



PRESENTED BY:

UNIVERSITY OF MANITOBA

FACULTY OF ARCHITECTURE | DEPARTMENT OF CITY PLANNING

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OUR OBJECTIVE

Our mission in Neepawa is to learn from the community what towns in Manitoba can do to create thriving, accessible and inviting environments for adults of all ages. We have met three with some members of the community, and have compiled a series of ideas to help facilitate the town's growth with a focus on aging populations.

AGE-FRIENDLY COMMUNITIES

Our study is based on the World Health Organization's guidelines to Active Ageing and Age-Friendly Cities. The study-areas of focus are housing, transportation and mobility, outdoor spaces and buildings, and social participation.



HOUSING



OUTDOOR SPACES
& BUILDINGS



TRANSPORTATION
& MOBILITY



SOCIAL
PARTICIPATION

NEEPAWA POPULATION



2021 TOTAL
POPULATION:

5,685



2021 POPULATION
OVER 65+:

1,020



2021 IMMIGRANT
POPULATION:

2,225

2016 TOTAL
POPULATION:

4,610

2016 POPULATION
OVER 65+:

930

2016 IMMIGRANT
POPULATION:

1,395

MEDIAN AGE COMPARISONS



2016 NEEPAWA
MEDIAN AGE

38.6

2021 NEEPAWA
MEDIAN AGE

38.8



2016 MANITOBA
MEDIAN AGE

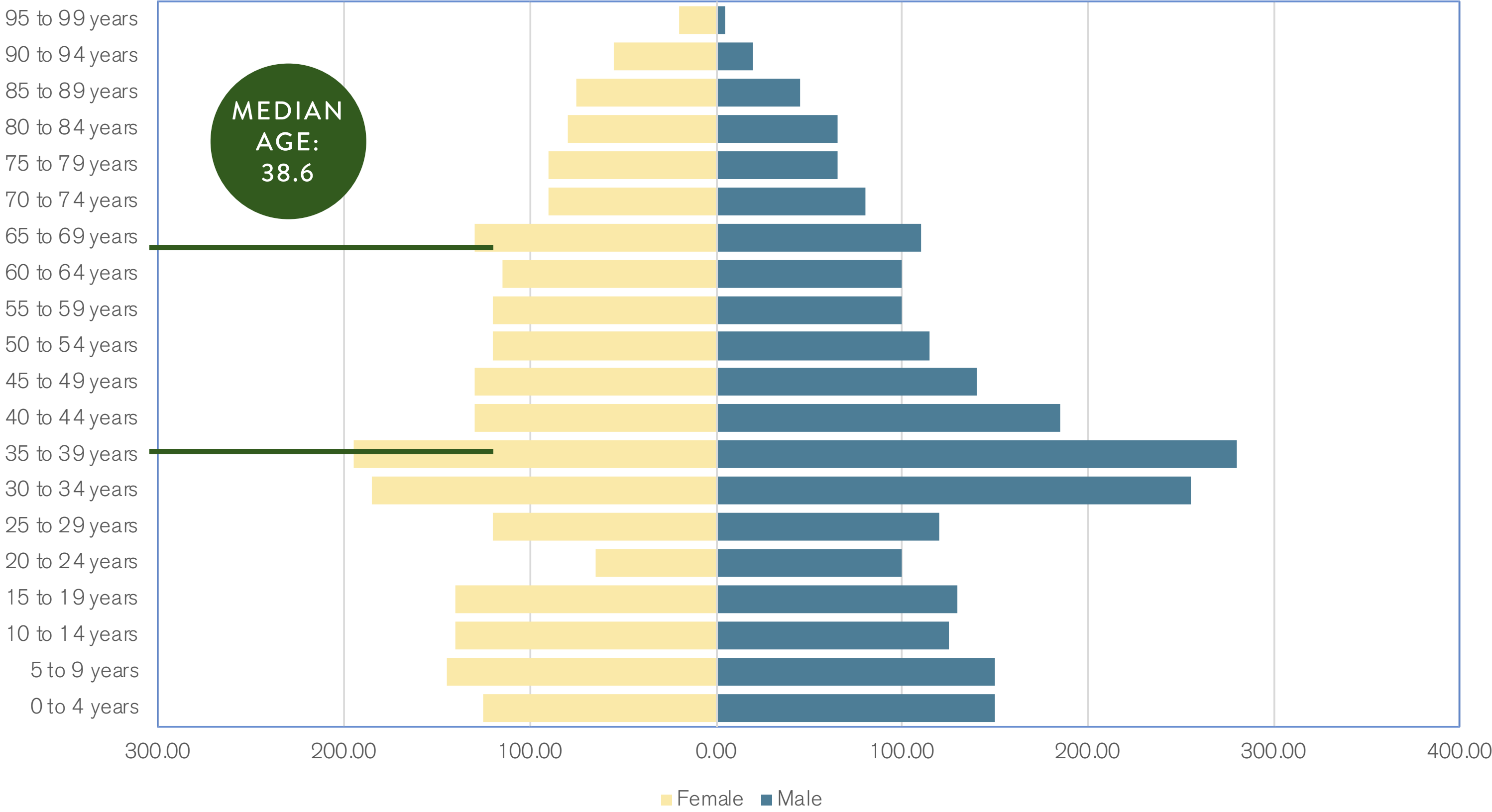
44.1

2021 MANITOBA
MEDIAN AGE

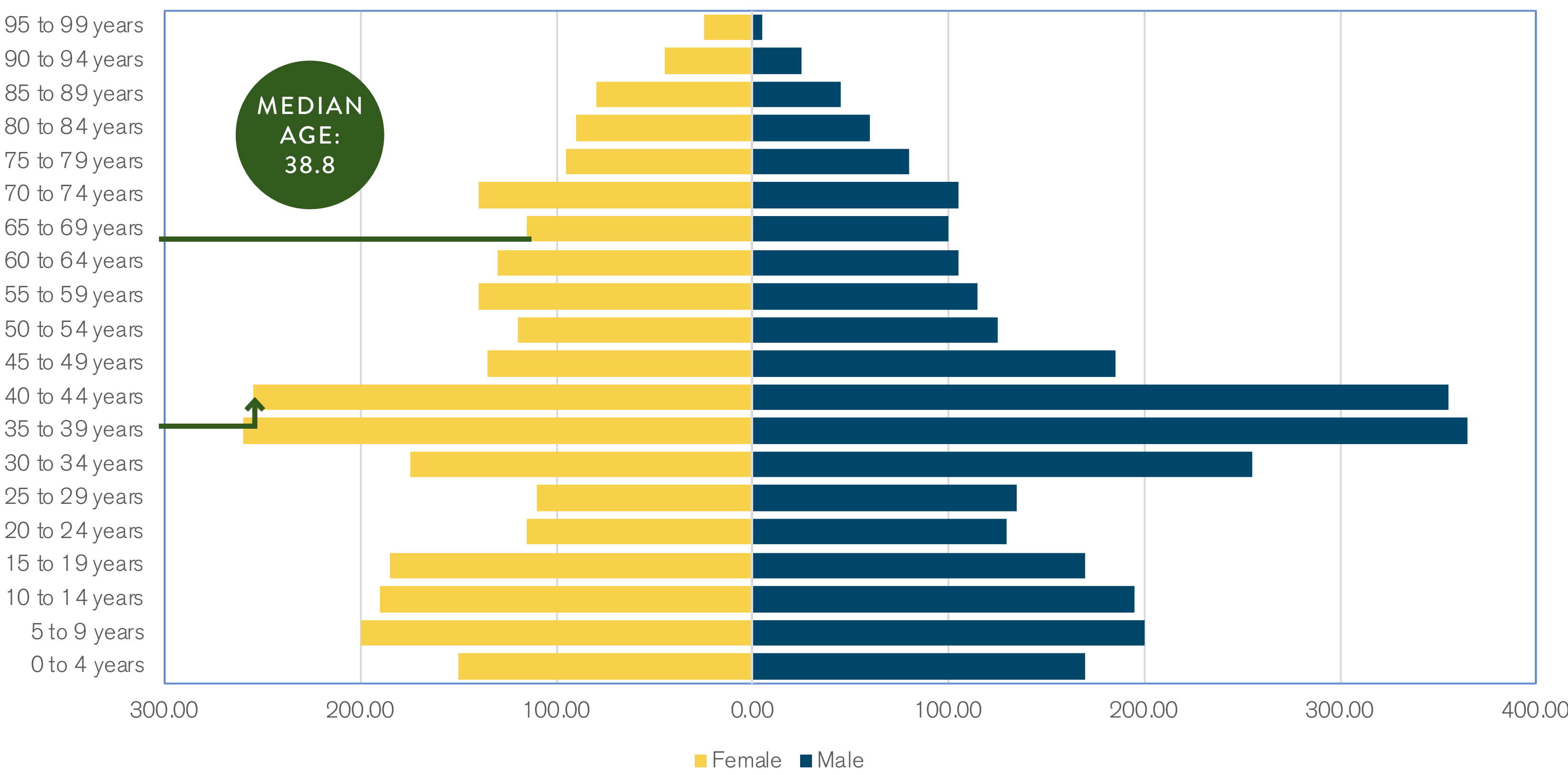
38.4

NEEPAWA POPULATION GROWTH

2016 POPULATION



2021 POPULATION



NEEPAWA POPULATION
INCREASE 2016-2021:

23.3%

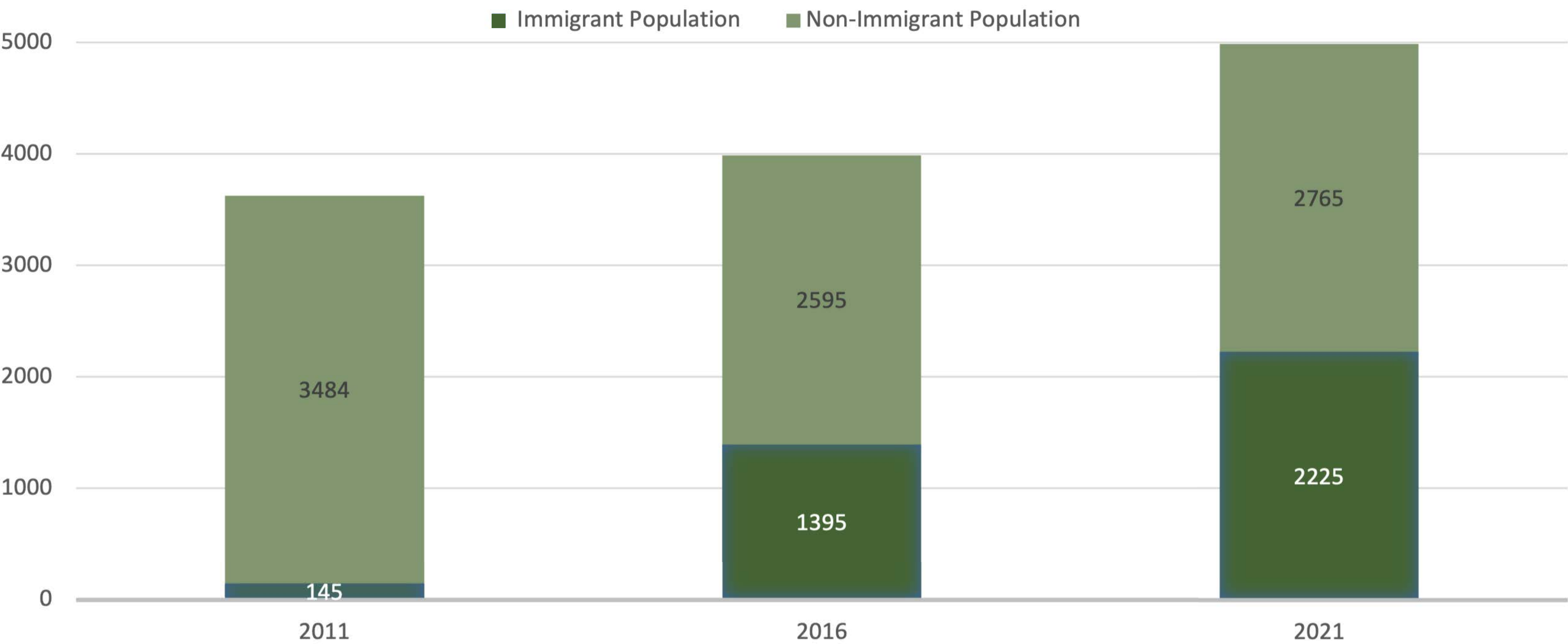
MANITOBA POPULATION
INCREASE 2016-2021:

5%



IMMIGRATION STATISTICS

IMMIGRANTS AS A PROPORTION OF TOTAL POPULATION
IN PRIVATE HOUSEHOLDS



NEEPAWA IMMIGRANT
PERCENTAGE OF TOTAL
POPULATION

39.1%

MANITOBA IMMIGRANT
PERCENTAGE OF TOTAL
POPULATION

19.7%





HOUSING

STRENGTHS

- ✓ **Excellent options for downsizing and assisted living**
- ✓ Mix of housing types for different lifestyles
- ✓ Development areas exist for new housing
- ✓ Different levels of assisted living available

CHALLENGES

- ✗ Lack of affordable homes for families and workers
- ✗ **Growing pool of single person households needing accommodations**
- ✗ Eventual need for more assisted living facilities
- ✗ Country Meadows separated by highway
- ✗ **New housing required for newcomers**



OUTDOOR SPACES
& BUILDINGS

STRENGTHS

- ✓ Easy access to services
- ✓ Evenly distributed outdoor seating in the town centre
- ✓ Adequate parking
- ✓ **Good sense of safety**

CHALLENGES

- ✗ **Non-continuous sidewalk network**
- ✗ Potholes and uneven streets
- ✗ Cyclists make it difficult for older adults to use sidewalks
- ✗ Not enough green space/parks, especially downtown
- ✗ **Inadequate pedestrian crossings**
- ✗ Few public washrooms



TRANSPORTATION
& MOBILITY

STRENGTHS

- ✓ **Affordable handy vans - free on Tuesdays for seniors for grocery shopping at Freshmart and Co-Op**
- ✓ Convenient parking
- ✓ Timely snow clearing services

CHALLENGES

- ✗ No public transit services
- ✗ Potholes on the road
- ✗ **Diagonal parking on Mountain Ave. causes blind spots**
- ✗ **Cyclists make it difficult for older adults to use sidewalks**



SOCIAL
PARTICIPATION

STRENGTHS

- ✓ **Amenities are centrally located**
- ✓ Good variety of activities
- ✓ HAND offers senior-specific activities

CHALLENGES

- ✓ No mid-priced clothing stores
- ✓ Greenspaces are generally far from town centre
- ✓ No four-season pool
- ✓ **Lack of free gathering spaces**

KEY AREAS

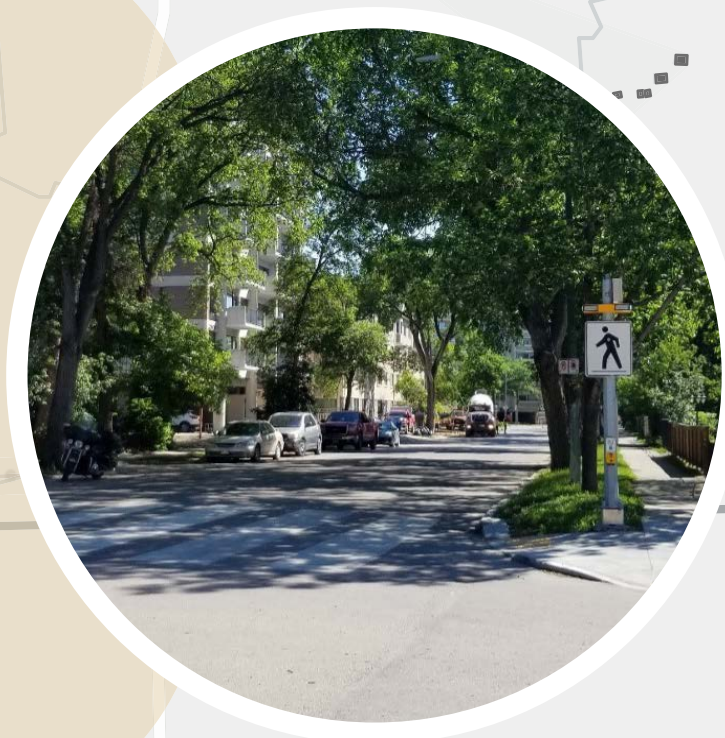
We have identified four key areas for potential improvement to continue Neepawa's growth as a community that welcomes everyone. These four areas are already some of Neepawa's finest features, and highlight the town's potential.

Neepawa Airport

MAIN ST. / HWY 16

2

Main St. Separates the northern and southern parts of town, and its beautiful canopy is often the first impression for those entering town.



MOUNTAIN AVE.

1

The primary north/south connection, Mountain Ave. is a charming, vital artery through Neepawa, replete with commercial and civic amenities.



THE FLATS

4

As the park closest to the centre of town, The Flats hosts much of Neepawa's outdoor sporting activities, with soccer in the summer and skating in the winter.



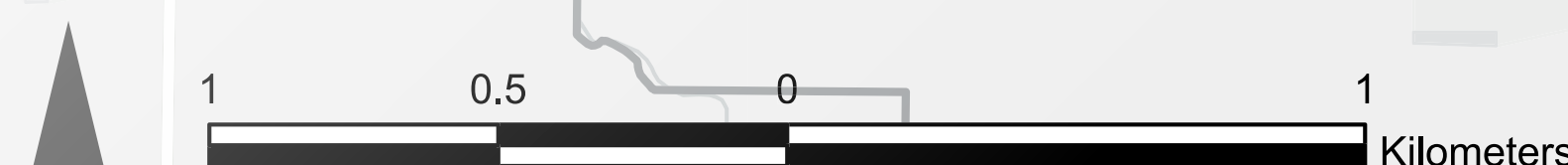
HAMILTON ST.

3

An important east/west route through town, Hamilton St. is poised to become a central connection as development increases in the east.



KEY AREAS



HOUSING

CURRENT CONDITION

Households have grown in size, even while the number of individuals living alone has increased since 2016.

OPPORTUNITIES

New demand and decreasing availability of rental housing has put pressure on Neepawa’s housing market, creating demand for new, dense forms of housing.

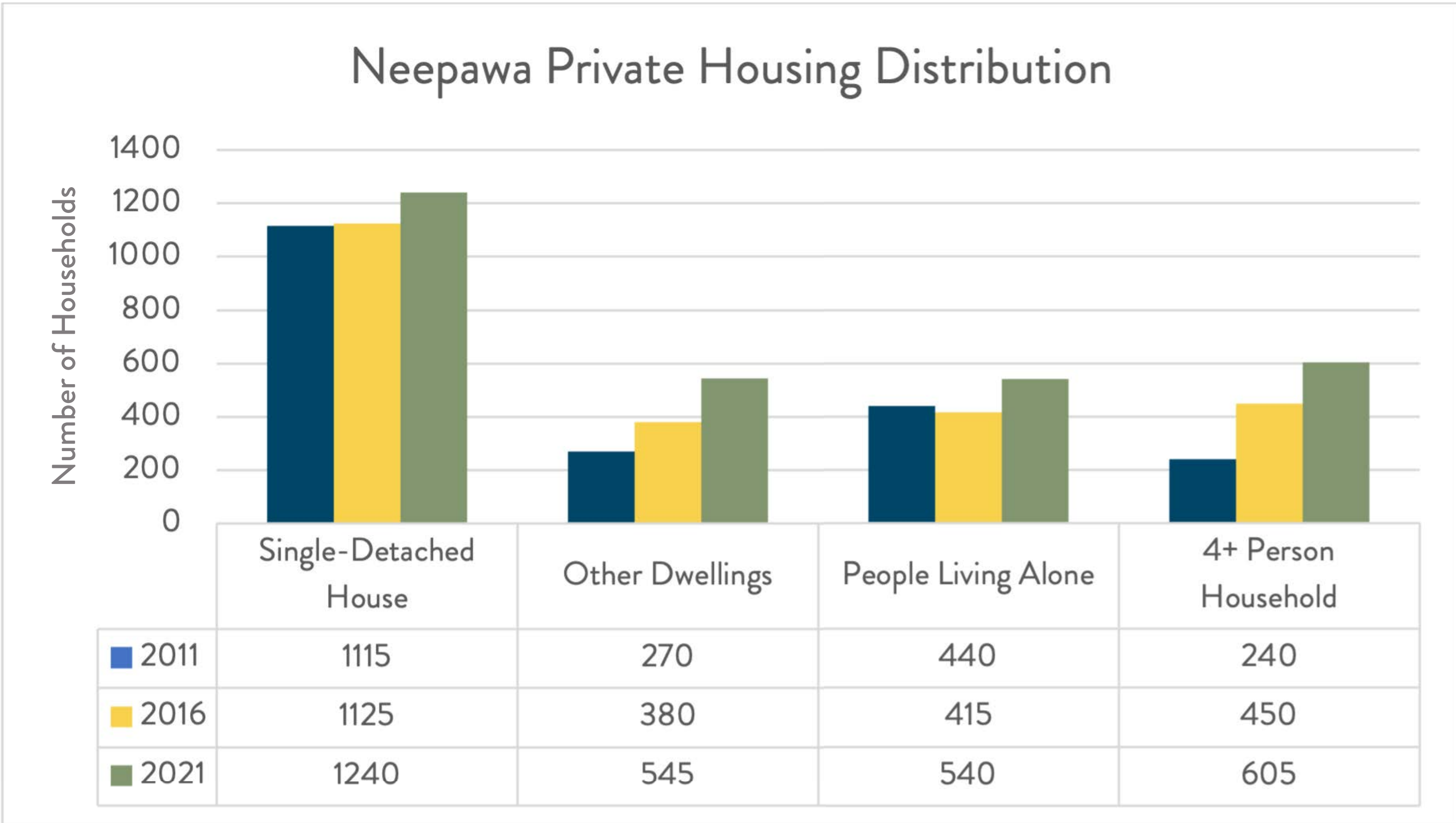


Table 1: Statistics Canada 2011, 2016, 2021

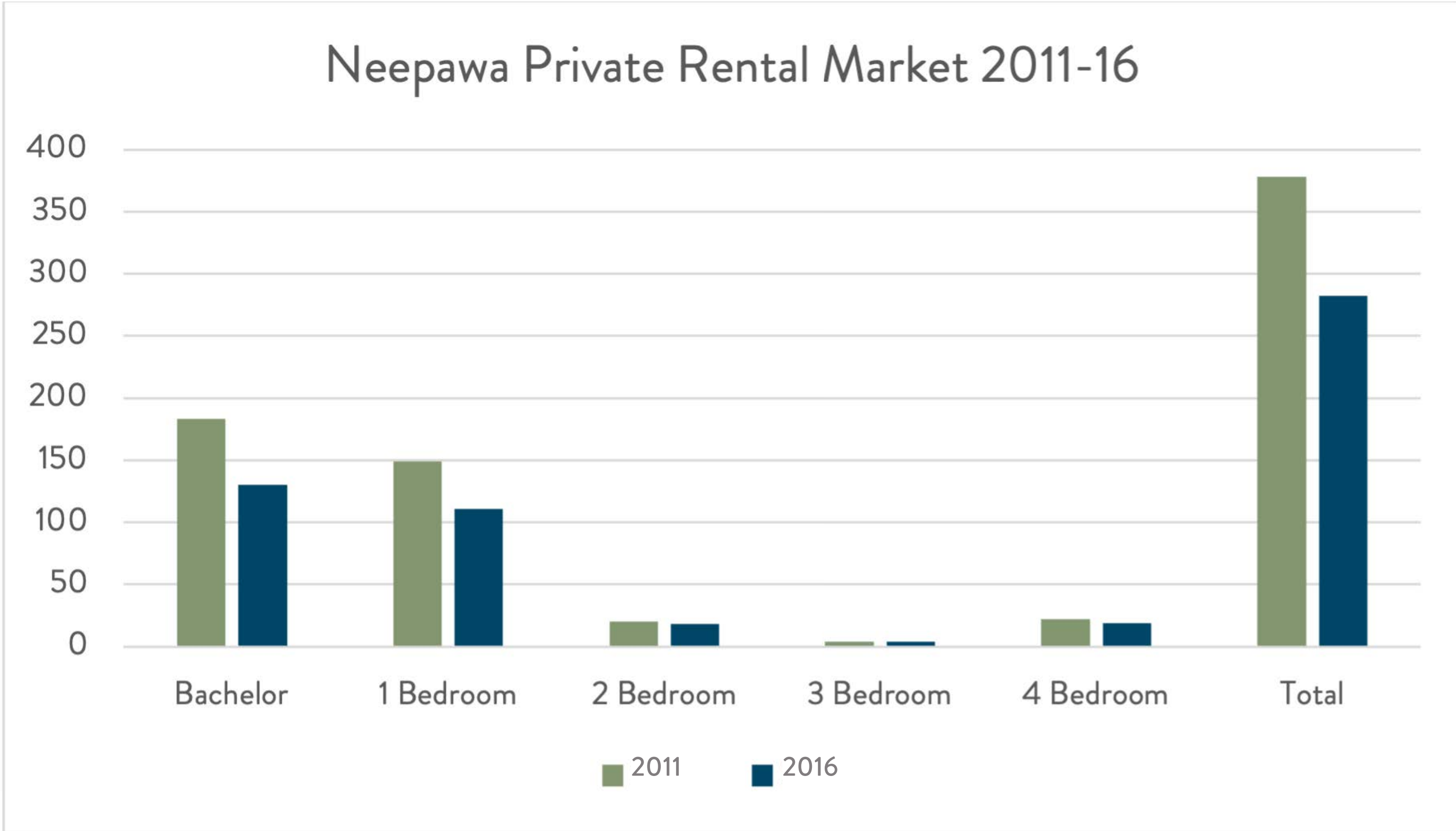


Table 2: Manitoba Housing Needs in Neepawa, Manitoba Housing 2018

HOUSING



MIXED-USE

- To help create a vibrant core where people live, work and recreate
- Businesses on the ground floor and residences above will provide opportunities for locals wanting to enjoy small-town living while encouraging community



MULTI-UNIT DWELLINGS

- Buildings with multiple residential units would help provide affordable options for down-sizing seniors and new residents
- MUDs can help provide new homes for people in different walks of life, right in the heart of town



SECONDARY SUITES

- Flexible approach to meet the needs of growing families and family sizes
- Benefits seniors and older adults looking to age-in-place
- Benefits young families in need of rental income
- Benefits new residents with affordable housing options

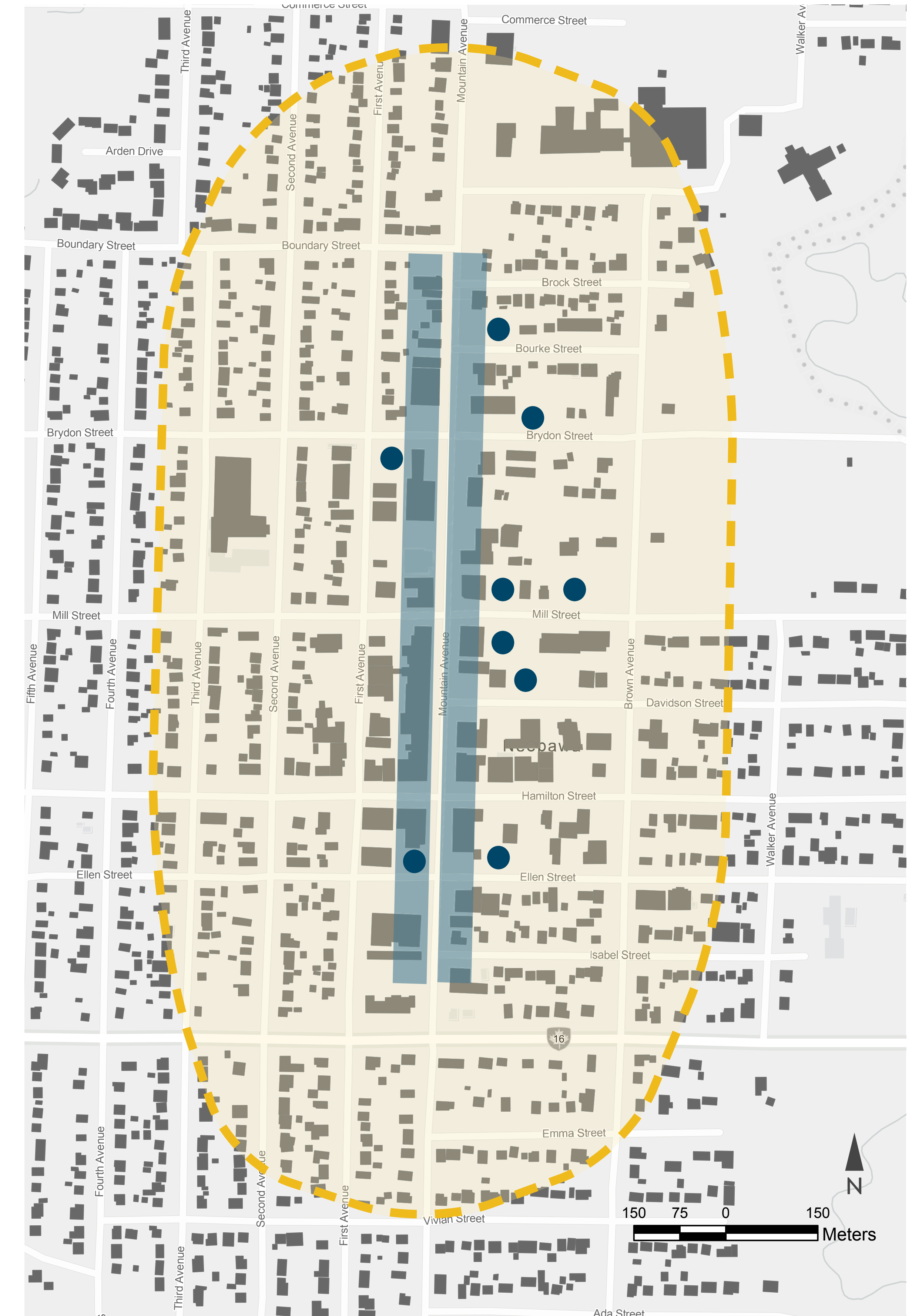
SUGGESTIONS

ZONING

- Legalize and incentivize housing above commercial storefronts
- Secondary suite parking requirements could be eliminated
- Prioritize infill development in the town centre
- Municipal incentives to developers for purpose built rentals and multi-family dwellings
- Require new single detached homes to be 'suite-ready'

LEGEND

-  Potential mixed-use zoning on central Mountain Ave.
-  Multi-unit dwellings on vacant lots on or off of Mountain Ave.
-  Accessory dwelling units within 400 meters of central Mountain Ave.



MOUNTAIN AVE.



KEY AREA #1

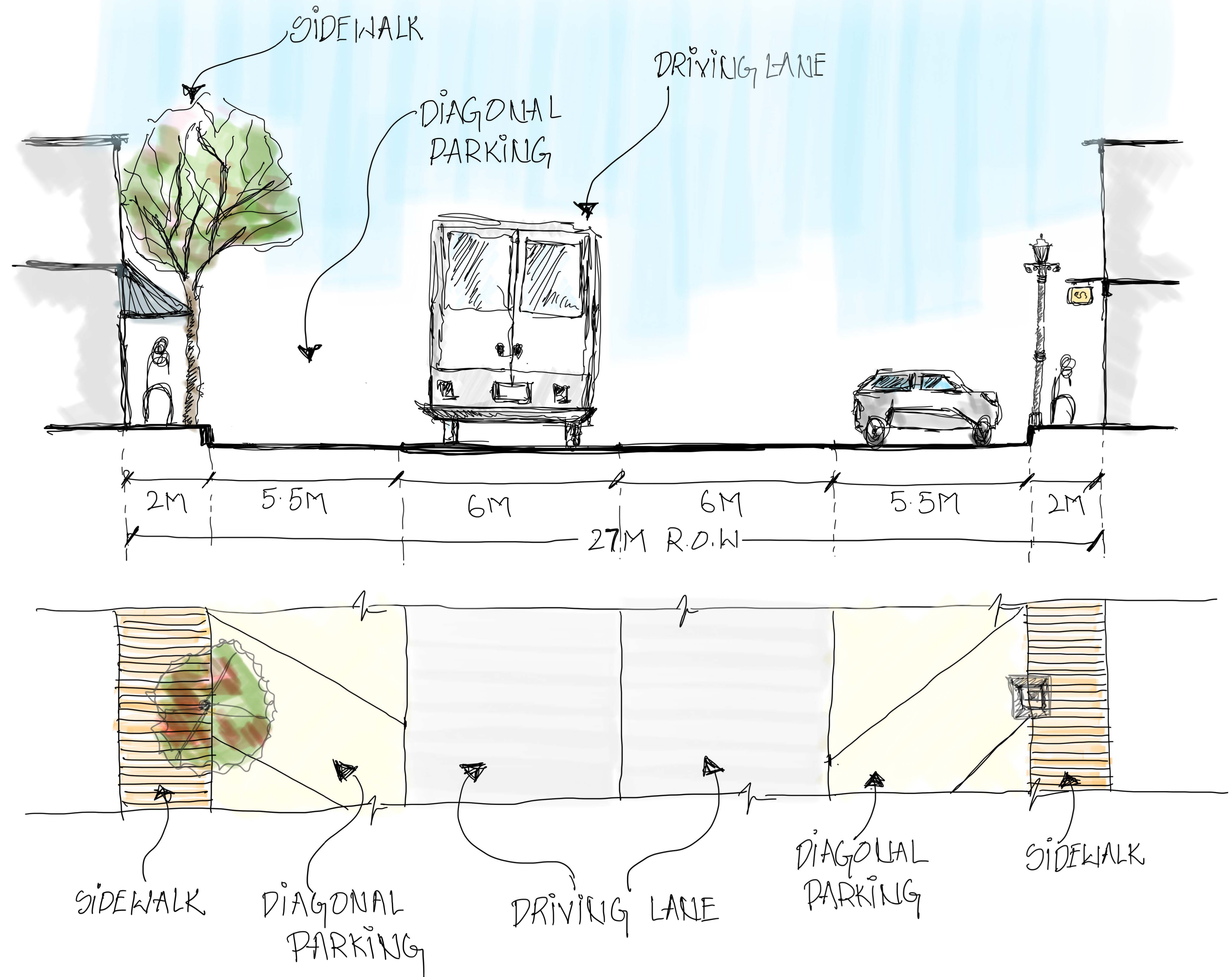
The primary north/south connection, Mountain Ave. is a charming, vital artery through Neepawa, replete with commercial and civic amenities.

MOUNTAIN AVE.

CURRENT CONDITION

Mountain Avenue is the commercial and social heart of Neepawa. There is opportunity for a series of changes which will highlight its many draws and accentuate it as a place of community for locals, visitors and tourists.

Mountain Ave. is comprised of two traffic lanes, diagonal parking and sidewalks.



STRENGTHS

COMMERCIAL HEART

- Vibrant local businesses
- Community services and spaces such as a pharmacy, a medical clinic, arts and culture spaces, churches and the library
- Good connectivity between educational, recreational and other services



CHALLENGES

WIDE STREET



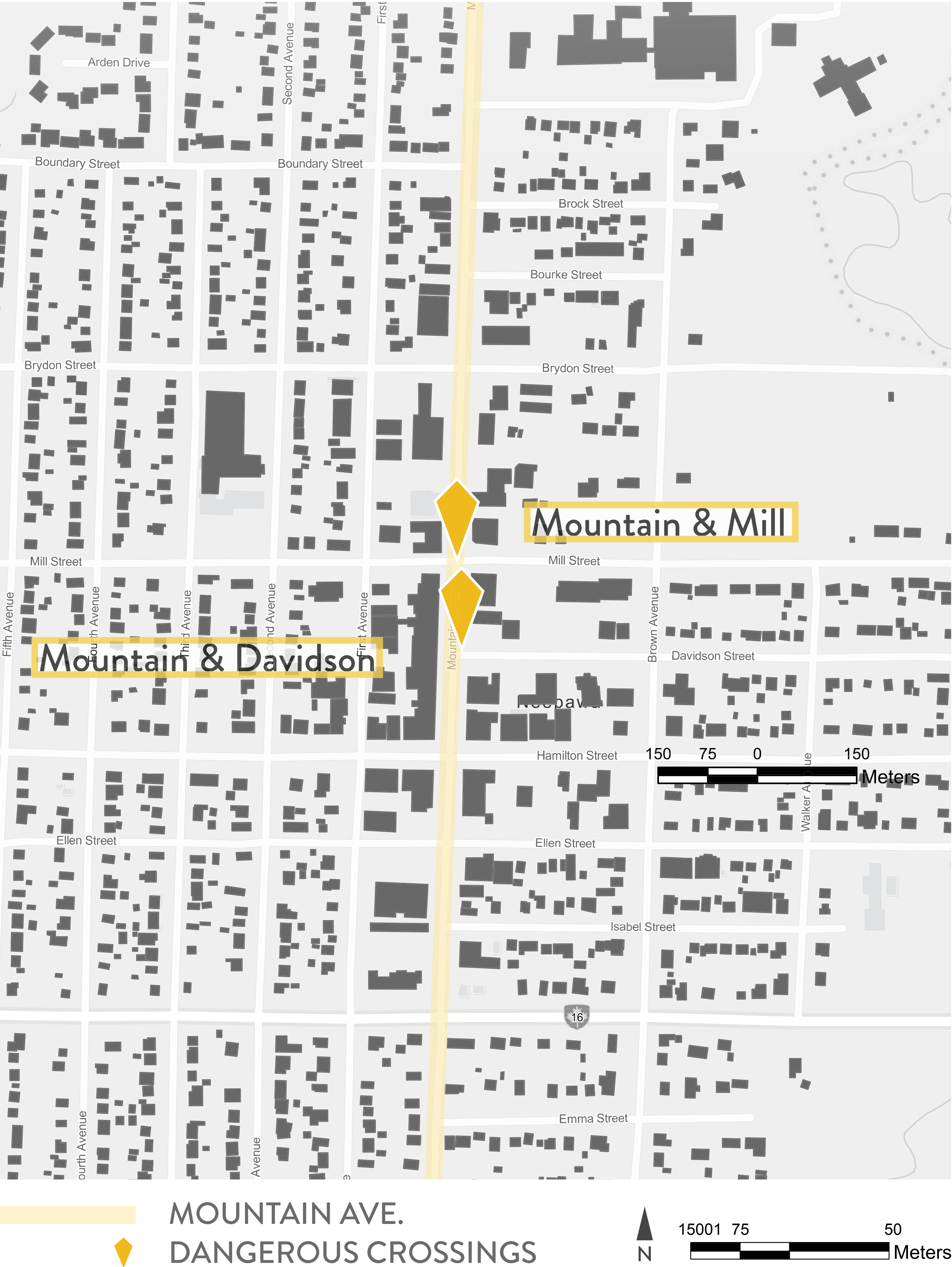
MOUNTAIN AVE. AND DAVIDSON ST.

CHALLENGES

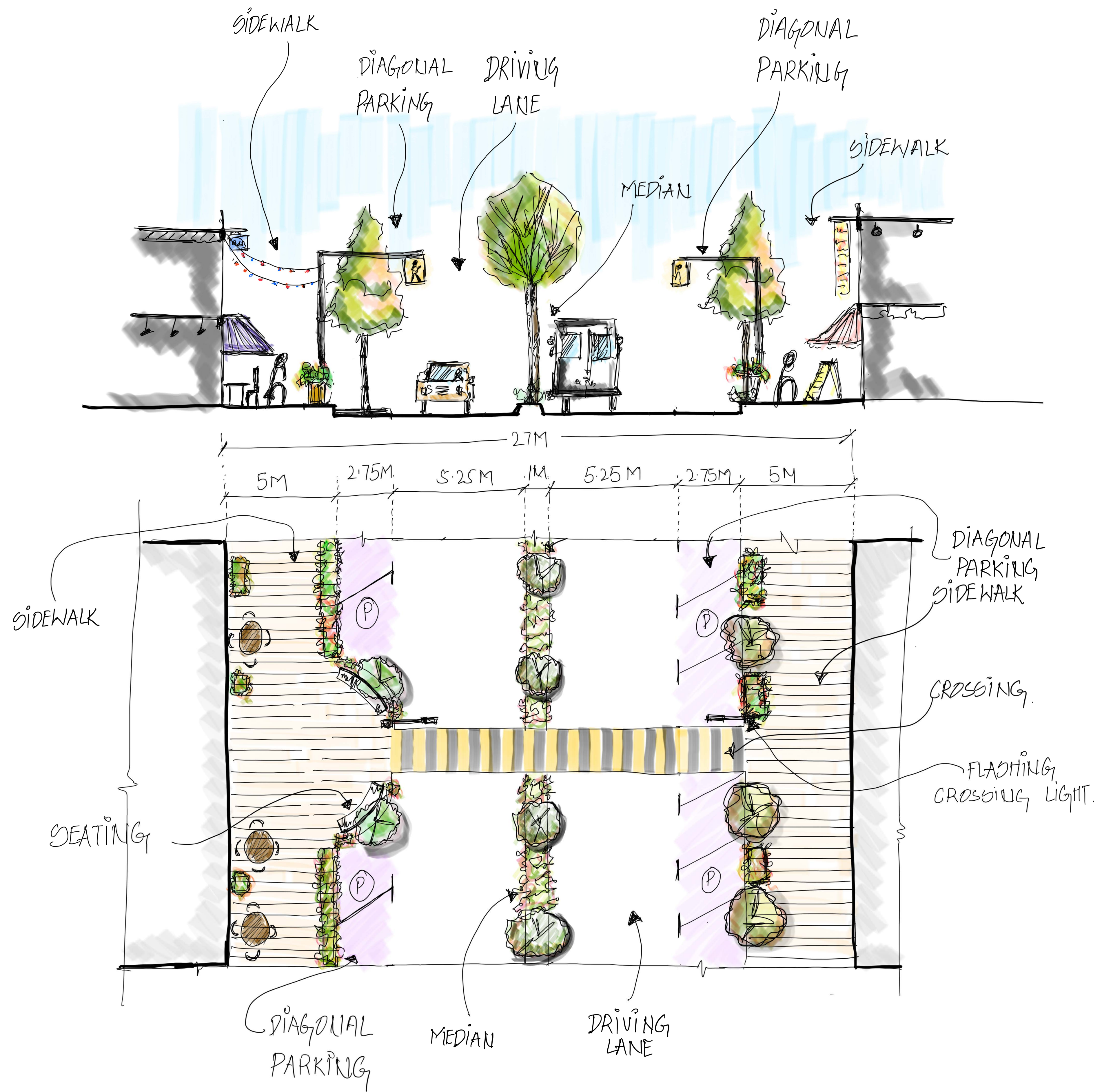
WIDE STREETS

The street’s width, made to accommodate vehicles, presents areas that are dangerous for pedestrians to cross

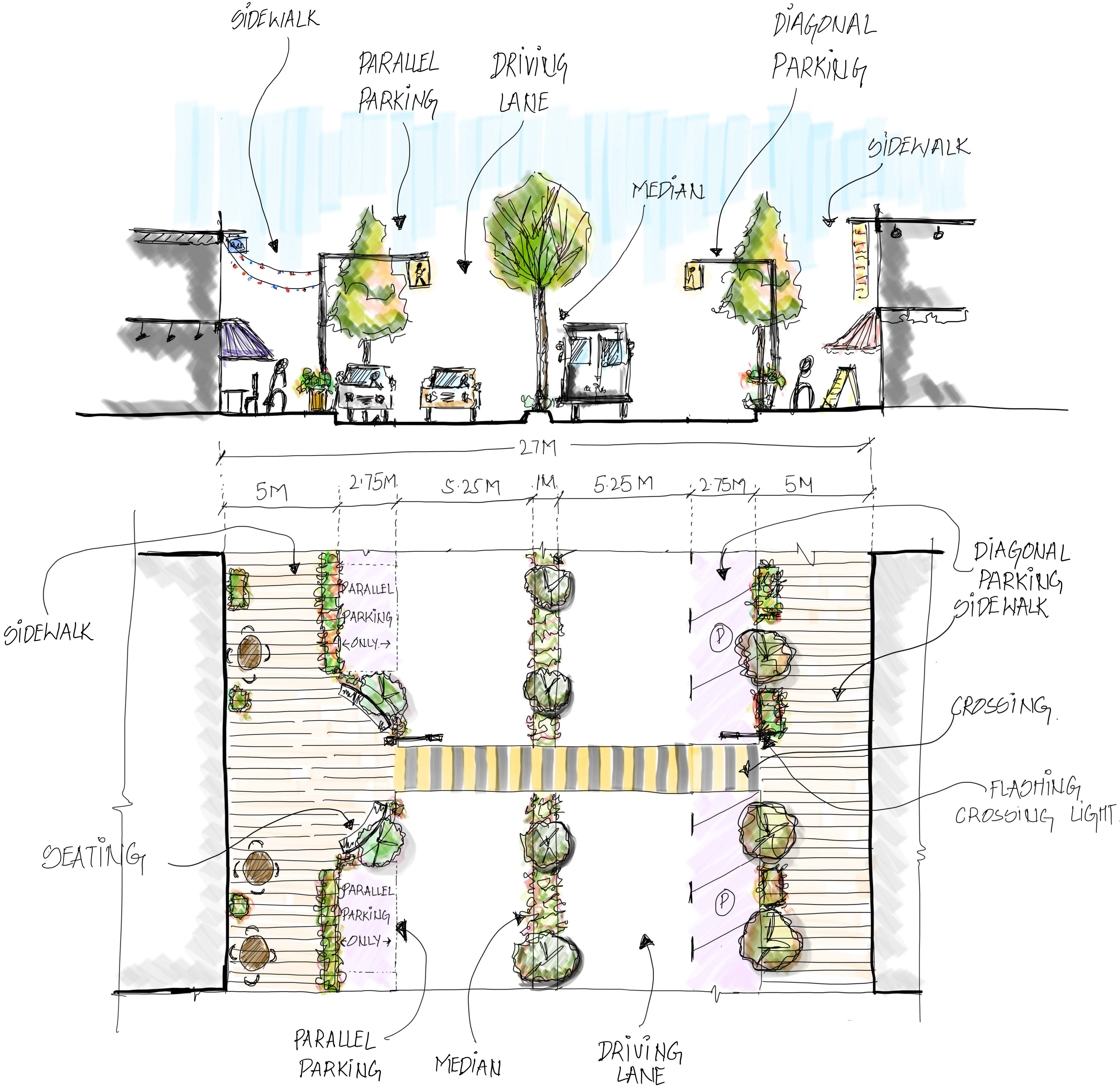
As Mountain Ave. is a Provincial Road, changes must be made with The Province.



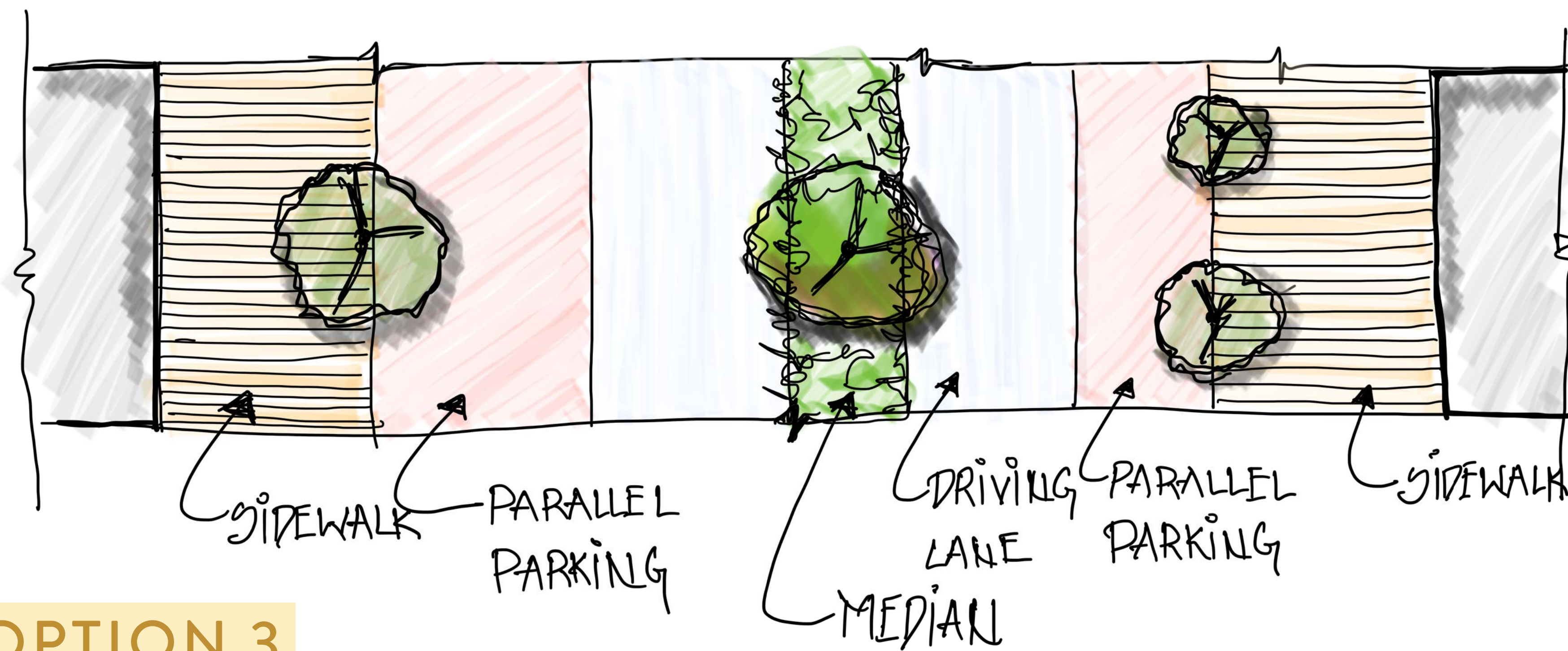
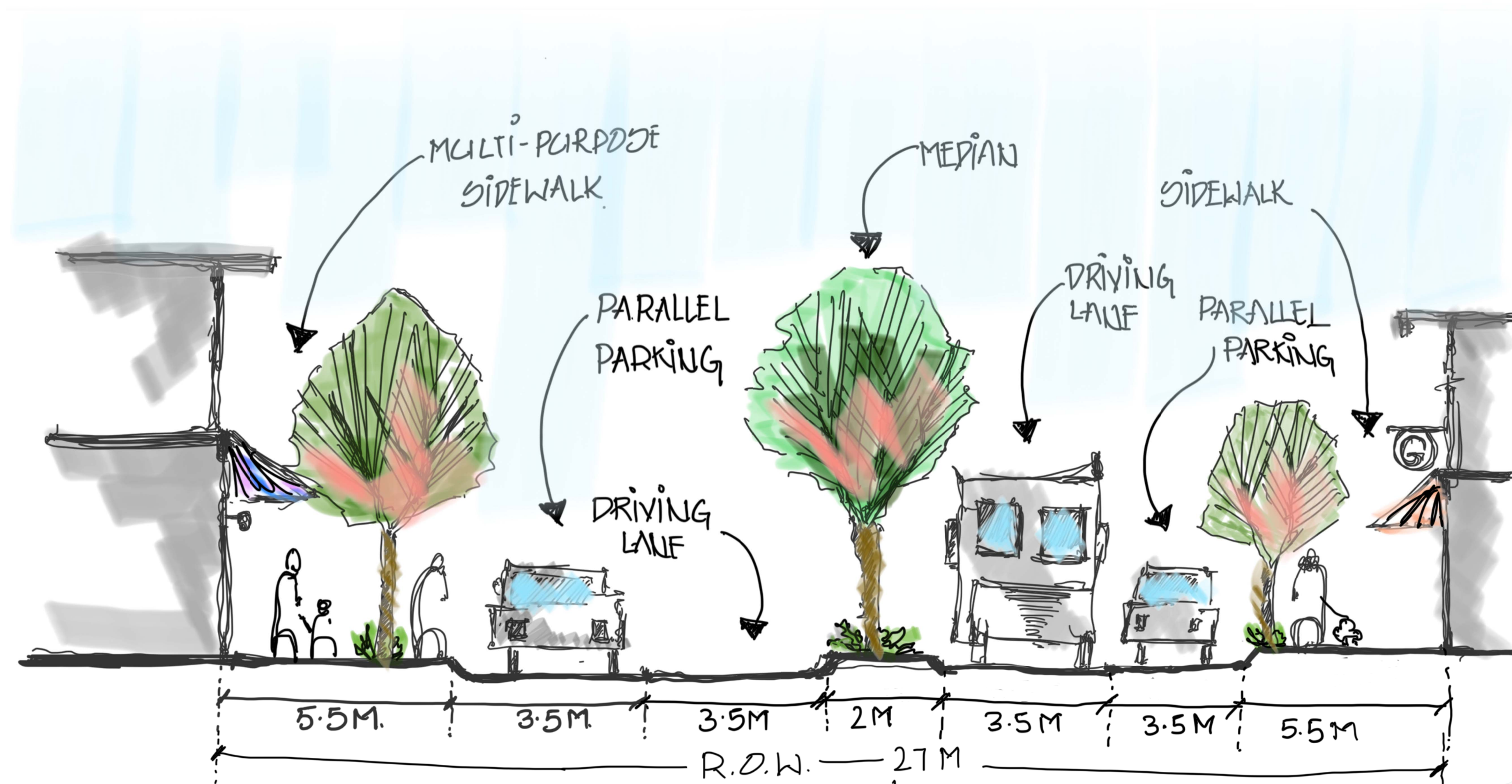
OPTION 1



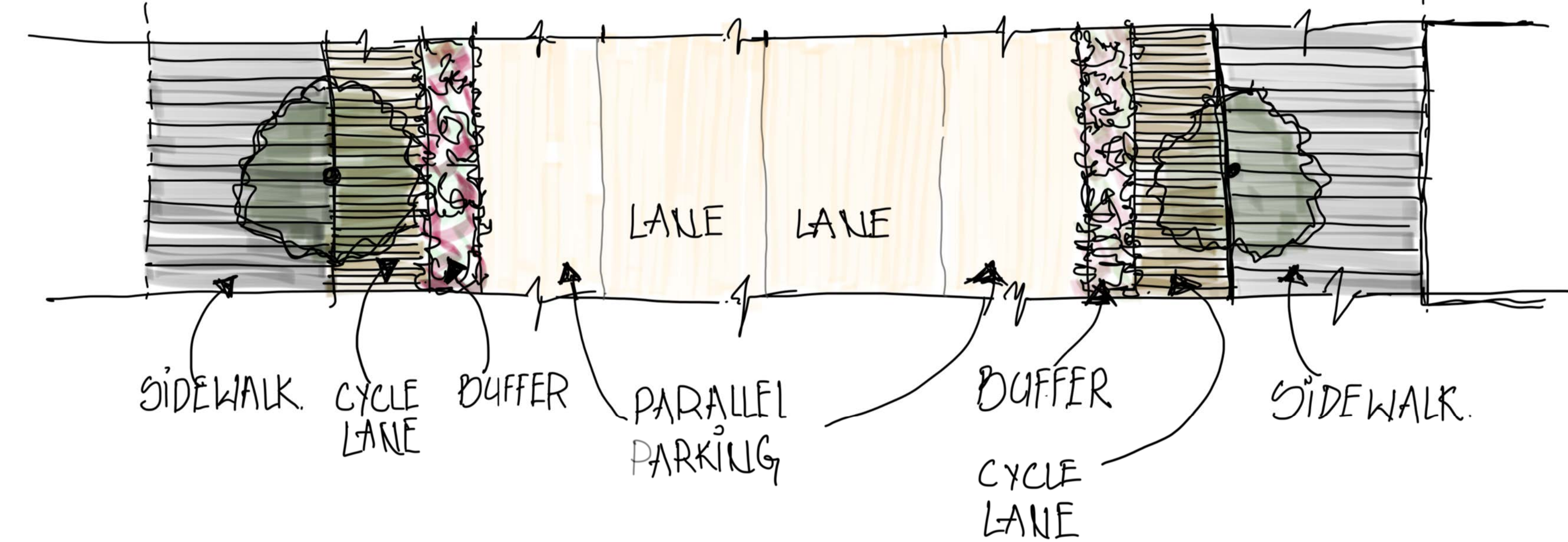
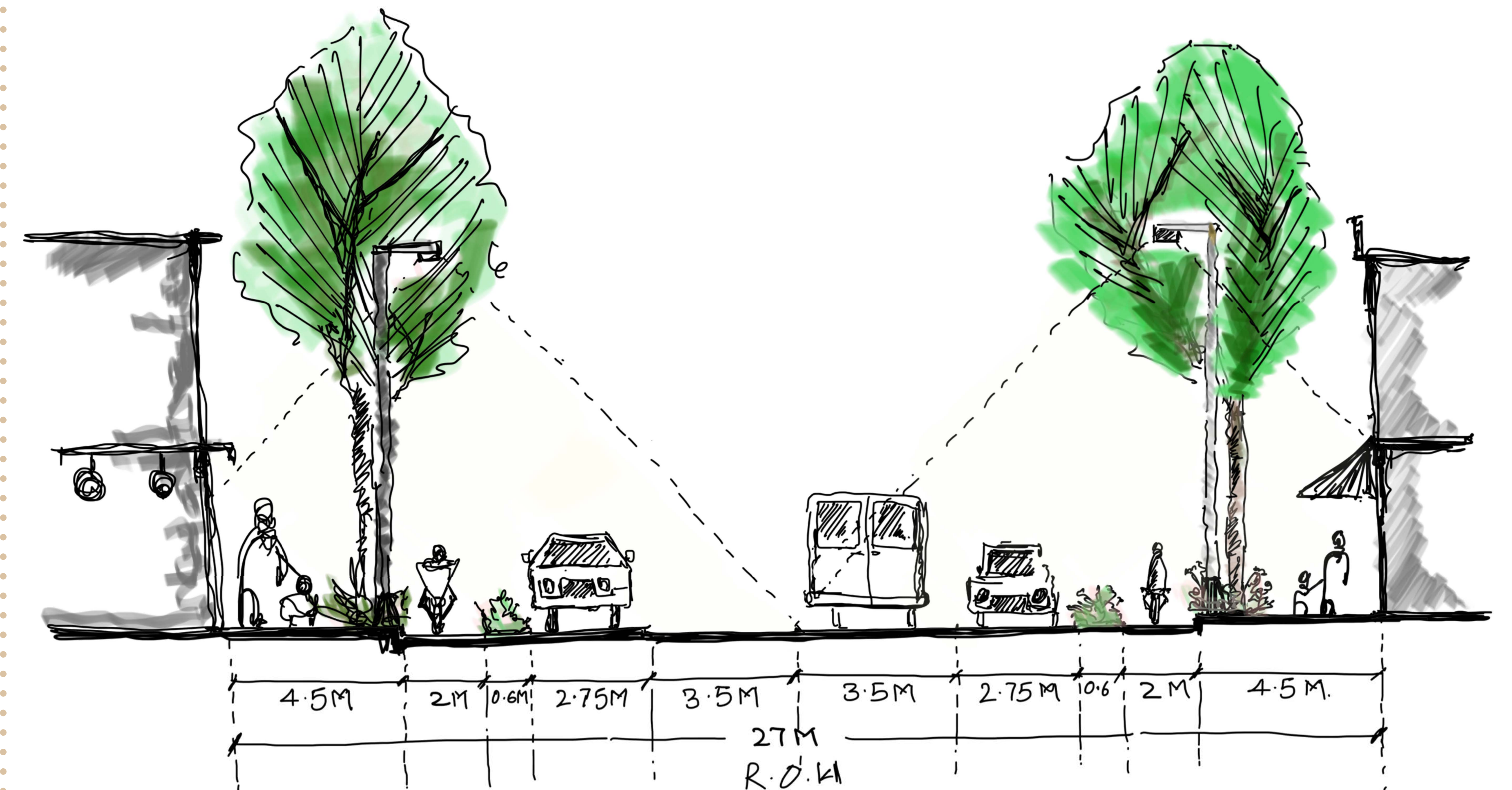
OPTION 2



MOUNTAIN AVE. SUGGESTIONS



OPTION 3



OPTION 4

PEDESTRIANIZE + PROMOTE SAFETY

CROSSWALKS



LANDSCAPING



SEATING

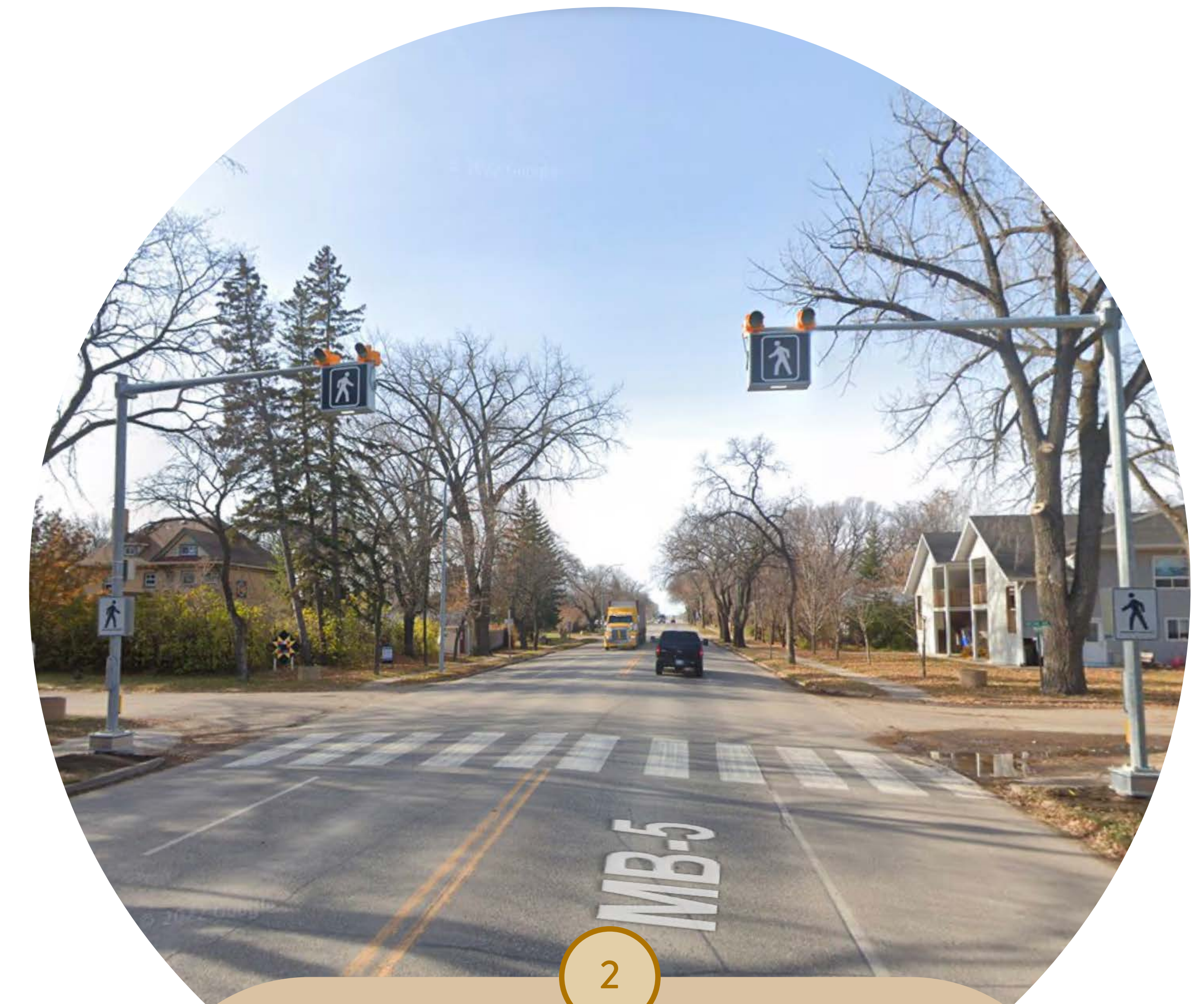
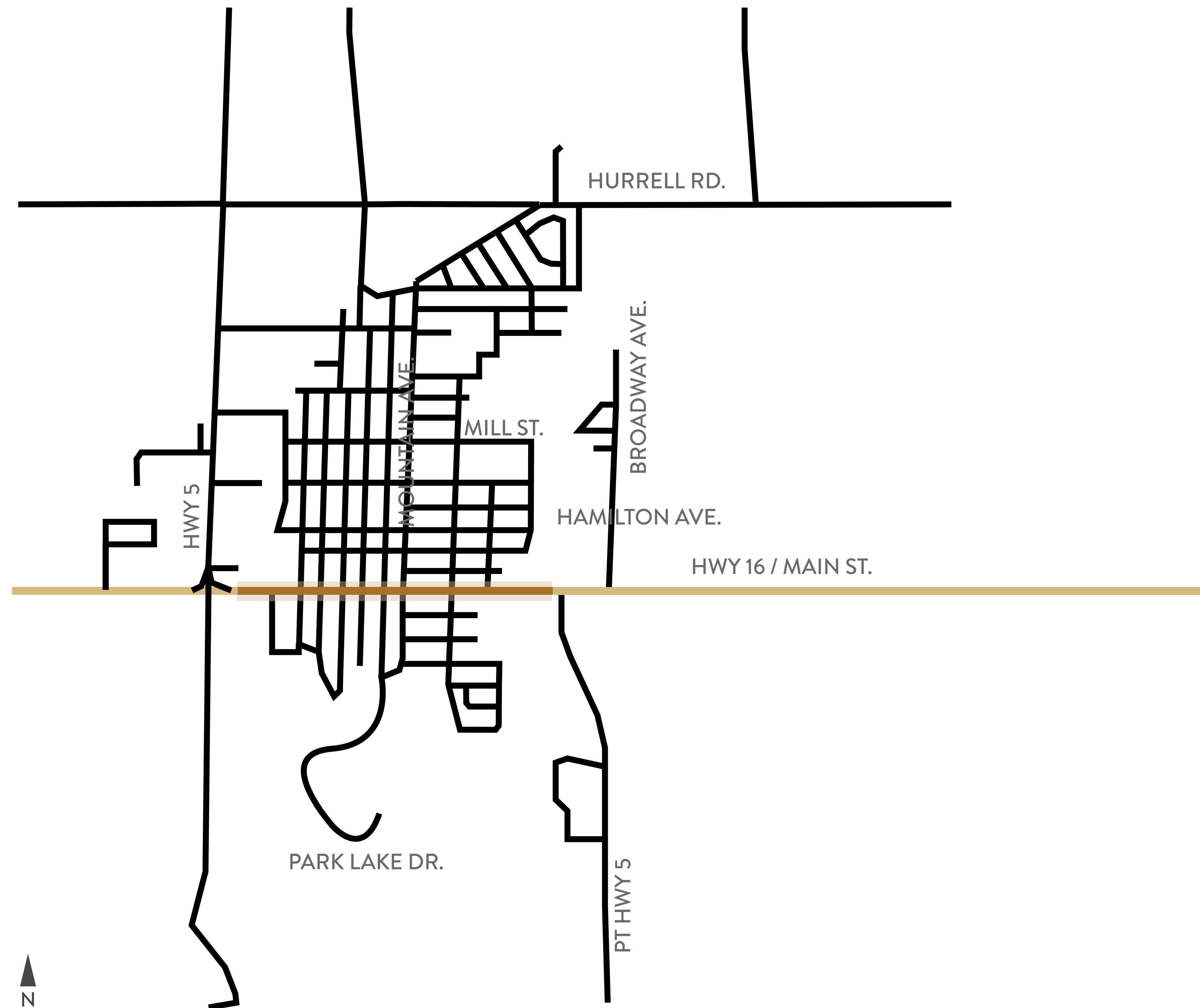


PARKING



CURB BUMP-OUTS

MAIN STREET



KEY AREA #2

Main St. Separates the northern and southern parts of town, and its beautiful canopy is often the first impression for those entering town.

MAIN STREET

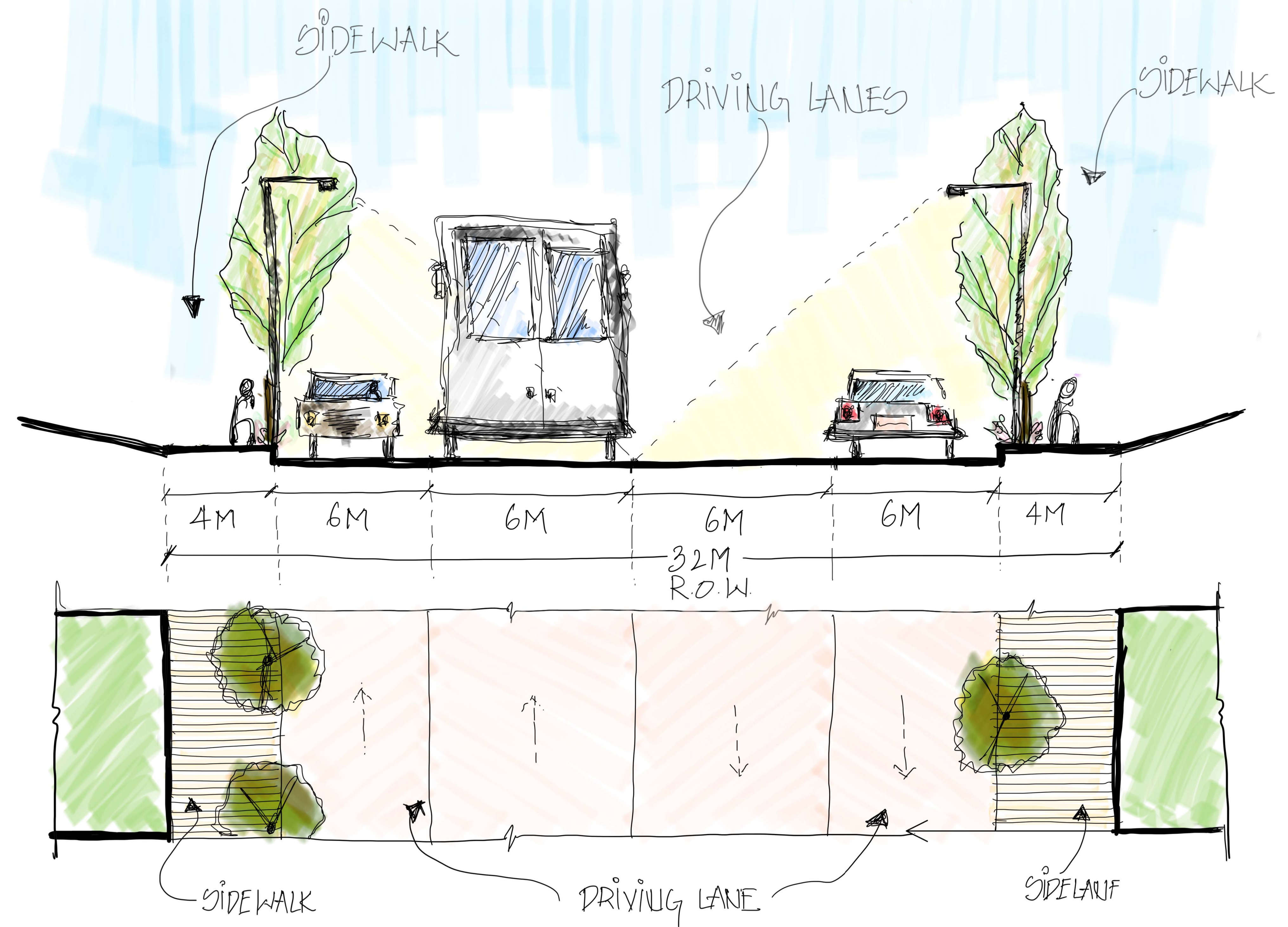
CURRENT CONDITION

Main Street is a stretch of Highway 16 that runs through Neepawa.

CHALLENGE

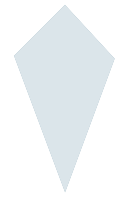
Boasting a beautiful canopy, it is the dividing line between the north and south of town.

It is still a neighbourhood street where crosswalks are needed to promote safety.



SUGGESTIONS

CROSSWALKS

-  Pedestrian crossing to the east of Highway 5 where the north sidewalk ends.
-  This will improve connectivity between businesses on the north and south side of the highway, including the Co-op grocer and incoming hotel.
-  Pedestrian crossing at Brown Ave. and Highway 16 to connect the north and south legs of the Trans Canada Trail.



HWY 16 / MAIN STREET



CROSSWALK WHERE SIDEWALK ENDS



SUGGESTIONS

CROSSWALKS TO CONNECT TRANS CANADA TRAIL

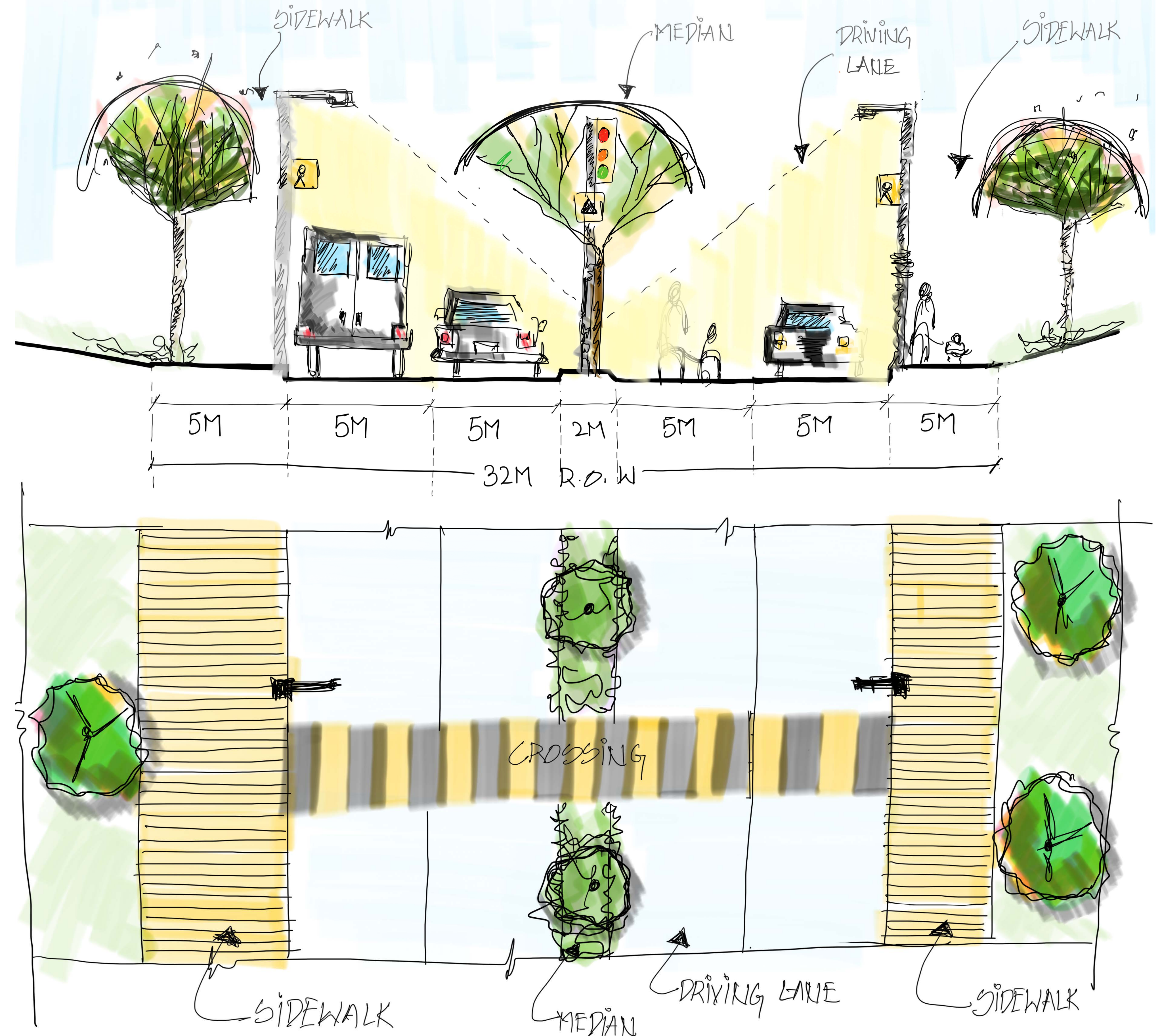
- ◆ Pedestrian crossing to the east of Highway 5 where the north sidewalk ends.
- ◆ This will improve connectivity between businesses on the north and south side of the highway, including the Co-op grocer and incoming hotel.
- ◆ Pedestrian crossing at Brown Ave. and Highway 16 to connect the north and south legs of the Trans Canada Trail.



SUGGESTIONS

CROSSWALKS

Slowing down traffic with improved crosswalk infrastructure and a median, integrating the north and south parts of town while highlighting Neepawa as a destination.



HAMILTON ST.



3

KEY AREA #3

An important east/west route through town, Hamilton St. is poised to become a central connection as development increases in the east.

HAMILTON ST.

CURRENT CONDITION

Hamilton Street is a residential street until it intersects Tupper Avenue heading east, where it leads to the new hospital development.

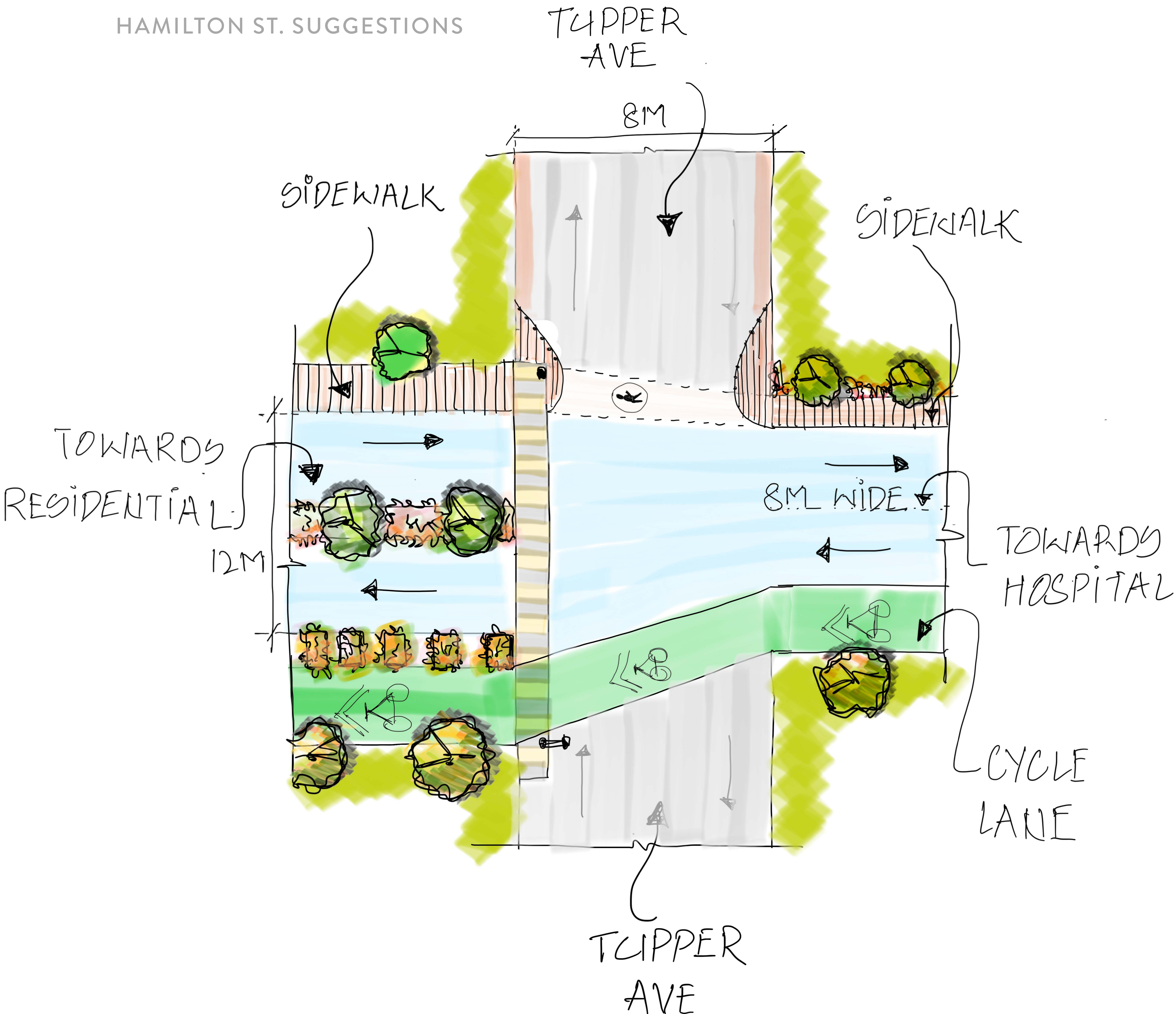
There are options to redesign both the residential and the hospital segments to accentuate safety and relieve traffic from Main Street.



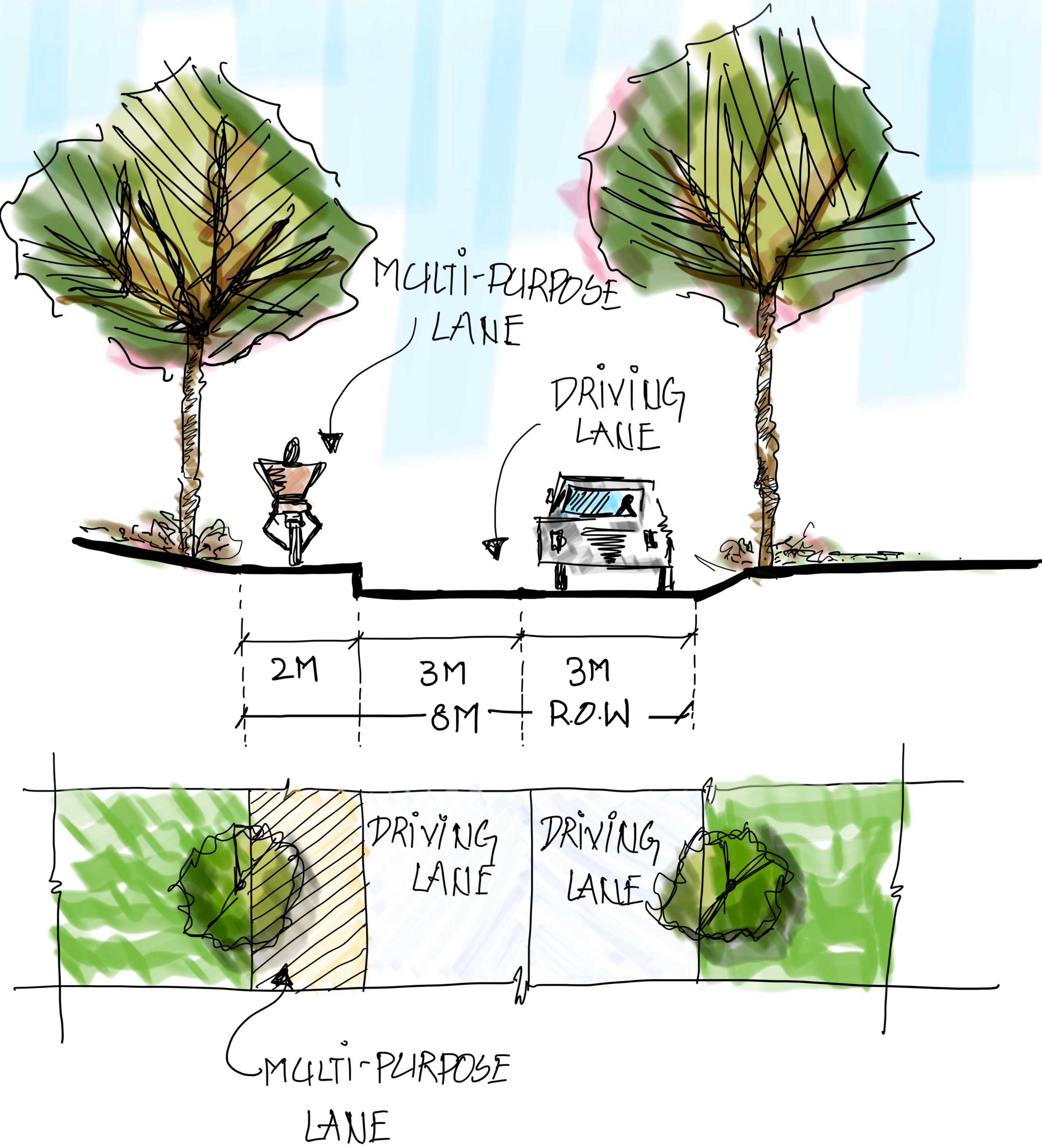
SUGGESTIONS

RE-IMAGINED INTERSECTION

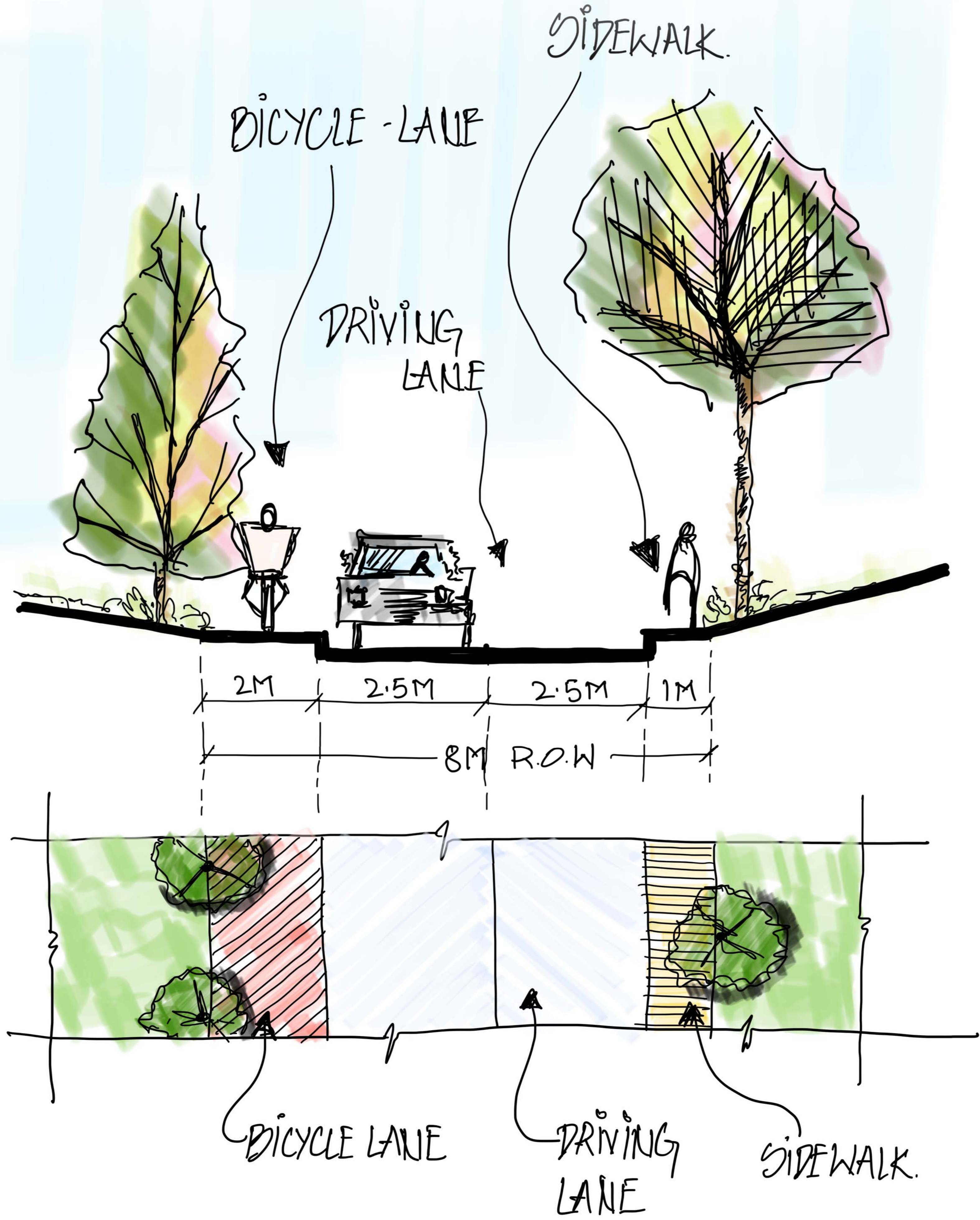
Re-imagined intersection of Hamilton St. and Tupper Ave. to include bi-directional bike lanes and demonstrate the narrowing width of the street heading east to the incoming hospital.



OPTION 1

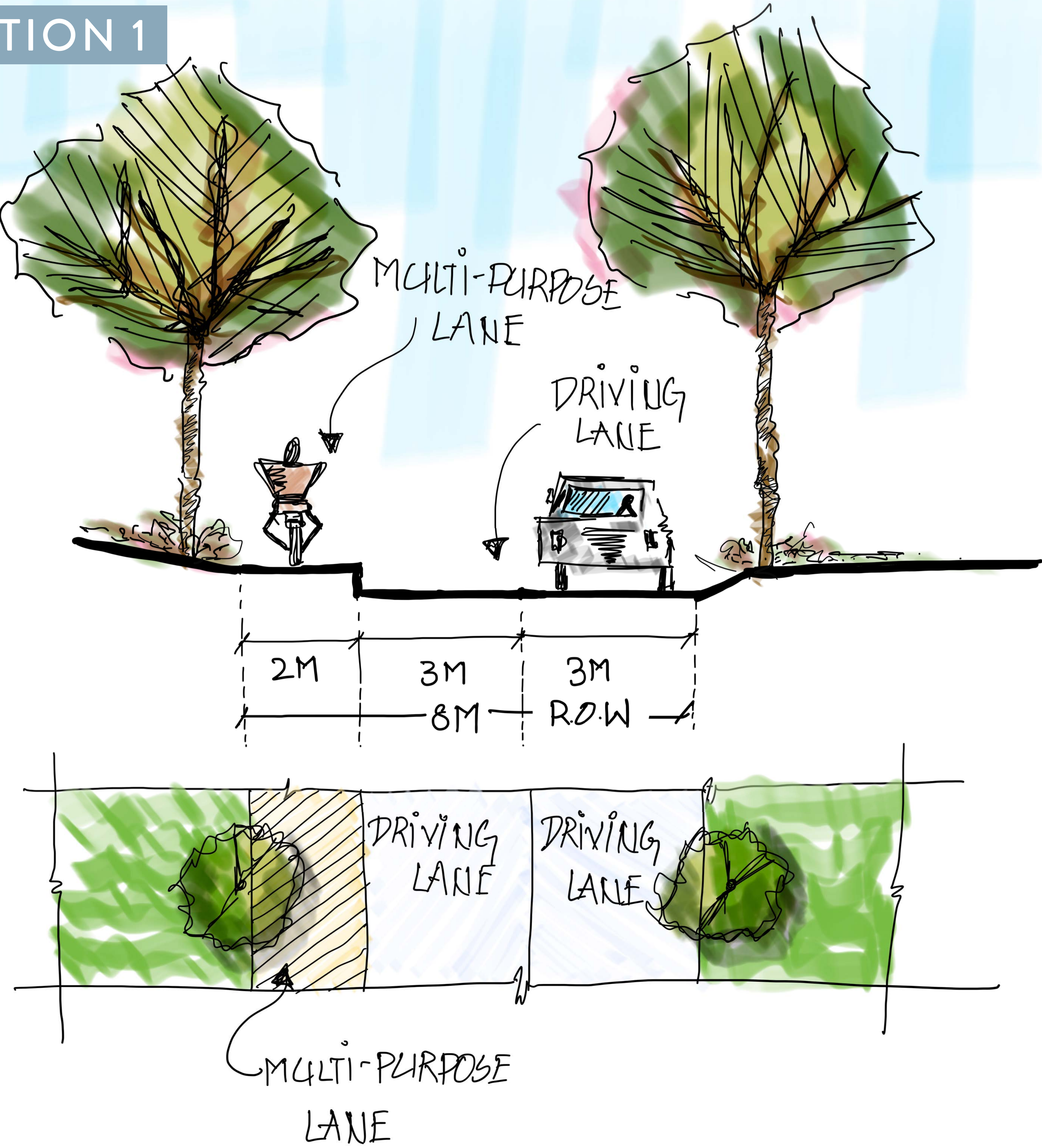


OPTION 2

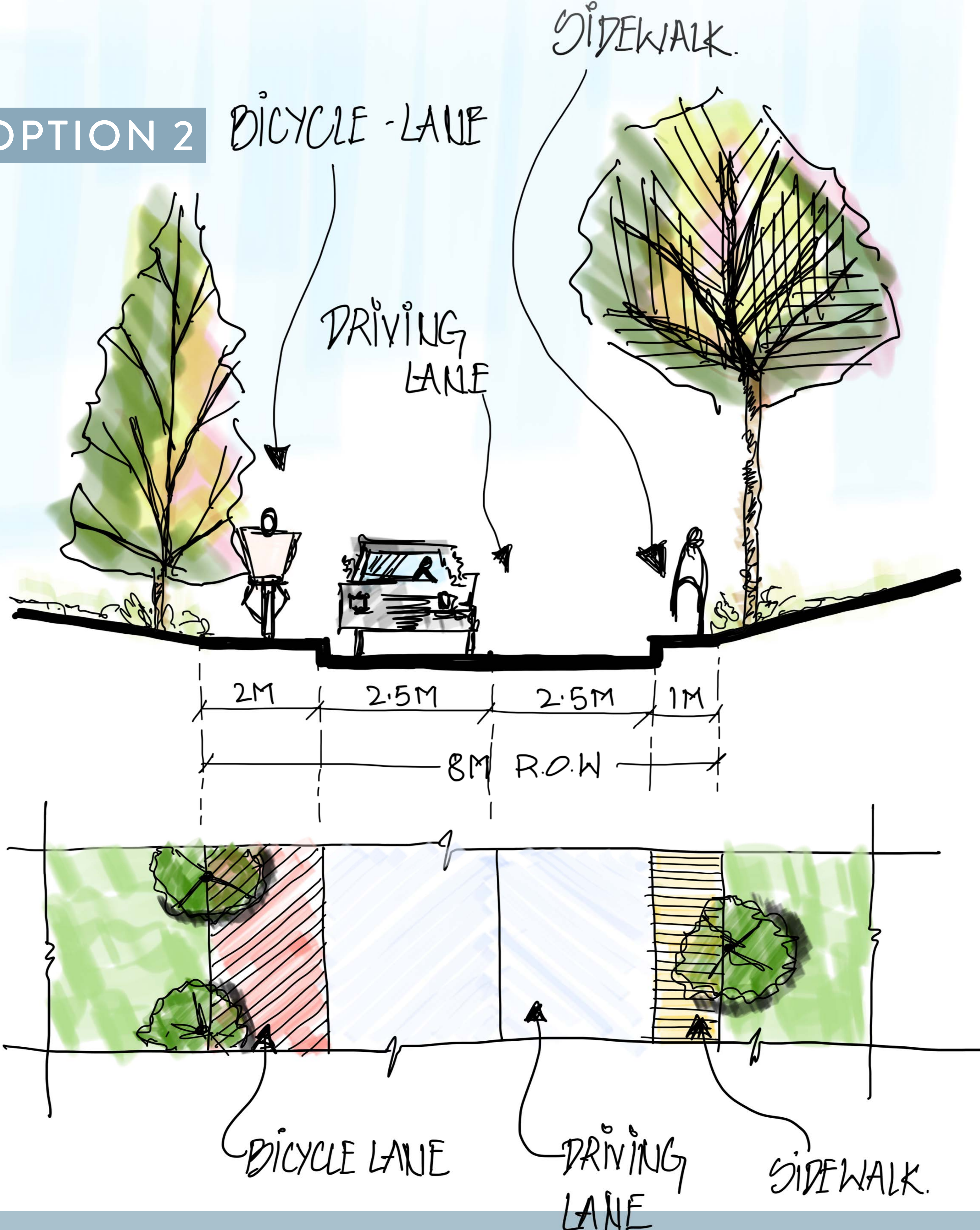


EAST TO NEW HOSPITAL

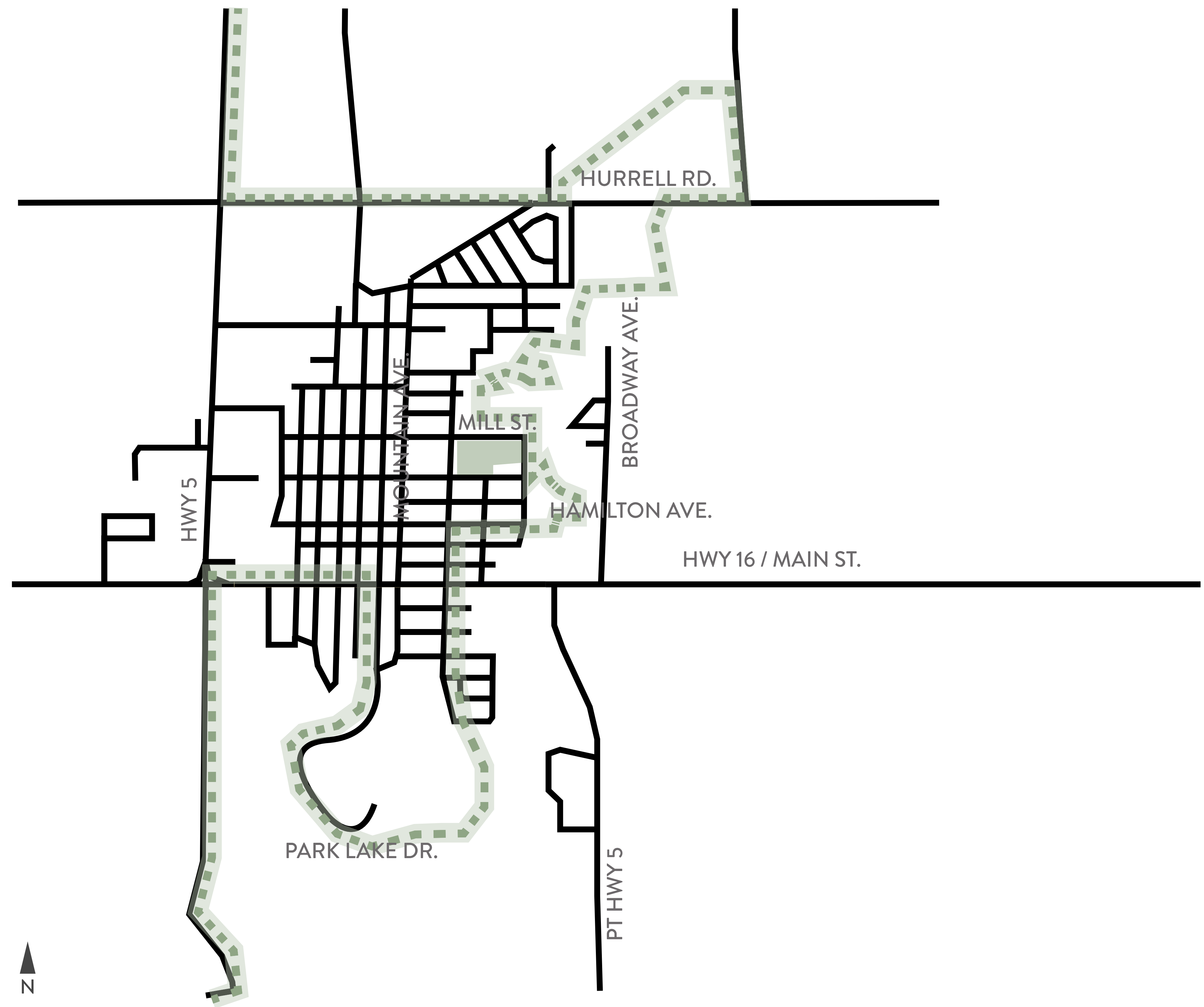
OPTION 1



OPTION 2 BICYCLE-LANE



THE FLATS



4

KEY AREA #4

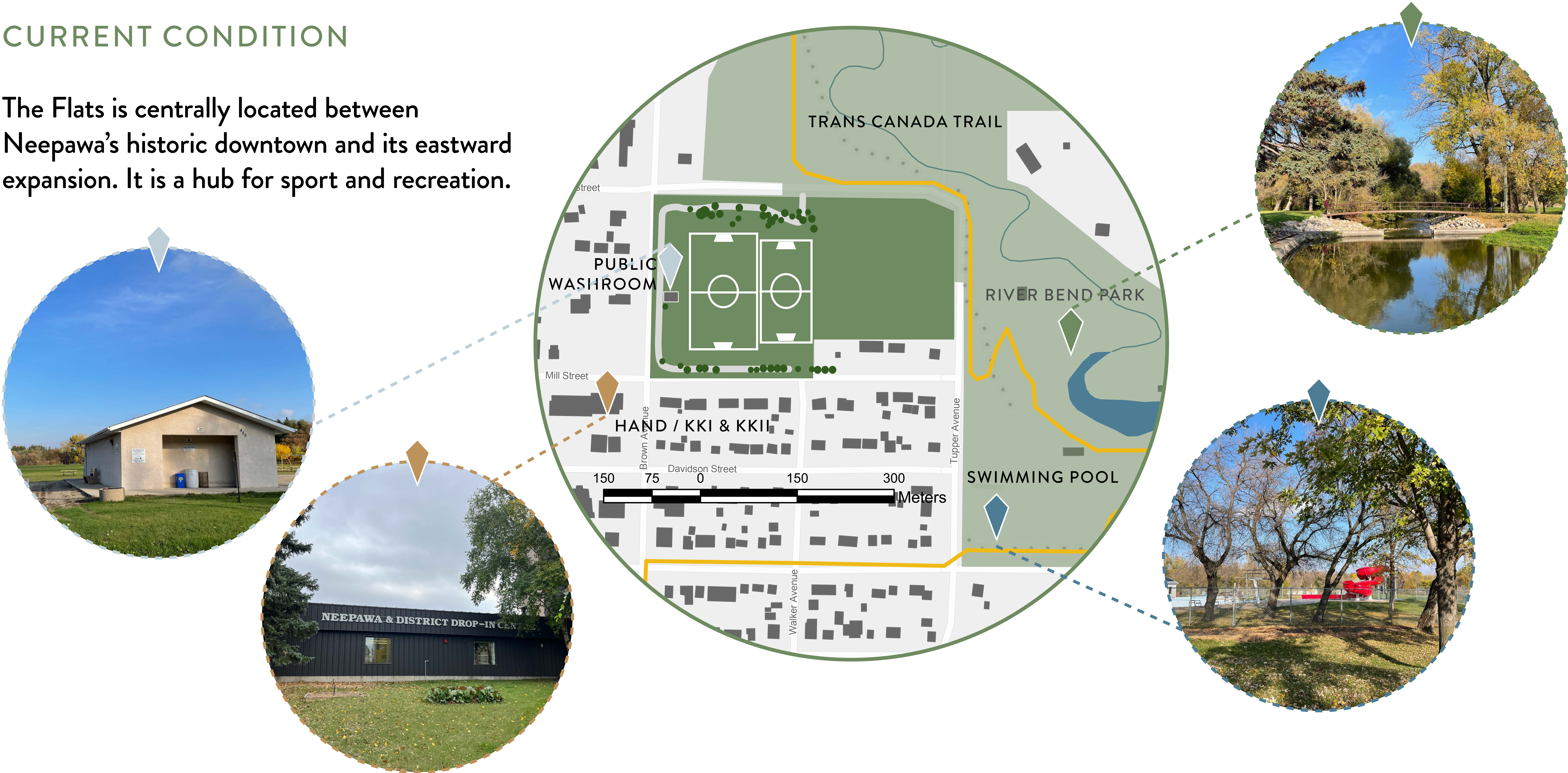
As the park closest to the centre of town, The Flats hosts much of Neepawa's outdoor sporting activities, with soccer in the summer and skating in the winter.



THE FLATS

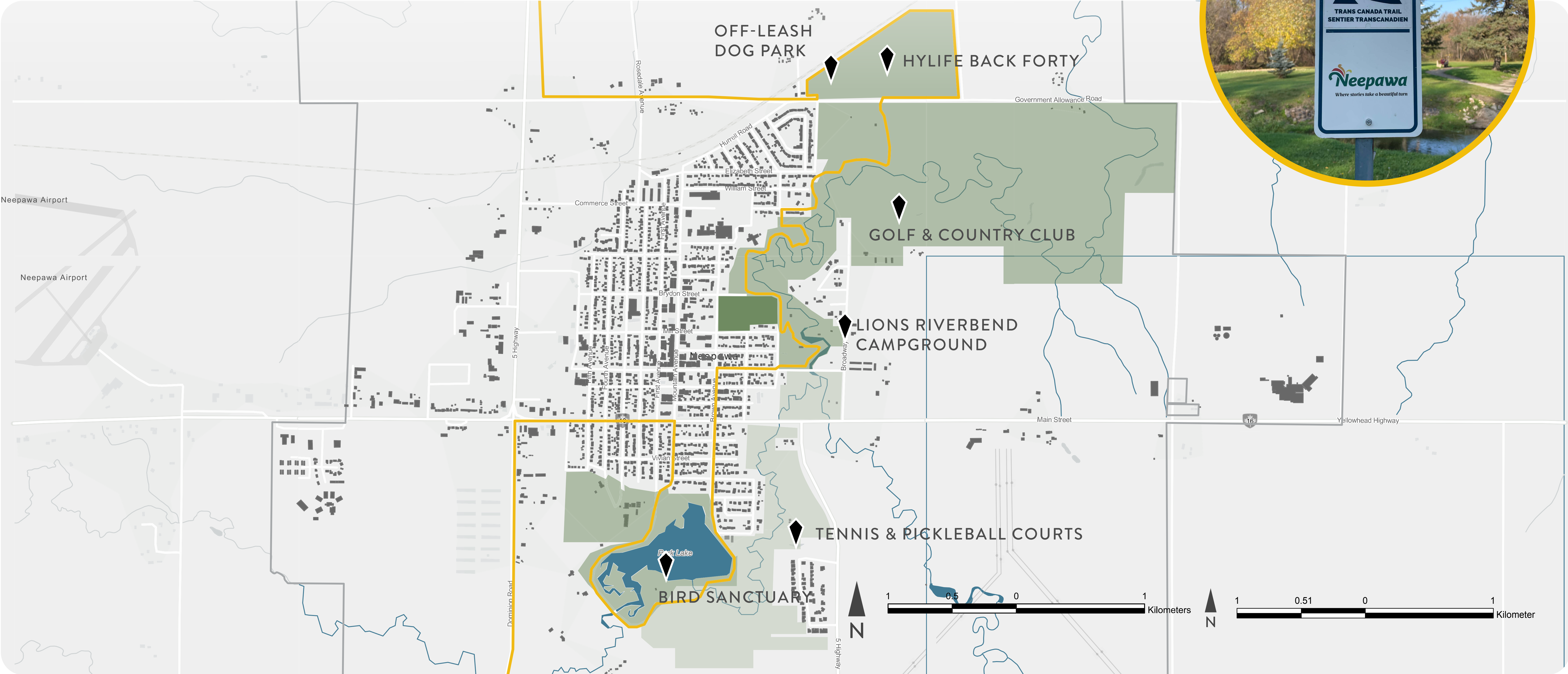
CURRENT CONDITION

The Flats is centrally located between Neepawa’s historic downtown and its eastward expansion. It is a hub for sport and recreation.



TRANS CANADA TRAIL

IN RELATION TO THE FLATS



SUGGESTIONS

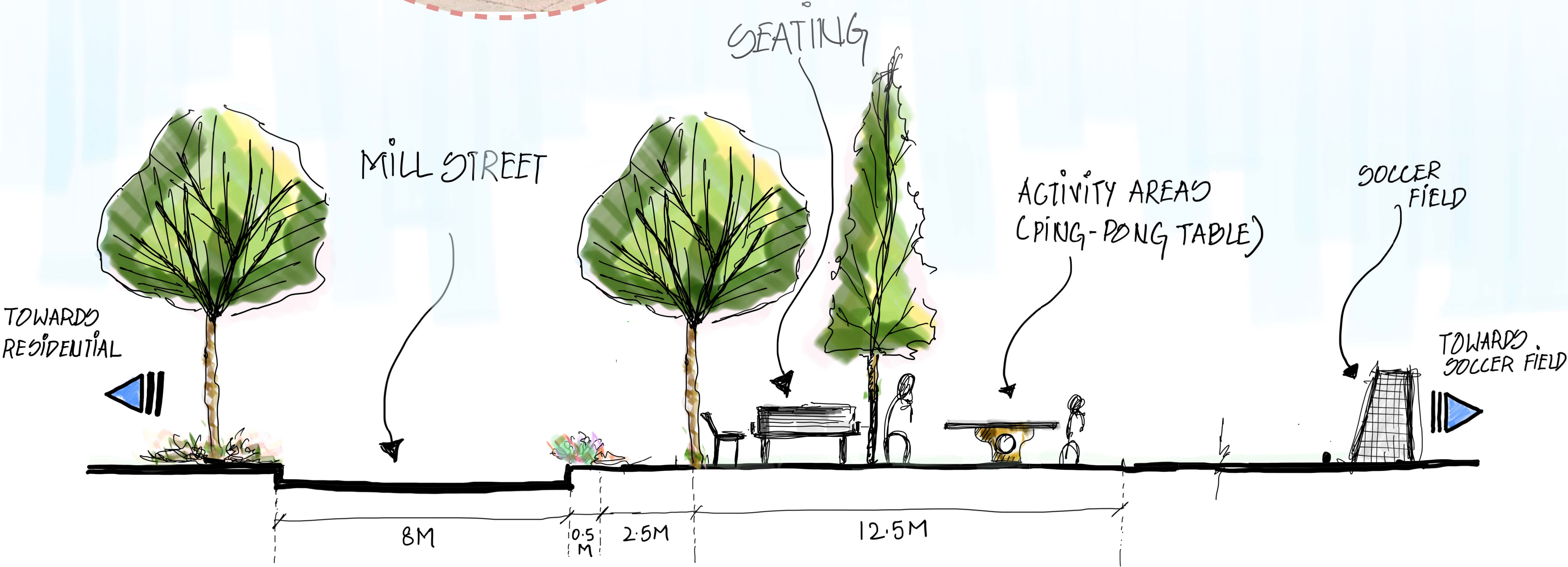
EDGES + FLOOD PLAIN



Opportunity edges Opportunity area (flood plain)

SUGGESTIONS

EDGES + FLOOD PLAIN



LEGEND:

- | | | | |
|--|----------------------|--|-----------------------|
| | Paved walking trails | | Trees |
| | Public washroom | | Seating |
| | Activity zone | | Flood plain boardwalk |
| | Paved walking trails | | Bandstand space |

THANK YOU!