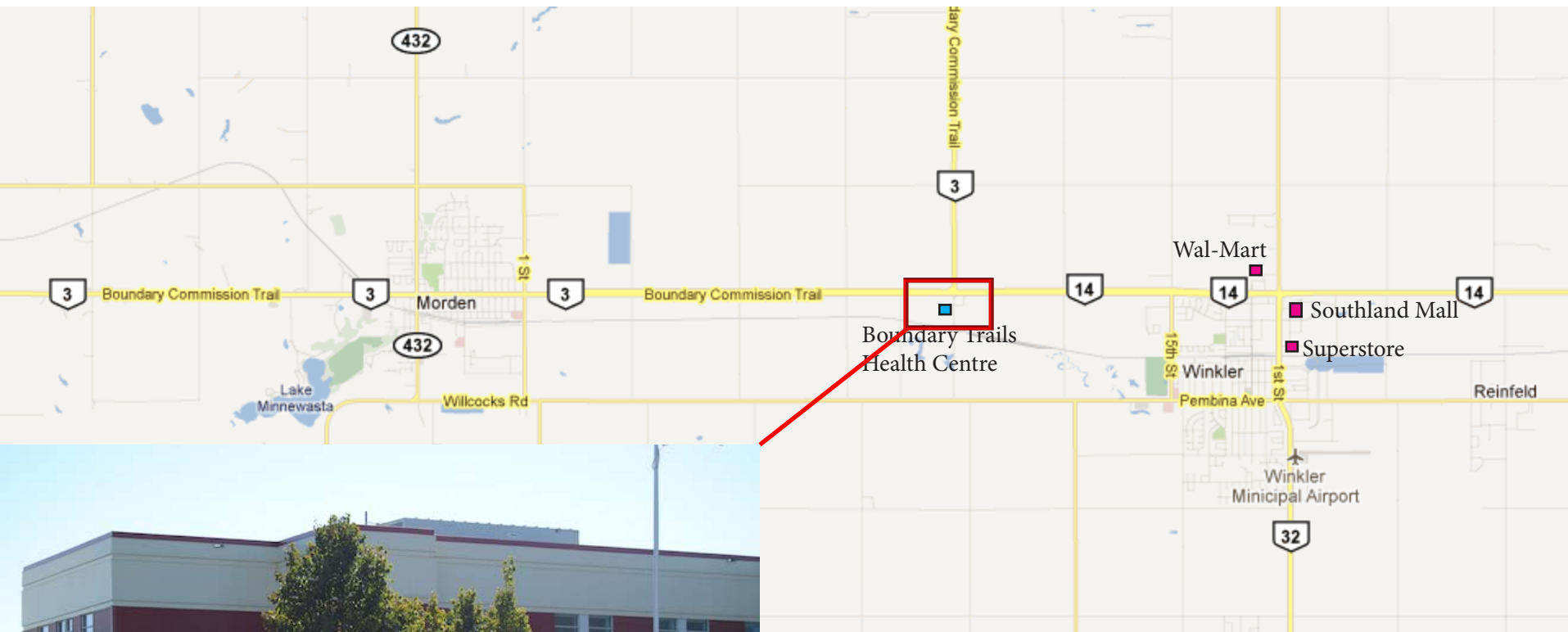
Areas of Success:

- Boundary Trails Place groups medical services in one location
- Boundary Trails Hospital is a modern, major regional facility with low wait times
- Wellness program at the Friendship Centre with affordable membership fees
- Active living opportunities at the golf course, rec. centre and curling rink



Boundary Trails health mall

2.5 Community Support & Health Services



Region and amenities



Boundary Trails Hospital

2.5 Community Support & Health Services

Opportunities:

- Ensure all residents have convenient access to the hospital
- Ensure that new seniors housing has amenities located nearby
- Personal care facilities are being expanded, but additional beds are still required to meet current and future demand
- New pathways to connect new seniors housing with existing amenities



Access Centre

2.5 Summary & Conclusions

- Morden is a complete community
- Meets most areas of Age-friendly checklist
- Focus on car-dependent developments at the periphery
- Danger of losing the walkable urban character of downtown
- Could adhere to Morden Design Guidelines (2005)
- Our group experience reflects that of “outsiders”



Sources:



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<http://www.gov.mb.ca/shas/agefriendly/index.html>
- ◆ Community University Research Alliance Age-friendly Communities – Active Aging Alliance
<http://www.umanitoba.ca/centers/aging/cura/index.html>
- ◆ Hodge, G. *The Geography of Aging: Preparing Communities for the Surge in Seniors*. McGill-Queen's University Press: Montreal (2008)
- ◆ Lynch, Kevin. *The Image of the City*. MIT Press (1960)
- ◆ Manitoba Infrastructure and Transportation
- ◆ Manitoba Highway Traffic Information Group
- ◆ Photographs: M1 Studio Class, University of Manitoba (2011)
- ◆ Town of Morden. www.mordenmb.com
- ◆ Statistics Canada. Census (2006)
<http://www.statcan.gc.ca/start-debut-eng.html>
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- ◆ World Health Organization Press. *Global Age-Friendly Cities : A Guide*. Geneva, Switzerland (2007). Digital.

Questions?



Town of Morden