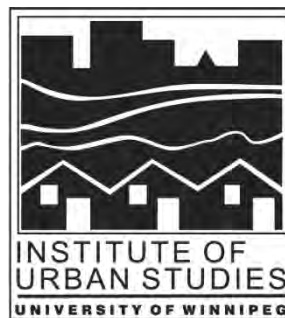


The Lord Selkirk Neighbourhood

by **Daniel Hiebert**
1977

The Institute of Urban Studies





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THE LORD SELKIRK NEIGHBOURHOOD

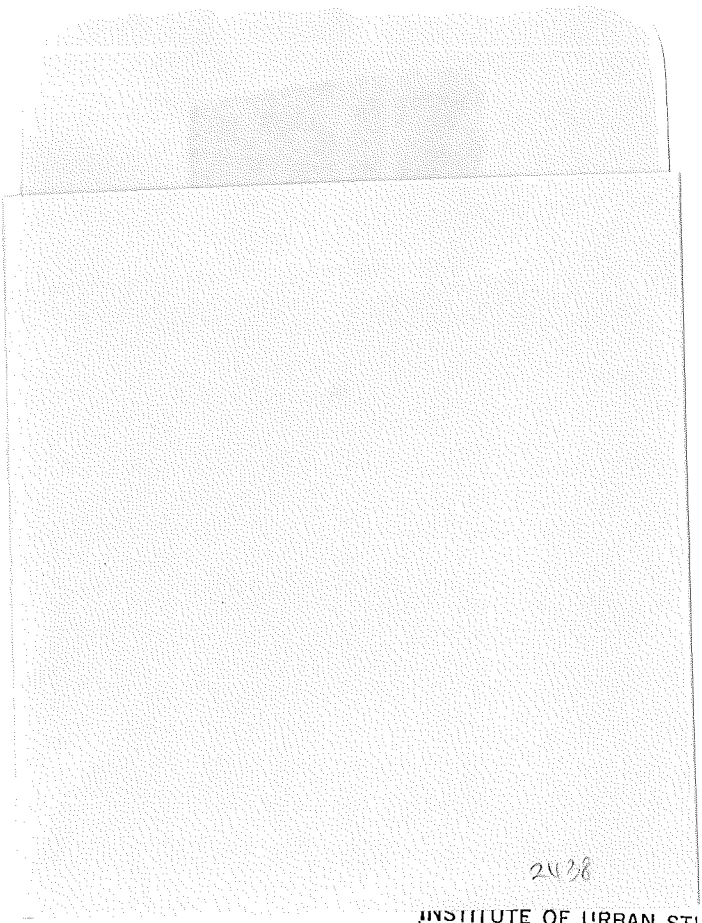
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Note: The cover page and this information page are new replacements, 2015.

The Institute of Urban Studies is an independent research arm of the University of Winnipeg. Since 1969, the IUS has been both an academic and an applied research centre, committed to examining urban development issues in a broad, non-partisan manner. The Institute examines inner city, environmental, Aboriginal and community development issues. In addition to its ongoing involvement in research, IUS brings in visiting scholars, hosts workshops, seminars and conferences, and acts in partnership with other organizations in the community to effect positive change.

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THE LORD SELKIRK
NEIGHBOURHOOD



Presented by Daniel Hiebert
to the Institute of Urban
Studies, February 1977

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INSTITUTE OF URBAN STUDIES
UNIVERSITY OF WINNIPEG

The Lord Selkirk Neighborhood

A great deal of our lives are spent in our particular neighborhoods. It stands to reason, then, that our neighborhoods must, in some way, become places where we enjoy spending our time. In a study by William Michelson, he has found that people consider their neighborhood to be more important to them than their house, city, or block.¹ Suzanne Keller goes a step further to say that planners must learn to inspire attachment, on the part of the residents, to their future neighborhoods.² The goal of this project was, for the writer, to learn something more about the complex nature of the neighborhood.

The neighborhood of Lord Selkirk is a declining neighborhood in the northern area of Winnipeg. It is bounded by Main street on the south, McGregor street on the north, Sutherland avenue on the west, and Mountain avenue on the east. (see Maps 1 and 2) The Lord Selkirk area could be described, as Burgess described his zone of working-man's homes, as an area of small residences lived in by low paid, blue collar workers and the area where first generation immigrants are most likely to settle.

This paper attempts to analyse some of the data compiled by an Institute of Urban Studies survey conducted in the summer of 1976. The objectives of this paper are: (1) to explore the

¹ William W. Michelson "An Empirical Analysis of Urban Environmental Preferences" Journal of the American Institute of Planners, Vol. 32 (1966), 358.

² Suzanne Keller, The Urban Neighborhood A Sociological Perspective (New York: Random House, 1968), 108.

2

THE LORD SELKIRK
AREA IN RELATION
TO WINNIPEG

MAP 1

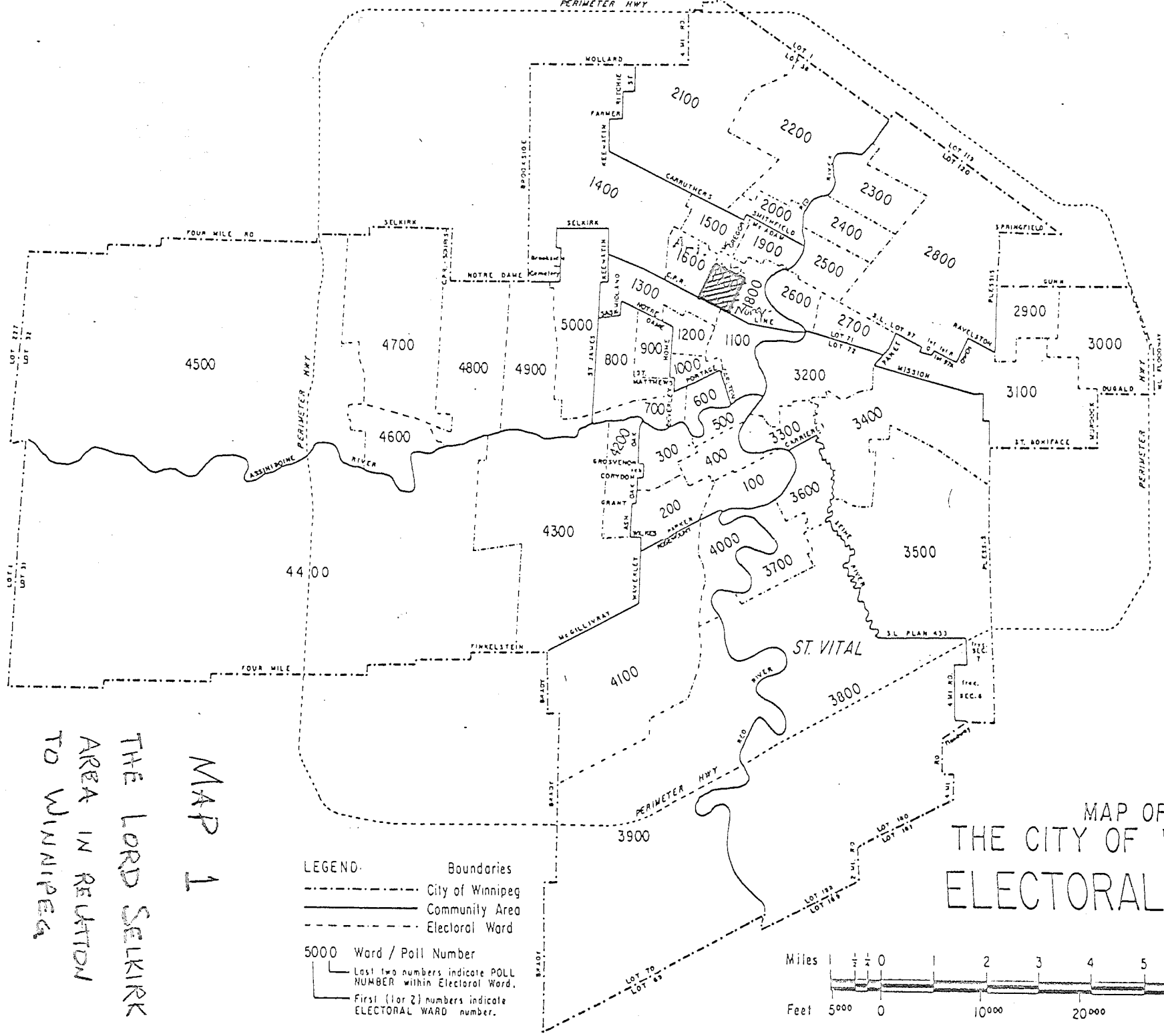
LEGEND:

- Boundaries
- - - City of Winnipeg
- Community Area
- - - Electoral Ward

5000 Ward / Poll Number

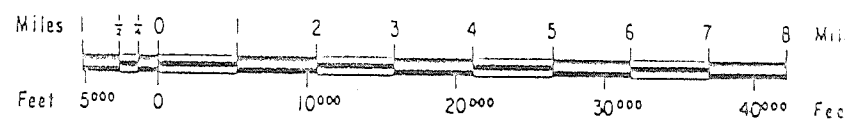
— Last two numbers indicate POLL NUMBER within Electoral Ward.

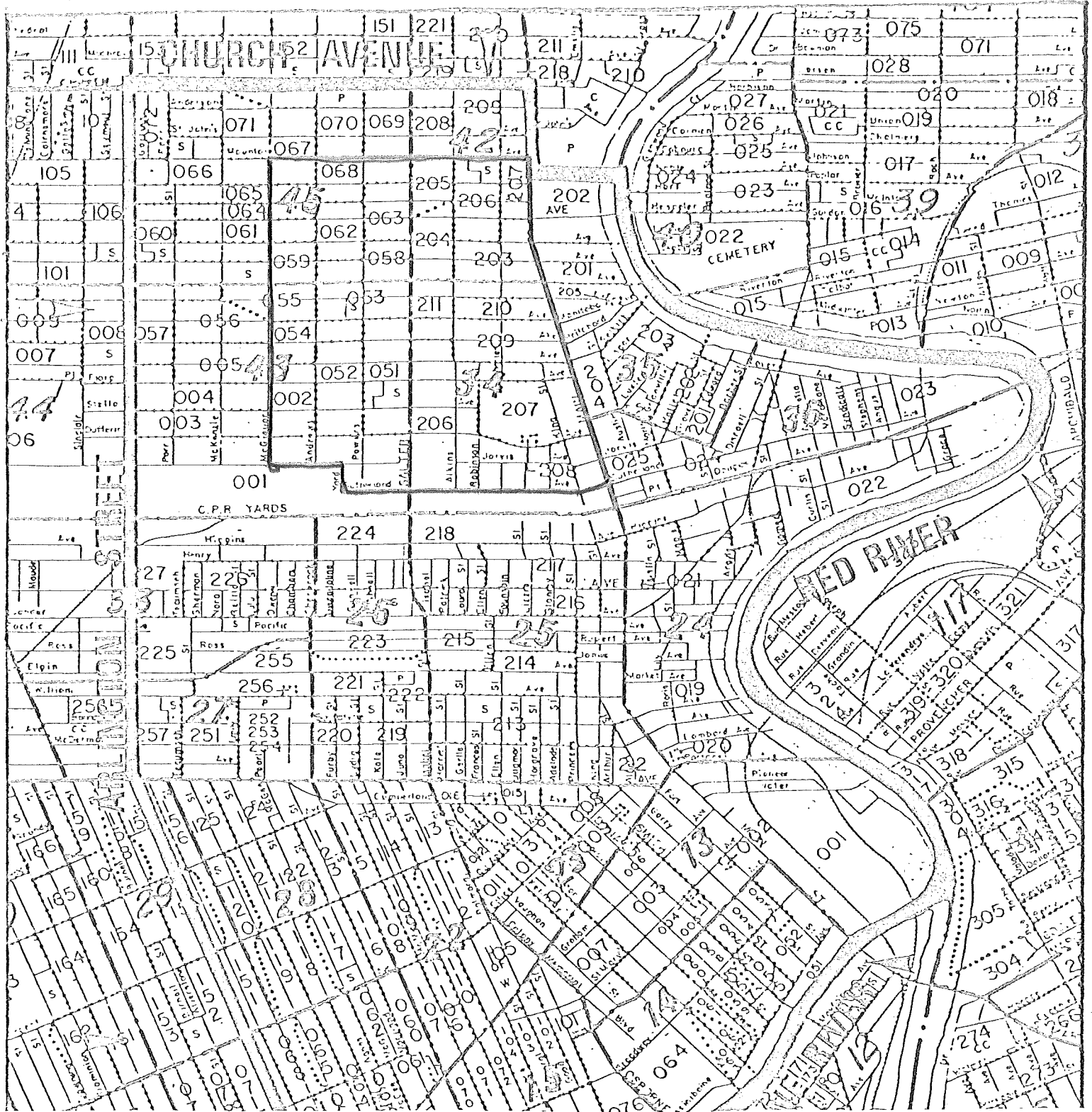
— First (or 2) numbers indicate ELECTORAL WARD number.



FORT ROUGE	100 RIVERVIEW
	200 GRANT PARK
	300 SELVIA
	400 CORBURN
	500 ROSLYN
MIDLAND	600 MEMORIAL
	700 WESTMINSTER
	800 PAUL PARK
	900 SARGENT PARK
CENTENNIAL	1000 BALMORAL
	1100 ROSS HOUSE
	1200 BARNATYNE
	1300 WESTON
LORD SELKIRK	1400 SELKIRK
	1500 WINARSKI
	1600 ARLINGTON
	1700 STRATHCONA
	1800 NORWAT
	1900 CATHEDRAL
WEST KILDONAN	2000 JEFFERSON
	2100 GARDEN CITY
	2200 KILDONAN PARK
EAST KILDONAN	2300 KILMORATH
	2400 LEIGHTON
	2500 MILLS MACDORELL
	2600 RIVERTON
	2700 TALBOT
	2800 SPRINGFIELD HEIGHTS
TRANSCONA	2900 JOHN GUNN
	3000 KERN PARK
	3100 REGENT PARK
ST BONIFACE	3200 TACHE
	3300 NORWOOD
	3400 LANGEVIN
	3500 WINAKWA
ST VITAL	3600 GLENLARN
	3700 FISHWOOD
	3800 DAKOTA
FORT GARRY	3900 UNIVERSITY
	4000 WILDWOOD
	4100 MATBARR
ASSINIBOINE PARK	4200 QUEENSTON
	4300 TUSLEO HEIGHTS
	4400 CHARLESWOOD PARK
ST JAMES - ASSINIBOIA	4500 ST CHARLES
	4600 LINFIELD
	4700 BOOTH
	4800 SILVER HEIGHTS
	4900 DEER LODGE
	5000 KING EDWARD

MAP OF THE CITY OF WINNIPEG ELECTORAL WARDS





MAP 2 THE STREET PATTERN OF THE LORD SELKIRK AREA.

differences between the populations that rent and own property in Lord Selkirk, (2) to describe some of the population characteristics in the Lord Selkirk area, (3) to attempt to ascertain the way in which the neighborhood is likely to change in the near future, and (4) to attempt to associate various population characteristics with general neighborhood satisfaction.

The study of the Lord Selkirk area originally began in the spring of 1976. After selection of a neighborhood for study was completed, a preliminary questionnaire was written by Mary Axworthy. A five percent random systematic sample was then drawn from the Henderson's Directory by beginning at a random point and selecting every twentieth house from that point. A sample pretest was then conducted in June 1976. The pretest included fifteen households, (from the five percent sample) which were drawn systematically from the entire area. The questionnaire was then subjected to minor changes after a conference between the survey coordinator and the interviewers.

The actual interviewing of the sample was undertaken during July by four interviewers. The computer preparation of the data and the computer programming, with an associated frequency distribution, was completed in August. The data was then filed as the survey coordinator left for graduate school. No one has been hired by the Institute of Urban Studies to complete the analysis of the data so they have graciously allowed me to use it for this project.

To study the Lord Selkirk area, the Institute of Urban Studies desired a sample of approximately 150 surveys. Using the Henderson's Directory, a five percent sample was drawn from

the Lord Selkirk area yielding 234 households and businesses. The businesses were discarded leaving 214 households. Fifteen households were used as a pretest sample which left 199 households remaining in the sample. The interviewers yielded a final result of 146 completed survey responses (73.3% of the original sample). One household refused to be interviewed (.7%) while 14.9% were unable to be contacted. Where there were language barriers (the interviewer could not speak Ukranian) a bilingual interviewer was sent.

One of the objectives of this paper is to explore the differences between the tenant and the property owner populations in Lord Selkirk. When the interviews were conducted, they were divided into two categories (owners and tenants) and were asked, in some cases, different questions. (questionnaires are attached at the end of the essay) Of the 146 interviews 79 (53.3%) were tenants while 67 (46.7%) were property owners. To ascertain the differences between the two populations five variables (questions asked to both owners and tenants) were cross-tabulated. The variables used were:

- 1 whether or not the respondent expects to move within a year.
- 2 ethnic origin of the household.
- 3 years lived at the present address.
- 4 age of the household head.
- 5 total household income.

This paper is also an attempt to analyse the ramifications of particular demographic characteristics on general neighbor-

hood satisfaction. The independent demographic variables are:

- 1 ethnic origin of the household.
- 2 occupation of the household head.
- 3 age of the household head.
- 4 total household income.
- 5 education of the respondent.

The variables chosen that are dependent on the above variables are:

- 1 whether or not the respondent expects to move within a year.
- 2 whether or not the respondent would choose to remain in the Lord Selkirk neighborhood if he did decide to move.
- 3 whether or not the respondent has noticed any changes taking place in his neighborhood.
- 4 length of time that the household has been living at the present address.

Two other variables were used to see if demographic characteristics are associated. The two variables are:

- 1 rent per month or value of the house.
- 2 type of dwelling.

The assumptions that one must be prepared to accept to lend validity to this paper are:

- 1 that a five percent random systematic sample can adequately reflect the true characteristics of the total population.
- 2 that the questionnaires recorded valid information
- 3 that the respondents gave the true answers to the

questions asked of them.

4 that neighborhood satisfaction can be measured by the dependent variables that have been used.

The limitations of the study and therefore also the limitations of this paper are:

1 the study area does not coincide with the Canada census tract areas which made a two sample test of similarity impossible. The actual representativeness of the sample must then remain in question.

2 the survey was undertaken during the summer months when the economically better-off residents could have been on vacation. This could have skewed the results slightly.

3 the questionnaire did not incorporate any questions as to where the respondents have social ties. Linton C.

Freeman points this out as an important variable influencing neighborhood satisfaction and the respondent's desire to move.³

My conceptualizations used in choosing the variables that were analysed for this paper were as follows:

Age of household head was chosen to attempt to determine the household's position in the family life-cycle. The area contained families in the expansion stage and families in the contraction stage.

Income, Occupation, and Education were all chosen, following the example of Grace Parasuik,⁴ to gain some insight into the

³Linton C. Freeman and Morris H. Sunshine Patterns of Residential Segregation (Cambridge: Schenkman Publishing company, 1970), 11.

⁴Grace N. Parasuik Final Report of Satisfactions in an Urban Neighborhood (Winnipeg: University of Winnipeg, 1971), 10.

socio-economic composition of the residents in the Lord Selkirk area.

Type of dwelling, Rent per month, and Value of the house were all chosen to discover whether or not a relationship exists between socio-economic level and the level of accommodation that the respondents have acquired.

Ethnic origin was chosen as an independent variable to explore the way in which the neighborhood is now composed and also the way in which the neighborhood will change in the near future.

The above variables were also chosen to identify existing associations between the demographic characteristics.

Length of residence, Movement within a year, Whether the residents would stay in the neighborhood, and perception of change were the variables chosen to attempt to measure the resident's inherent satisfaction towards their neighborhood. All of the variables measure the degree of commitment to the Lord Selkirk area. It is assumed that commitment to the area is directly associated with neighborhood satisfaction. The variable perception of change also measures individual perceptual differences.

Before the actual computer analysis of the Lord Selkirk data, several expected outcomes were derived from the objectives stated in this paper. These expected outcomes can be considered as the hypotheses that this paper is attempting to prove. The hypotheses were:

- 1 that there are significant demographic differences between the tenant and the property owner populations.
- 2 that there exists significant relationships between

selected demographic characteristics.

3 that the population characteristics of the Lord Selkirk area are in a process of change.

4 that there exists a significant relationship between demographic characteristics and the neighborhood satisfaction in an area.

After the general hypotheses were formulated the ^{computer} program that was constructed by the Institute of Urban Studies had to be reprogrammed to allow for less classes in each variable. This would facilitate more validity to be given to the chi squared tests of significance that were employed on the variables. In some cases the data did not yet meet the chi squared test requirements. In this case, the data was either reclassified and rerun on the APL terminal or, when possible, the fisher's exact test was used instead of the chi squared test.

The data was first run to obtain an adjusted frequency output (see Table 1) which used the new classification system. In some cases the data has been reclassified after this table was constructed. It can immediately be seen that the separate populations of tenants and owners are very different. The variables which looked particularly promising were subjected to the chi squared test of significant difference using the APL computer terminal. (Table 2) Results of the tests show that the tenant population has a much higher propensity to move (31.6% of the tenants anticipated moving within the next year as opposed to only 7.6% of the property owners). In the Lord Selkirk area,

TABLE - 1

FREQUENCY DISTRIBUTION

D

VARIABLE		TENANT %		OWNER %	
WILL YOU MOVE WITHIN A YEAR	yes	25	31.6	5	7.6
	no	54	68.4	61	92.4
WOULD YOU PREFER TO STAY IN THIS NEIGHBORHOOD	yes	9	45.0	1	20.0
	no	11	55.0	4	80.0
HAVE YOU NOTICED ANY CHANGES IN THIS NEIGHBORHOOD	yes	15	20.8	23	35.4
	no	57	79.2	42	64.6
HOW LONG HAVE YOU LIVED AT THIS ADDRESS	1 to 5 years	37	46.8	7	10.6
	5 to 10 years	27	34.2	25	37.9
	over 10 years	15	19.0	34	51.5
AGE OF THE HOUSEHOLD HEAD	less than 30	27	34.6	7	10.6
	30 - 40	15	19.2	7	10.6
	40 - 50	16	20.5	19	28.8
	over 50	20	25.6	33	50.0
TYPE OF DWELLING	single family attached	24	30.4	16	24.2
	single family detached	14	17.7	48	72.7
	multiple dwelling	41	51.9	2	3.0

TABLE: 1

FREQUENCY DISTRIBUTION

11

VARIABLE		TENANT	%	OWNER	%
RENT PER MONTH	less than \$99	24	30.5		
	100 to 126	22	27.8		
	127 to 150	22	27.8		
	over 150	11	13.9		
VALUE OF YOUR HOUSE	10,000 to 20,000			17	26.1
	20,000 to 30,000			27	41.6
	30,000 to 40,000			21	32.3
ETHNIC ORIGIN	Britian/Canada	27	34.1	17	26.2
	European	18	22.8	9	13.8
	East European	17	21.5	33	50.8
	Native Canadian	12	15.2	3	4.6
EDUCATION OF RESPONDENT	none to gr. 6	17	21.8	18	28.1
	6 to 9	29	37.2	21	32.8
	9 to 13	30	38.5	21	32.8
OCCUPATION OF HOUSEHOLD HEAD	unemployed	23	29.9	3	4.8
	retired	14	18.2	17	27.4
	service	20	26.0	14	22.6
	product fab.	20	26.0	28	45.1
TOTAL HOUSEHOLD INCOME FROM ALL SOURCES	less than 5,000	31	40.3	8	12.5
	5,000 to 10,000	31	40.3	35	54.7
	10,000 to 15,000	15	19.5	21	32.8

TABLE : 2

SIGNIFICANT CORRELATIONS

CROSSTABULATIONS BETWEEN OWNERS AND TENANTS

	MOVE	ETHNIC	YEARS	AGE	INCOME
MOVE WITHIN A YEAR	.995				
ETHNIC ORIGIN					
YEARS LIVING AT THIS ADDRESS			.995		
AGE OF HOUSEHOLD HEAD				.99	
TOTAL HOUSEHOLD INCOME					.995

VALUES REFER TO THE PROBABILITY (USING THE CHI SQUARED TEST) OF A SIGNIFICANT DIFFERENCE BETWEEN THE OBSERVED AND THE EXPECTED VALUES

then, there is a transient rental population with a relatively stable property owner population.

It is interesting that there is no significant difference between the two populations in terms of ethnicity. Michelson has proposed that ethnic groups tend to remain in the same spatial area regardless of their individual member's wealth.⁵ He believes this cleavage is a result of the common style of life within the ethnic group. It is possible that this is the reason that no significant difference has been shown in the cross-tabulation results. The ethnic groups may have chosen to remain in Lord Selkirk, even the transient tenant population.

The property owners have lived at their present addresses for a significantly longer period of time, again showing that the transiency level for the tenants is much higher. Another explanation for the owners living in the same house for a longer period of time could be that once a resident has bought a house, he has less alternatives to move away because he perceives himself as tied to that particular house.⁶

The property owners also tend to be older and they tend to have a significantly higher income. This, of course, would facilitate their buying a dwelling unit instead of renting one in the first place. The owners being older also lends credibility to the fact that they have lived in their houses for a longer period of time.

⁵William M. Michelson Man and His Environment: A Sociological Approach (Reading Mass.: Addison-Wesley Pub. Co., 1970), p. 65.

⁶Suzanne Keller op.cit., 115.

From the chi squared tests, we can see that there are very definite and significant differences between the population that owns property and the population that rents property in the Lord Selkirk area. Assuming that the two populations are very different, the remaining cross tabulations between variables were done separately. The data for the property owners was then subjected to the chi squared test of significant difference in an attempt to prove the hypotheses that were generated above. (Table 3)

2 that there is a relationship between selected population characteristics.

a) value of the house and occupation are related whereby the more expensive houses are owned by the people that work in the higher paying semi-skilled occupations. (Table 5)

b) ethnic origin and occupation are related. The East European and European people make up most of the product fabricating labor force in the area. (Table 6)

c) the people with the relatively higher education levels are associated with the semi-skilled occupations. The people with lower education levels are retired, probably resulting from the lower education standards that were available when the people who are retired now were in school. (Table 7)

d) occupation and income are related. The retired and the unemployed people earn the least while the residents who earn the most are in the service and the product fabricating occupations. (Table 8)

e) income influences the resident's type of dwelling in

TABLE:5

		INCOME		
		LESS THAN 5000	5000 TO 10000	OVER 10 000
VALUE OF HOUSE	10000 TO 20000	2	10	5
	20000 TO 30000	5	14	7
	30000 TO 40000	0	11	8

TABLE:6

		ETHNIC ORIGIN			
		BRITISH	EUROPEAN	EAST EUR.	NATIVE
OCCUPATION	UNEMPLOYED	1	1	0	1
	RETIRED	4	0	13	0
	SERVICE	8	1	5	0
	PRODUCT FABRICATING	4	7	11	2

that the higher the total income, the easier it is to be able to afford a single family dwelling. Michelson has theorised that when people have the means to afford it, they will always choose the dwelling with more privacy.⁷ In Lord Selkirk most of the people that own houses, with over 5,000 dollars of income per year, own single family dwellings. (Table 9)

3 that the population of Lord Selkirk is changing through time.

To test this hypothesis the variable of movement within a year was used. A correlation was established between the total household income per year and the desire to move. People with the very lowest and the highest income want to move more than the people with an income between five and ten thousand dollars per year. The Lord Selkirk neighborhood could become more of a blue collar, working-class area as the high and the low income property owners are filtered out. (Table 10)

4 that there is a relationship between population characteristics and the neighborhood satisfaction.

a) ethnicity is related to the length of residence in the neighborhood. The people of British and East European origin have lived in Lord Selkirk the longest. This again lends support to Michelson's theory that ethnic groups will tend to remain together through time.⁸ (Table 11)

⁷ William W. Michelson "An Empirical Analysis of Urban Environmental preferences " Journal of the American Institute of Planners op.cit., 356.

⁸ William W. Michelson Man and His Environment A Sociological Approach op.cit., 65.

TABLE: 9

		INCOME		
		LESS THAN 5000	5 - 10,000	10 - 15,000
TYPE OF DWELLING	SINGLE FAM ATTACHED	2	11	3
	SINGLE FAM DETACHED	5	24	17
	MULTIPLE DWELLING	1	0	1

TABLE: 10

		INCOME		
		LESS THAN 5000	5 - 10,000	10 - 15,000
MOVE WITHIN A YEAR	YES	2	1	2
	NO	6	33	19

TABLE: 11

		ETHNIC			
		BRITISH	EUROPEAN	EAST EUR	NATIVE
LENGTH OF RESIDENCE	1-5 YEARS	2	1	1	2
	5-10 YEARS	4	6	12	1
	MORE THAN 10	11	2	19	0

b) Income is significantly related to the desire to move. Both Johnston and Keller have theorized that a rise in income is associated with a desire to move. This is due to several reasons. Keller points out that the economically better-off residents are generally less tied down to their immediate neighbors.⁹ They would probably give them more of a wide-spread peer group. Johnston says that a higher socio-economic level tends to make people's status consciousness also rise.¹⁰ This would cause the people with more money to become dissatisfied with the status level of their neighborhood and seek to move. In this cross-tabulation, the people with the middle income level have the least propensity to move. (Table 10)

c) There exists a relationship between the type of dwelling and the desire to move. People who live in attached or multiple dwellings have a higher propensity to move than those who live in single family dwellings. This higher propensity to move could be attributed to Michelson's thesis that "people wish to be separated from others as much as possible." (Table 12)

d) the people owning the dwelling units that were in the middle-price class were much more perceptive to neighborhood change than either the people living in high or low cost housing. The people who lived in the most expensive housing were the least perceptive to change. There may be another factor, or many other factors, involved that influence the perception of the respondent. (Table 13)

e) ethnicity is correlated with the desire to stay in the

⁹ Suzanne Keller, op.cit., 116.
¹⁰ R.J. Johnston Urban Residential Patterns (New York: Praeger Publishers, 1971), 41.
 11 William M. Michelson "An Empirical Analysis of Urban Environmental preferences" op.cit., 356.

Lord Selkirk neighborhood. The one East European family that desired to move wished to stay in the neighborhood while all three of the families of British origin that wished to move, wanted to move out of the neighborhood when they did move.

The promising variables for the tenant survey were then subjected to the chi squared test of significance and some very different results were obtained. The resultant relationships are again stated immediately after the hypotheses that they are being used to prove. (Table 4)

2 that there is a relationship between selected population characteristics.

a) Age of the household head and ethnic origin are related. Residents that are of British or of Native Indian origin tend to be younger than the residents that are of East European origin. (Table 14)

b) rent per month is associated with the occupation of the resident. The retired people pay the least rent, probably because retired people need much less room to live. People that are working at service and semi-skilled occupations tend to pay rent that is in the middle ranges. A paradoxical situation is that unemployed people are in the highest of rent categories. This may be caused by the fact that the unemployed families were generally the largest families in the neighborhood. (Table 15)

c) Rent per month is also associated with income. Generally, as income increases, the propensity to pay more rent also increases. Again a paradoxical situation exists in that the highest rates are paid by the people with the lowest income.

TENANTS CROSSTABS

	MOVE	STAY	CHANGES	YEARS	AGE	RENT	ETHNIC	EDUCATION	OCCUPATION	INCOME	TYPE
MOVE WITHIN A YEAR				.995			.975				
STAY IN THIS NEIGHBORHOOD											
NOTICED CHANGES IN NEIGHBORHOOD											
YEARS LIVING AT ADDRESS							.99		.95		
AGE OF HOUSEHOLD HEAD							.99				
RENT PER MONTH									.995	.975	
ETHNIC ORIGIN								.95	.995	.995	
EDUCATION OF RESPONDENT											
OCCUPATION OF HOUSEHOLD HEAD										.995	
TOTAL HOUSEHOLD INCOME											
TYPE OF DWELLING											

VALUES REFER TO THE PROBABILITY (USING THE CHI SQUARED TEST) OF A SIGNIFICANT DIFFERENCE BETWEEN THE OBSERVED AND THE EXPECTED VALUES

TABLE : 15

		OCCUPATION			
		UNEMPLOYED	RETIRED	SERVICE	PRODUCT FAB.
RENT PER MONTH	LESS THAN 99	1	9	8	5
	100 TO 126	9	1	3	9
	127 TO 150	6	2	8	6
	OVER 150	7	2	1	0

TABLE : 16

		INCOME		
		LESS THAN 5000	5-10000	10-15000
RENT	LESS THAN 99	9	11	3
	100 - 126	8	9	5
	127 - 150	5	11	6
	OVER 150	9	0	1

The situation is not easily explained. Possible explanations are i) that the poorest people have the largest families and must, by necessity, pay more rent for a larger house or, ii) the respondents did not understand the question. (Table 16)

d) ethnic origin is related to occupation, education, and income. In terms of employment most of the East Europeans are retired. Over 90% of the Native Indian population is unemployed and the British and the remaining European populations are fairly evenly distributed with occupations. The East European and the Native Indians tend to have less education than the British and other European people. The native population in the area has the very lowest income (90% earn less than five thousand dollars per year income) while the people of British origin have the highest income levels. (Tables 17, 18, 19)

e) occupation and income are related whereby the unemployed and the retired people earn the least amount of money while the semi-skilled laborers and the service people tend to earn more money per year. (Table 20)

3) that the population of the Lord Selkirk area is changing through time.

There is a definite difference in the ethnic movements out of the area. The European and the East European people are remaining in the area with very few of them expecting to move. At the same time, the people of British and Native Indian descent seem to be leaving the area. In time the Lord Selkirk neighborhood could take on a much more international character

TABLE : 17

		ETHNIC			
		BRITISH	EUROPEAN	EAST EUR	NATIVE
OCCUPATION	UNEMPLOYED	8	3	0	11
	RETIRED	2	1	10	0
	SERVICE	7	6	4	0
	PRODUCT FAB.	9	7	3	1

TABLE : 18

		ETHNIC			
EDUCATION	NONE - G.C.E	3	3	6	4
	7-9	12	3	7	6
	9-13	11	12	4	2

TABLE : 19

		ETHNIC			
INCOME	LESS THAN 5000	9	5	5	10
	5-10000	7	9	11	1
	10-15000	11	3	1	0

TABLE : 20

OCCUPATION

		UNEMPLOYED	RETIRED	SERVICE	PROFESSOR
INCOME	LESS THAN 5000	20	5	3	2
	5-10000	2	9	8	12
	10-15000	0	0	9	6

TABLE : 21

ETHNIC

		BRITISH	EUROPEAN	EAST EUR	NATIVE
MOVE WITHIN A YEAR	YES	11	5	1	7
	NO	16	13	16	5

TABLE : 22

LENGTH OF RESIDENCE

		1-5 YRS	5-10	OVER 10
MOVE WITHIN A YEAR	YES	19	4	2
	NO	18	23	13

than it has at the present. (Table 21)

4 that there is a relationship between population characteristics and neighborhood satisfaction.

a) the propensity of the residents to move is significantly related to the length of residence in the area. Both Johnston and Keller have theorized that people tend to have less of a desire to move as they live in one place for a longer period of time.¹² Keller perceives this difference as due to the fact that newer residents of a neighborhood tend to be more critical of their neighborhood.¹³ (Table 22)

b) length of time living at the present address and ethnicity of the respondent are related. The British and the Native Indian people have lived in Lord Selkirk for a shorter period of time while the East Europeans, as we have seen before, tend to have remained in the area longer. (Table 23)

c) length of residence is also related to the level of income per year. The people with the least amount of income have lived in the area for the shortest amount of time. Residents that have income in the middle ranges have remained in the area the longest. (Table 24)

While the relationships shown have importance, there is also some relevance shown in the relationships that do not exist.

¹² R.J. Johnston op.cit., 304.

¹³ Suzanne Keller op.cit., 114.

TABLE : 23

		ETHNIC ORIGIN			
		BRITISH	EUROPEAN	EAST EUR.	NATIVE
LENGTH OF RESIDENCE	1-5 YEARS	17	8	1	8
	5-10	5	8	8	4
	OVER 10	3	2	8	0

TABLE : 24

		INCOME		
		LESS THAN 5000	5-10000	10-15000
LENGTH OF RESIDENCE	1-5 YRS	20	10	7
	5-10	4	15	6
	OVER 10	7	6	2

For example, from Rossi's work in family life cycle, many researchers would agree that residential mobility would be highest among young families and that the rate of mobility would decline with increasing age.¹⁴

It is reasonably established that residential mobility is high among young families and declines with increased age of the household head...thus, viewed in terms of migration rates, residential mobility appears to be associated with the expansion stage of the family life-cycle.¹⁵

In this analysis, the variables of mobility and family life-cycle were not significantly correlated. Michelson has suggested that the stage in the family life-cycle is by no means the only variable affecting mobility.

The choices people would make are not a simple function of their age or status (nor, in addition, of ethnic position per se), but of more subtle influences-their values and styles of life.¹⁶

In the case of Lord Selkirk, there are many variables at work affecting mobility other than family life-cycle.

In conclusion, it can be seen that there is evidence to support the four hypotheses that were to be tested in this paper. The tenant population has certain significant differences compared to the property owner population. In both the populations many of the demographic characteristics were related. It can also be

¹⁴ H. Lawrence Ross "Reasons For Moves To and From a Central City Area" Social Forces vol 40 (1961), 261.

¹⁵ Gerald R. Leslie and Arthur H. Richardson "Life-Cycle, Career Patterns and Decision to Move" American Sociological Review volume 26 (Dec, 1961), 804.

¹⁶ William M. Michelson "An Empirical Analysis of Urban Environmental Preferences" op.cit., 359.

seen that the neighborhood of Lord Selkirk will undergo some definite changes in the future. It seems that more working class immigrants are moving into the area and that the original people of British origin are moving away. Lastly, there is a definite, and significant relationship between the population characteristics in Lord Selkirk and the neighborhood satisfaction.

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