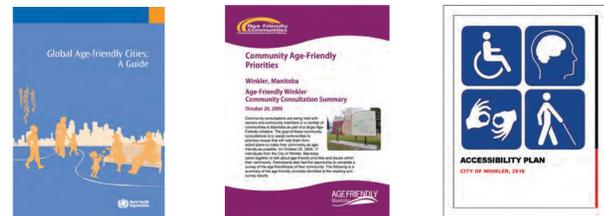
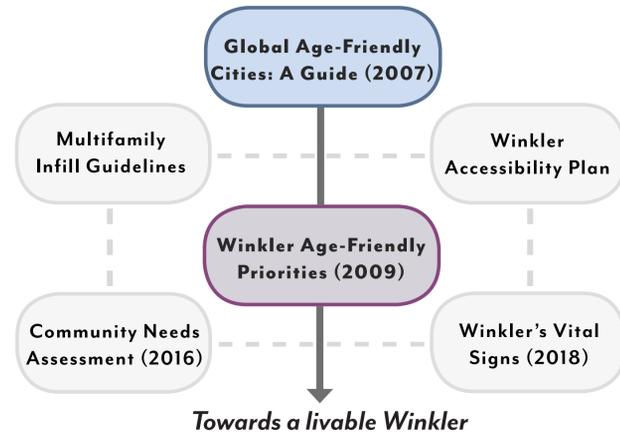


AGE FRIENDLY WINKLER (2018)

PROJECT PURPOSE

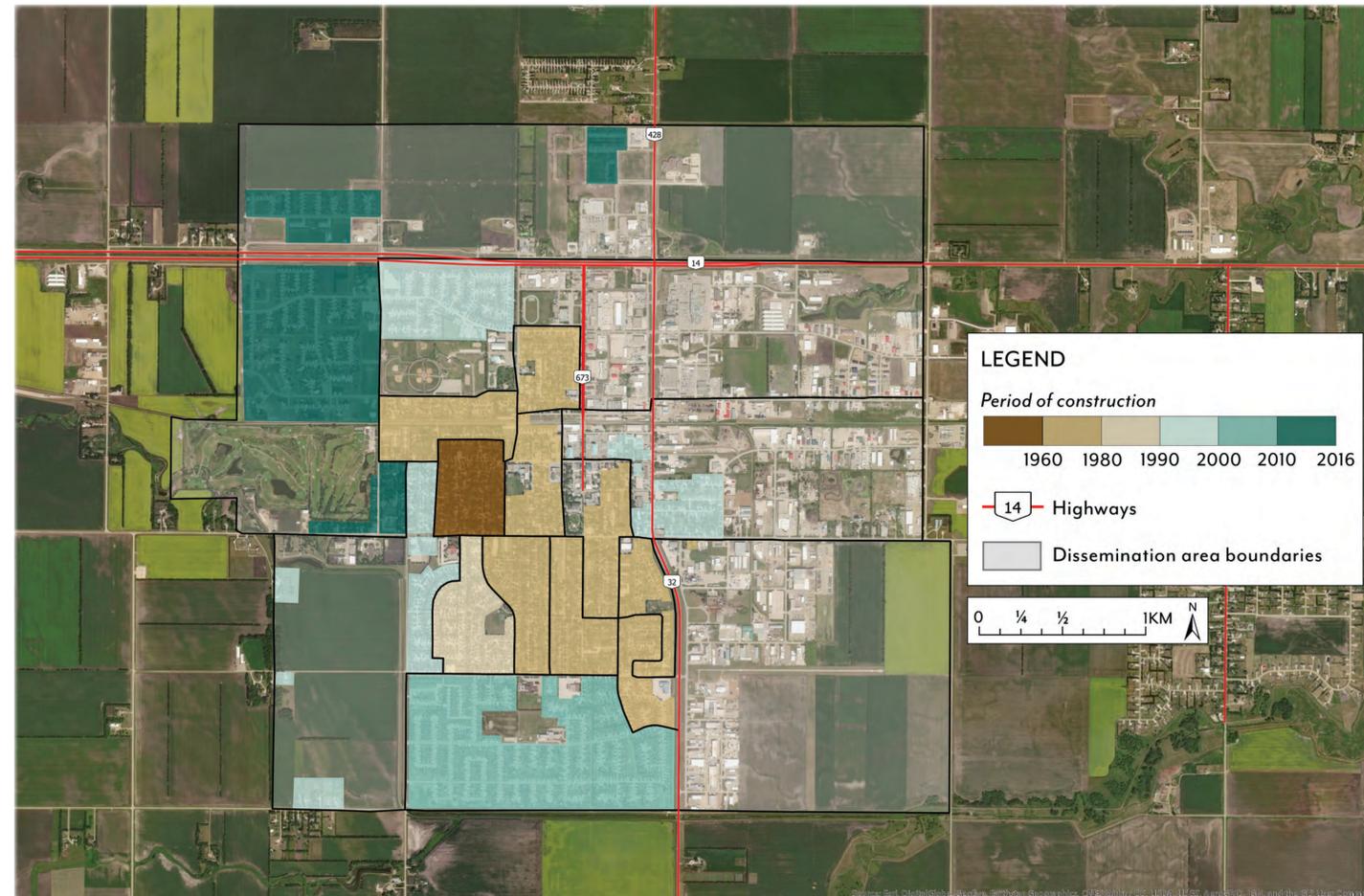
- PHASE 1** To identify active-aging areas of concerns through **observation** and discussion.
- PHASE 2** To **investigate** issues related to buildings/open space, housing, transportation, and participation.
- PHASE 3** To develop age-friendly suggestions that address service delivery **gaps and opportunities**.

SUPPORTING DOCUMENTS



HISTORY

Mennonite settlers in the late nineteenth century helped develop Winkler into an industrial hub that is grounded in agricultural trade, service, and processing. Winkler did not experience much growth until the 1960's when the District Chamber of Commerce, the Pembina Valley Development Corporation, and the Town of Winkler came together to establish several new manufacturing companies.¹ In 2002, Winkler became the ninth town in Manitoba to receive city status.



WHY AGE-FRIENDLY?

Recognizing opportunities to enhance health, participation, and security as individuals age are critical to a city's long-term viability. In Winkler, newer neighbourhoods (blue) and older neighbourhoods (brown) present unique and intersecting challenges with respect to affordable housing, transportation options, and community service for older adults. Phase one of this project looks to critically review the City of Winkler through an age-friendly lens to prompt meaningful dialogue at a local level.



City Hall, 185 Main Street



Winkler Arena, 600 Parkland Street

INITIAL OPPORTUNITIES

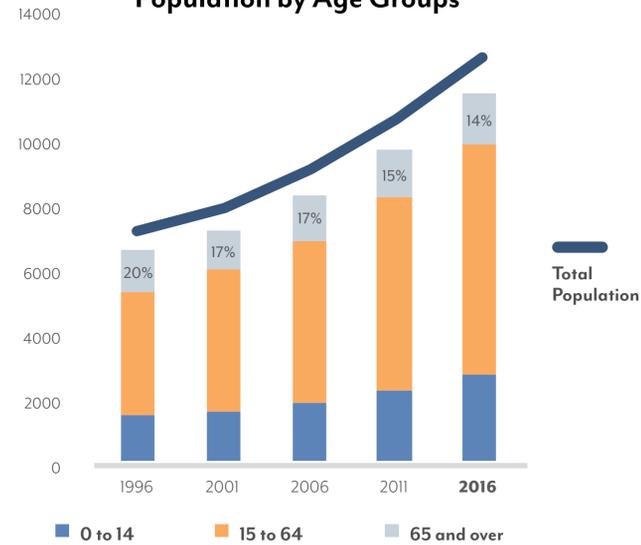
Based on conversations with the Buhler Active Living Centre and Central Station Community Centre, in addition to our initial impressions, the following topics have been identified as opportunities for age-friendly improvements:

- Affordable Dwelling Units**
Subsidized units for single individuals
- Public Transportation**
Winkler to Morden connection
- Active Transportation Corridors**
Link neighbourhoods with community resources
- Downtown Vitality**
Pedestrian activity promotion within city core
- Multi-Purpose Service Delivery**
Diversify family drop-in leisure activities



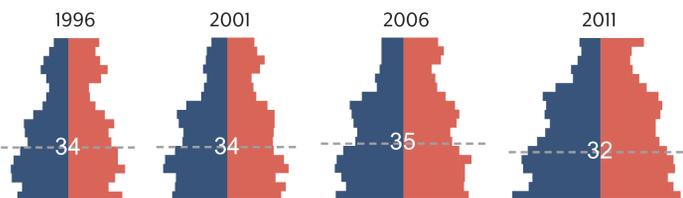
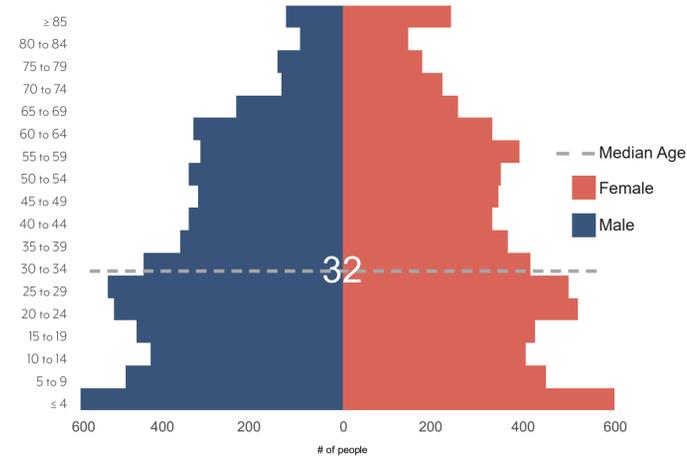
DEMOGRAPHIC TRENDS

Population by Age Groups



Since 2001, Winkler's 65 and over population has increased by 28%.²

2016 Population by Age/Gender



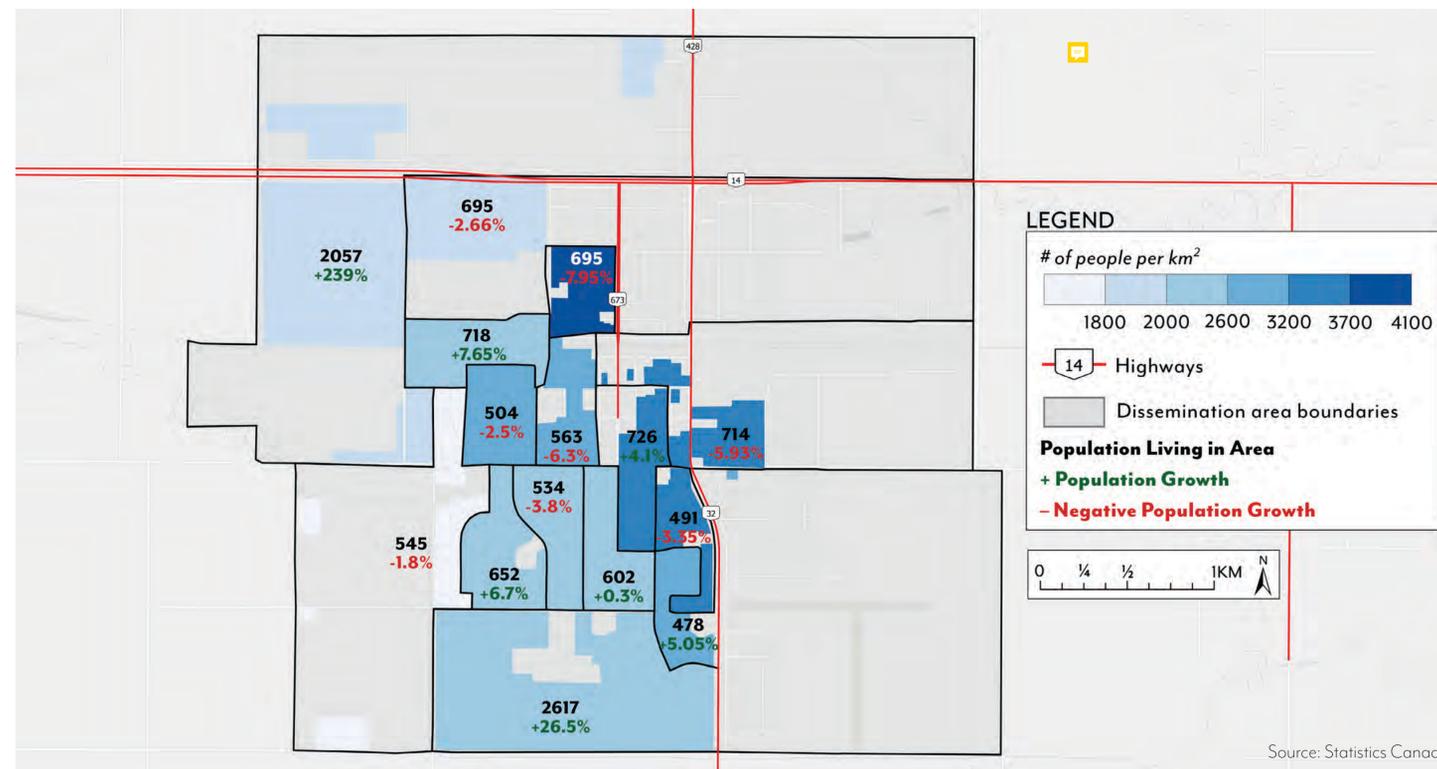
The number of youth (age 0-14) has increased by 85% since 1996.²

YOUNG, YET AGING

Despite rapid population growth over the last twenty years, the number of older adults (65+) have increased at an average rate of 2% per year since 2001.² This marginal increase is somewhat hidden due to a surge in family settlement.



POPULATION DENSITY AND GROWTH (2011-2016)

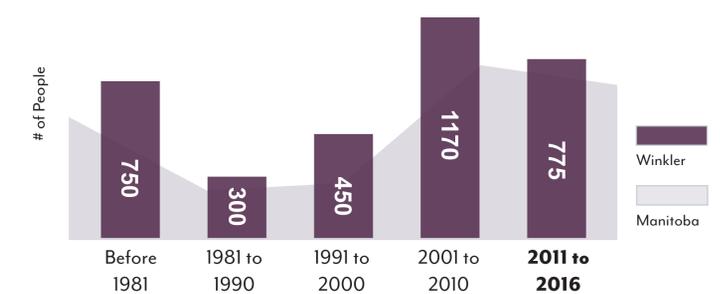


GROWING NEIGHBOURHOODS

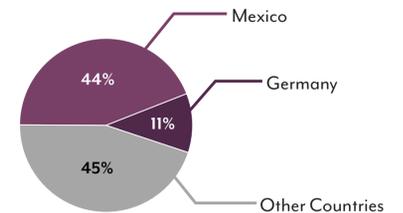
The map above illustrates a general population movement towards newer residential neighbourhoods in the south and northwest quadrants of the city. These areas consist primarily of single detached homes whereas most of the multi-family units are located in more established areas of the city where density is in fact higher. Residents have expressed their concerns with this rapid population growth, particularly regarding investment into crime prevention, mental health services, and childcare support.³

MIGRATION

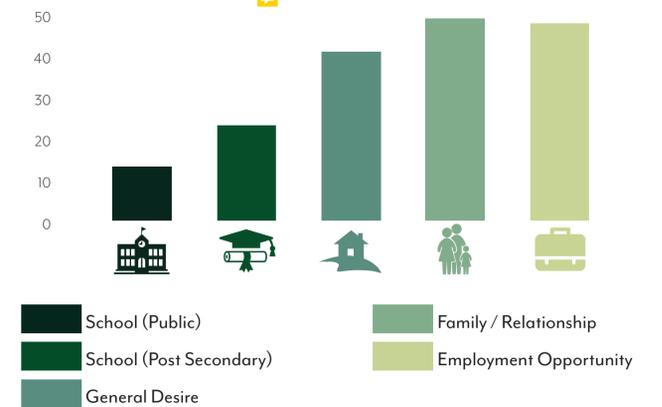
Winkler vs Manitoba Immigration Rates



Similar to Manitoba at large, Winkler's population growth is primarily due to a steady influx of immigrants, particularly since 2001. More than half of all immigrants over the last forty years have come from Mexico or Germany.²



Purpose for moving to Winkler (2011-2016)



According to Winkler's Community Needs Assessment, most respondents stated that they have lived in Winkler for more than five years primarily due to:

- Housing prices/options
- Growing up in Winkler
- Quieter environment

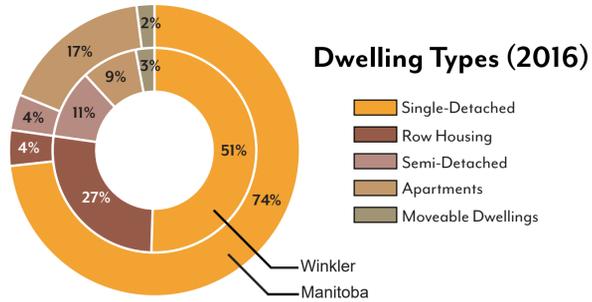


² Statistics Canada. (1996-2016). Winkler (CY) census profile. Government of Canada.
³ Safe Communities Initiative. (2016). Winkler community needs assessment.



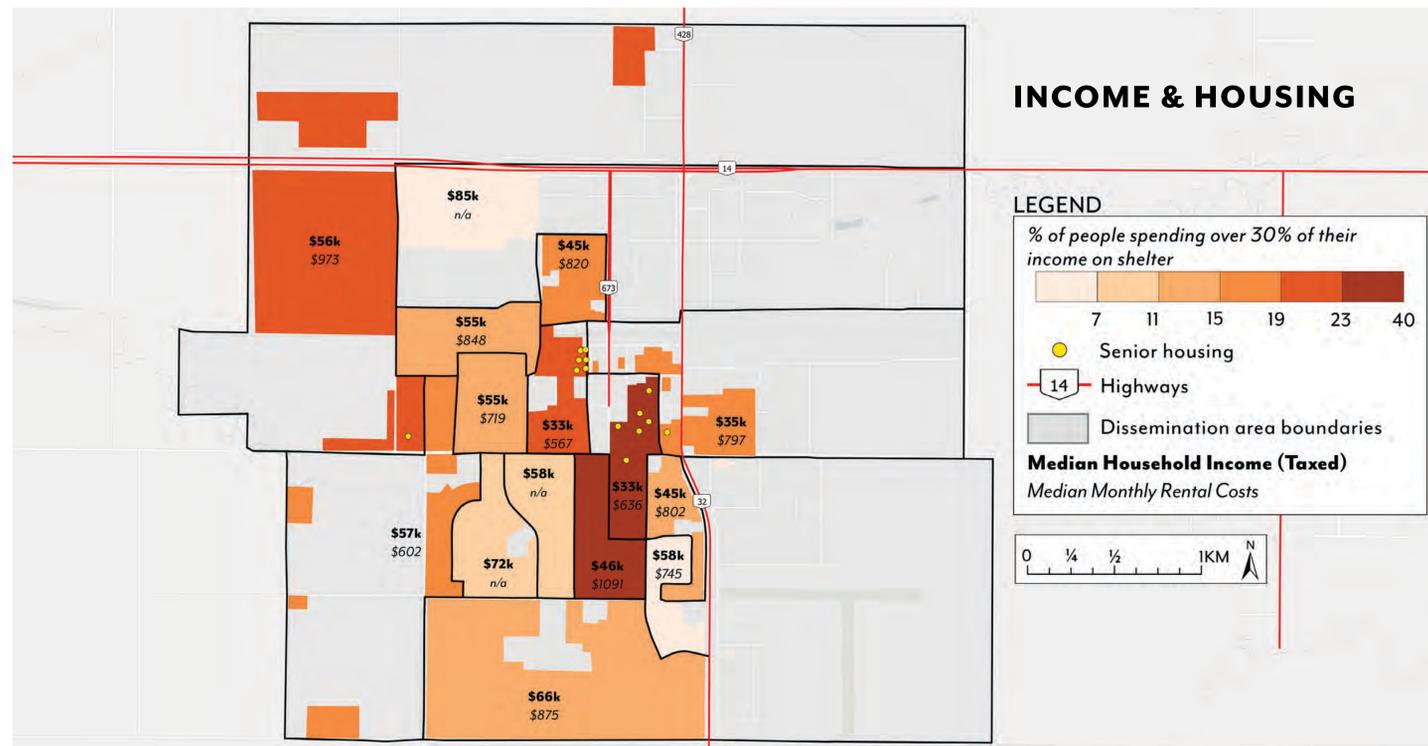
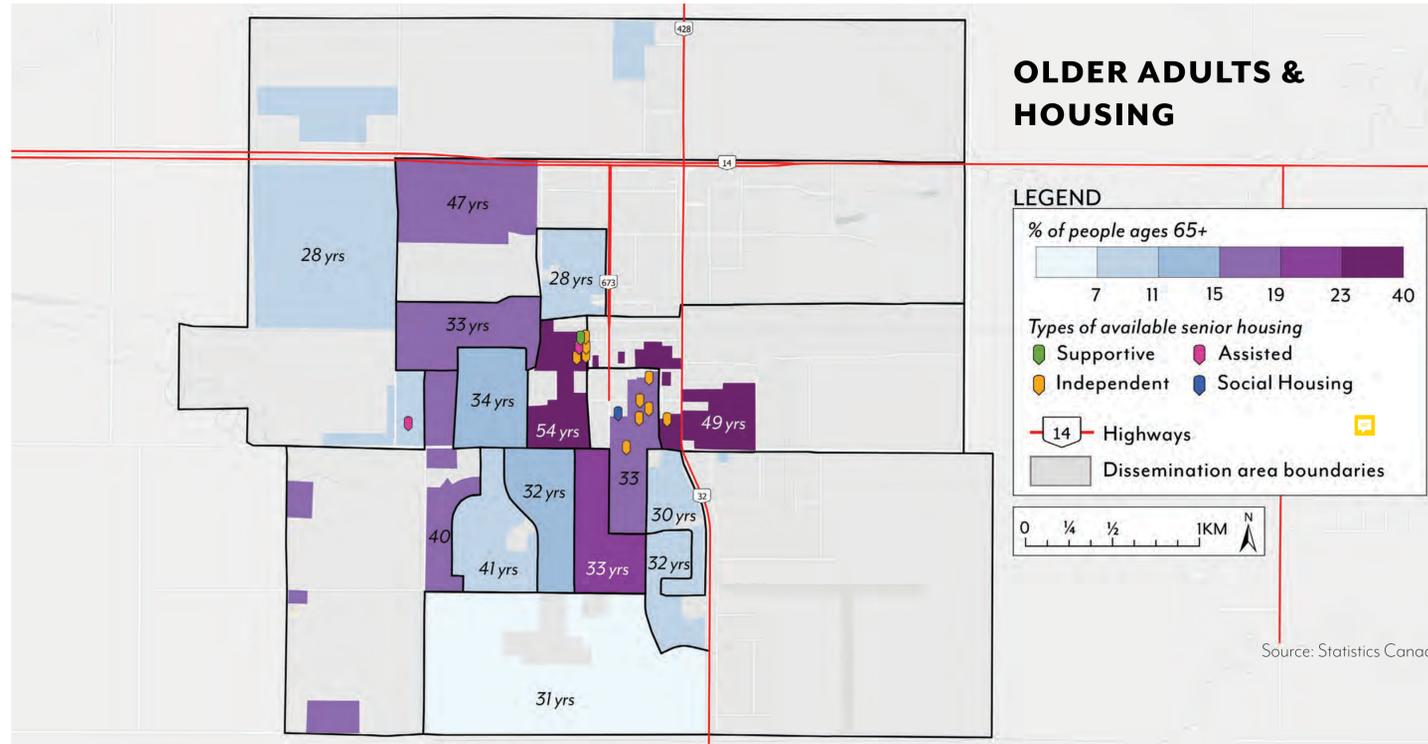
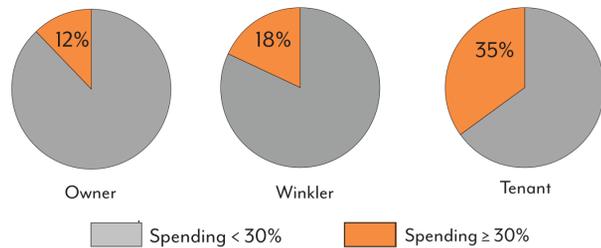
DIVERSITY OF DWELLING TYPES

Younger households and more expensive housing options are located towards the outskirts of the city, whereas older people and cheaper rents are located closer to downtown. Newer areas of Winkler tend to consist of single detached units and have spacious housing plots.



Housing affordability

% of people spending greater amounts on housing



Note: These statistics were retrieved prior to the opening of the Buhler Active Living Centre and therefore the numbers within that dissemination area may be misleading.

INCOME AND HOUSEHOLD COMPOSITION

Most senior housing complexes located in the downtown area consists primarily of independent living units. The Buhler Active Living Centre will soon offer supportive housing units – the first of its kind in Southern Manitoba. Evidently, most areas that have over 20% of people spending the majority of their income on housing also have a high percentage of older adults. This highlights a need for lower income housing options, particularly for older adults.



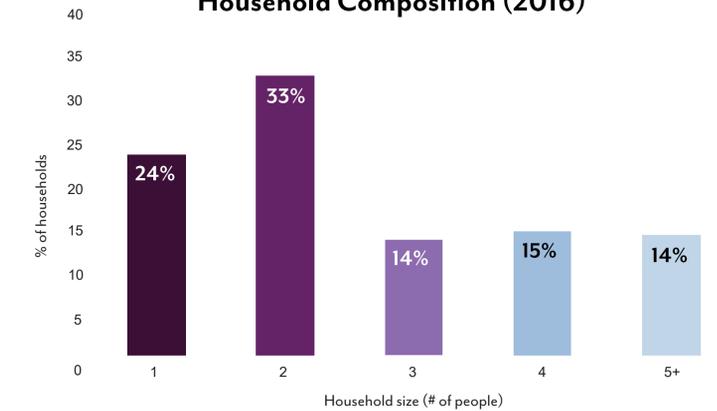
A recent report initiated by the Winkler Community Foundation revealed that one in three elderly women in Winkler live in poverty.⁴

Additionally, the graph below suggests that many of these individuals may be living alone.

Approximately one in five people in Winkler Rent. In comparison, 35% rent in Winnipeg and 28% in Manitoba as a whole.



Household Composition (2016)



LAND USE OVERVIEW

COMMERCIAL EXAMPLES



- Southland Mall**
- Walmart SuperCentre
 - Winkler Coop Food Store
 - Del Rios Restaurant
 - Winkler MCC Thrift Shop

- Winkler's large commercial district is distinctly separated by Provincial Highways 32 and 14.
- Mixed-use commercial outlets are more prevalent in the Downtown area.
- Southland Mall provides various retail and entertainment options, making it ideal an attractive place social space, particularly in the winter months.

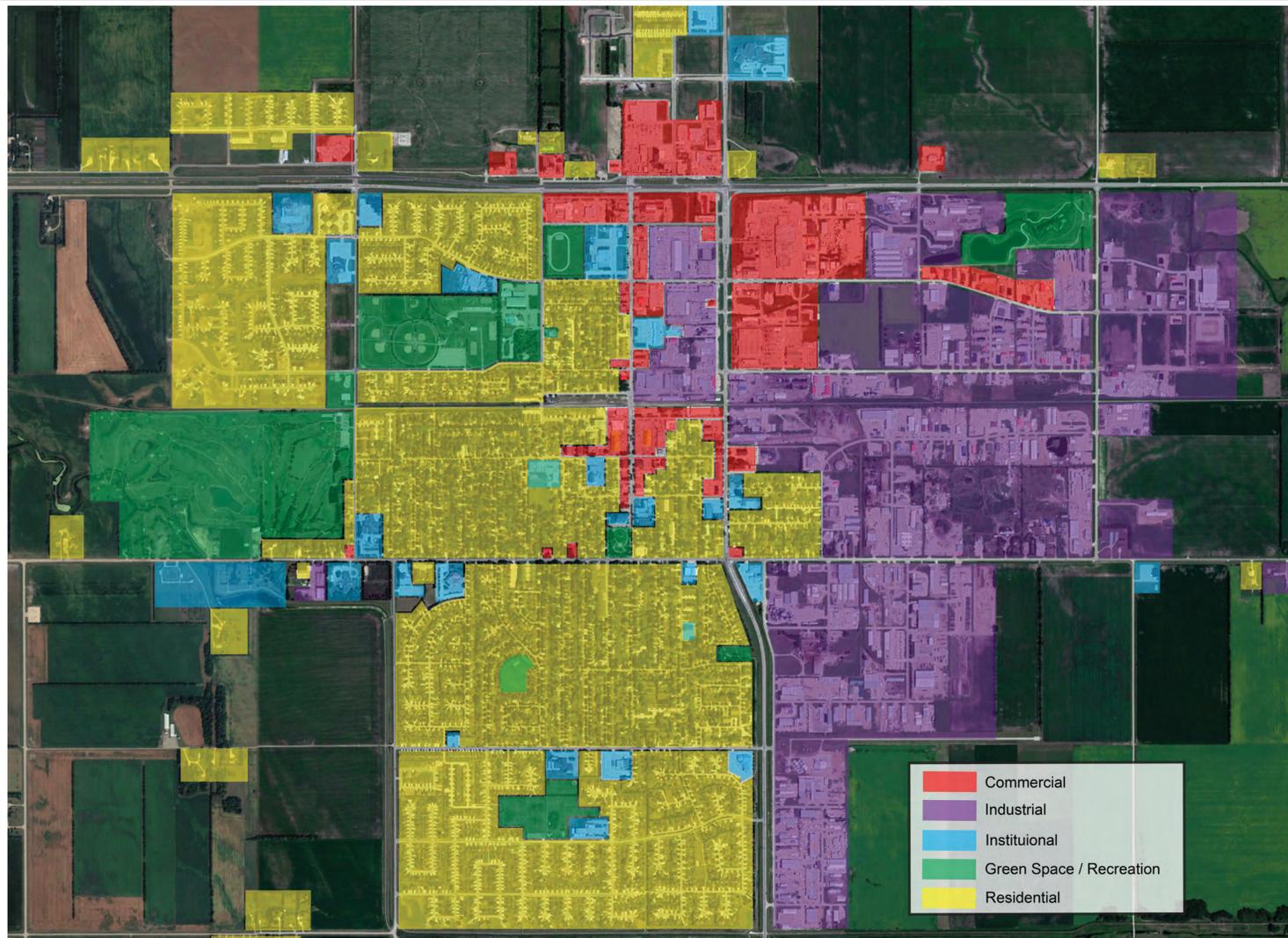


GREENSPACE / RECREATION EXAMPLES



- Bethel Heritage Park**
- Winkler Arena & Curling Club
 - Prairieview Garden Trail
 - Winkler Centennial Golf Course
 - Discover Nature Sanctuary

- Primary recreation hub concentrated in the northwest quadrant of the city.
- Planned expansion of current arena(s) into the Meridian Exhibition Centre; including the addition of a fieldhouse and public plaza.
- Discover Nature Sanctuary (located northeast) accommodates alternative forms of education and recreation.



RESIDENTIAL EXAMPLES



- Buhler Active Living Centre (BALC)**
- Winkler Heritage Village
 - Manitoba Housing - Pilot Project
 - Multi-Family (Pinnaco / Parkland)
 - Suburban Development



- Adjacent to the BALC, Winkler Heritage Village consists of four buildings, each offering various utilities and amenities specifically for older adults.
- As of 2017, Winkler houses the sole locally-operated branch of Manitoba Housing in the Province, creating a valuable resource for tenants.
- Pinnaco Inc. and Parkland Place are two primary land use development agencies that have focused on multi-family duplexes and low-rise condominiums in the north end of Winkler.



INDUSTRIAL EXAMPLES



- Maple Leaf Agri-Farms**
- Triple E Recreational Vehicles
 - The Potato Store
 - Winkler Meats
 - Monarch Industries Limited

- Winkler's core industries include transportation manufacturing; food production and processing; and agricultural machine manufacturing.
- Agriculture and manufacturing constitute nearly one-third of Winkler's labour force.



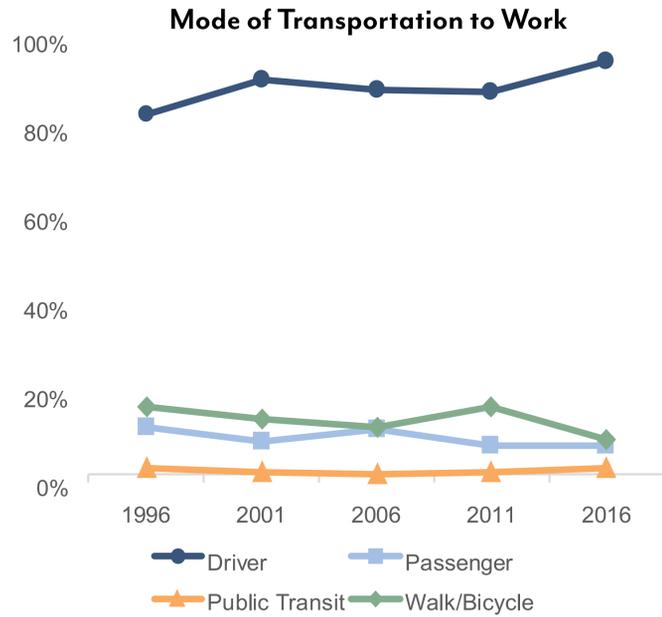
INSTITUTIONAL EXAMPLES



- Central Station Community Centre**
- Red River Community College
 - Garden Valley School Division
 - C.W. Weibe Medical Centre
 - Numerous Churches

- Central Station Community Centre is a hub for social services and Manitoba Housing.
- Red River Winkler Campus currently offers 22 different programs and has brought many young adults to Winkler.
- Garden Valley School Division prioritizes community use of school facilities at a reasonable rate of \$25.00 per use for adult recreation.
- C.W. Weibe Medical Centre provides onsite orthopedic surgery, urgent care, and gynecology services -- all located in downtown Winkler.





PRIVATE TRANSPORTATION

Private automobiles have been the primary mode of transportation over the last two decades.² Evident in the photos below, recently developed residential streets are designed much wider in comparison to more established neighbourhoods.



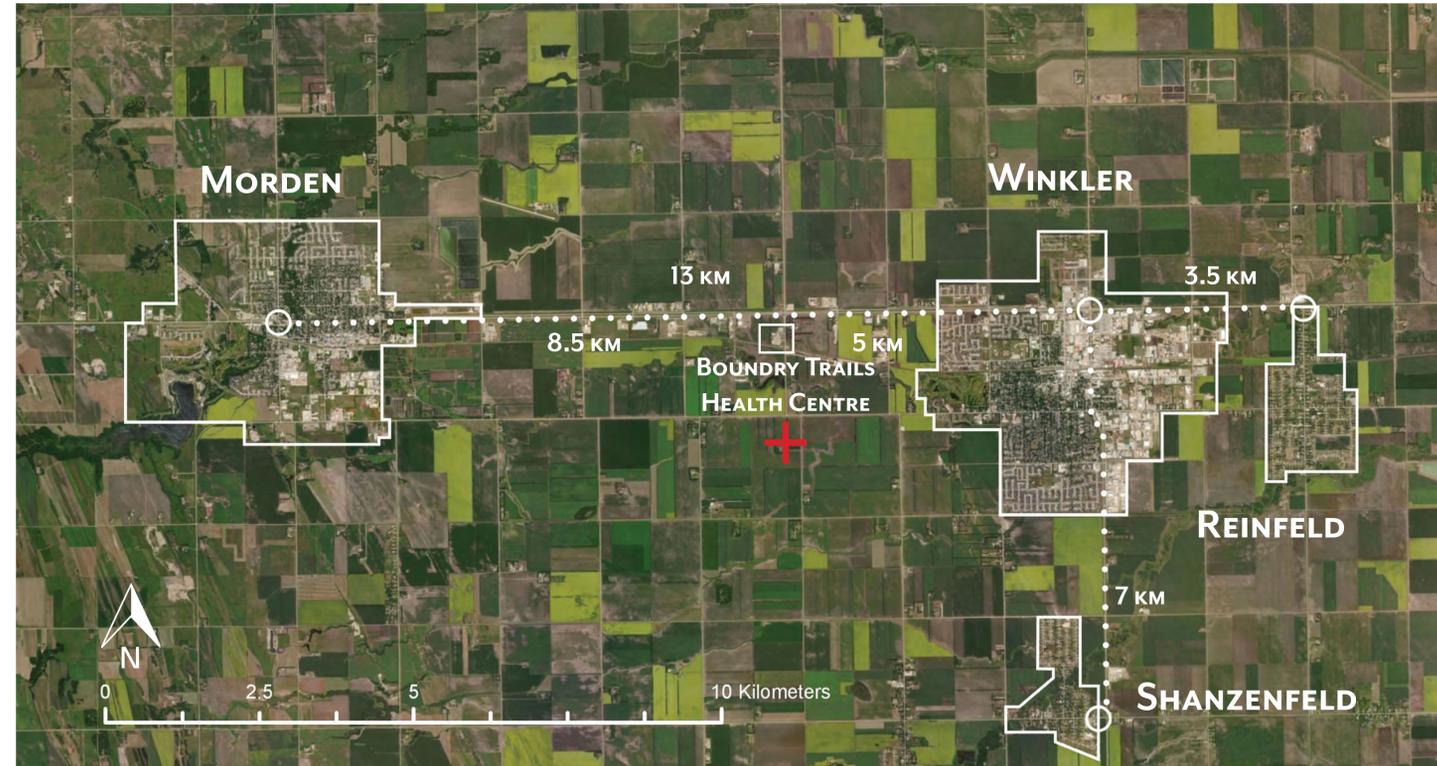
Residential street in newer suburb



Residential street in older suburb

PUBLIC TRANSPORTATION

Public transportation networks was identified by multiple sources as a potential need, particularly with respect to accessing essential services. The location of Boundary Trails Health Centre offers significant shared public transit potential between the City of Morden and the City of Winkler. It is important to note that there were plans to create a shuttle service in the past, currently, there is no form of public transit that provides easy and affordable transportation between the two cities.



PUBLIC-PRIVATE TRANSPORTATION

At minimal cost, the Winkler 55+ Centre will arrange to connect volunteer drivers with older adults seeking transportation assistance within and outside of Winkler. Donations from the Centre will be given to volunteer drivers. There is room to promote this service throughout the city as an alternative option to public transportation. Handi-transit was used in the past, however, it has since been decommissioned due to low ridership.



Winkler 55+ Centre



Industrial Roadway



Superstore near commercial district

COMMERCIAL / INDUSTRIAL ACCESS

Highways 14 and 32 create a divide between the commercial, industrial, and residential areas of the city. Rapid urbanization in Winkler has created a need to improve traffic flow, particularly within the commercial district. In this area, there is a clear lack of vehicle, cycling, and pedestrian infrastructure to accommodate increased levels of traffic.



Central Station Community Centre

Central Station, a community gathering place and social service provider adjacent to downtown, may be difficult to access due to its limited visibility from Main Street.





SIDEWALKS

Significant reinvestment has gone into renewing sidewalks, particularly within the downtown area where most services for older adults are located. However, as illustrated, there are many fragmented walking routes throughout the city in which sidewalk access is limited to one side of the street only.



Disconnected residential sidewalk (1)



Disconnected residential sidewalk (2)



Limited sidewalk access on Pembina Avenue



Slanted sidewalk

CROSSWALKS

Although crosswalks in Winkler are highly visible, there are very few located throughout the city. An example of a good crosswalk connection includes the one linking Garden Valley Collegiate to downtown. However, the next closest crosswalk connection is located almost a kilometre south. The lack of strategically placed crosswalks combined with insufficient sidewalk networks makes it difficult access key services safely and efficiently.



Garden Valley Collegiate



Crosswalk at Railway Ave S

FACILITY ACCESS

There are few accessibility concerns in downtown Winkler. Several businesses have step-only entrances, creating barriers for individuals using wheelchairs or assistive devices. Newer buildings have ramps located either at the front of the building or at the rear. While these allow wheelchair access to the building, they are often difficult to manoeuvre by being too steep, or having sharp turns - as illustrated below. These ramps may pose additional surface barriers during winter conditions.



Steep Ramp Entrance



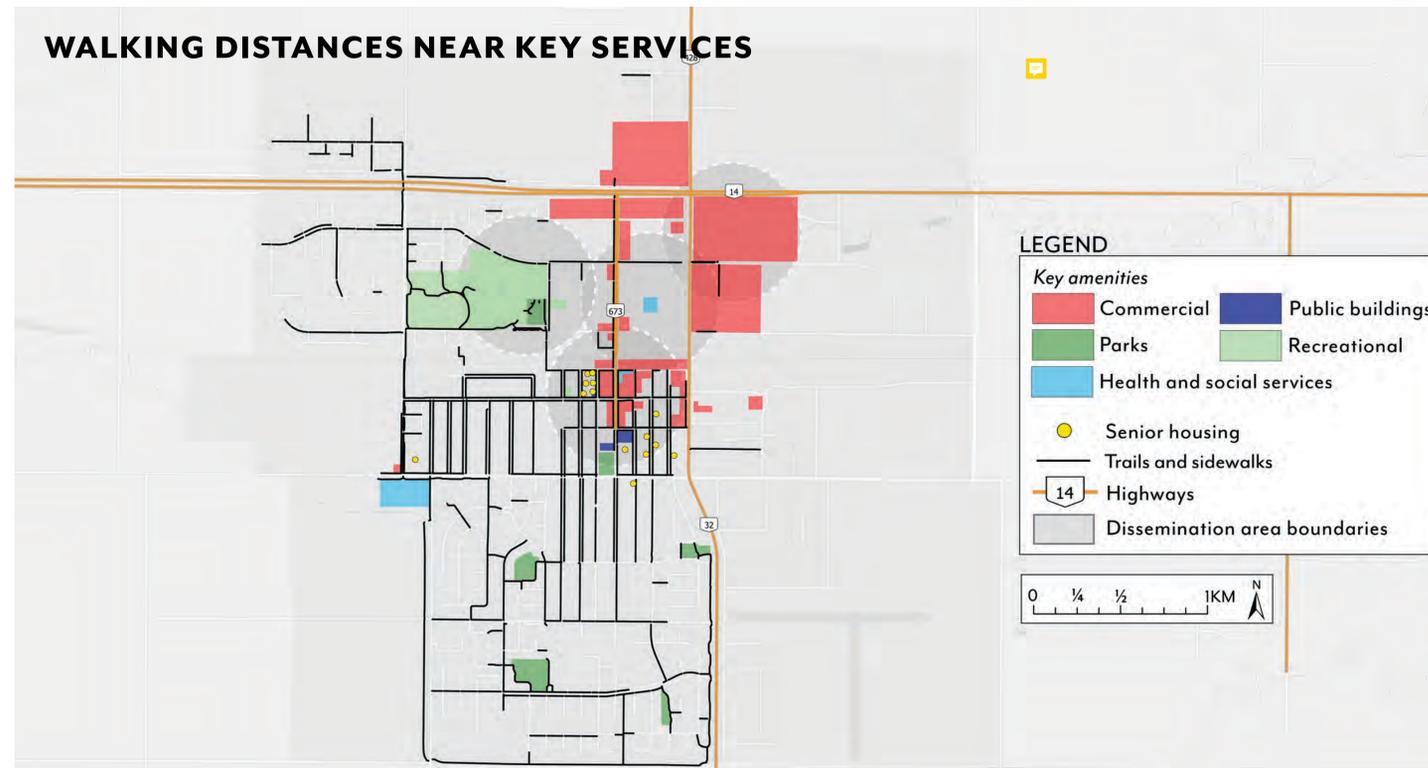
Step-only Entrance



Indoor Navigation to Services

The ALG Professional Service Centre in downtown Winkler houses several instrumental activities of daily living. Inside, there are colour-coded routes to ensure seamless service navigation.

WALKING DISTANCES NEAR KEY SERVICES



TRAILS

Winkler's trail network is categorized for recreational and shopping purposes and is generally well connected. However, the current condition of most trails do not accommodate multiple mode of active transportation strictly due to width. Using the trail through Emerado Park as an example, most recreation-based trails in Winkler have the capacity to be widened for multiple uses.



Trail through Emerado Park





A WALK DOWN MAIN STREET

Mixed commercial use, renewed sidewalks, diverse housing options, green space, and connectivity between neighbourhoods makes downtown Winkler a very walkable neighbourhood. Additionally, the City of Winkler has created a self-guided tour guide for individuals interested in exploring Winkler's Downtown.

SOCIAL SPACES

Public spaces are essential in promoting social activity which in turn creates a sense of safety and security. The daytime-nighttime adaptability of Winkler's downtown was identified as a concern during our initial assessment potentially due to the fact that local businesses operate during regular business hours only. Large surface parking and vacant lots offer great potential for small-scale infill development considering many of the public social spaces are located near the edges of Downtown.

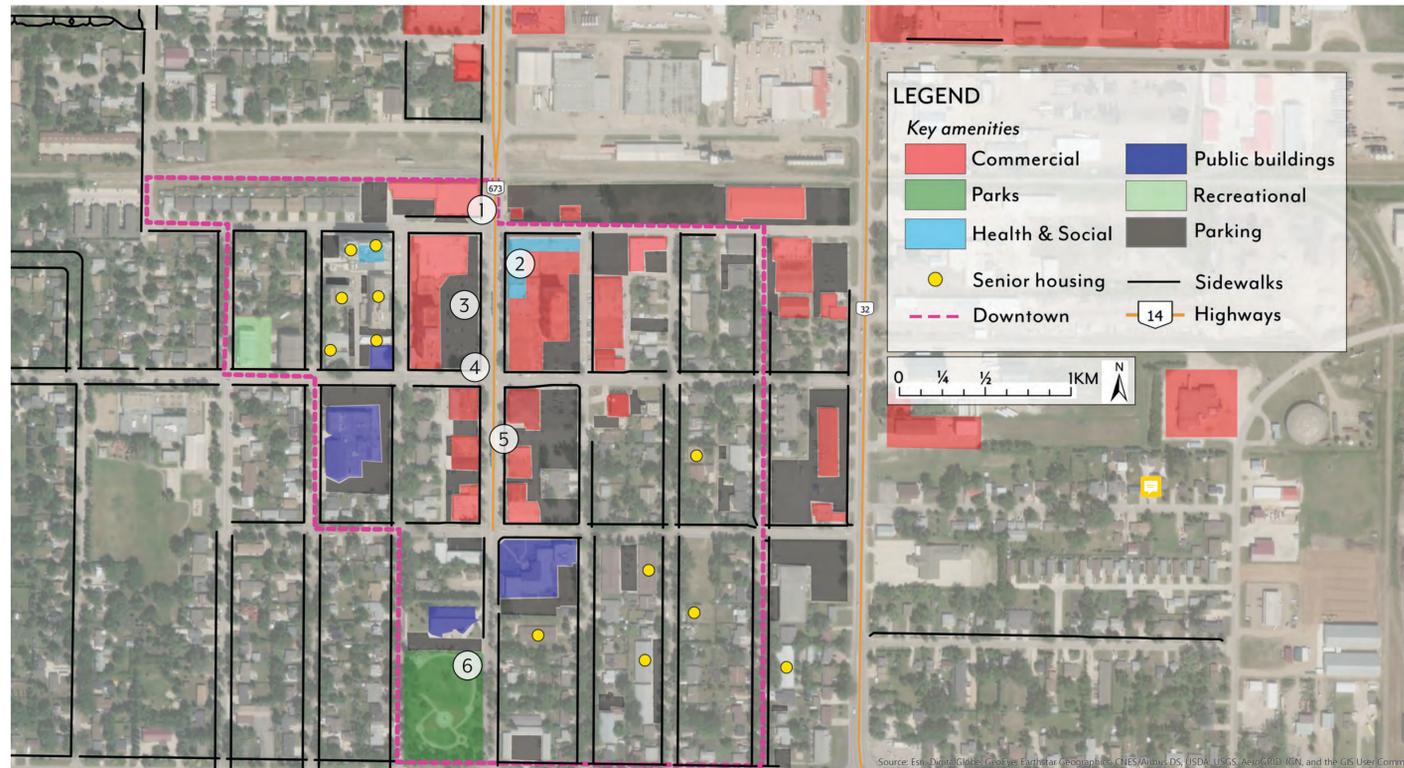


Toppers Family Restaurant



Shaded Seating Area

DOWNTOWN LAND USE



PEDESTRIAN FRIENDLINESS

12 quality criteria⁵ evaluating pedestrian friendliness in Downtown Winkler:

	1. TRAFFIC Busy highways with limited crosswalks and traffic lights	PROTECTION
	2. CRIME Public safety reported as one of top three priorities in the Community Needs Assessment	
	3. WEATHER Limited public shelters that accommodate weather protection	
	4. WALKING Recently renewed sidewalks for self-guided historic downtown walking tour	COMFORT
	5. EDGES Spaces between buildings facilitate movement, not standing/sitting	
	6. SEATING Seating placed along the edges of downtown; congregated at Bethel Park	
	7. VISUALS Few historic buildings preserved; bland facade on newer buildings	DELIGHT
	8. TALKING Noisy traffic on Main Street deters social interaction in the immediate area	
	9. PLAY Bethel Heritage Park provides sufficient open space within the city core.	
	10. SCALE Mix of street-oriented building form with parking-oriented building form	DELIGHT
	11. NATURE Large tree canopy along Main Street; room to diversify vegetation along sidewalks	
	12. DETAIL Lack of art display throughout downtown; some unique business store-fronts	



Main Street and South Railway Avenue



Downtown Winkler, Main Street (east side)



Downtown Winkler, Main Street (west side)



Main Street and Mountain Avenue



Downtown Infill Opportunity



Bethel Heritage Park





SERVICE PROVISION

The BALC offers several health related services in addition to a wide range of social and physical activities specifically tailored for older adults. Beyond the BALC, the majority of community resources are provided by the City of Winkler and the Garden Valley School Division, creating a general lack of service provider variety.



Senior Citizens Friendship Centre

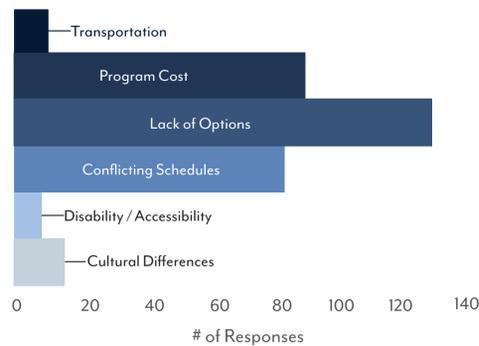


Bethel Heritage Park

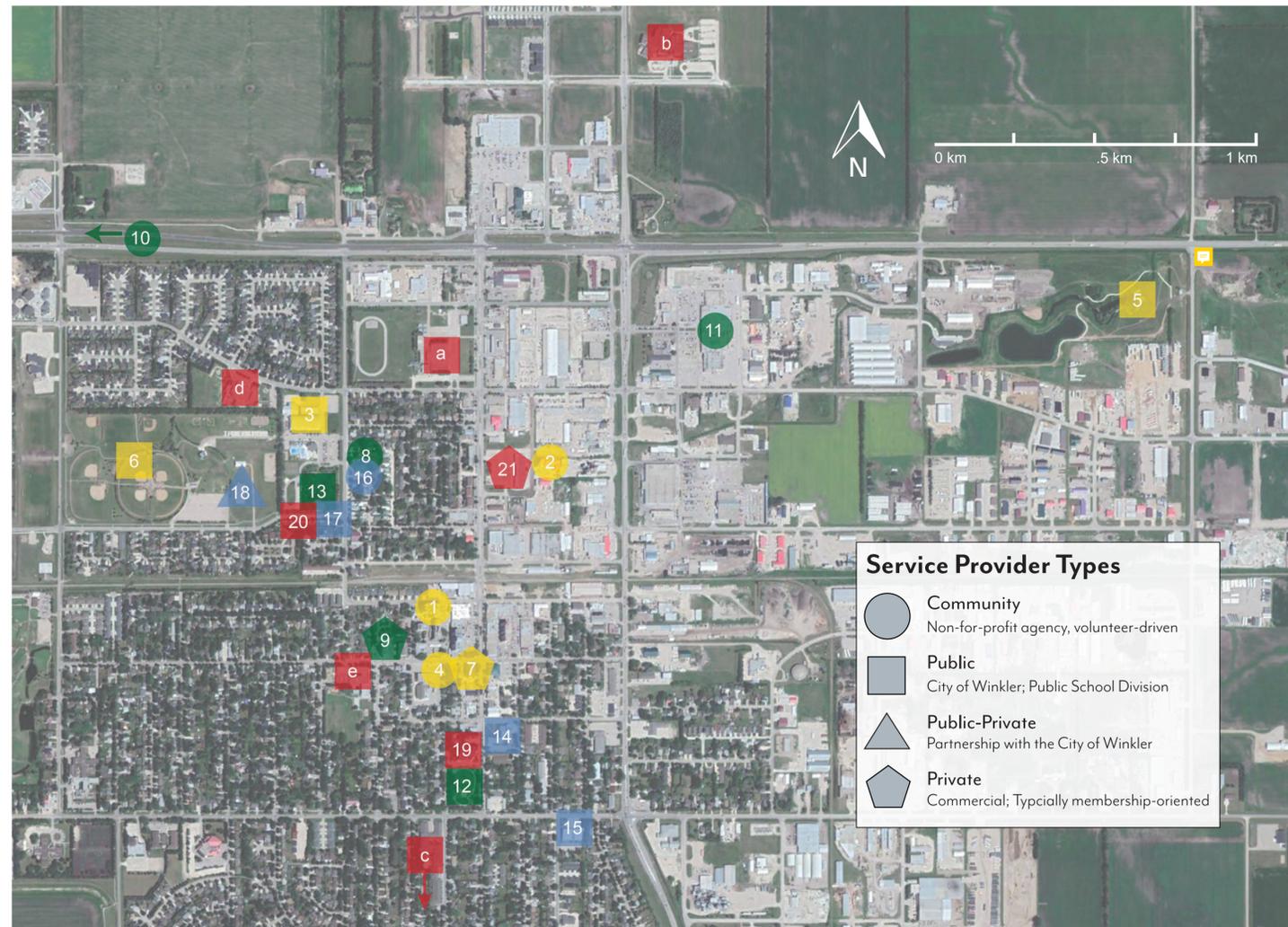
BARRIERS TO PARTICIPATION

According to the Community Needs Assessment, the number one barrier to participate in recreation opportunities was the lack of options. Municipal governments are unable to provide all recreation options for all ages. Therefore, a wider mix of amenities and service providers are needed to address this issue.

Self-Reported Barriers to Participation



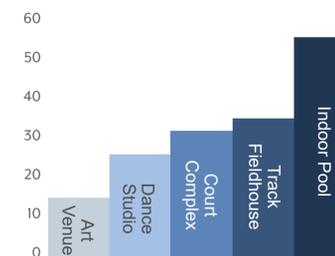
Winkler Centennial Golf Course



RISING DEMAND

The group of amenities adjacent to Winkler arena are primarily situated within outdoor venues. The demand for multi-functional indoor facilities that promote social and physical activity will continue to climb alongside population growth.

Demand for Community Facilities



HEALTH & WELLNESS

1. Buhler Active Living Centre
2. Centre Station CC
3. Winkler Arena/Curling Club
4. Senior Friendship Centre
5. Discover Nature Sanctuary
6. Athletic Fields
7. Core Fitness



ARTS & CULTURE

8. Winkler Arts & Cultural Centre
9. Centennial Concert Hall
10. Threshermen's Museum
11. Winkler Heritage Museum
12. Bethel Heritage Park
13. Winkler Campground



CIVIC INVOLVEMENT

14. City Hall - Historic Displays
15. Fire Hall Museum
16. Winkler Farmers Market
17. Churches (19)
18. Stanely Horticulture Society



CONTINUED EDUCATION

19. Butterfly Educational Garden
20. South Central Library
21. Red River Community College
22. Garden Valley School Division
 - a. Garden Valley Collegiate
 - b. Northlands Parkway High School
 - c. Winkler Elementary School
 - d. Parkland Elementary School
 - e. Emerado Centennial School

