



Corydon Village



Land-use & Study Area

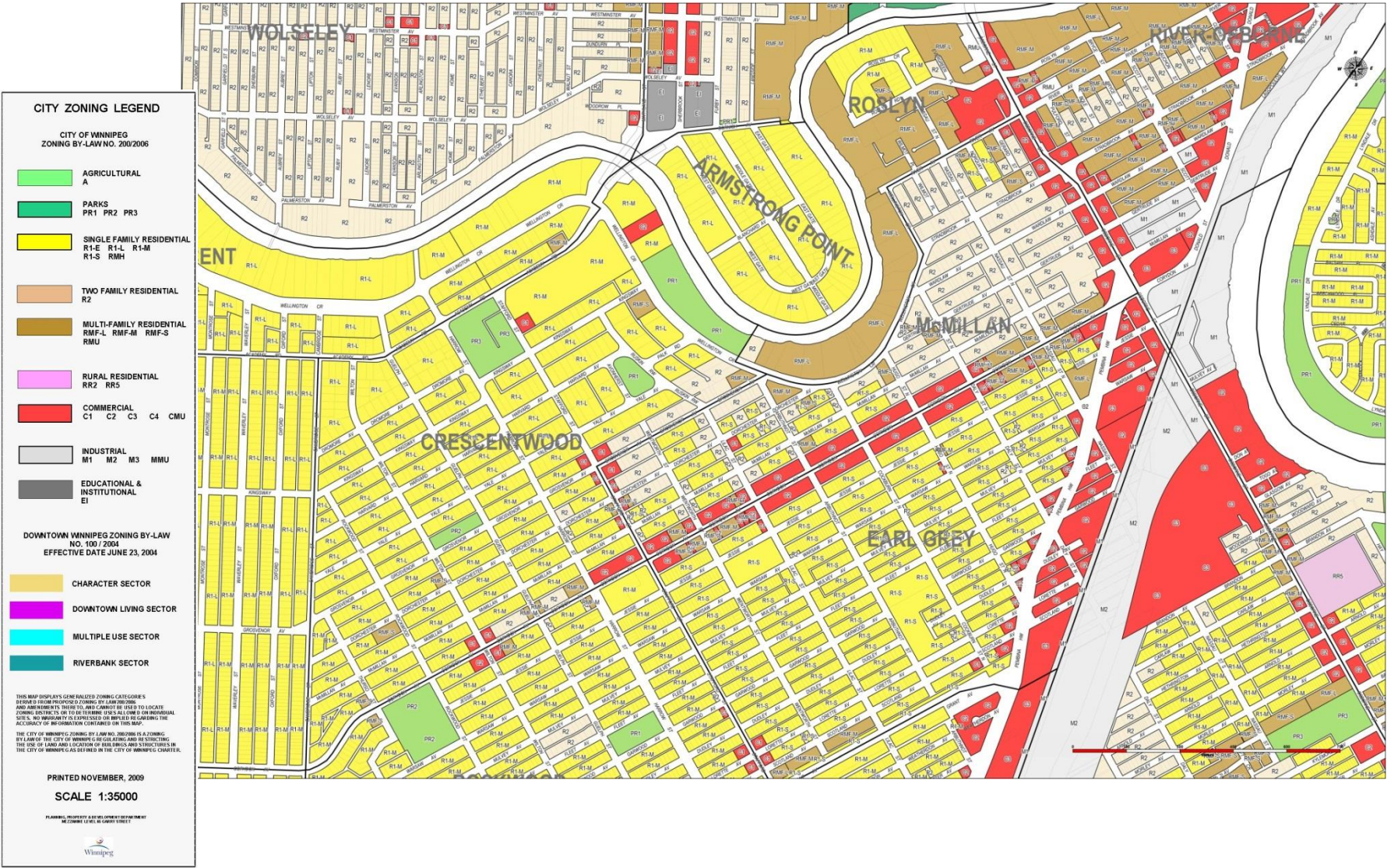
- Boundaries
 - North** - Grosvenor, Assiniboine River, Gertrude
 - East** - Rail Yards
 - South** - Fleet
 - West** - Harrow
- Census data includes McMillan, Earl Grey, Crescent Wood + Earl Grey
- This neighbourhood is anchored by the main commercial activity that occurs on Corydon Avenue.



Land-use Legend

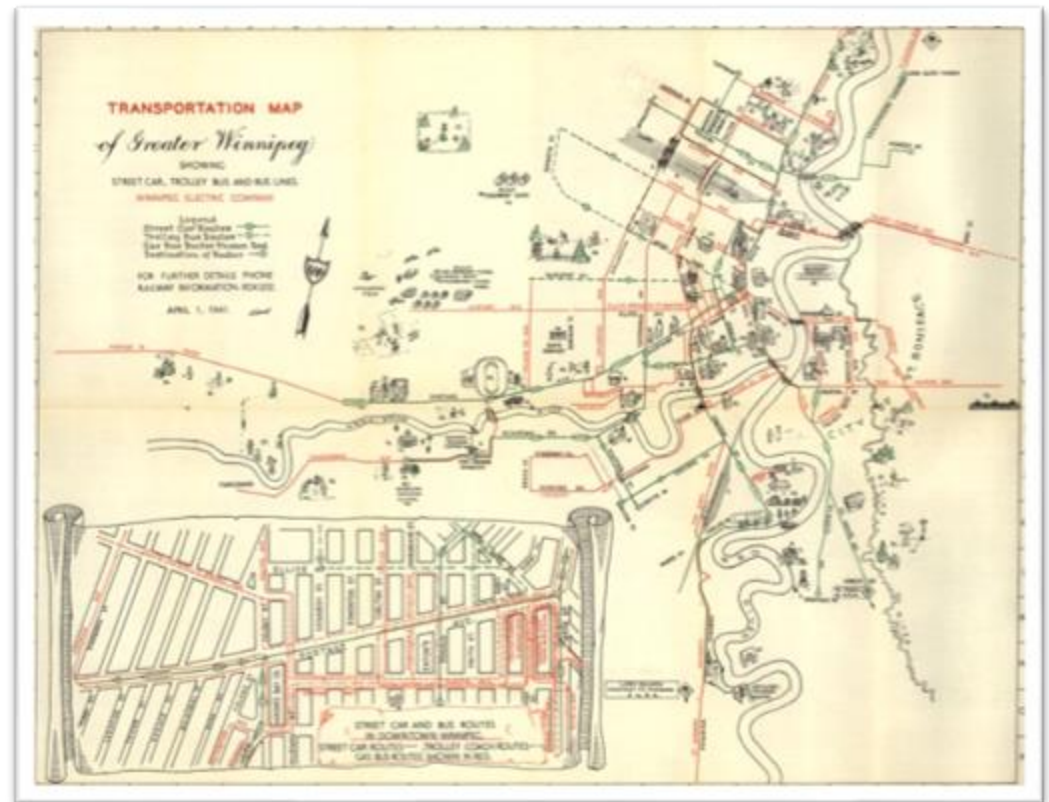


Zoning



Background

- Corydon Village is the heart of Fort Rouge
- Originally settled by the city's business elite
- Corydon became the 'Main' street for the area
- Neighborhood decline in 1970's
- Ad hoc development pattern



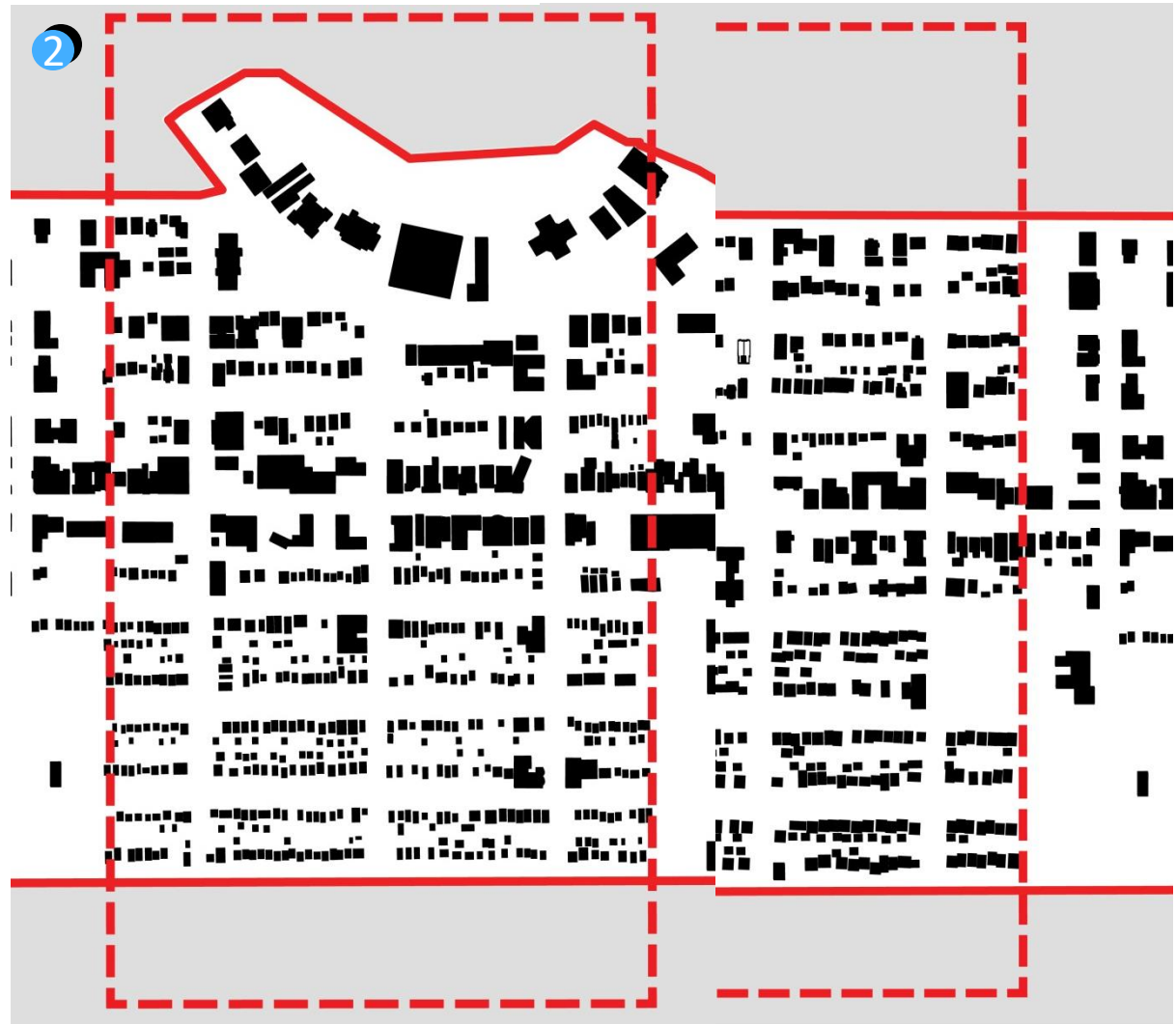
Observations

- Walkable, vibrant and inviting corridor
- Street furniture and flower planters along Corydon Ave
- Mature trees line both sides of all streets in the area
- Large stock of heritage/character housing
- Well connected by transit



Figure Ground

- Figure ground 1 consists of high-density buildings.
- Figure ground 2 consists of high-density buildings and detached houses.
- Figure ground 3 consists of detached houses.
- Figure ground 1 might have enough open spaces,
- But the open spaces usually consist of streets rather than green spaces.

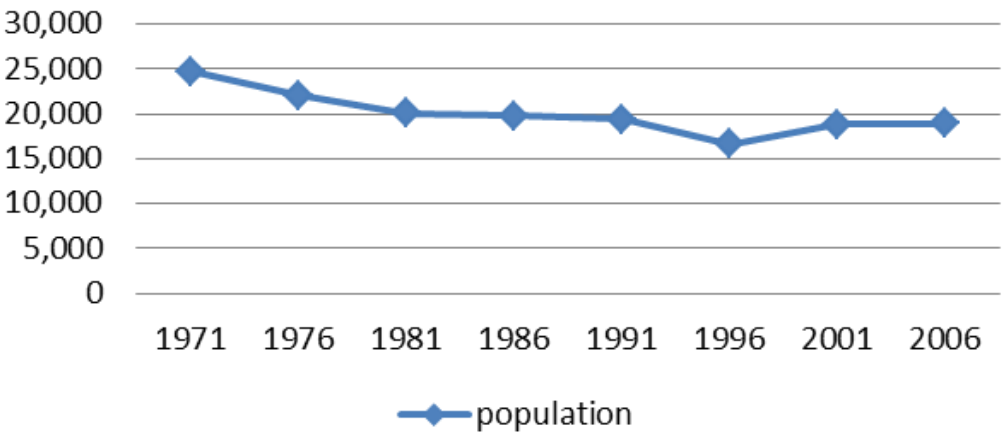


Community Profile

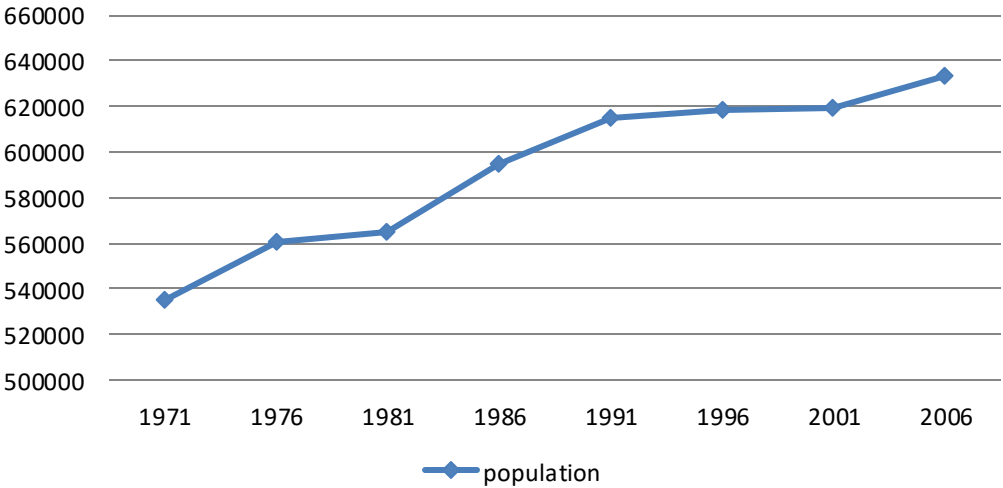
- Corydon Village has a population of 18 885
- From 1971 to 2006 Winnipeg’s population has increased by 18.4%
- During the same time, Corydon Village’s population has *decreased* by 23.6%
- From 1971 to 1986, development in the suburbs absorbed Corydon village’s population
- After 1996, Corydon Village population increased slightly as a result of more urban development in the area.



Corydon Village Population

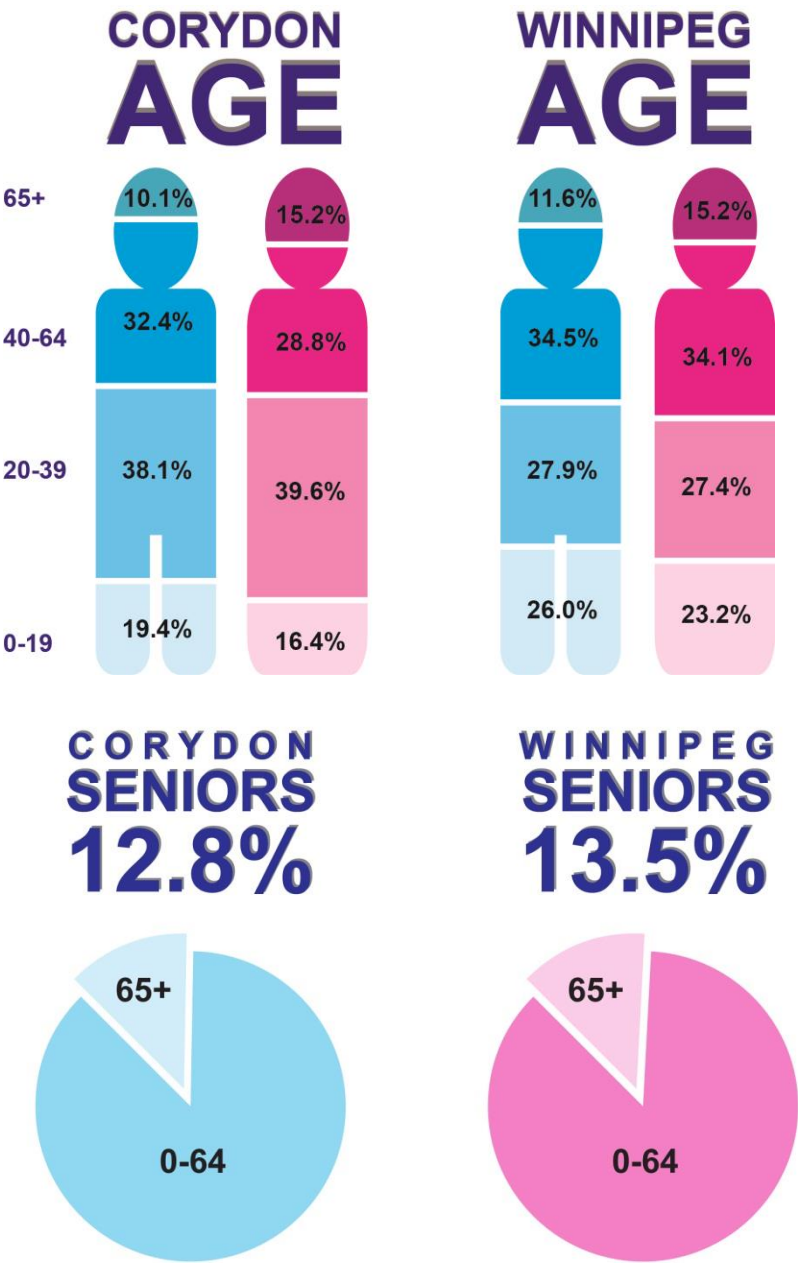


Winnipeg Population



Community Profile

- When comparing Corydon Village to the City of Winnipeg, the ratio of female seniors is comparable to that of male seniors.
- In both instances there are slightly more older women than older men.
- Income levels among residents of Corydon are higher (\$38,789) than the rest of Winnipeg (\$33,726).
- Similar to the rest of Winnipeg, women on average earn less than men.



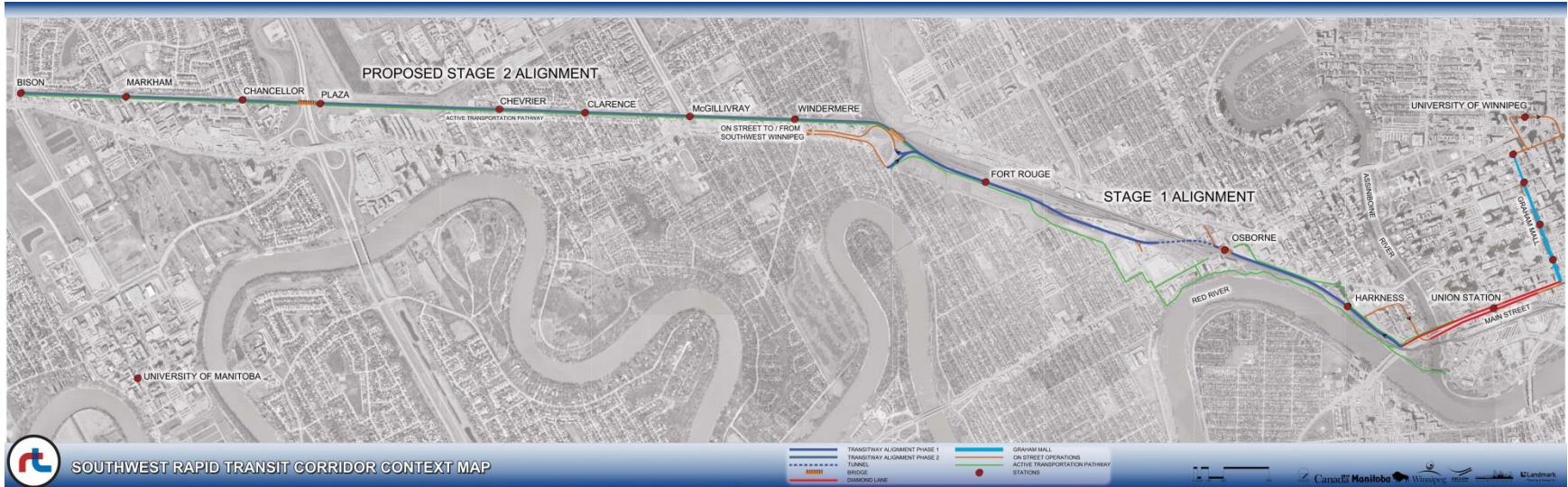
Transit & Mobility

- Study area is well serviced by transit
- Connected to neighbouring suburban locations and the downtown
- The number of residents who travel to work by transit, bicycle or foot is greater than the average for the City of Winnipeg
- Bus routes;
 - Stafford – Routes 36, 29
Grosvenor-Wellington
 - Route 68
 - Corydon – Route 18
 - Pembina – multiple routes
- Bike-bus program
- Park and Ride

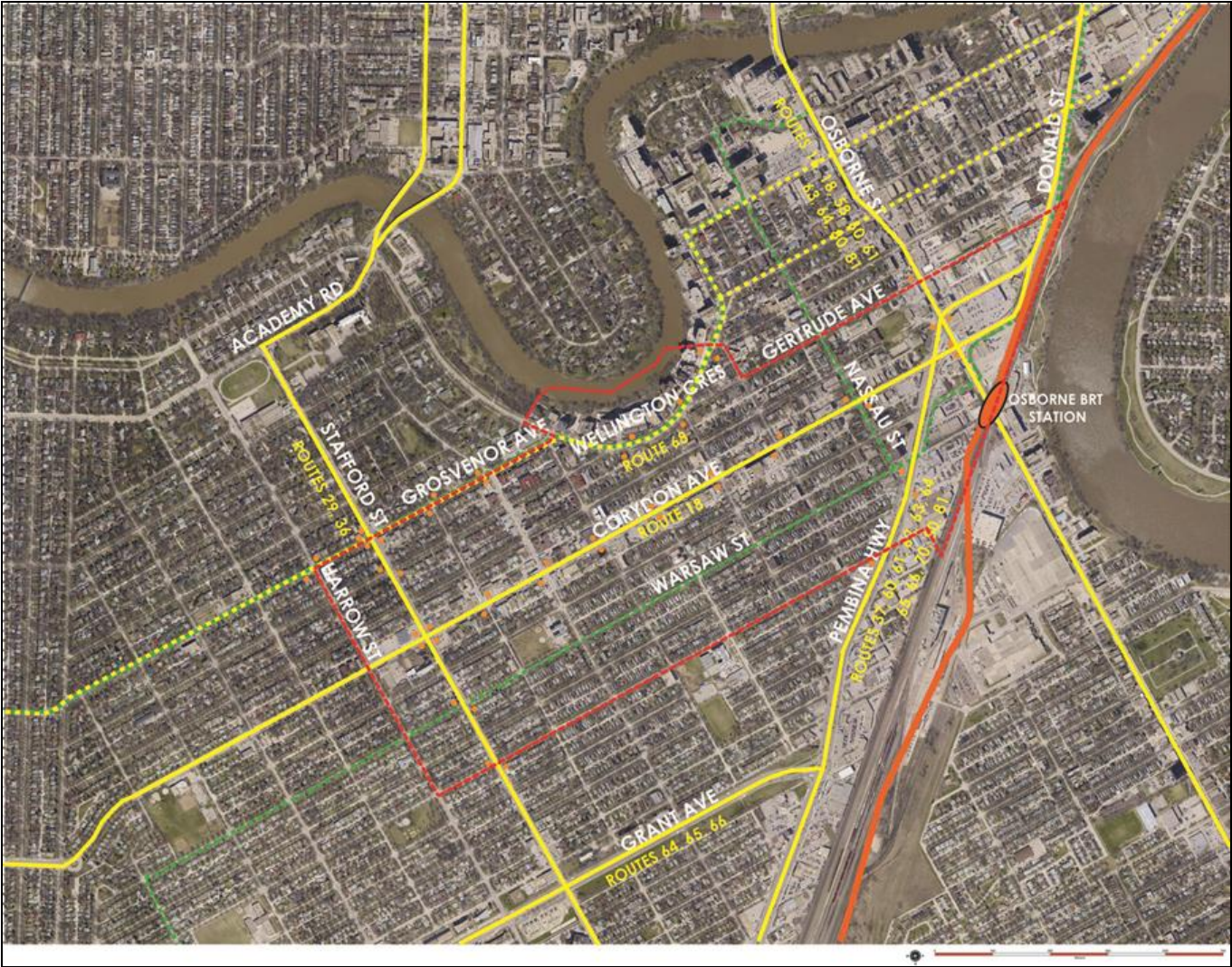


Bus Rapid Transit

- Stage 1 is the Southwest Corridor
 - 3.6km Transit way
 - 4 Rapid Transit Stations,
 - 1 at Osborne
- Connects with the existing bus network and Active Transportation Network
- Station areas have been identified as potential Transit Oriented Development (TOD) sites



Transportation Map



Transportation Legend

- Area Boundary
- Major Transit Routes
- Minor Transit Routes
- Active Transportation Routes
- Bus Rapid Transit Line
- Bus Stops

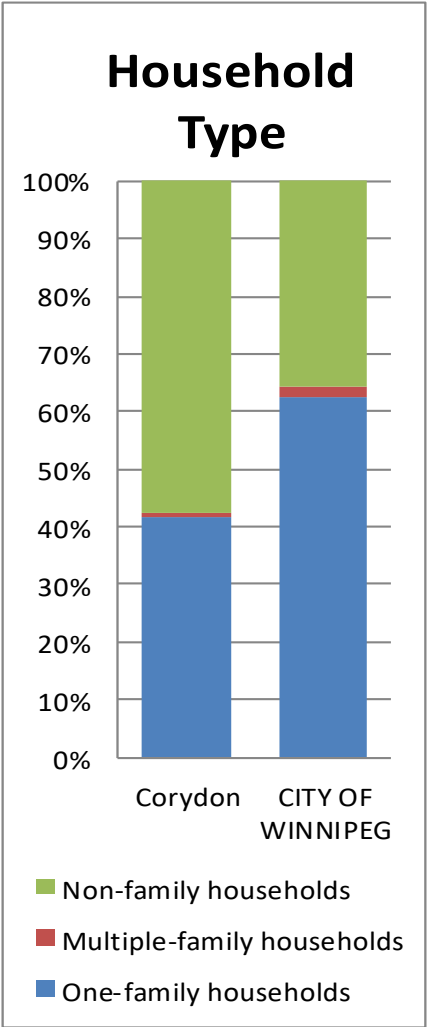
Active Transportation Pathway

- Defined as: *“using human power to get around”*
 - Cycle, walk, inline skating,
 - Cross country skiing
- Why?
 - Promote healthy lifestyles,
 - Reduce health care costs,
 - Reduce traffic congestion,
 - Improve air quality
- Active Transportation Routes in Study Area
 - Warsaw
 - Stafford
 - Grosvenor-Wellington
 - Nassau

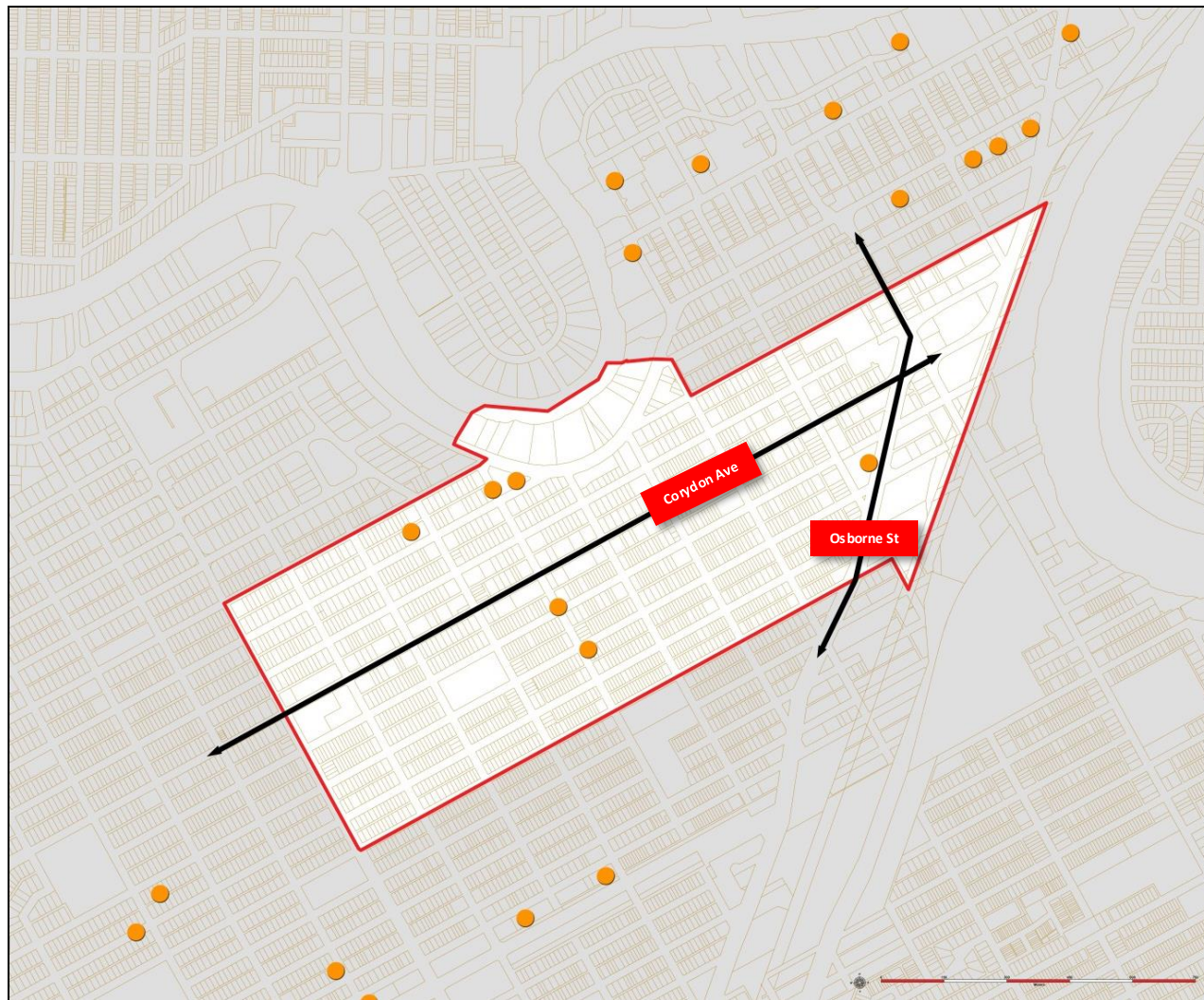


Residential

- Older housing stock, post WWI
- Typified by single detached housing
- North of Corydon, 50% of residential housing is higher density
- Smaller lots south of Corydon
- Post-War, 3 and 4 story walk ups
- Medium Density tends to be located along intersections
- Housing costs tend to be higher in Corydon Village in comparison to Winnipeg as a whole
- Study area has higher number of non-family households



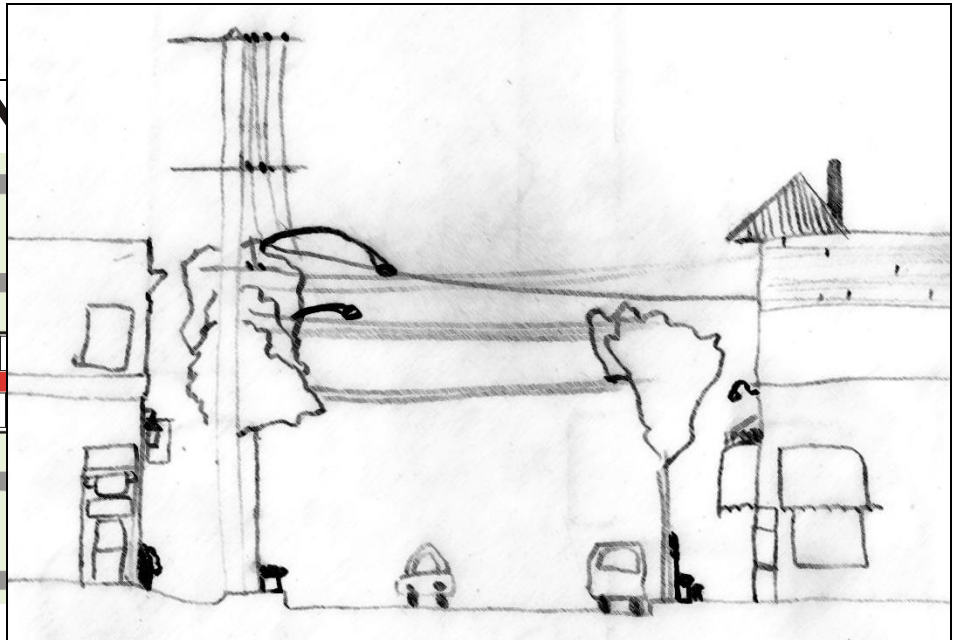
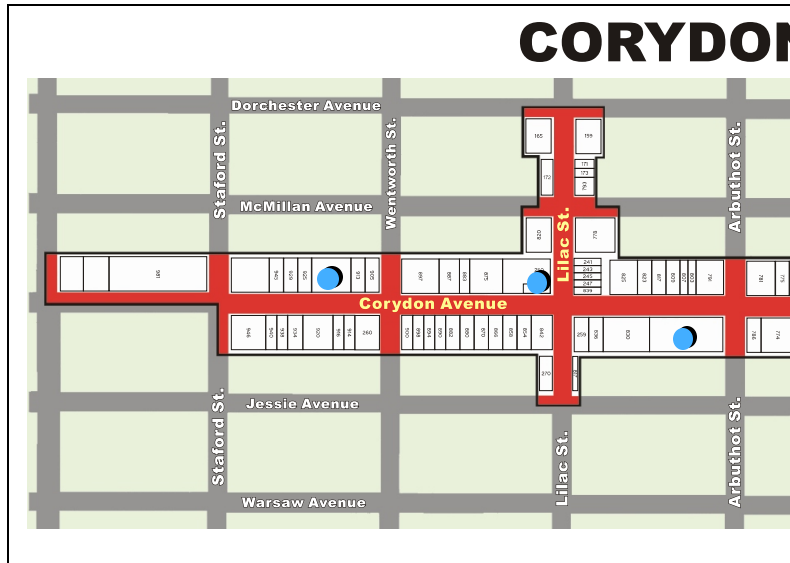
Seniors Housing



● Seniors housing options (data compiled from Age & Opportunity, 2009)

Commercial

- Located mostly along Corydon, the Corydon Business Improvement Zone (BIZ) extends from Pembina to Harrow
 - 178 businesses within this area
 - majority office space or retail
- Pembina Highway: mostly car-related, gas/food and sports outlets
- Stafford: mix of retail, restaurants and offices (medical and dental)
- Lilac: example of mixed-use, niche market shopping next to residential structure



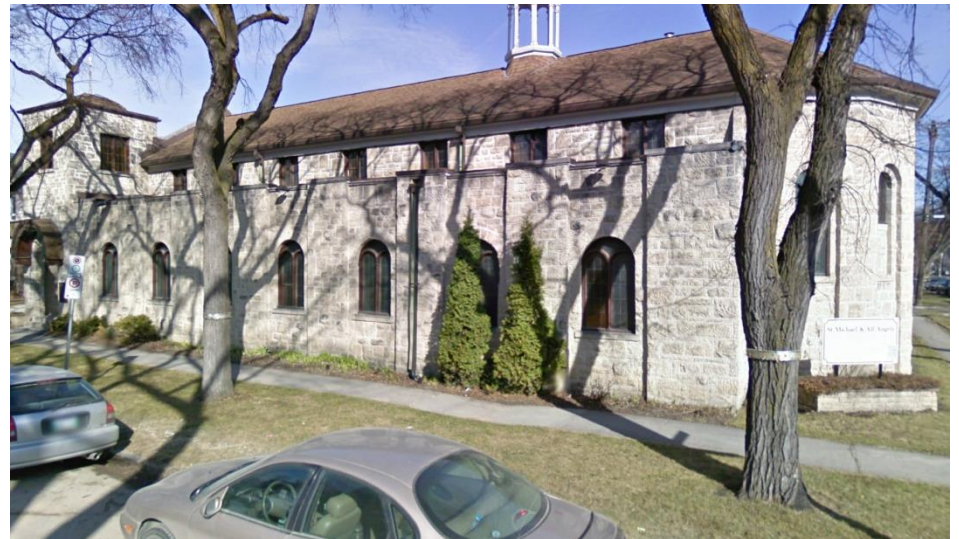
Institutional

- 3% of total land use in Corydon Village is institutional
- 4 schools mentioned in the Pre-Plan Assessment, 2 more by Wellington Crescent
- 6 daycares, mostly in schools
- 3 personal care facilities: Deaf Centre, Convalescent Home and Pembina Place Mennonite Personal Care Centre



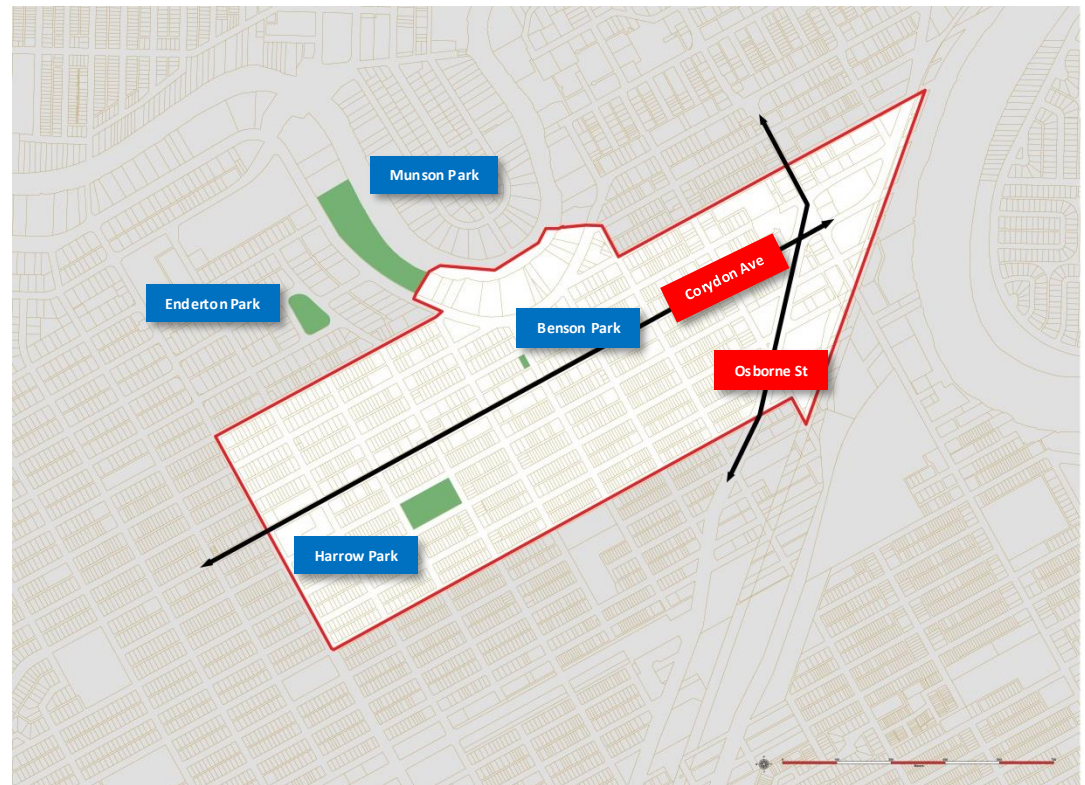
Places of Worship

- 9 religious institutions in Earl Grey/McMillan
- 3 in the Wellington Crescent area
- Religions represented: different sects of Christianity, Judaism and Baha'i



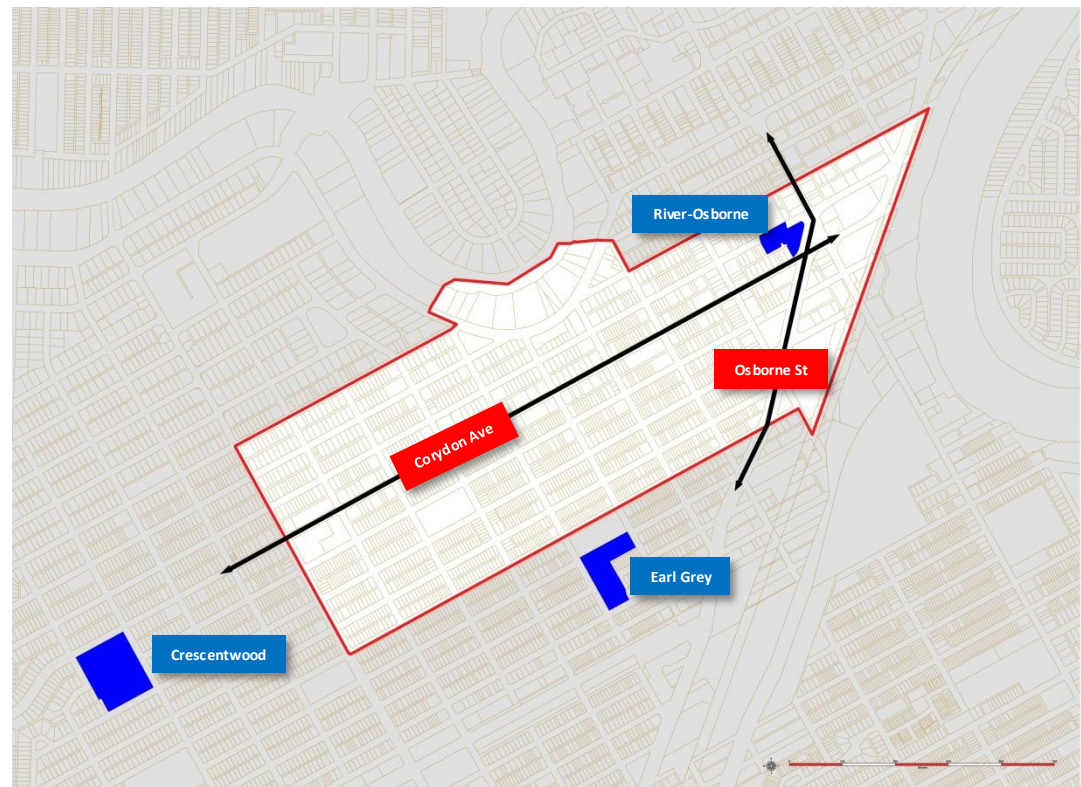
Park & Green Space

- Land Use: Parks and Green Space
- Munson Park: benches, picnic tables and monuments
- Enderton Park: wooden play structures, picnic tables, sandbox, swings
- Benson Park: tire swing, benches
- Harrow Park: swings, play structure, picnic tables, wading pool, seesaw, sandbox
- Although not traditionally considered green space, most streets are tree-lined and this plays a large part in establishing Corydon as a distinct neighbourhood
- *Park info adapted from the City of Winnipeg Public Works' website



Community Resources

- One community centre: River-Osborne Community Centre
- Although outside of our boundaries, Earl Grey and Crescentwood Community Centre are very transit-accessible and offer programming for seniors
- Two United Church Halfway Houses: 10 bed capacity for men and women
- Rehabilitation Centre for Children: supports children with physical or special needs, offers many speciality clinics and family support services



City Image & Element

- **Districts** | Corydon Village, fluid boundaries. Branding “little Italy”.
- **Paths** | Corydon, Lilac, Pembina
 - The width of the streets in this neighbour are on a humane scale, which makes walking enjoyable.
 - A concentration of special uses contributes to the prominence of this area.
- **Edges** | Pembina, a fragmenting space.
- **Nodes** | Confusion corner
- **Landmarks** | Corydon Village archway



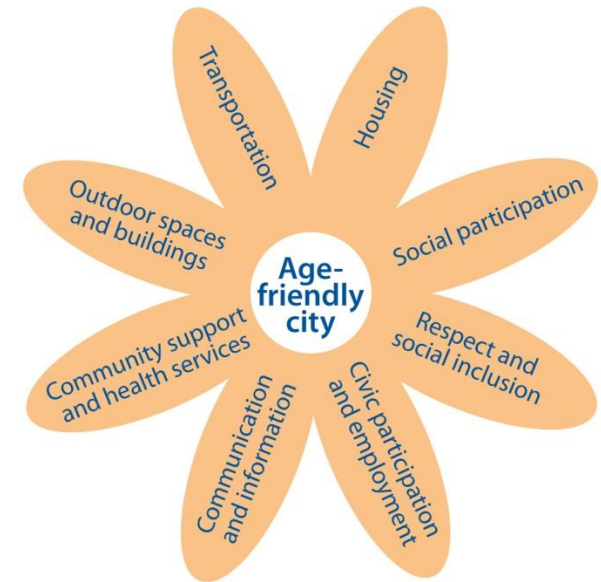
Age-Friendly Amenities

- Two medical clinics: Tuxedo Family Medical Clinic and Corydon Medical Clinic
- Four doctors' offices
- Cor-dent Dental Clinic
- Crescentwood Memory Clinic – neurologist onsite
- Two pharmacies
- Numerous restaurants and cafes along Corydon
- Post office
- Two financial institutions



Age-Friendly Checklist

- Meets criteria:
 - Ample services and amenities
 - Area is easily accessed by transit
 - Seniors are included in many social events at community centre/churches
 - Many benches along Corydon
 - Sidewalks on all roads; room for wheelchairs
- Room for Improvement:
 - No public toilets unless patron at café or restaurant
 - Traffic along Corydon: difficult to cross the street
 - Curbs not very wheelchair friendly
 - More resources specifically for seniors, besides religious
 - Ramps in front of buildings



Participation Opportunities

- The best places for seniors to get involved are at the religious institutions and community centres
- Both offer organized activities and provide a space for social interaction
- The “Age-Friendliest” places to be:
 - Holy Family Ukrainian Church:
 - Club 55+ every Tuesday
 - Shaarey Zedek Synagogue: “Adult Leisure” afternoons (transportation included)
 - First Unitarian Universalist Church:
 - ROMEOS



Conclusion

- Achievements
 - Parks, school, parking
 - Senior's housing options
 - Eyes on the street contributes to a sense of security
 - Local shopping and services
 - Mixed-use development
 - Cultural and spiritual amenities
 - High frequency transit and future expansion
 - Overtime infill has increased density
- Areas for Improvement
 - Wheel-chair access
 - Signage | communication
 - More cross-walks
 - Pavement marking on residential streets too
 - More community centres

