

# **Identification of Community Needs and Development of Options for Low Rental Housing and/or Community Services in the Area Served by All Saints Anglican and Young United Churches**

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**by Judy Herscovitch  
1979**

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**The Institute of Urban Studies**





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**IDENTIFICATION OF COMMUNITY NEEDS AND DEVELOPMENT OF OPTIONS FOR LOW RENTAL HOUSING AND/OR COMMUNITY SERVICES IN THE AREA SERVED BY ALL SAINTS ANGLICAN AND YOUNG UNITED CHURCHES**

Published 1979 by the Institute of Urban Studies, University of Winnipeg

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Note: The cover page and this information page are new replacements, 2015.

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IDENTIFICATION OF COMMUNITY NEEDS AND  
DEVELOPMENT OF OPTIONS FOR LOW RENTAL HOUSING  
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In The Area Served By  
All Saints Anglican And Young United Churches

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January, 1979

## ACKNOWLEDGEMENTS

The Institute of Urban Studies would like to acknowledge the assistance of Mr. Tom Phillips, Mr. Chuck Schellenberg, and the many volunteers of All Saints Anglican Church and Young United Church in the implementation and completion of the survey.

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## INTRODUCTION

In the summer of 1978 the Housing Committee of All Saints Anglican Church and Young United Church approached the Institute of Urban Studies (I.U.S.) with an expressed interest in becoming involved in their local community through the provision of low rental housing and/or related support services. I.U.S. was asked to supervise a survey of the area to determine community needs and concerns.

A personal interview style questionnaire survey was administered in the parish area during the fall season. The two churches had joined their parishes together to form a community ministry. The boundaries of the parish coincide for the most part with the boundaries of census tract 15. This is described later in the study. The survey was conducted, and was supervised by an I.U.S. researcher. Respondents were selected using a random sampling technique. The addresses were chosen from streets in census tract 15, using the 1978 edition of Henderson's Directory. Slightly more than 400 questionnaires were administered, with a 75% return.

The results of this survey are contained in this report, with recommendations for action, based on the community's expressed needs and concerns.

The first chapter of the study contains background information about the churches and their history of involvement in the community. It also contains the Statistics Canada census data relevant to the joint parishes of the churches.

Chapter II discusses the community and its needs. The first part of the chapter contains information gathered during an interview with the director and with the co-ordinator of outreach services of Klinik, Inc., a local community health clinic. The second part of the chapter describes the information gathered from the community survey.

The third chapter of the report is a summation of the survey, with recommendations to the churches' housing committees.

## CHAPTER I BACKGROUND INFORMATION

### 1.0 Brief History of All Saints Anglican Church

The parish of All Saints was created out of land owned by the Hudson's Bay Company, in 1883, during the early days of the City of Winnipeg. The church became involved in local affairs early in its existence, through the formation of various organizations, such as a church school, committees to visit sick people and to welcome strangers, a Children's Guild and a Sunday school, and a Women's Guild. The church showed its social conscience from the beginning, exemplified by the establishment of widows' and orphans' funds and poor peoples' funds. The church also committed itself to work among transient men, and provided services for men in the provincial jails.

The church was always aware of its role as a "downtown" or inner city ministry, and became involved in the community by supporting a settlement house, located on Selkirk Avenue, around the turn of the century. This awareness surfaced once again, sixty years later, in the 1960's, when All Saints joined with two other inner city churches, St. Mathew's and Holy Trinity, in sharing resources for work among the Indian-Metis community in Winnipeg. A team ministry worked in Winnipeg at the Indian-Metis centre, and outside Winnipeg, on the Peguis Reserve.

The church has always been involved in the war effort. During the Boer War and World War One, support was given to the war effort through the provision of clothing and medical supplies for soldiers. During the Second World War, this work was expanded to include a canteen and social club for soldiers and other young people.

Later, in the 1960's, the church took a new view on war, and provided an information centre for American citizens coming to Canada during the Viet Nam war. A group was formed, called the Winnipeg Committee to Assist War Objectors, and operated out of the church premises.

In the late 1960's, C.R.Y.P.T., an organization which provided help for transient youth and youth with problems, also worked out of the church premises. Other groups, such as the Pathfinders, and the Wednesday Club, were formed. These groups offered a social, recreational, educational and employment service for local youth. In 1970, the church also joined with the Company of young Canadians to offer an employment program for young people.

In 1971 All Saints joined with Young United in a joint parish ministry and a youth organization. A project was developed in Memorial Park, offering craft, organized activities, refreshments for young people. This was known as the "Golden Apple Co-operative, Inc.,".

Today, All Saints and Young United work with Klinik, in offering men's group activities. The churches also provided recreational programs for the mentally handicapped, children, and senior citizens.

## 2.0 Brief History of Young United Church

Young United Church emphasized a different kind of community activity than All Saints Church. Since its erection in 1891, its main contribution has been in the area of building and supporting missions, both locally and internationally.

In Winnipeg, Young was quick to spread its influence through the establishment of Sunday Schools, and through the establishment of other churches and missions. Two daughter churches are the Maryland Methodist Church, built shortly after the turn of the century, and later, the Greenwood Church, built just prior to the First World War.

The Young Church became more actively involved in social concerns in the area when, in the 1970's, it joined with All Saints Anglican Church in forming a joint parish ministry. This work is described in the previous section of this chapter.



### 3.0 Description of Census Tract 15

The land which forms the parishes of All Saints Anglican and Young United churches is encompassed by Portage Avenue, Sherbrook Street, Osborne Street, and Cornish Avenue in Winnipeg's downtown area. According to Statistics Canada census data, this area forms the major part of Census Tract 15 (C.T. 15), and includes eight Enumeration Areas (E.A.), numbers 151, 152, 153, 18, 19, 20, 21, and 22. The entire C.T. 15 includes one other E.A., namely 51, the area bounded by Cornish Avenue and the Assiniboine River (See Appendix I, C.T. 15 map).

The Community Needs Study survey undertaken by I.U.S. for the two churches was conducted only within their parishes, that is, excluding E.A. 51. Additional demographic material for this study was taken from Statistics Canada Census material, and may or may not include this particular E.A. Figures including the data from E.A. 51, that is, from the entire C.T. 15, are indicated as such. Figures which exclude data from E.A. 51 are usually listed according to E.A. numbers, or occasionally indicated as C.T. 15-E.A. 51.

General trends can be gleaned from the census material. These are discussed below:

First of all, the population in the area in question (the total C.T. 15) is declining. In 1976, at 5,975, the population had decreased 20% from the 1971 figure of 7,468. Since 1941, an overall decline of 41.9% can be observed.

The number of families in C.T. 15 has also declined, 12% from 1966 to 1971, but a dramatic 23% from 1971 to 1976, almost double the rate of the earlier time span.

The only major increase can be seen in the number of households in the area, an increase of 20%, from 1966 to 1971. However, this figure also began to slide, and from 1971 to 1976, the number of households in C.T. 15 is decreased by 13%.

It is possible to speculate on the causes of population decrease in this area. There appears to be an outmigration of families, and a trend towards smaller, non-family, households.

A number of people believe that the area is not desirable for family living. Perceived poor police protection, inadequate traffic control, and poor street lighting add up to create a living environment which is viewed as unsafe for families. Older

housing stock, some facing demolition, and a lack of certain facilities add to the situation of decline.

The people left in the area are either transient (for example, students or young singles who change their residence frequently) or else they are the elderly, or working poor, or welfare recipients - members of the population who are not as mobile as others, and who must contend with decaying housing stock, inadequate facilities, and so on.

In examining specific age groups over time and within each E.A., certain more detailed trends can be discerned. First, a general overview of the entire census tract, from 1966 to 1976. The 0-19 year age group has shown a decrease, from 20.24% of the population in 1966 to 15.56% of the population in 1976. The same holds true for the 65+ year age group, decreasing from 19.29% to 18.22%. Within the pre-retirement adult population, a decline can be measured in the general 20-64 age group, of 61.47% to 54.96% of the population. Within the smaller 20-34 age group however, the only increase, from 25.60% to 38.23% can be seen. As this group ages, however, its members seem to be leaving the area. They are raising their families elsewhere, and are choosing to retire elsewhere (see Appendix II for census data).

When the figures for age groups for each E.A. are examined, for the year 1976, this trend becomes more evident. For E.A. 18, 345 people for a total of 560 are between the ages of 20 and 64. For E.A. 19, the figure is 450 of 675; E.A. 20, 445 out of a total of 725; E.A. 21, 385 of 600; E.A. 22, 525 of 755; E.A. 151, 515 of 690; E.A. 152, 610 of 925; and E.A. 153, 380 out of a total of 560 (see Appendix III). In other words, over half the population in each E.A. is in the young adult age group, and if the current trends continue, the sizeable part of the population will soon be moving out of the area.

The 1971 census data for C.T. 15 as a whole indicates that 37.3% of all adults over the age of 15 list single as their marital status. The 1976 census data indicates 42.4% as single. Since the population as a whole for this area is declining, this figure expresses a shift in population composition, from family to single person, or unrelated persons households.

In 1976, of a total of 1,050 families in C.T. 15, 175 or 16.7% were lone parent households headed by a female; 30, or 2.9% were male-headed lone parent families. The total number of lone parent families, 200, represents 19.0% of all families in

the area. For the Winnipeg C.M.A. (Census Metropolitan Area, based on 1971 boundaries), in 1976 the average number of lone parent families was only 11.3%.

According to the 1971 census data for C.T. 15, 16.2% of the population has a university level education. This is quite high compared to the Inner City as a whole (9.2%), but is comparable to other census tracts in areas of the city which are particularly popular with the university and professional community (e.g. Fort Rouge). Most people in C.T. 15 however, have only a high school education with no other training (38.7%). The percentage of the population with less than a grade nine education is also fairly high (31.3%), although it is not high in comparison to the average for Winnipeg C.M.A. (39.7%).

Zoning for the area ranges from R3 to C1, C2, C3, and C4. The area contains commercial-industrial buildings, for example, Labatts Brewery, warehouse, and other commercial, mixed commercial-residential, and residential units. The residential units include some single family dwellings, older 2 and 3 storey buildings which have been divided into suites, and apartment buildings. The area also contains rooming houses, guest homes, and half-way or group homes.

There are a number of churches in the C.T., as well as Balmoral Hall, a private school for girls, and Westgate Mennonite Collegiate. There are only two major park/playground areas - one built by the Optimists Club and the other a strip of land bordering a parking lot. The latter park area has no benches or other facilities. The Granite Curling Club is also located in this area. There is one major community health clinic, and at least three other medical facilities.

Most of the buildings in the area are fairly old, and, judging from the exteriors, many of the houses are in only fair or poor condition.

A walking tour of the parishes revealed conditions of buildings, based on exterior physical appearance. The City of Winnipeg Department of Environmental Planning has criteria on which the designations 'good', 'fair', 'poor', and 'very poor' housing are based. These criteria were employed during the walking tour, to determine conditions of residential buildings.

'Good housing' is housing which was constructed fairly recently and has no defects or only minor defects which can be repaired with normal maintenance.

'Fair housing' requires more repair than just normal maintenance. Minor deficiencies, along the following lines are allowed: building in need of painting or cleaning; damaged chimney, eaves in need of repair or replacement; window frames loose or rotten; stairs or railings broken; small holes or open cracks in the walls.

'Poor housing' has one or more major deficiencies, indicating either poor original construction, or continued neglect. The kinds of deficiencies are exemplified by the following problems: walls out of plumb, building settled badly; large holes or open cracks; loose or missing or rotten building members; roof sagging or rotten; foundation sinking or rotten; rotted or loose window frames; a combination of three or more minor deficiencies.

'Very poor housing' is not safe or adequate housing.

Based on this set of criteria, the following observations were made in the churches' parish. In the area south of Broadway, to Cornish, the majority of the housing appears to be in good condition. Just under half is in fair condition, and fewer than half a dozen properties are judged to be in poor condition. North of Broadway, to Portage Avenue, there are many more houses in poor condition, and fewer in good condition. About three-fifths are in fair condition.

According to I.U.S. research, C.T. 15 can be classified as a moderately declining area, characterized by population loss, average or below average income for the inner city area as a whole, a decrease in the number of households, stable or decreasing percentage of elderly residents, and a large percentage of tenants rather than owners in the area.

## CHAPTER II THE COMMUNITY

The I.U.S. researcher conducted an open-ended questionnaire-type of interview with the director and with the co-ordinator of outreach services for Klinik, Inc., a local community health care clinic. They were pleased to see that the churches expressed interest in providing services and/or housing in the area, and were able to make the following observations about needs they perceived in the area and gaps in services.

### 1.0 Interview with Klinik

Klinik sees a significant number of elderly people living in the area; they judge that between 20% and 30% of the population is over the age of 65. There is also a high proportion of students, single parent families, and transient people.

Klinik believes there are sufficient accommodation facilities for students and transient people. What is needed however, is housing with some degree of nursing care, for the elderly. They envision a shelter service half-way between an EPH (elderly persons housing), and a nursing home - for example, shelter with meal service and a nurse available to the residents.

Klinik sees a lack of social and recreational facilities for young people in the area. The churches have a weekly pre-teen evening group, and the Optimists have a community centre building. There are apparently some problems with this building however, and it appears to be locked most of the time. Klinik would like to see some other planned activities and groups available to young people, and could see the churches expanding their present program in this area.

There are a number of elderly people in the area, as well as a number of female-headed non-family households. Concern was expressed for the safety of these people. Apparently the incidence of rape and assault is very high in this area of Winnipeg. Klinik is trying to institute a type of block parent program to assist people, and women in particular, who are in danger on the streets. Klinik suggested that the churches might consider providing a local transportation service - not only to assist people in this regard, but also to provide grocery delivery for elderly people who are shut in during the winter, transportation to medical facilities, and so on.

Klinik also made a number of other suggestions in describing local needs. The partially serviced shelter for elderly, described earlier is seen as a desirable addition to the area. If All Saints and Young decided to provide this kind of housing and services, Klinik felt that existing services such as the V.O.N. or Meals on Wheels, might be enlisted. Klinik also expressed the need for housekeeping services for elderly people living in the community, as well as the transportation service.

For the younger segment of the population, Klinik sees a need for more job training programs. There is also a need for variable hour day/night care for children. This kind of child care service would serve shift workers, as well as parents who, for other reasons, are unable to provide proper day/night-time supervision for their children. Klinik cites child-abuse as a major problem in the area.

## 2.0 The Survey

This section of the report presents an analysis of the information gathered in the random sample survey of households residing in the area served by All Saints and Young United Churches.

The vast majority (85%)<sup>1</sup> of the survey respondents are tenants. Well over half are relatively new to the area, having lived there for less than two years. Only 17% of the respondents have been resident in the area for five years, and fewer than 10% for twenty years. Of the respondents who are new to the area (less than five years residency) almost half (44%) came from outside

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1. Percentages used are rounded numbers.

the neighbourhood. These facts suggest a high mobility rate, and indicates a population which stays in the area for only a short time, and then moves out. Fewer than one-quarter of the respondents had to spend more than a month before finding their present accommodation. This suggest there is a high turn over rate in tenancy, which can be associated with a high level of mobility.

Three major household types are identified in the community. These are: 1) families (both male and female-headed, with household size of more than one); 2) elderly non-families (head of household is 65 yearsoold or more, and household size is one); and 3) other non-families (head of household is aged less than 65, and household size is one). It was thought at first to separate male-headed and female-headed families, but the number of female-headed families proved to be too small to be statistically viable. The two groups are therefore counted as one for the most part. Where relevant, there is a distinction made.

Over half of the households are of non-family, i.e. one person, in size; 28% are composed of two people, and only 6% are three people. Just under half (47%) of the heads of households are younger people, aged 15 to 34 years. This coincides with the high levels of mobility exhibited by the respondent population.

Most (85%) male heads of households are married, while most (86%) female heads of households are widowed.

Close to three-quarters of the respondents are tenants rather than owners, and the majority (72%) feel that their monthly rent is reasonable. The majority is also satisfied that their accommodation is in 'good' condition. When asked to rate the condition of their homes as 'very good', 'good', 'fair', or 'poor', about 8% of the respondents rated their homes as 'poor'.

Marital status, age, or income level of the head of the household does not appear to have any direct relationship to the condition of tee home. Income/house condition/rent cross-tabulations were done for the survey, but the numbers in each category are too small to be used in making and definitive statements. For all household types, the greatest percentage of respondents are in the \$3,000 to \$9,999 income range, and the \$105 to \$208.50 rent range.

Most male heads of households, regardless of their marital status, are in the \$105 to \$312 a month rent range. In examining this more closely, it can be seen that 10 out of the 14 male respondents in the \$208 to \$312 range are either married or once were married; 7 out of the 9 in the lowest income range, \$62.50 to \$104, have never been married.

Table 1  
Frequency of Owner/Tenant Status  
Among Survey Respondents\*

Type of Tenure	Absolute Frequency	Adjusted Frequency (Percentage)
Own Place of Residence	43	14.3
Rent Place of Residence	256	85.0

\* Non-responses are omitted as statistically not significant

Table 2  
Respondent Length of Residency  
In C.T. 15\*

Length of Residency (Years)	Absolute Frequency	Adjusted Frequency (Percentage)
0 - 2	161	53.5
3 - 5	52	17.3
6 - 10	31	10.3
11 - 19	31	10.3
20+	25	8.3

\* Non-responses are omitted as statistically not significant.



Table 3

Area of Residency Prior  
to Current Address\*

Did Respondent live in the same neighbourhood prior to moving to current address:	Absolute Frequency	Adjusted Frequency (Percentage)
yes	76	25.2
no	133	44.2

\* Non-responses are omitted as statistically not significant.

Table 4

Satisfaction with Monthly  
Payment for Shelter\*

Response	Absolute Frequency	Adjusted Frequency (Percentage)
monthly payment is reasonable	218	72.4
monthly payment is unreasonable	57	18.9

\* Non-responses are omitted as statistically not significant.

Table 5  
Condition of Respondent Home  
As rated by Respondent\*

Condition	Frequency	Adjusted Frequency (Percentage)
Very good	58	19.3
Good	136	45.2
Fair	80	26.6
Poor	23	7.6

\* Non-responses are omitted as statistically not significant.

Table 6

Cross tabulation of length of residency at current address by previous residency in the same neighbourhood \*

Did respondent live in the same neighbourhood prior to moving to current address:		Length of residency at current address (years)				
		0-2	3-5	6-10	11-19	20+
YES	1)	59	13	2	1	1
	2)	77.6	17.1	2.6	1.3	1.3
	3)	36.6	25.0	6.5	3.2	4.0
NO	1)	100	30	1	1	1
	2)	75.2	22.6	0.8	0.8	0.8
	3)	62.1	57.7	3.2	3.2	4.0
N/A	1)	0	7	28	28	23
	2)	0.0	8.1	32.6	32.6	26.7
	3)	0.0	13.5	90.3	90.3	92.0

\* Non-responses are omitted. The three numbers in each category represent:

- 1) absolute count
- 2) row percentage
- 3) column percentage

If respondent had lived at the same address for five or more years, the question did not apply: the survey was checking mobility in and out of the area.

Most female respondents are also paying rent in the range of \$105. to \$312. monthly. It should be noted that 9 out of the 12 female respondents in the upper rent range, \$208. to \$312., are married, and that 45 out of the 61 female respondents in the mid-range \$146. to \$208. are recorded as single marital status.

Table 7  
Respondent Income Range

Income Range (annual)	Absolute Frequency	Adjusted Frequency (Percentage)
Less than \$1,000	4	1.3
\$1,000-2,999	23	7.6
\$3,000-4,999	50	16.6
\$5,000-6,999	41	13.6
\$7,000-9,000	61	20.3
\$10,000-14,999	43	14.3
\$15,000 +	18	6.0
No Response	61	20.3

Table 8  
Respondent Monthly Payment  
Range (for housing)

Payment Range	Absolute Frequency	Adjusted Frequency (Percentage)
\$20.75-62.25	5	1.7
\$62.50-104.75	17	5.6
\$105.00-146.00	83	27.6
\$146.25-208.50	107	35.5
\$208.50-312.25	26	8.6
\$312.50 +	4	1.3
No Response	59	19.6

In looking at income levels, 10 out of the 14 male respondents earning over \$15,000. annually are married. Only one male, never married, has an income of less than \$1,000. a year. Most income levels for male heads of households fall between \$1,000. and \$14,999., and are relatively evenly distributed between married and once married, and never married respondents.

For female heads of households, income levels are less evenly distributed. Three respondents, never married, have incomes of less than \$1,000. a year. For the income level of \$1,000. to \$2,999., 10 out of the 15 respondents in that group are married. In all other levels, the majority of respondents have never been married.

Most elderly people living alone, that is, elderly non-family households, have income levels ranging from \$3,000. to \$5,000., and rent levels ranging from \$105. to \$208. Non elderly single people have higher income levels, \$7,000. to \$14,999., but the same rent ranges, that is \$105. to \$208.

Family incomes range from \$3,000. to \$15,000. with the majority earning amounts between \$7,000. and \$14,999. The rent range for families is still \$105. to \$208. This suggests that the single elderly are putting a greater percentage of their income towards paying for shelter needs than are the other household types in the area.

Of the total survey, 119 respondents, or 40%, are blue collar workers; 23% (69 respondents) are retired; 16% (47) are professional people. There are 35 students (12% of the survey), and 22 people who are listed as housewives, welfare recipients, or unemployed (7% of the survey).

Sixty-six per cent of the respondents expressed a need for housing in the area; 15% expressed a need for additional facilities other than housing; 20% would like to see more direct services put into the area. A number of people, 20% of the respondents, are interested in seeing present residential buildings renovated and upgraded, rather than torn down and replaced with new construction.

Specific needs expressed by respondents included housing needs for elderly and handicapped people (e.g. elevators, wheelchair accommodation, handrails in hallways, ground floor level suites). Other needs are local transportation system, facilities for parking cars; a shopping service of some sort.

A number of people would like to see a senior citizen's centre, and a nursing-day care centre for elderly people. Home care is also needed for housebound seniors in the area.

Many people have become quite fearful about living in the area, and would like to see increased security in their neighbourhood. This could be in the form of additional police patrols, increased street lighting, traffic control, and so on. Significantly, when queried about specific resources and how they feel about their possible presence in the area, most objections to particular services were based on this feeling of insecurity. For example, objections were raised about the presence of facilities for handicapped people because of the perceived poor traffic control, the high rate of street attacks, and assaults, and so on. The area is also not viewed as a good place to raise children, for the same reasons. The presence of day care facilities was objected to by some respondents on the grounds that it would encourage families to settle in the area, thus increasing the possibilities of endangering the lives of children. Interestingly, day care centres are not seen as a place of safety for children.

The greatest percentage of respondents, when asked to list 'good', 'bad', or 'indifferent' feelings about particular potential services for the area, responded 'good' to all services. These services are discussed in the following chapter.

Most respondents are aware of the crowded conditions in the area and object to the addition of any large high rise or multiple unit structures to the neighbourhood. A number of people would like to see present buildings rehabilitated, and the streets cleaned up, and so on, rather than any new construction put in place.

Very few of the respondents are members of either All Saints or Young churches. Most people polled, however, are in favour of the churches becoming involved in the community through the provision of housing and/or related support services.

Table 9

Condition of Home as rated by Male and Female  
Heads of Households in Survey \*

Condition	Head of Household		
	<u>Male</u>	<u>Female</u>	
Very Good	1)	21	37
	2)	36.2	63.8
	3)	14.6	24.5
Good	1)	67	68
	2)	49.6	50.4
	3)	46.5	45.0
Fair	1)	44	35
	2)	55.7	44.3
	3)	30.6	23.2
Poor	1)	12	11
	2)	52.2	47.8
	3)	8.3	7.3

\* Non-Responses are omitted as statistically not significant. The three figures in each category are to be read as follows:

- 1) absolute count
- 2) row percentage
- 3) column percentage



Table 10

Marital Status of Head of Household  
for Male and Female Headed Households \*

Marital Status		Head of Household	
		Male	Female
Married	1)	61	11
	2)	84.7	15.3
	3)	42.4	7.3
Single	1)	62	91
	2)	40.3	59.1
	3)	43.1	60.3
Divorced/ Separated	1)	12	17
	2)	41.4	58.6
	3)	8.3	11.3
Widowed	1)	5	31
	2)	13.9	86.1
	3)	3.5	20.5
No Response	1)	4	1
	2)	80.0	20.0
	3)	2.8	0.7

\* The figures in each category are to be read as follows:

- 1) absolute count
- 2) row percentage
- 3) column percentage

Table 11

Age of Head of Household  
For Male and Female  
Headed Households in Survey Area \*

Age (years)	Head of Household		
	Male	Female	
Less than 15	1)	0	0
	2)	0.0	0.0
	3)	0.0	0.0
15 - 24	1)	33	44
	2)	42.9	47.1
	3)	22.9	29.1
25 - 34	1)	48	13
	2)	78.7	21.3
	3)	33.3	8.6
35 - 44	1)	13	6
	2)	68.4	31.6
	3)	9.0	4.0
45 - 54	1)	11	13
	2)	45.8	54.2
	3)	7.6	8.6
55 - 64	1)	11	23
	2)	32.4	67.6
	3)	7.6	15.2
65 +	1)	25	44
	2)	36.2	63.8
	3)	17.4	29.1

\* The three figures in each category are to be read as follows:

- 1) absolute count
- 2) row percentage
- 3) column percentage

Table 12

Number of respondents expressing need for the following services (question 12 in the questionnaire)

service	need for service		no need for service	
	absolute frequency	adjusted frequency (percentage)	absolute frequency	adjusted frequency (percentage)
medical needs	40	13.3	203	67.4
social worker	17	5.6	222	73.8
financial assistance	29	9.6	210	69.8
special transportation needs	17	5.6	222	73.8
day care	7	2.3	231	76.7
senior citizens centre	12	4.0	227	75.4
nursing or personal care	7	2.3	229	76.1
meal service	8	2.7	228	75.7

This must be compared with the response to question 16 (see Table 10, Chapter 3) and with the community needs as perceived by the Klinik staff. Research shows that people, especially elderly people, don't want strangers (e.g. interviewers) to know about difficulties they're having and therefore respond to questions regarding service needs negatively..

Many of these same people however, would welcome housing or special services. Concerning the area needs as perceived by Klinik, the staff there no doubt forms its opinions on this matter based on the needs of its clients who are residents in the area.

### CHAPTER III SUMMARIES AND RECOMMENDATIONS

The survey respondents were asked how they would feel about particular services or housing facilities being developed in their neighbourhood. Their responses were categorized as 'good', 'bad', or 'indifferent'. The following table indicates the response percentages.

Table 13

#### Responses to Availability of Facilities\*

Service or Facility	Response (Percentage) (adjusted frequency)		
	Good	Bad	Indifferent
Elderly Persons Housing	77.1	5.0	15.3
Low-Income Family Housing	55.1	24.6	17.9
Facilities for Mentally Retarded Adults	61.5	17.6	17.6
Facilities for the Physically Handicapped	74.4	9.0	14.0
Day Care for Children	71.8	11.6	11.6
Senior Citizens Centre	83.1	3.3	10.3
Youth Centre	67.4	18.9	10.6
Student Housing	66.8	13.0	16.6
Multiple Unit/High Rise Building	37.5	43.2	15.0

\* non-responses are omitted from table as statistically not significant

As can be seen from these figures, most of the respondents would welcome any of the services or facilities suggested by the questionnaire.

This response is interesting in view of the fact that only a very small number of people in the survey actually admitted to needing services at the present time. This suggests a perceived need, if not for themselves, then for others in the area. As stated earlier, objections to particular services came in the form of concern for the safety of those people who would use the service.

People who saw the usefulness of a youth centre felt it would create activities for youth and therefore cut down on vandalism. People who objected to such a centre saw it as a meeting place for gangs.

Many people object to the addition of another high density residential building in the neighbourhood. There is a very strongly felt need however, for low density, low cost housing: for seniors, for students, for family units, and for non-elderly working single people. People also see a need for upgrading and renovating existing housing stock, for cleaning up the streets, increasing street lighting and traffic control.

It appears that there are four general areas of involvement in the community for All Saints and Young Churches. These are, 1) the provision of housing, 2) the provision of services, 3) community facilities, or 4) other community activities. Sixty-six percent of the sample would like to see some additional type of housing in the area; 15% expressed an interest in seeing new community facilities in place in the area; 20% is interested in having a service provided and 20% wants to see some other kind of activity. This will now be discussed in detail.

The survey revealed that out of 135 people interested in housing, (66% of the respondents), 49 would like to see more low rental family housing units in the area; 35 would like to see some combination of senior citizen housing and/or a senior day centre. Other people, in increasing smaller numbers, expressed a desire to see more specifically low rise (medium density) family housing, and student housing. Some respondents mentioned specifically that they like the concept of age integrated housing, and that there is a need for low cost housing for non elderly single people. A few respondents expressed a need for personal care and special needs housing units.

Fifteen percent of the survey respondents expressed a desire to have community facilities other than housing, placed in the area. Specifically these services include a senior citizen day centre, youth facilities, a children's variable hour day/night care centre, recreational and park facilities and medical and dental care facilities. Some respondents would like to see small scale development with a

commercial/residential mix of units. A number of people mentioned the present lack of parking space for cars in the area.

Twenty percent of respondents would like to see some kind of support services available to area residents. These services include a local transportation service, grocery delivery for elderly and handicapped residents, and a home care service, also for the elderly or handicapped. This is also one of the suggestions made by Klinik staff members during the interview with the Institute of Urban Studies researcher.

A notable group of respondents showed a desire to upgrade the existing neighbourhood without placing more units, either commercial or residential, on stream in the area. These people are interested in renovation and rehabilitation of existing housing stock, and in cleaning up the streets. They would like to see increased police patrols, better street lighting, improved traffic control. This group of people mainly objected to facilities for handicapped people, or children on the grounds that, with the existing level of public services, the area is not safe for these people.

All Saints Anglican and Young United Churches now have a number of options open to them.

- 1) A senior centre and/or elderly persons housing facility appears to be the most popular desired addition to the neighbourhood.
- 2) Survey respondents also indicated good feelings about having other kinds of special needs housing units in the area, although with some concern expressed for the safety and well-being of potential residents.
- 3) Klinik, from a different perspective, saw the need for services, rather than more housing in the area.
- 4) Recreational facilities and employment training services for youth are needed.
- 5) A local transportation system and/or delivery system for groceries, transportation to and from medical appointments, and so on, is also needed. This kind of service was offered to elderly persons in the downtown area in past summers (on short term grants) and proved to be very popular among elderly residents.
- 6) The staff at Klinik also sees a need for elderly persons housing, with some degree of nursing care, and meal service built in.

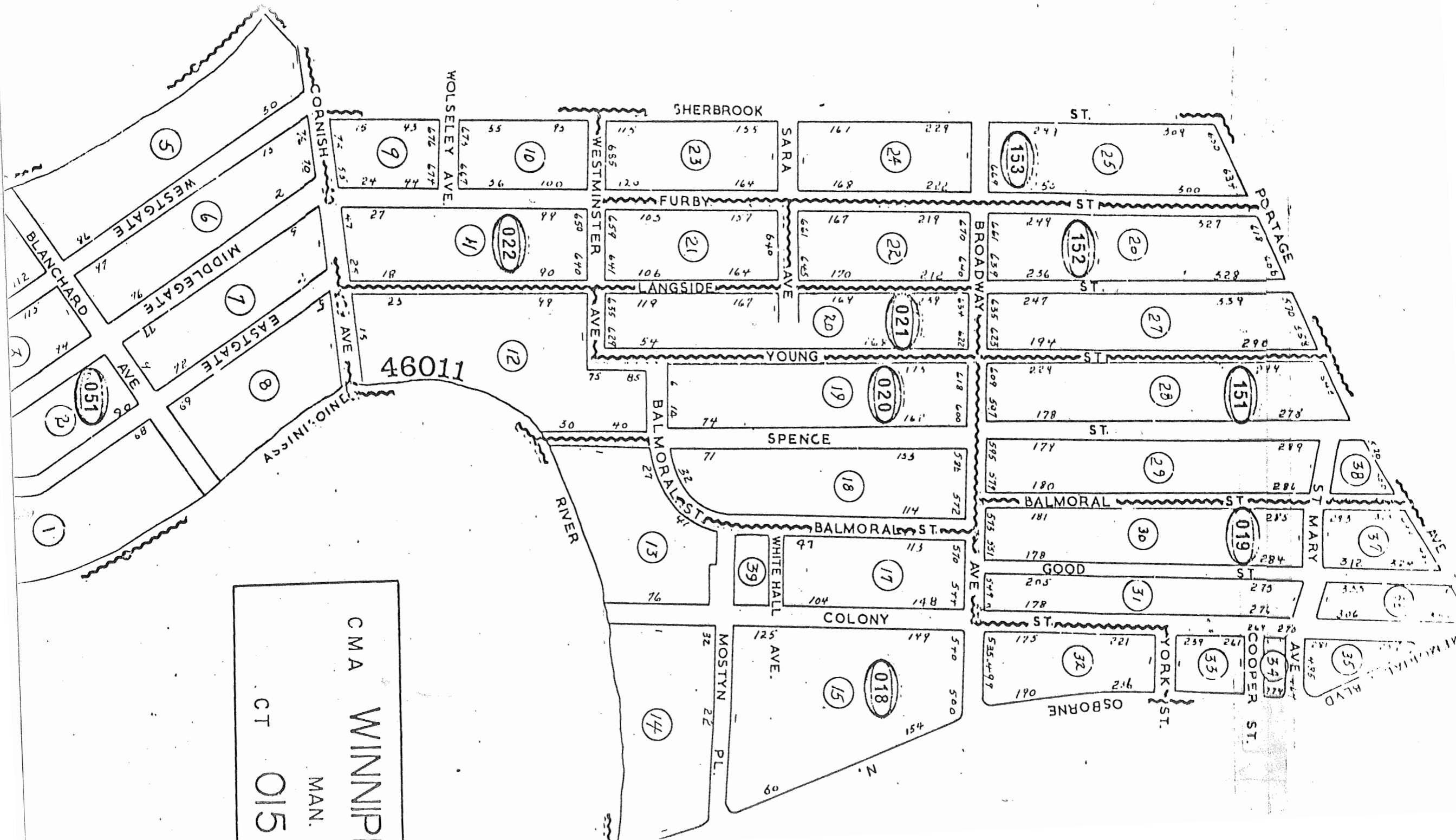
- 7) Another option is to look at the different concepts developed in a previous IUS study called Retirement Housing in Urban Neighbourhoods: Some Inner City Options (by Don Epstein, I.U.S., 1976). Many of the conditions existing in the study area are comparable to those conditions outlined in this study. It proposes a combination of housing forms decentralized throughout an older area, tied in with an activity centre. This could well provide a model for responding to the needs of the area as stated above. (See Report attached.)

All Saints Anglican and Young United Churches must now examine their rationale for wanting to provide housing and/or services in their parish, the availability of volunteer manpower; and their finances. Discussions with developers and with CMHC must now take place, to determine the feasibility of establishing a non-profit corporation if housing is to be provided in the area.

APPENDIX I

MAP OF CENSUS TRACT 15





46011

CMA WINNIP  
MAN.  
CT 015

CORNISH  
WESTGATE  
MIDDLEGATE  
EASTGATE  
BLANCHARD  
AVE

WOLSELEY AVE.

SHERBROOK

WESTMINSTER AVE

FURBY ST

LANGSIDE AVE

YOUNG ST

BALMORAL ST

SPENCE ST

BALMORAL ST

COLONY ST

WHITE HALL

MOSTYN PL.

SARA

BROADWAY

ST

ST

ST

ST

ST

OSBORNE

YORK ST

COOPER ST

ST

ST

ST

ST

ST

ST

ST

ST

ST

PORTAGE

ST

MARY

AVE

BLVD

APPENDIX II

CENSUS TRACT 15 -  
POPULATION STATISTICS

APPENDIX II

Census Tract 15 - Population Statistics

Age Group	1966	1976	Percent Increase (+) Or Decrease (-)
0 - 4	450	230	-48.89
5 - 9	277	150	-45.58
10 - 14	276	160	-42.03
15 - 19	619	415	-32.96
20 - 24	1076	1080	+ .37
25 - 34	976	1250	+28.0
35 - 44	911	430	-52.80
45 - 54	894	590	-34.0
55 - 64	987	680	-31.10
65 - 69	493	335	-32.05
70 +	1053	775	-26.40

APPENDIX II A

C.T. 15 POPULATION BY AGE  
AND SEX

1966 AND 1976

1966

(UNIT = 50)

Census tract 35  
(now C.T. 15)

0 - 4  
5 - 9  
10 - 14  
15 - 19  
20 - 24  
25 - 34  
35 - 44  
45 - 54  
55 - 64  
65 - 69  
70 +

	MALE	FEMALE
	222	228
	150	127
	145	131
	235	384
	521	555
	508	468
	379	532
	352	542
	352	635
	162	331
	381	672
Total Male	3407	4605
	TOTAL:	8012

Total Male 3407 Total Female 4605

TOTAL: 8012

1976

(UNIT = 50)

Census tract 15

0 - 4  
5 - 9  
10 - 14  
15 - 19  
20 - 24  
25 - 34  
35 - 44  
45 - 54  
55 - 64  
65 - 69  
70 +

	MALE	FEMALE
	115	115
	80	70
	70	90
	165	250
	510	570
	650	600
	245	185
	250	340
	298	385
	115	220
	270	505

Total Male 2765 Total Female 3330

TOTAL: 6095

APPENDIX III

ENUMERATION AREAS IN C.T. 15  
POPULATION BY AGE GROUPS

APPENDIX III

Enumeration Areas In C. T. 15  
 Population By Age Groups (1976 Census Data)  
 (Excluding E. A. S1)

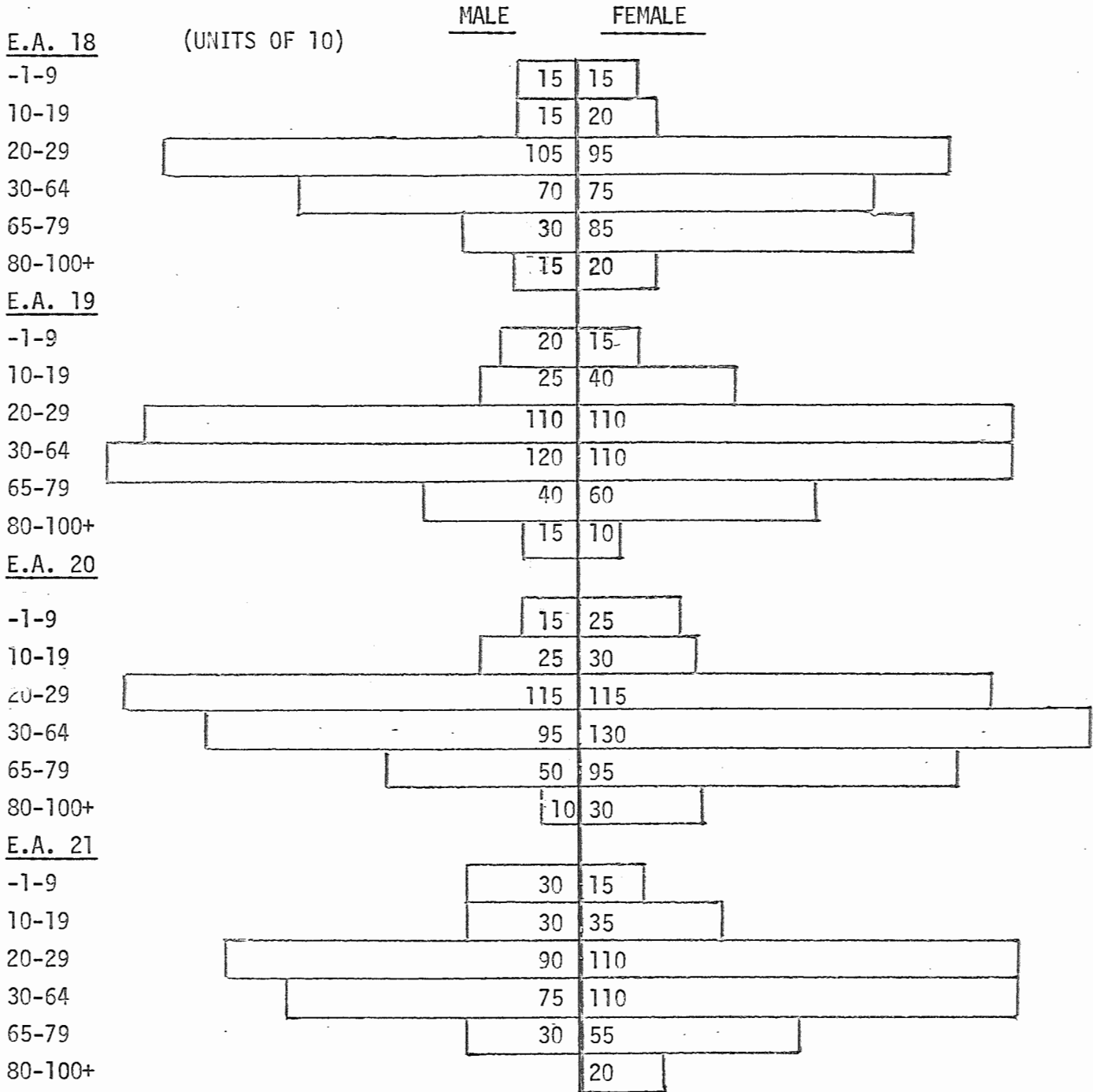
Age Group	18	19	20	21	22	151	152	153
1 - 19	65	100	95	110	135	90	155	65
20 - 29	200	220	220	200	260	235	285	165
30 - 64	145	230	225	185	265	280	325	215
65+	150	125	185	105	95	85	160	115
TOTALS	560	675	725	600	755	690	925	560

APPENDIX III A

C.T. 15 POPULATION BY SEX



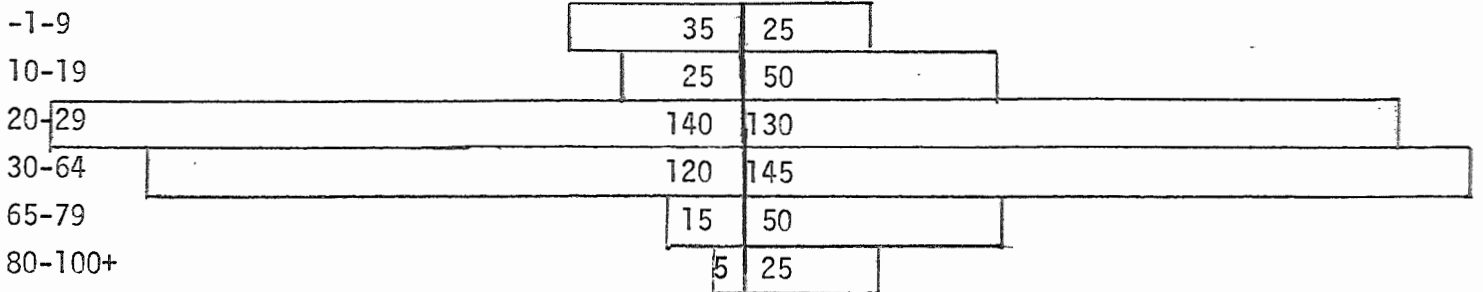
POPULATION - 1976 CENSUS



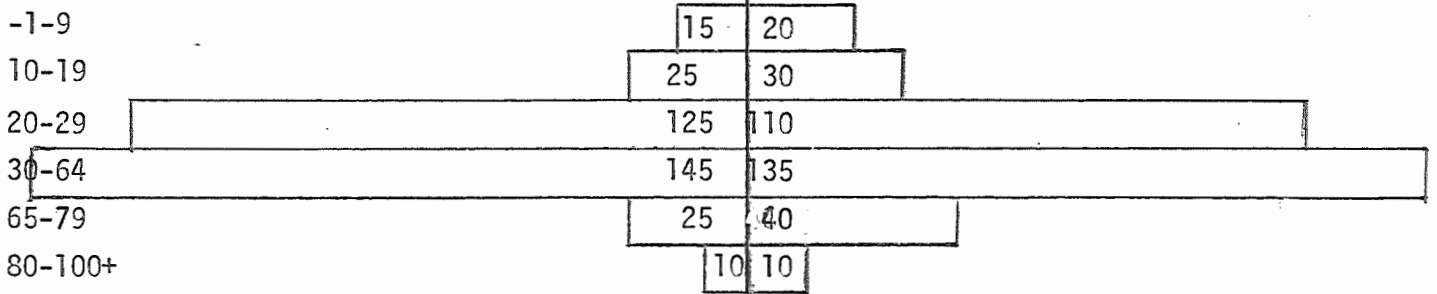
POPULATION - 1976 CENSUS

(UNITS OF 10)                      MALE                      FEMALE

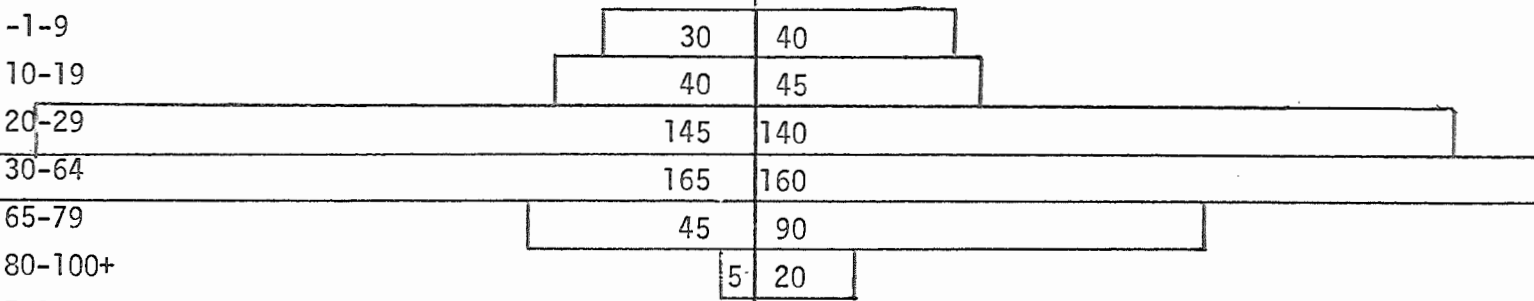
E.A. 22



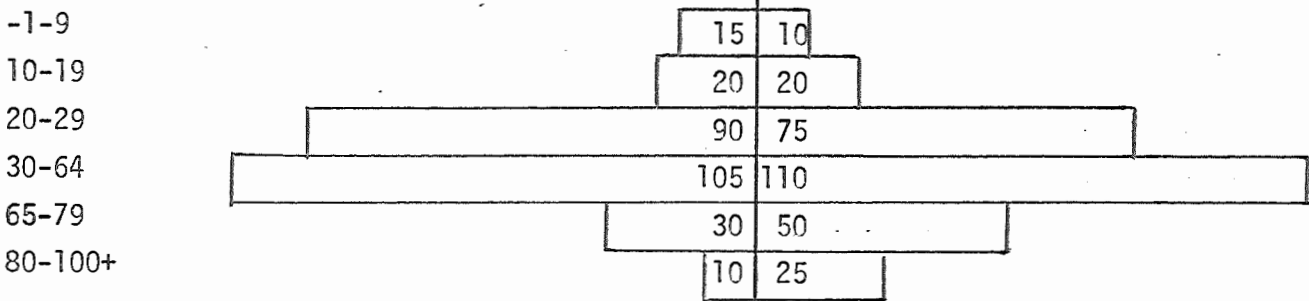
E.A. 151



E.A. 152

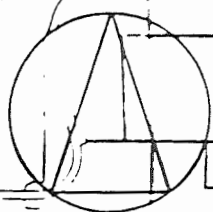


E.A. 153

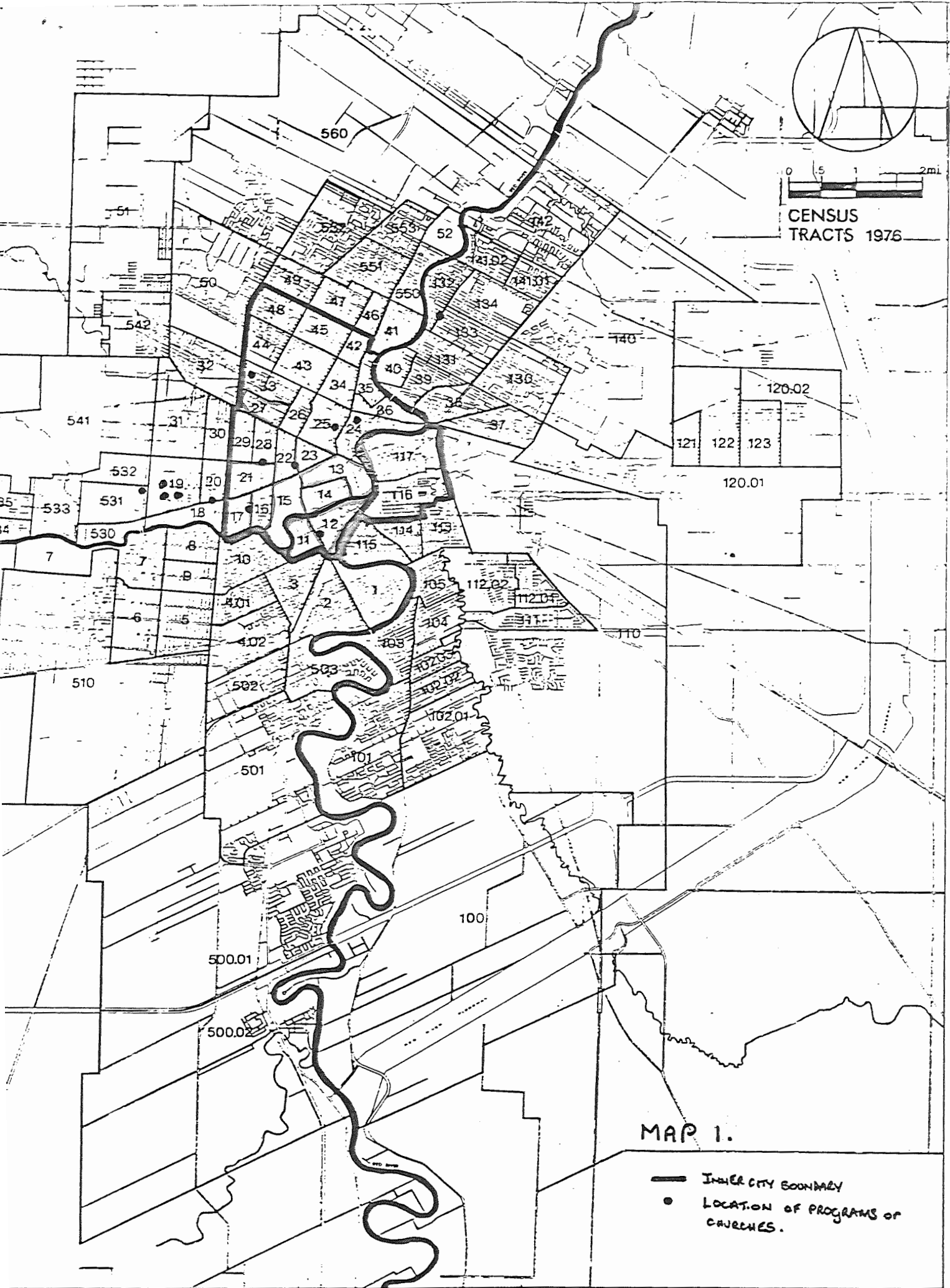


APPENDIX IV

INNER CITY OF WINNIPEG  
WITH BOUNDARIES DRAWN BASED  
ON INSTITUTE OF URBAN STUDIES  
RESEARCH (1978)



CENSUS TRACTS 1976



MAP 1.

- INNER CITY BOUNDARY
- LOCATION OF PROGRAMS OF CHURCHES.

APPENDIX V  
QUESTIONNAIRE

ALL SAINTS ANGLICAN AND YOUNG UNITED CHURCHES  
HOUSING AND/OR RELATING SERVICES STUDY  
QUESTIONNAIRE

Address \_\_\_\_\_

Interviewer \_\_\_\_\_

Date \_\_\_\_\_

ALL SAINTS ANGLICAN AND YOUNG UNITED CHURCHES

HOUSING AND/OR RELATING SERVICES STUDY

QUESTIONNAIRE

All Saints Anglican and Young United Churches are interested in providing

low cost housing and/or related services for people living in this area. In order to provide something useful and necessary for the community the churches need to find out from the people living here just what is needed in this neighbourhood. Would you mind answering a few questions to help out in gathering this information. It will take only a few minutes.

1. How long have you lived at this address? \_\_\_\_\_  
If the answer is less than five years, did you live in the same neighbourhood before coming here? Yes \_\_\_\_\_ No \_\_\_\_\_
2. Do you own \_\_\_\_\_ rent \_\_\_\_\_ your home?
3. How long did you have to look before finding this place?  
\_\_\_\_\_
4. Do you feel that your monthly payment (rent) is reasonable for the type of accommodation and its condition? Yes \_\_\_\_\_ No \_\_\_\_\_
5. According to national housing standards a household should not be paying over 25% of its income for housing. Can you indicate what your income range and monthly payments are?

	Income Range		Ideal Rent Range
	Annually	Monthly	Monthly
1.	under \$1,000	under \$83	under \$20.75
2.	\$ 1,000-\$ 2,999	\$ 83-\$ 249	\$ 20.75-\$ 62.25
3.	\$ 3,000-\$ 4,999	\$ 250-\$ 419	\$ 62.50-\$104.75
4.	\$ 5,000-\$ 6,999	\$ 420-\$ 584	\$105.00-\$146.00
5.	\$ 7,000-\$ 9,999	\$ 585-\$ 834	\$146.25-\$208.50
6.	\$10,000-\$14,999	\$ 835-\$1,249	\$208.75-\$312.25
7.	\$15,000-and over	\$1,250 and over	\$312.50 and over

List sources of income if necessary for calculation:

Pension	\$ _____ per _____
Unemployment Insurance	\$ _____ per _____
Wages/Salary	\$ _____ per _____
Welfare	\$ _____ per _____
Self-Employment	\$ _____ per _____
Other	\$ _____ per _____

6. How many rooms are there in your home? \_\_\_\_\_  
Livingroom \_\_\_\_\_  
Kitchen \_\_\_\_\_  
Dining Room \_\_\_\_\_  
Bathroom \_\_\_\_\_  
Bedrooms \_\_\_\_\_  
Family room \_\_\_\_\_ Other \_\_\_\_\_

7. What is the condition of your home?  
Very good \_\_\_\_\_  
Good \_\_\_\_\_  
Fair \_\_\_\_\_  
Poor \_\_\_\_\_

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. How many people are in your household? \_\_\_\_\_  
What are their ages? \_\_\_\_\_

9. What are the occupations of the household members?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. Head of household:

Sex: Male \_\_\_\_\_  
Female \_\_\_\_\_  
Marital Status: Married \_\_\_\_\_  
Single \_\_\_\_\_  
Divorced/Separated \_\_\_\_\_  
Widowed \_\_\_\_\_  
Age: Under 15 \_\_\_\_\_  
15-24 \_\_\_\_\_  
25-34 \_\_\_\_\_  
35-44 \_\_\_\_\_  
45-54 \_\_\_\_\_  
55-64 \_\_\_\_\_  
65 and over \_\_\_\_\_

11. Does anyone in your household have special housing needs?  
(Example - ground floor suite or elevator for someone who cannot  
go up and down stairs, or wide doors, etc. for wheelchair).

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



12 Does anyone in your household have special service needs?

Medical Facilities \_\_\_\_\_

Social Worker \_\_\_\_\_

Financial Assistance \_\_\_\_\_

Special Transportation Facilities \_\_\_\_\_

Day Care \_\_\_\_\_

Senior Citizen Centre \_\_\_\_\_

Nursing or Personal Care \_\_\_\_\_

Meal Service \_\_\_\_\_

Other \_\_\_\_\_

Comments \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

13. How far do you travel to reach services now?

\_\_\_\_\_

14. Do you have any problems gaining access to services?

Lengthy waiting periods \_\_\_\_\_

Language problem \_\_\_\_\_

Transportation problem \_\_\_\_\_

Bad hours \_\_\_\_\_

Other \_\_\_\_\_

Comments \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

15. What types of services/housing would you like to see in this neighbourhood? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

16. How would you feel about the following being here?

good bad indifferent

Elderly persons housing \_\_\_\_\_

Low-income family housing \_\_\_\_\_

Facilities for mentally retarded adults \_\_\_\_\_

Facilities for physically handicapped people \_\_\_\_\_

Day care \_\_\_\_\_

Senior Citizens centre \_\_\_\_\_

Youth centre \_\_\_\_\_

Student Housing \_\_\_\_\_

Multiple unit or highrise bldg. \_\_\_\_\_

17. How do you feel about All Saints Anglican and Young United Churches becoming involved in housing and/or related services in the community?

Good \_\_\_\_\_ Bad \_\_\_\_\_ Indifferent \_\_\_\_\_

Comments \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

18. Is any member of your household a member of either of these two churches?

Yes \_\_\_\_\_ No \_\_\_\_\_

Final comments/suggestions \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_