



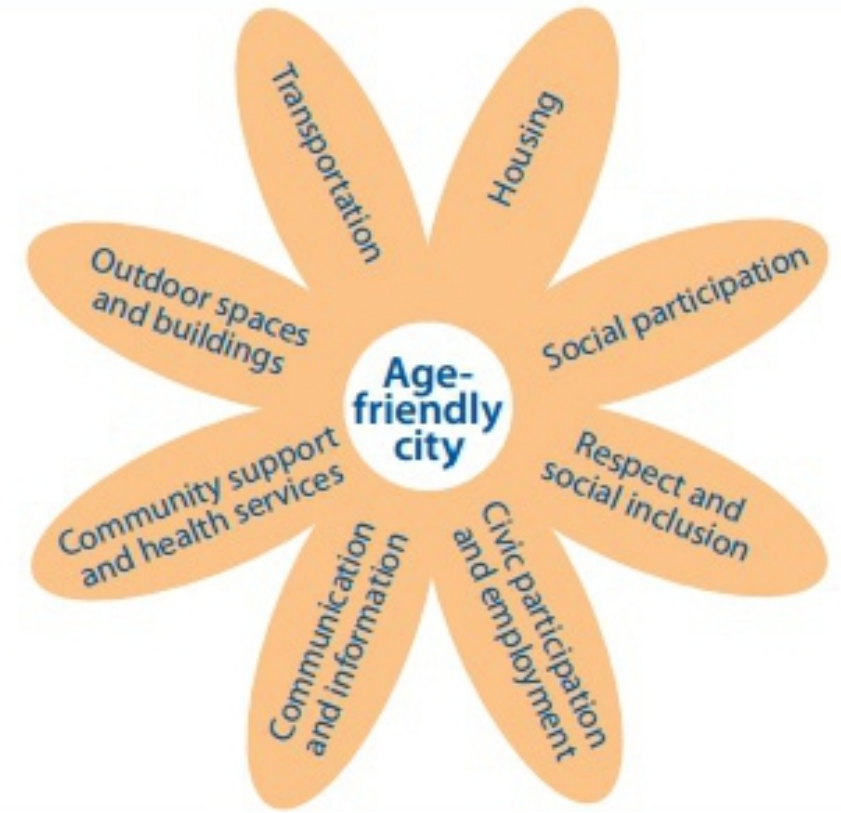
Beausejour, MB

AN AGE-FRIENDLY ANALYSIS

Rob Galston, Adam Kroeker, Gaelen Pierce, Lea Rempel, Vanessa Scarola

Outline

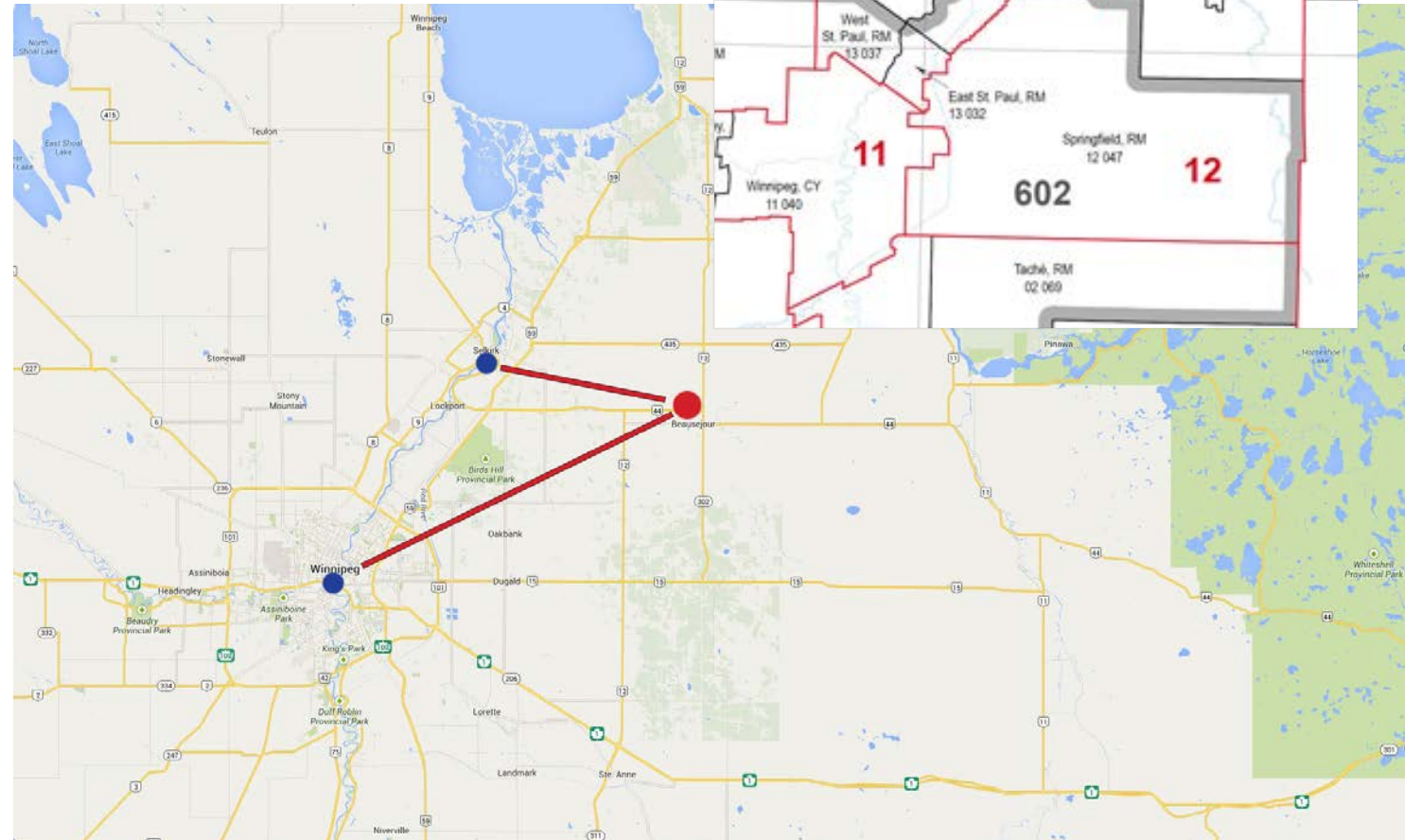
- History & Geography
- Transportation
- Housing
- Land Use & Urban Design
- Social Infrastructure



History & Geography

Geographic Location

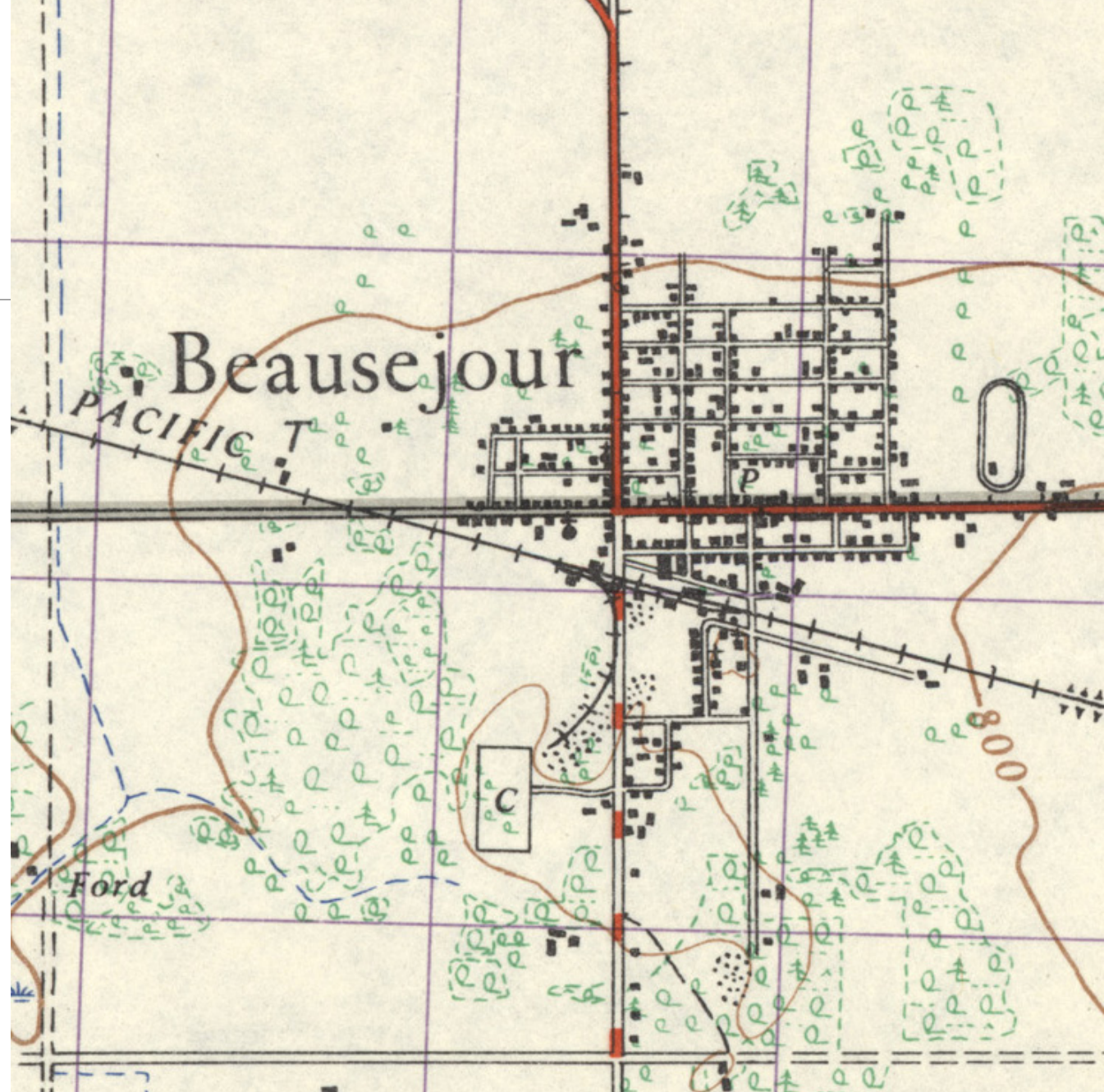
- Beausejour is 50 minutes from Winnipeg (60 kms); 30 minutes from Selkirk (37 kms)
- R.M. of Brokenhead population: 4,635 has grown 17.6% since 2006
- Land area 750 sq. kms
- Town of Beausejour makes up 67% of the R.M. of Brokenhead's population



Beausejour 1880 – 1960

Settlement of the West

- Canadian Pacific Railway built in early 1880s
- Predominantly German, Polish and Ukrainian settlement called Stony Plains emerges
- Glass factory is built near the town in 1904, supplying bottles for Winnipeg breweries



History

1880 – 1960

Incorporation and growth

- Town of Beausejour incorporated in 1912
- Grows to become the commercial heart of the Brokenhead R.M.
- Highway routed through Park Ave. in 1927

Postwar Modernization

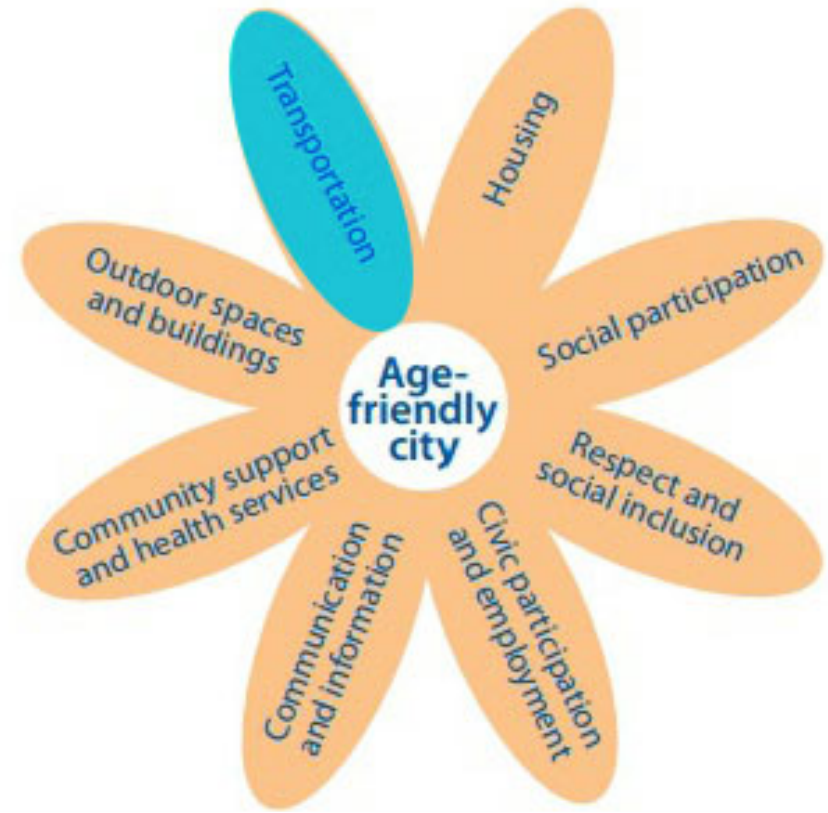
- Indoor sewage built for all of town in 1957
- The Trans-Canada by-passes the town in the late 1950s



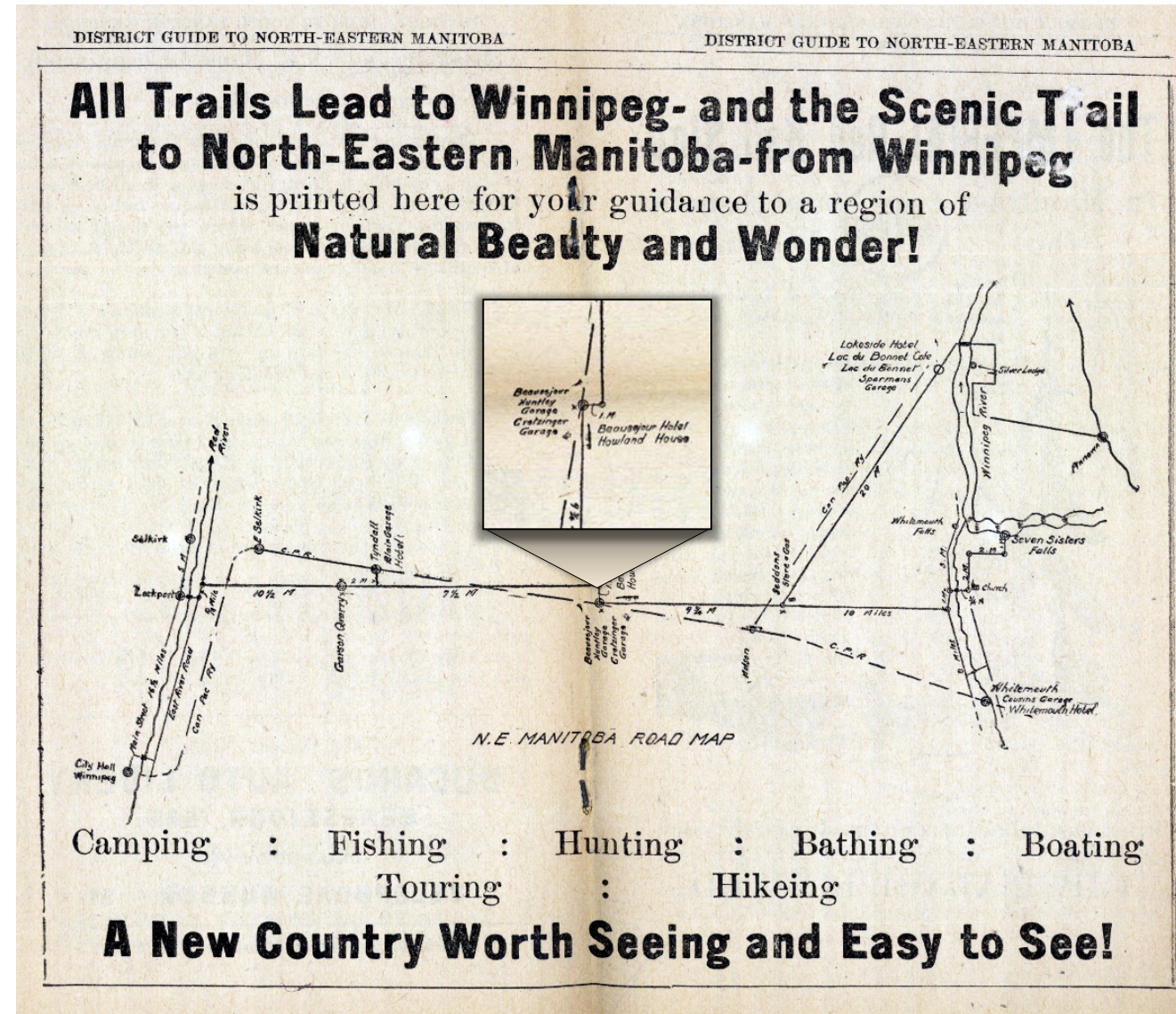
History 1880 – 1960



Transportation



A Good Place to Stop



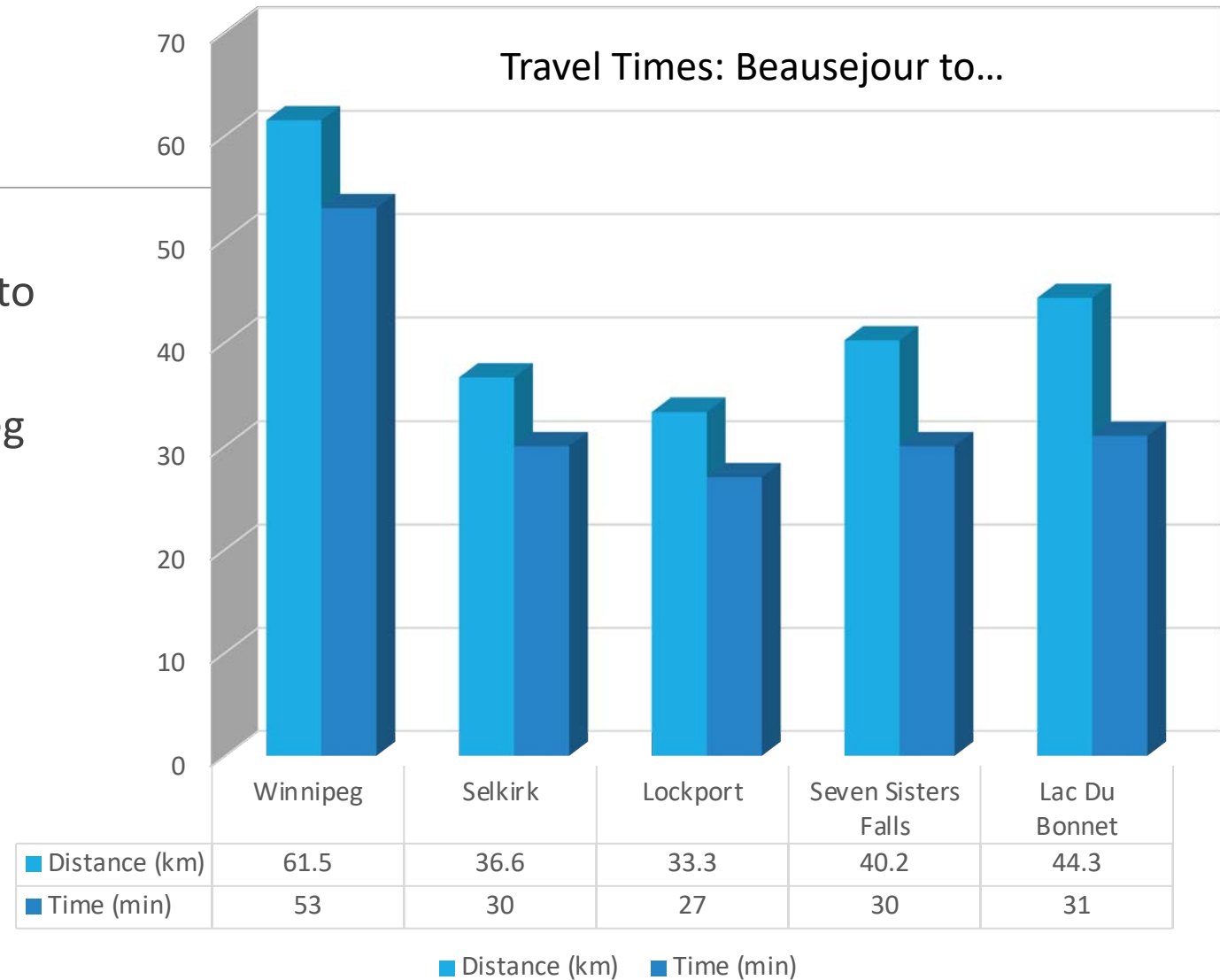
Map: In W. Childe. District Guide to North-Eastern Manitoba. [Winnipeg]: North-Eastern Manitoba Development Bureau, 1926.

Photo: Gaelen Pierce

Image Courtesy of University of Manitoba Archives & Special Collections

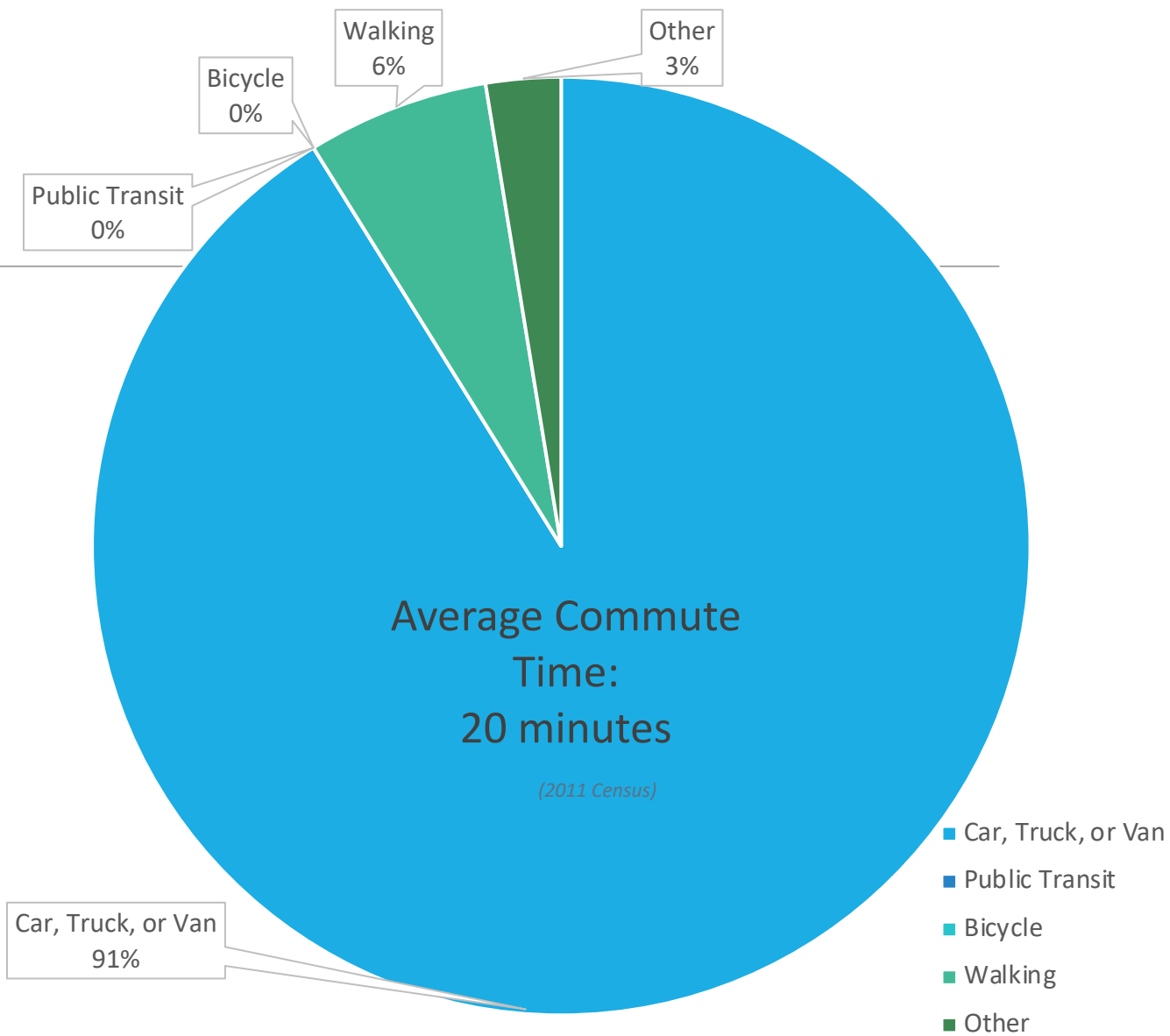
A Halfway Point

- Beausejour's growing commuter community makes use of its proximity to Winnipeg
- Under one hour to downtown Winnipeg
- Mix of convenience and quiet small town neighborhood



Commuting Times

Mode of Transportation	Population
Car, Truck, or Van	1235
Public Transit	0
Bicycle	0
Walking	85
Other	35



Around Town



Image from Town of Beausejour



Image taken by Gaelen Pierce (2013)

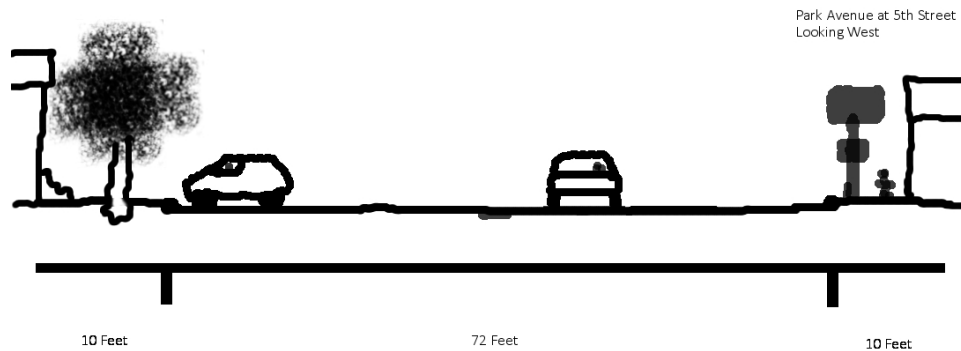
Street Hierarchy



Diagram created by Lea Rempel (2013)

Roads

- Many roads are generously wide
- Roads are free of obstructions that might block a driver's vision
- Traffic flow problems on Park Avenue



Drawn by Adam Kroeker (2013)



Image taken by Adam Kroeker (2013)

Parking

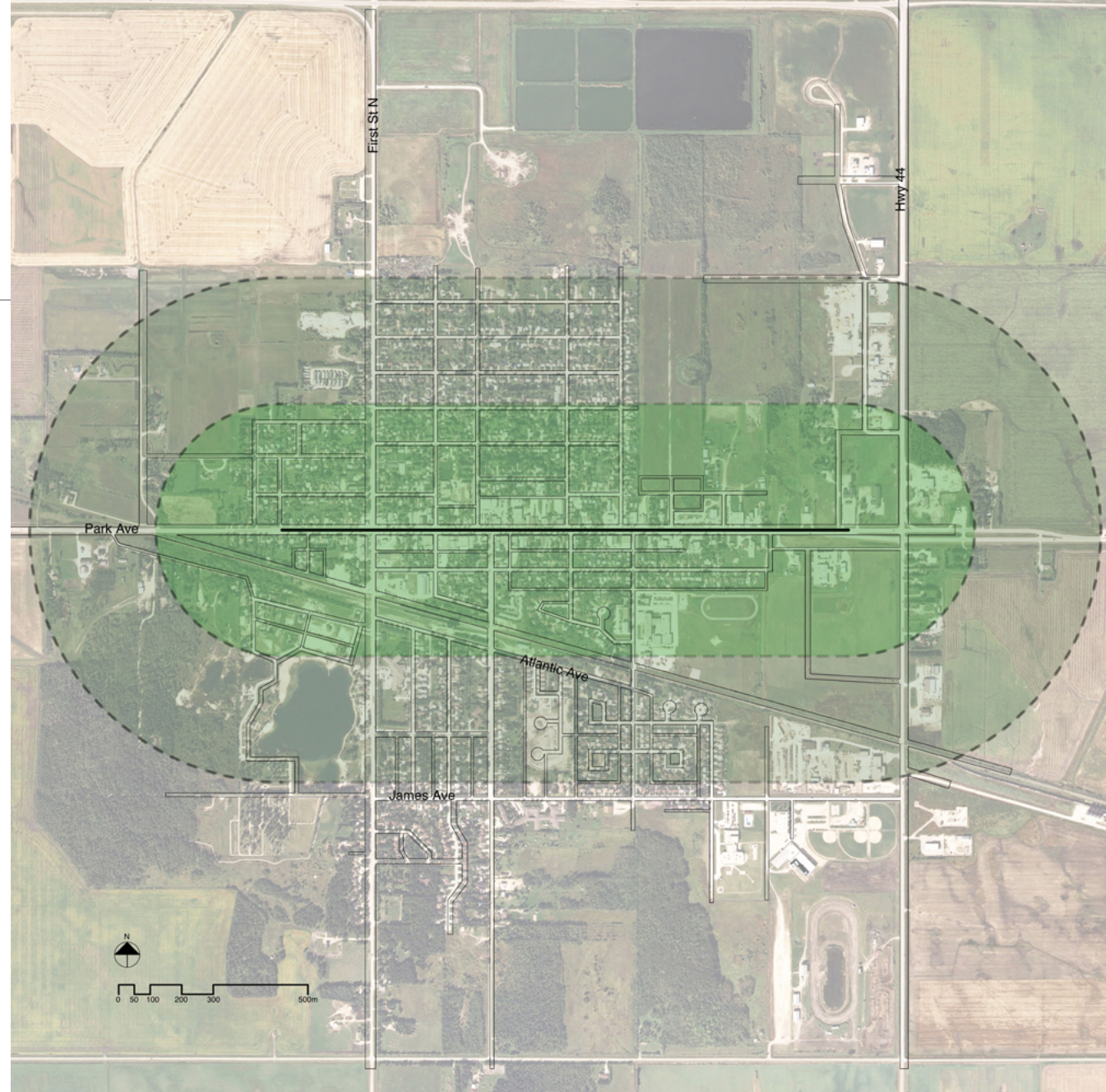
- Parking is free on all streets
- Diagonal parking is complicated
- Wheelchair parking is limited
- Wheelchair parking is poorly marked



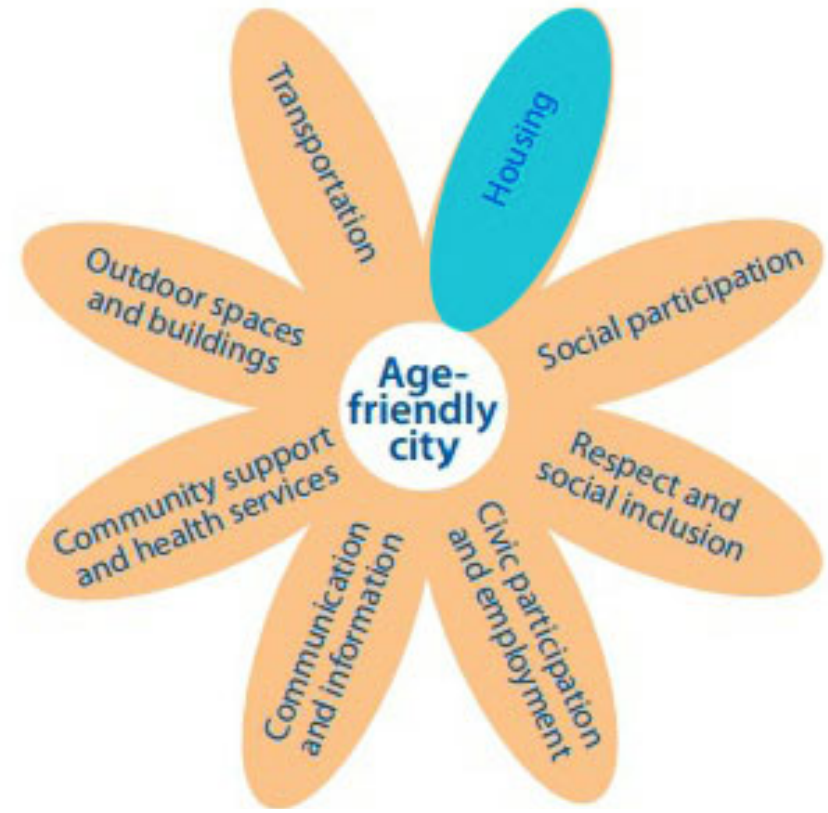
Image taken by Adam Kroeker (2013)

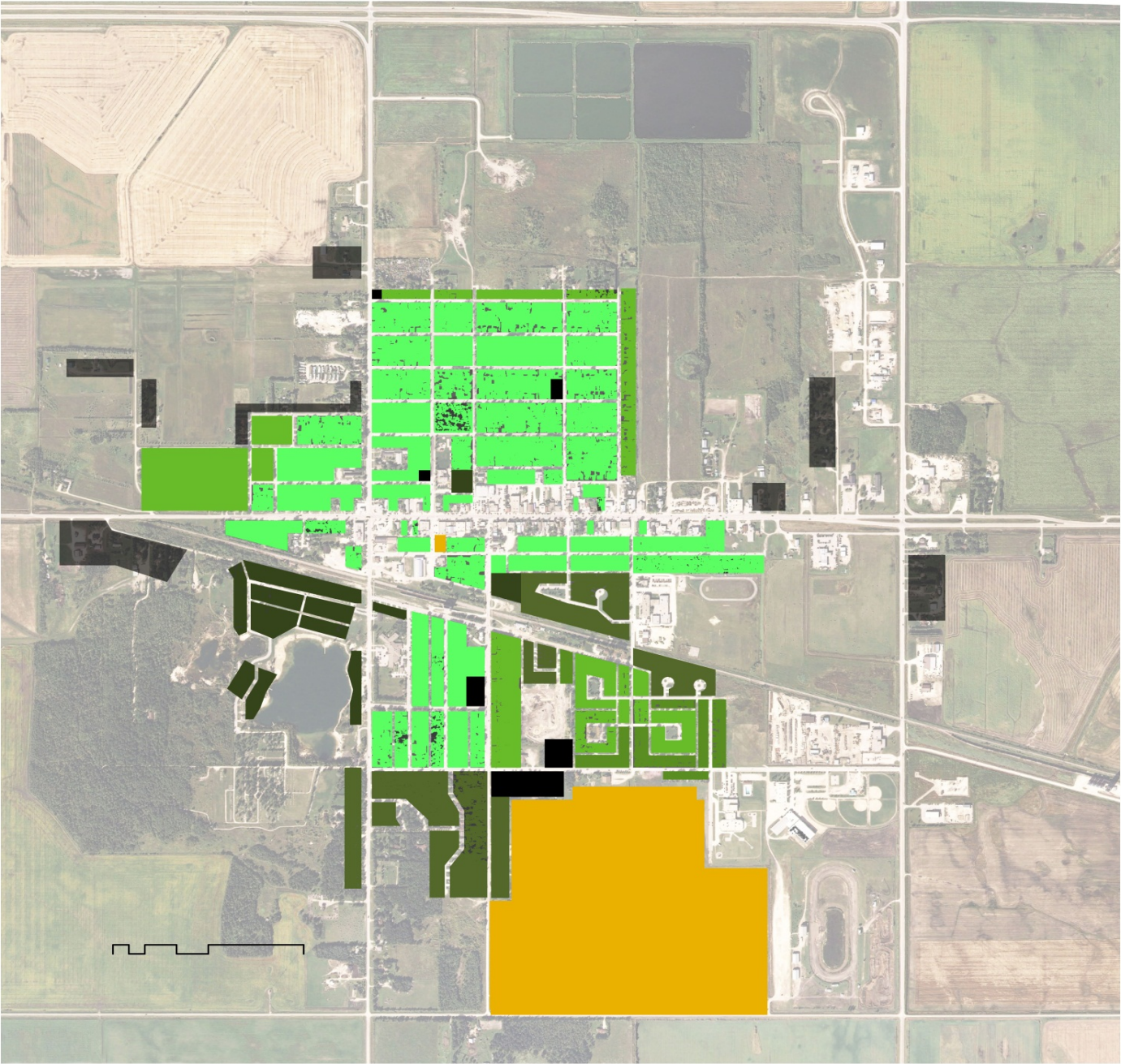
Walking Distance

- Walking encouraged in town brochure
- Recreation area not walkable from Park Avenue
- Wilderness Park also too far on foot



Housing





Pre-1970s Housing

- Town residential growth extends to north of Park Avenue, South of Park Avenue
- Social behavior written in physical space
- Little to no demographic information could be found – but children were present
- Housing stock is mixed in style and design, with many full renovations and teardowns



Image from Google Maps (2013)

Development During the 1970s

- The 1970's was marked by institutional growth
- Hospital Renovations, Government Building, Highways Maintenance Building
- Seniors housing boom
- Civil Servants and professionals had to find housing
- Belle Place, Connor Place, Ruth Place, and Bisko Boulevard
- Unique aspect of these developments
- Common elements to old town



Image from Google maps (2013)

Development During the 1980s

- Joyce Street area development continues
- Similarly Kaatz Drive completion
- Streets see repaving through Beausejour
- Stylistically and functionally similar to older homes in the area
- Stony Plains Terrace built in 1984



Image from Google maps (2013)

Development During the 1990s

- Developments connect south of Railroad communities to downtown
- Lot sizes and house sizes begin to swell
- Weselak Drive in particular
- Apartment buildings and mixed density



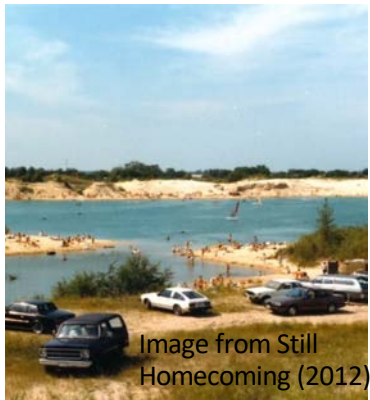
Image from Google maps (2013)



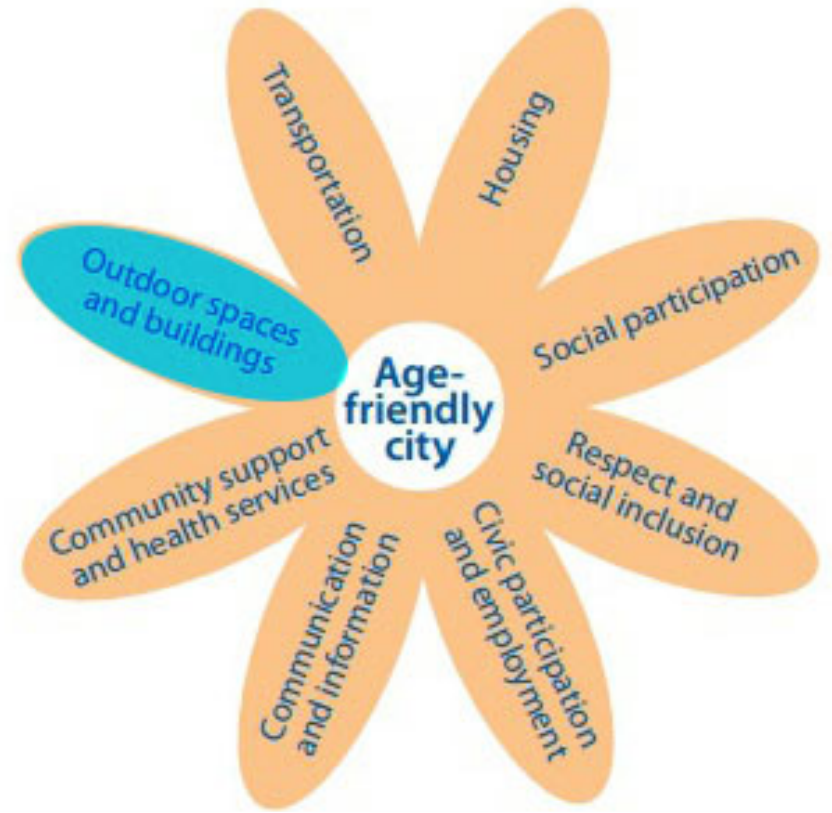
Image from Google maps (2013)

Development in the 2000s and Beyond

- The 2000s signal the retirement of the boomer generation
- Sand Lake Estates and Second Street development projects
- Sand Lake Estates the precedent?
- Accessibility issues in design abound



Land Use & Urban Design



Residential

- Town is largely detached, single family units
- A few medium density units
- Manitoba Seniors Housing dispersed throughout the town

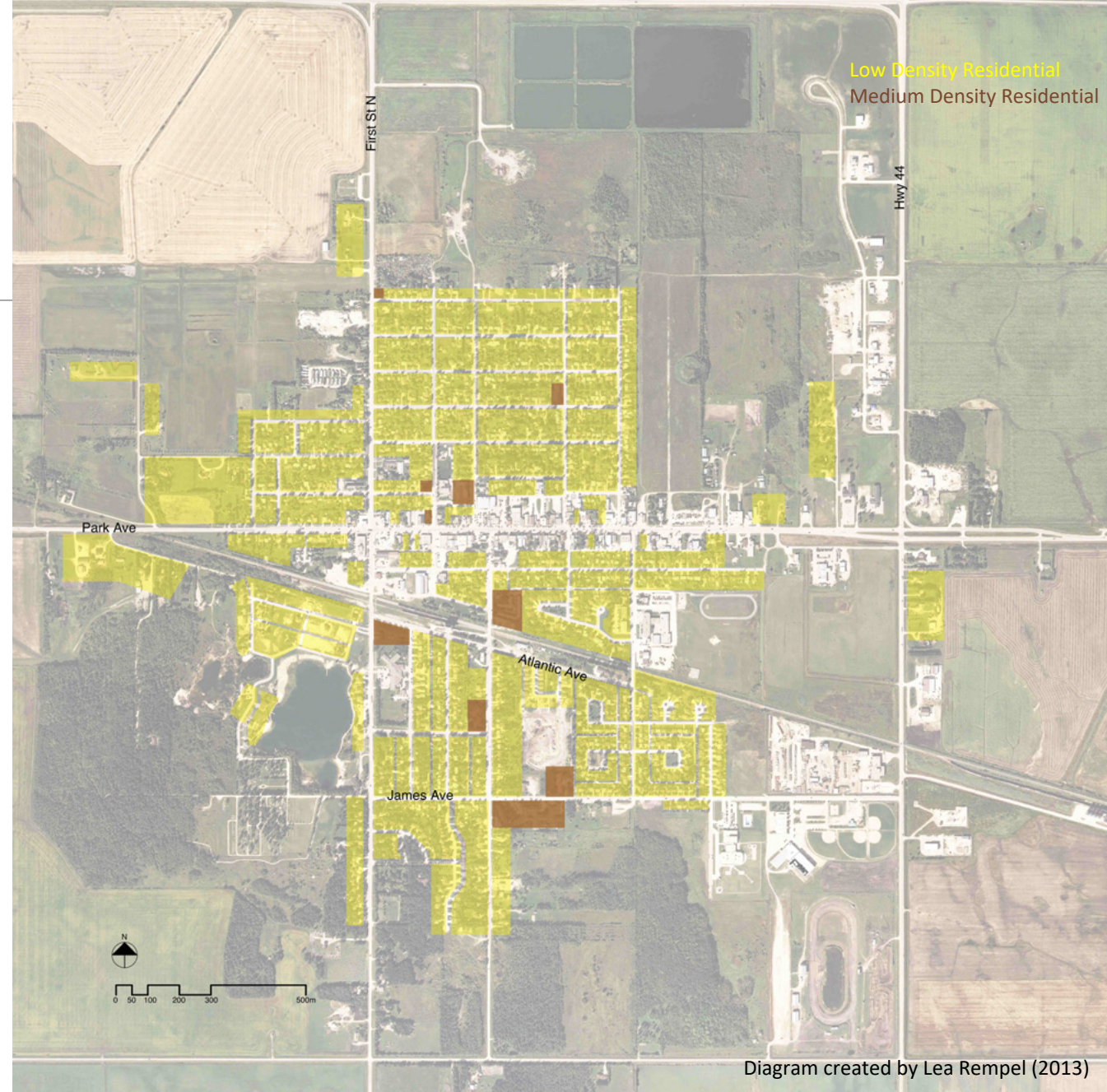


Diagram created by Lea Rempel (2013)

Recreation & Open Space

- Formal recreation is concentrated southeast corner
- Wally Chryplywy Wilderness Park on the southwest edge of the town
- Train Whistle Park on 3rd Street South between Park Avenue and Atlantic Avenue

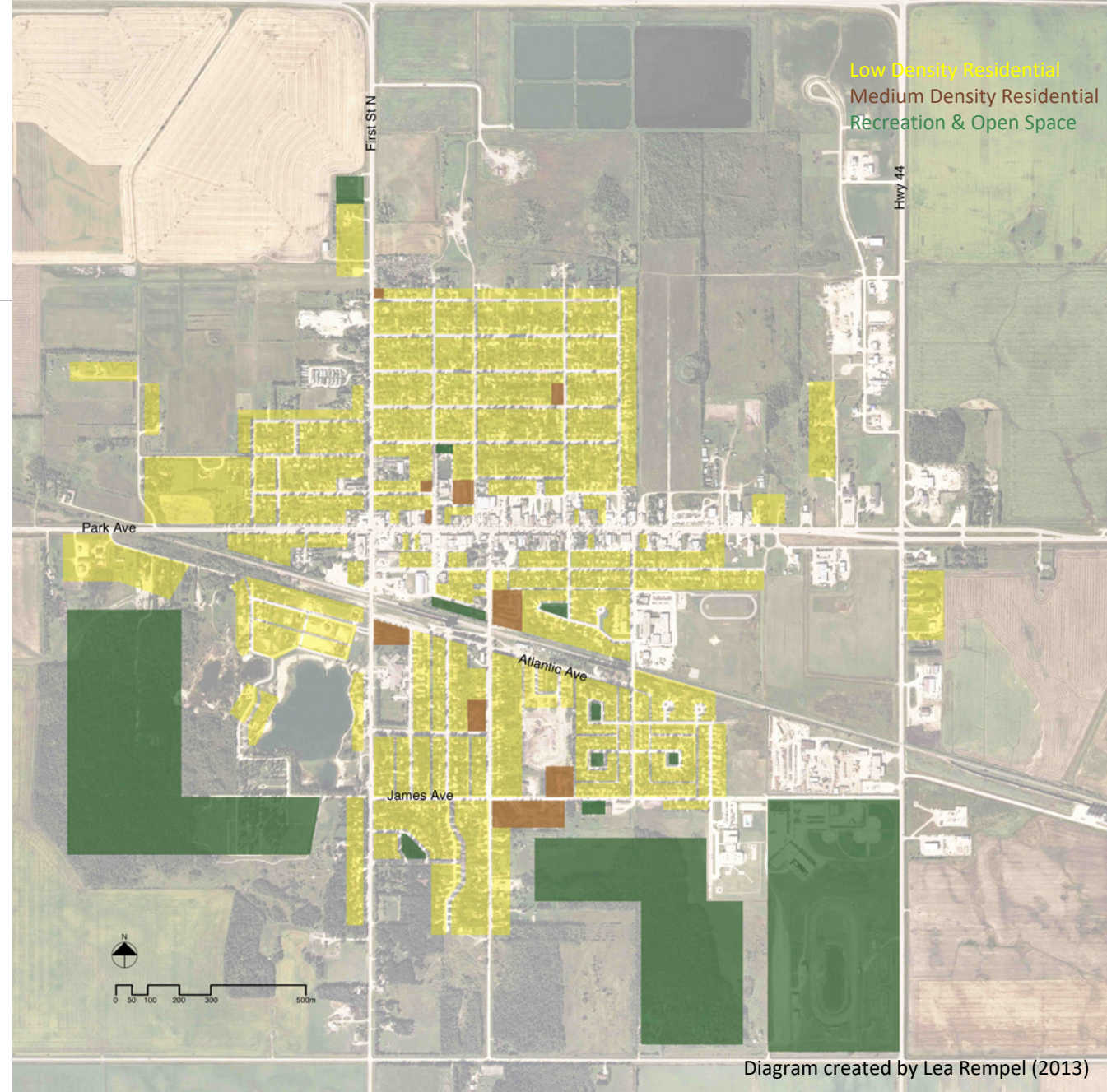
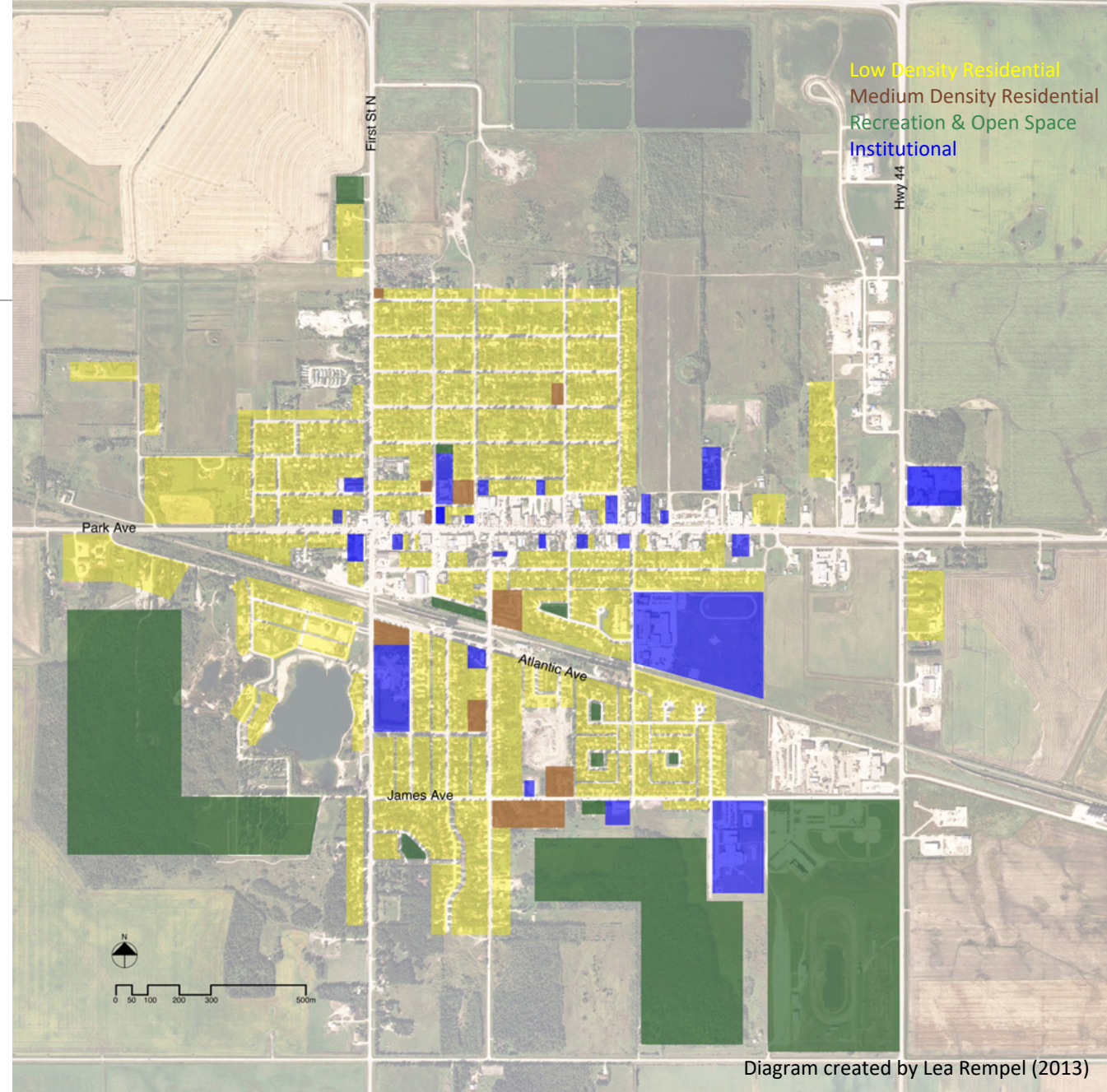


Diagram created by Lea Rempel (2013)

Institutional

- Churches are mainly concentrated near Park Avenue
- 1 Nursery Co-op, 1 Elementary School, 1 Secondary School, Adult Education
- Beausejour District Hospital situated at 1st Street South and Watson Avenue
- All other medical & health services located along Park



Commercial & Industrial

- Industrial lands located along eastern outskirts
- Retail, Restaurants, Services clustered along Park Avenue
- Commercial development moving south on 3rd Street

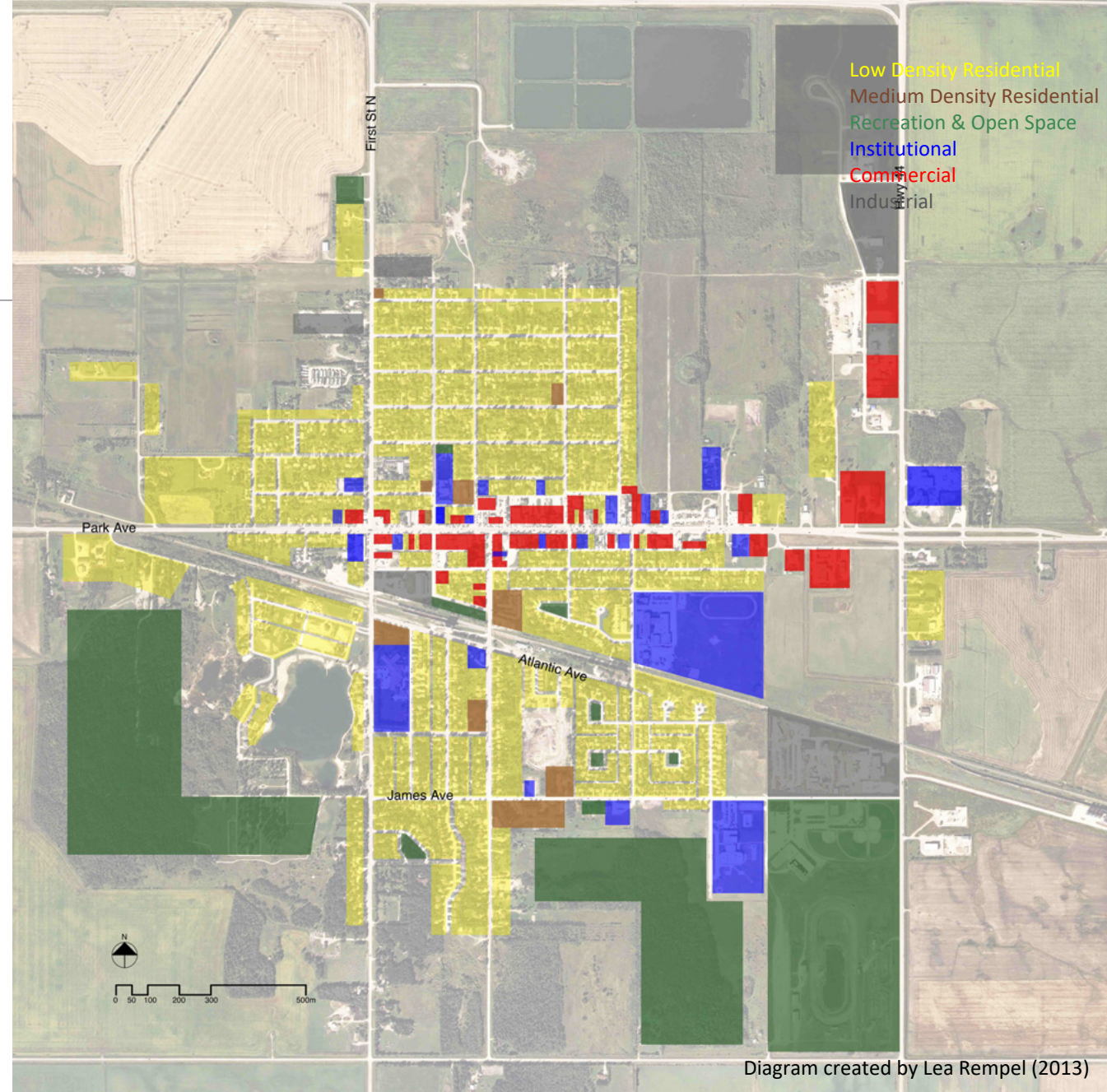


Diagram created by Lea Rempel (2013)

Connectivity

- Sidewalk network is incomplete
- Many streets only have sidewalks along one side
- Some streets have no sidewalks at all or gaps along parts of the street

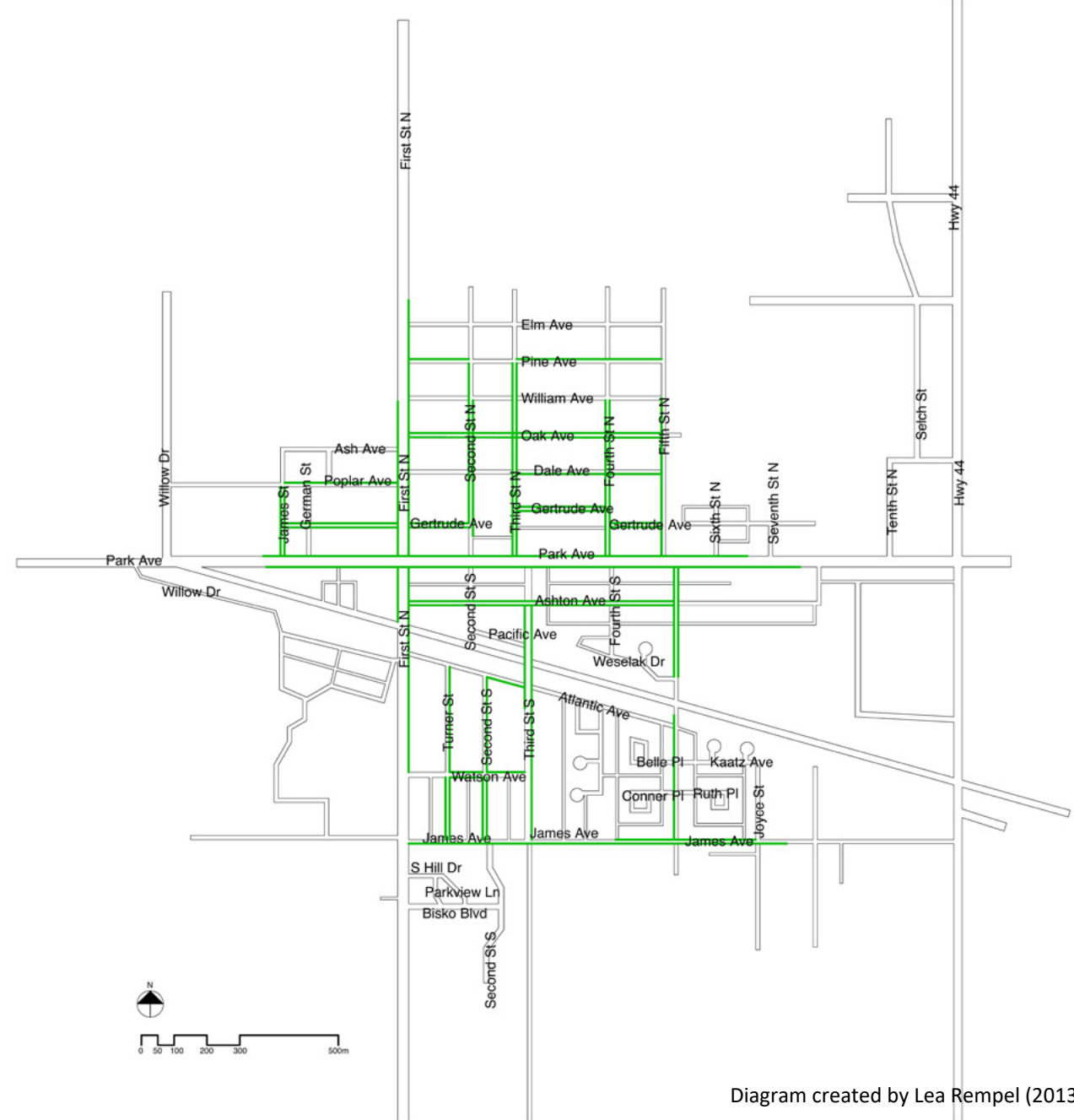
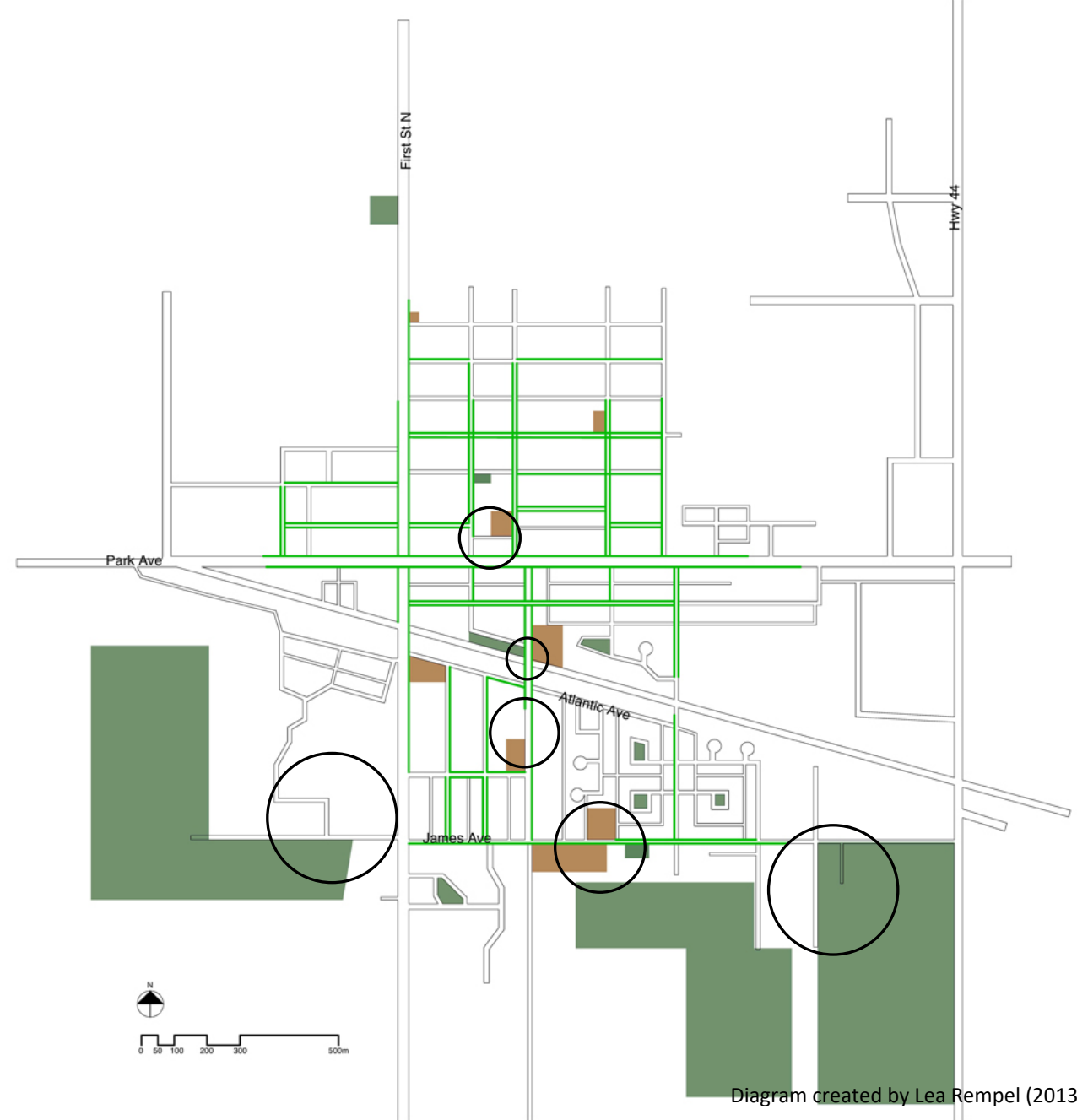


Diagram created by Lea Rempel (2013)

Connectivity

- No pedestrian access to Chryplywy Park
- Not well connected to recreational area
- Each street is connected to cluster of services and amenities on Park Avenue
- Few crosswalks



Sidewalks

- Sidewalks along Park Avenue are wide and comfortable
- Most sidewalks in residential areas are narrow with grass buffer



Image taken by Lea Rempel(2013)



Image taken by Vanessa Scarola (2013)



Image taken by Lea Rempel(2013)

Accessible Design

- Many benches and litter bins
- Most public buildings have wheelchair access
- Worn pavement, adequate curb drops
- 2 controlled crosswalks, no audio signal



Image taken by Lea Rempel (2013)



Image taken by Gaelen Pierce (2013)



Image from Google Maps (2013)



Image taken by Gaelen Pierce (2013)



Image taken by Gaelen Pierce (2013)

Street Character

- North of Park Avenue residences facing the street on each side of the block
- Between Park Avenue and Atlantic Avenue east-west oriented blocks
- South of Atlantic blocks north-south orientation and back lanes

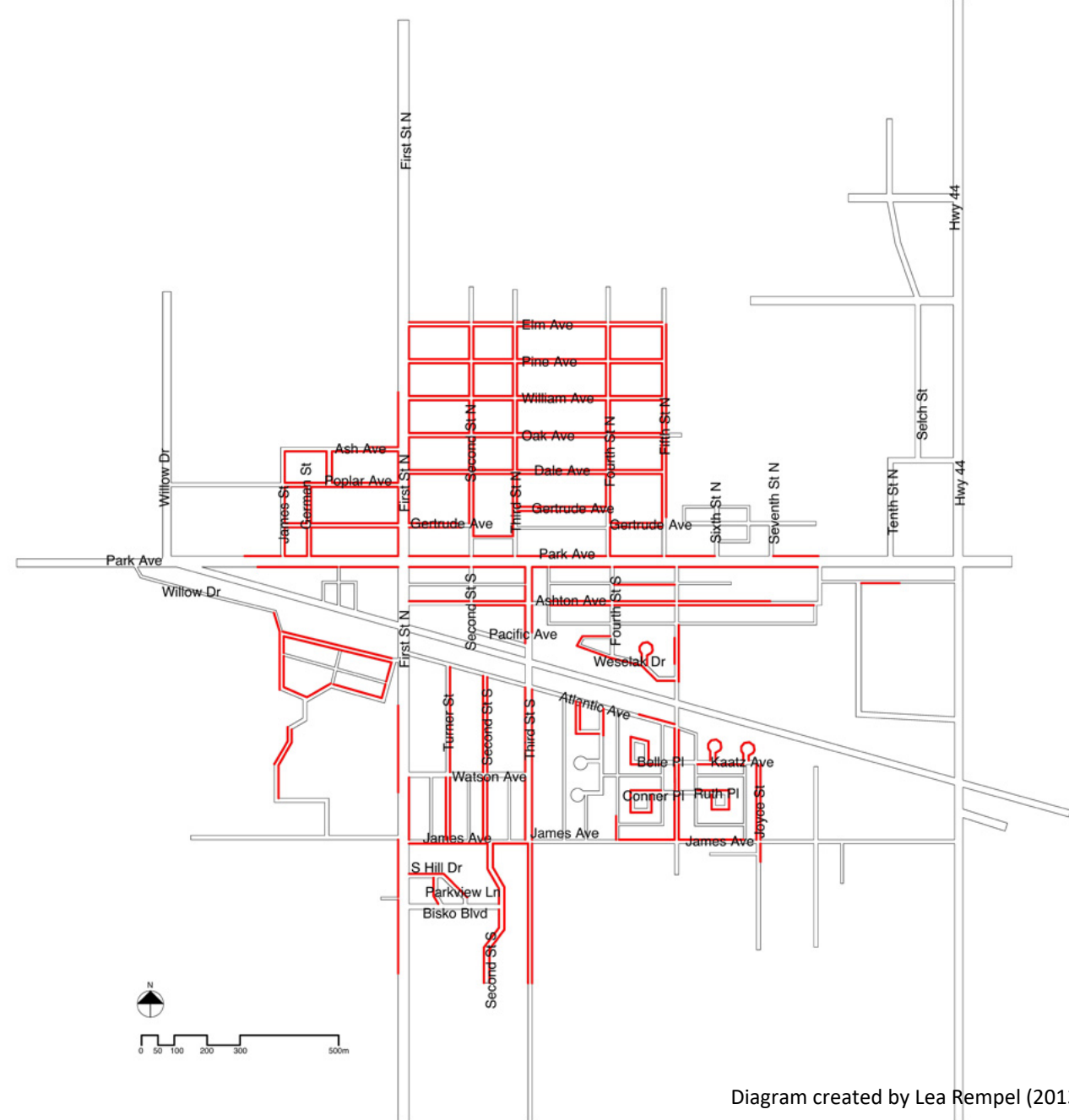


Diagram created by Lea Rempel (2013)

Street Character

- Wide streets
- Buildings situated directly against the sidewalk
- Some vegetation, mostly individual medium size, broadleaf trees



Image taken by Rob Galston (2013)



Image taken by Robert Galston (2013)



Image taken by Gaelen Pierce (2013)

Open Spaces

- Existing open/park spaces are well maintained
- Parks have smooth paths and places to rest
- Left over space from cul-de-sac development turned into small green spaces
- Lack of fully public open space



Diagram created by Lea Rempel (2013)

Open Spaces

- Lack of fully public open spaces
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Image taken by Gaelen Pierce (2013)



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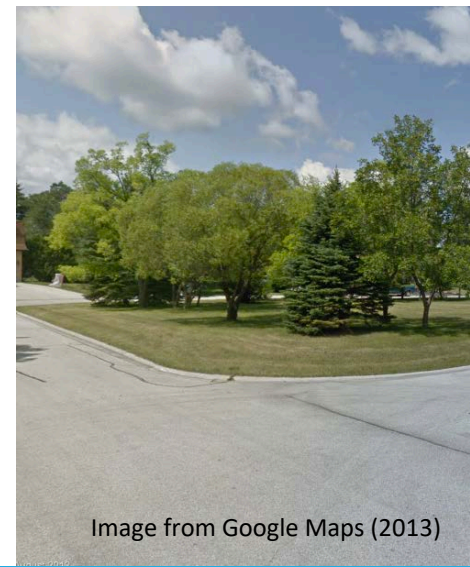
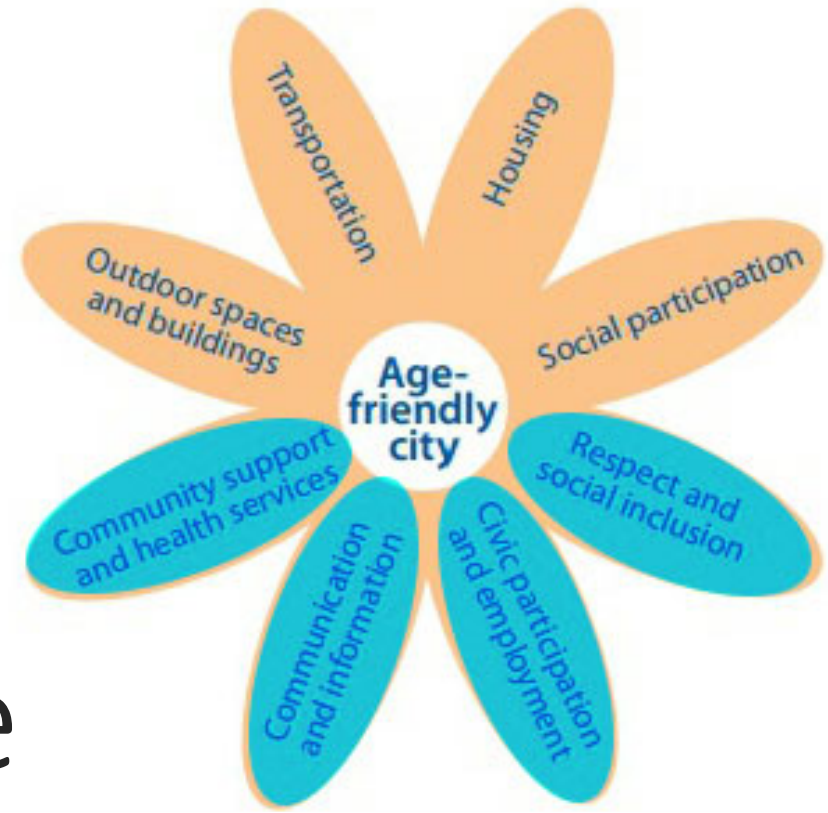


Image from Google Maps (2013)

Social Infrastructure



Community Events and Attractions

Opportunities for town involvement:

- Shades of the Past Car Show
- Beausejour Craft & Trade Show
- Brokenhead River Agricultural Conference

Recreational Spaces

- Daylily Gardens:
Adopt-a-Plot, Beausejour Beautification Committee, Communities in Bloom
- Wally Chryplywy Park:
Cross-Country Ski and Paved Hiking Trails
- SunGro Centre:
Beausejour Beavers, Back-In-Action Wellness Centre, Meeting Rooms
- Splash! Outdoor Pool, Softball Complex

Clubs:

- Toastmasters Club, Club 50 Beausejour, Beausejour Swinging Squares, Lion's Club



Image taken by Gaelan Pierce (2013)

Community Services & Resources

- Community Services:
 - Addictions Foundation of Manitoba (AFM)
 - Food Bank
 - Crisis and Helplines
- Services for Seniors:
 - Beausejour Senior Centre
 - Brokenhead Outreach for Seniors Inc.
Part of the Age-Friendly Manitoba Initiative
 - Handivan
 - Royal Canadian Legion #132



Image taken by Lea Rempel (2013)

Handivan Inc.

- Three wheelchair accessible vans
- Rides within the community and to Winnipeg
- Weekly excursions to:
 - Shopping and dining venues
 - Cultural and sporting events
 - Scenic destinations



Image taken by Vanessa Scarola (2013)

Royal Canadian Legion #132



- Support programs for Veterans, the community and youth
- Scholarships, fundraisers and donations for the community
- Fight to secure adequate pensions for seniors
- Weekly and biweekly activities
- Club 50: afternoon dance and supper get-togethers for seniors



Image taken by Lea Rempel (2013)

Community Support & Health Services

- Beausejour Hospital, two medical clinics
- Dental offices, Denturist
- Optometrist
- Massage therapist, Physiotherapist, Chiropractor
- Local services:
 - Home Care
 - Palliative Care Program
 - Seniors Housing



Image taken by Lea Rempel (2013)



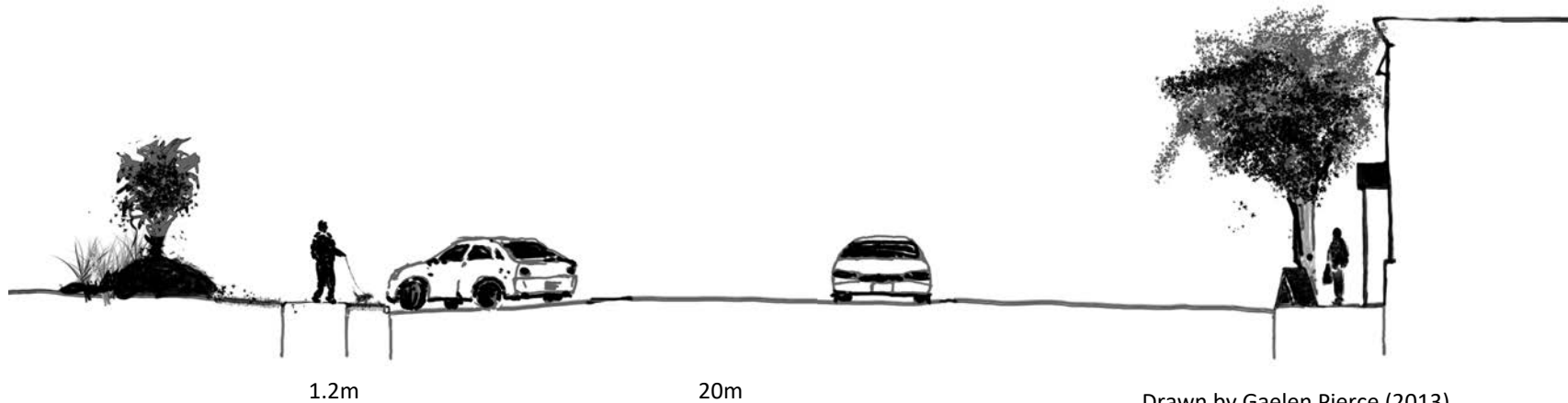
Image taken by Lea Rempel (2013)



Image taken From Google Maps (2013)

Strengths & Opportunities

- Safe, close knit community
- Commitment to Age-Friendly design
- Support network for Seniors in place
- Abundance of organizations, clubs and teams
- Further development along 3rd St.
- Completion of sidewalk grid through city
- Enhancing connections to landmarks
- Stronger pedestrian access to recreational spaces



1.2m

20m

Drawn by Gaelen Pierce (2013)

