

Consultation Summary

Niverville Community Plan

SBC Inc. and Catapult Community Planning

NIVERVILLE COMMUNITY PLAN: CONSULTATION SUMMARY

The Niverville Community Plan survey was published using Survey Monkey and posted online (Town of Niverville website) on September 22nd and closed on October 2nd. Hard copies of the survey were distributed and collected at a public Open House on October 3rd. A total of 105 surveys were completed via these collection methods.

This document is a summary and analysis of the survey results, which will be used as input for the Niverville Development Plan and Zoning By-law Review.

Analysis of the Niverville Community Plan survey results identified that participants of the survey value the quiet small-town feel, community spirit and affordability of Niverville—the same things that drew many of Niverville's residents to the Town.

The results also reveal that community members would like to see more community services (such as policing, recreation and day care) and business in Niverville (in particular retail, accommodations, restaurant and entertainment options), as well as employment opportunities. Survey participants also said they would like to see improvements in the aesthetics of the town (Main Street beautification, road/sidewalk and greenspace maintenance, design standards)

One of the main concerns of participants is that the increasing demand or higher expectations for new services and amenities is not feasible when trying to maintain the small town feel and affordability. That rapid growth will threaten the very things that attracted residents to Niverville in the first place. Participants are also concerned that the current pace of growth is not sustainable – that increasing population will exceed the capacity of existing Town services/resources.

The challenge then will be to balance the demands of new growth with the desire to stay small, close-knit and affordable. This balance can be expressed through policies in the Town's Development Plan for managing growth that is sustainable and maintains the values that attract people to the community.

This can be achieved for example by defining, protecting and encouraging the features and characteristics that give Niverville the 'small town feel' and sense of neighbourliness and community spirit; encouraging development that supports and facilitates affordability and sustainability; and by phasing in growth to ensure it occurs in an orderly and thoughtful manner and does not exceed the Town's capacity to provide services.

Q2. WHAT DO YOU VALUE ABOUT LIVING IN NIVERVILLE?

103 participants responded to this question. Responses were categorized by dominant themes. Some responses included comments that fit under more than one theme.

RESPONSE CATEGORY	RESPONSE	
	Percent	Number
Small Town Feel	33%	34
Sense of Community	27%	28
Amenities	16%	16
Quiet	13%	13
Safety	12%	12
Housing	10%	10
Family-Oriented	9%	9
Other		
Small Local Business	7%	7
Close to City	7%	7
Miscellaneous	7%	7

Examples of some of the things we heard:

Small Town Feel: Small town feeling, being away from city life, size of the community, small town atmosphere, small town hospitality

Sense of Community: Knowing my neighbours, connectedness, community support, the people, friendly, community spirit, closeness

Amenities: get needs met on main street, schools, full service community, all the major things you might need, convenience,

Quiet: peaceful living, quiet, no noise pollution, slower pace of life, not busy

Safety: safe schools, safety, safe walking facilities, safe place for kids, feeling safe

Housing: look of housing, higher-end homes for great price, nice housing, spacious neighbourhoods, lot sizes, affordable living

Family-oriented: great place to raise kids, family-oriented, family environment,

Other: proximity to Winnipeg and Steinbach, local businesses, small businesses, old neighbourhoods, country feel, not the city

Q3. WHAT WOULD YOU CHANGE OR IMPROVE TO MAKE NIVERVILLE BETTER?

102 participants responded to this question. Responses were categorized by dominant themes. Some responses included comments that fit under more than one theme.

RESPONSE CATEGORY	RESPONSE	
	Percent	Number
Improve Community Facilities/Services	26%	27
Increase Local Business	23%	23
Road/Sidewalk Improvements	19%	19
Increased Safety Measures	16%	16
Improved Affordability	14%	14
Main Street Improvements	11%	11
Increased Community Leadership	8%	8
Other		
Beautification Initiatives	4%	4
Attract Employment	4%	4
Miscellaneous	15%	15

Examples of some of the changes/improvements that were suggested:

Improve Community Facilities/Services: update antique rec facilities, library, proper curling rink, increase seniors services, Multiplex, increased daycare spaces, indoor pool, evening recreation

Increase Local Business: more businesses, clothing store, more restaurants, additional grocery stores, more retailer, more small business

Road/Sidewalk Improvements: road maintenance (i.e. 6th Ave), controlled intersections on Main (especially at 5th), more sidewalks, sidewalk maintenance, more pathways connecting developments

Increased Safety Measures: Better security, more policing, more by-law enforcement, preventative measures

Improved Affordability: Lower taxes, lack of affordable housing, expensive for young people starting out, more affordable activities, make property taxes more like Steinbach, housing of different sizes/prices

Main Street Improvements: make downtown have a more cohesive look, beautification along Main street, improved maintenance of streetscape on Main St, improve building facades on Main St, more attention to aesthetics on Main st.

Increased Community Leadership: More business events, more community involvement, more communication, expand representation on council, increase relationship between town and local business, more transparency

Other: more employment, greenspace maintenance, more activities for kids, less low income housing, nothing needs to be changed/improved

Q4. WHAT IS YOUR BIGGEST CONCERN ABOUT THE FUTURE OF NIVERVILLE?

104 participants responded to this question. Responses were categorized by dominant themes. Some responses included comments that fit under more than one theme.

RESPONSE CATEGORY	RESPONSE	
	Percent	Number
Growth Overwhelming Services/Resources (Unsustainable)	36%	37
Increased Crime	18%	19
Higher Cost of Living	14%	15
Losing Small Town Feel	11%	11
Other		
Lack of Commercial Sector	8%	8
Reduced Housing Quality	8%	8
Reduced Water Quality/Supply	8%	8
Lack of Community Vision/Planning	7%	7
Miscellaneous	15%	16

Examples of some of the concerns we heard:

Growth Overwhelming Services/Resources: Managing growth successfully, too rapid residential growth, overgrowth, too big too quick, expectations for services/amenities not realistic/feasible, services cant keep up with pace of growth, growing beyond capacity of existing services (school, daycare, etc)

Increased Crime: Eventual need for local police, not enough spent on fire/police, increasing crime, more break and enters, rising crime rate, current law enforcement to far away

Higher Cost of Living: increased taxes, cost of living becoming too expensive, rising property tax, increased utility fees

Losing Small Town Feel: Turning into a city, loss of community-connectedness, loss of identify, turning into suburb of Winnipeg, getting too big

Other: lack of business taxes to keep property taxes low, becoming just a bedroom community with no employment, lack of vision, lack of long term planning, increased density, water shortages

Q5. ON A SCALE FROM POOR - TO AVERAGE - TO GOOD, HOW WOULD YOU RATE THE FOLLOWING HOUSING CONCERNS IN NIVERVILLE?

104 participants responded to this question. The table below shows the rating given by the majority of respondents to each housing concern that was listed:

	Affordability	Availability	Quality	Variety
Housing	Average (44%)	Good (55%)	Good (63%)	Good (58%)
Rental Units**	No opinion (49%)*	No opinion (50%)*	No opinion (55%)*	N/A
Seniors Housing**	No opinion (55%)*	No opinion (46%)*	No opinion (50%)*	N/A
Residential Lots	Average (34%)	Good (42%)	N/A	N/A
Residential Dev	N/A	N/A	Good (44%)	N/A

Notes:

*Where the majority answer choice was 'No opinion', the second highest ratings were as follows: 'Average' for Rental affordability, availability and quality. Even score of 'Average' and 'Good' for Seniors Housing Affordability; 'Good' for Seniors Housing Availability; 'Good' for Quality of Seniors Housing.

**The high number of 'no opinion' rating for rental and seniors housing related concerns is assumed to be due to the majority of survey participants identifying as 'home owners'.

Q6. WHAT TYPE OF HOUSING IS NEEDED IN NIVERVILLE?

104 participants responded to this question.

	DO NOT NEED	NEED SOME OF	NEED A LOT OF	NO OPINION	TOTAL
Large lot single-family	13.59% 14	55.34% 57	23.30% 24	7.77% 8	103
Compact single-family (eg. smaller lots, narrower side yards)	24.27% 25	53.40% 55	13.59% 14	8.74% 9	103
Two-family (eg. side by side, duplex)	35.92% 37	52.43% 54	4.85% 5	6.80% 7	103
Row house, townhouse, 3 and 4-plexes	49.04% 51	38.46% 40	2.88% 3	9.62% 10	104
Low-rise apartment building (max 3 stories)	39.81% 41	45.63% 47	4.85% 5	9.71% 10	103
Mid-rise apartment building (max 6 stories)	67.31% 70	21.15% 22	0.00% 0	11.54% 12	104
Secondary suite within principal dwelling (eg. basement suite)	35.58% 37	42.31% 44	3.85% 4	18.27% 19	104
Secondary suite outside principal dwelling (eg. permanent Garden flats on large lots, suite above garage)	32.69% 34	48.08% 50	0.00% 0	19.23% 20	104
Smaller homes (i.e 1000 sq. ft or less)	22.12% 23	58.65% 61	12.50% 13	6.73% 7	104
Tiny homes (i.e. 500 sq. ft or less)	61.76% 63	25.49% 26	2.94% 3	9.80% 10	102
Seniors assisted living	7.92% 8	52.48% 53	19.80% 20	19.80% 20	101
Seniors independent living (55 plus, life lease)	10.58% 11	50.96% 53	18.27% 19	20.19% 21	104
Seniors personal care	12.75% 13	46.08% 47	19.61% 20	21.57% 22	102
Mixed-use (i.e. commercial main floor-residential above)	31.73% 33	48.08% 50	6.73% 7	13.46% 14	104

Q7. INDICATE THE COMMUNITY SERVICES AND FACILITIES THAT NEED TO BE INCREASED, DECREASED OR ARE APPROPRIATE:

104 participants responded to this question.

	APPROPRIATE	INCREASE	DECREASE	NO OPINION	TOTAL
Police protection	33.65% 35	62.50% 65	0.00% 0	3.85% 4	104
Fire protection	76.92% 80	14.42% 15	0.96% 1	7.69% 8	104
Emergency medical services (paramedic)	56.73% 59	34.62% 36	1.92% 2	6.73% 7	104
Health care services (clinics, specialists, home care)	47.12% 49	45.19% 47	0.00% 0	7.69% 8	104
Educational facilities and services	21.15% 22	75.00% 78	0.00% 0	3.85% 4	104
Child care facilities and services	9.71% 10	68.93% 71	0.97% 1	20.39% 21	103
Immigrant support services	19.23% 20	19.23% 20	10.58% 11	50.96% 53	104
Public works (water and waste service, road/sidewalk maintenance, etc)	37.86% 39	54.37% 56	0.00% 0	7.77% 8	103
Town hall services (public notices, by-law enforcement, public engagement, etc)	50.96% 53	40.38% 42	1.92% 2	6.73% 7	104
Active transportation facilities (biking/walking paths, cycling lanes)	50.96% 53	44.23% 46	0.00% 0	4.81% 5	104
Public parking	69.23% 72	18.27% 19	0.96% 1	11.54% 12	104
Indoor recreation facilities and services (arena, curling, gyms, community centre)	20.19% 21	75.96% 79	0.00% 0	3.85% 4	104
Outdoor recreation facilities and services (rinks, sports fields, playgrounds)	44.23% 46	50.96% 53	0.00% 0	4.81% 5	104
Public spaces (parks, plazas, community gardens)	56.73% 59	39.42% 41	0.00% 0	3.85% 4	104
Public transportation	26.21% 27	30.10% 31	0.97% 1	42.72% 44	103
Private mobility services (i.e. Handi-transit)	19.23% 20	30.77% 32	0.00% 0	50.00% 52	104

Q8. WHAT ARE THE TOP THREE BUSINESSES NEEDED IN NIVERVILLE?

103 participants responded to this question.

ANSWER CHOICES	RESPONSES	
Large format retail (grocery store, hardware store)	36.89%	38
Restaurant and hospitality (events and catering, bars, cafes, etc)	42.72%	44
Accommodations (hotel, motel, B&Bs, Rental by Owner)	53.40%	55
Retail (clothing store, pharmacy, dollar store)	58.25%	60
Services (bank, hair salon, car repair)	13.59%	14
Retail with outdoor storage (lumber yard, Nursery/garden store, car lot)	9.71%	10
Professional offices (lawyer, accountant, doctor)	18.45%	19
Contractors (construction, trades, etc)	4.85%	5
Other (please specify)	9.71%	10
Please identify any specific retail or personal service	26.21%	27
Total Respondents: 103		

This question also provided the opportunity to list 'other' businesses not list, and give examples of specific businesses participants think are needed. The following is a listing of all comments provided:

Manufacturing	Farmers Market	Pet care	Child care
Upscale restaurant	Nice restaurant	Library	Library
Pediatrician office	Day care	Hotel	Arena complex
Butcher	Bakery	Bowling lane	Day care
French Immersion school	Destination amenities	Movie theatre	Tool rental
Burger restaurant	Dollar store	Baby supplies	Walmart
Florist	Entertainment centre	Vegetarian restaurant	

Q9. WHAT IS DESIRABLE IN THE CENTRAL BUSINESS AREA?

98 participants responded to this question. Responses were categorized by dominant themes. Some responses included comments that fit under more than one theme.

RESPONSE CATEGORY	RESPONSE	
	Percent	Number
More retail	39%	38
More restaurants	18%	18
More Social / entertainment venues	16%	16
Services	11%	11
Beautification/Redevelopment	8%	8
Nothing is missing	8%	8
Other		
I don't go to Main St	4%	4
Miscellaneous	14%	14

Examples of some of the suggestions for the Central Business Area include:

More retail: small stores, gift stores, dollar store, family clothing store, specialty food stores, later store hours, more variety, general store, small shops

More restaurants: higher-end restaurant, good food, better quality restaurants, ice cream stand, McDonalds, vegetarian restaurant

Social/Entertainment venues: Sitting area that is not in cemetery, downtown gathering place, entertainment/tourism options, teen hang out, pub, town square, movie theatre, indoor amusement, small park with benches

More services: another bank, library, community programming, wellness services

Beautification/Redevelopment: better curb appeal, improved sidewalks, visually cohesive look, higher building façade standards

Other: more parking at post office, extended business hours, ice cream,

Q10. WHAT POTENTIAL IS THERE FOR EMPLOYMENT GROWTH IN NIVERVILLE?

93 participants responded to this question. Responses were categorized by dominant themes. Some responses included comments that fit under more than one theme.

RESPONSE CATEGORY	RESPONSE	
	Percent	Number
Unknown/No Opinion*	26%	24
Retail	23%	21
Services	16%	15
Professional/Office	15%	14
Manufacturing/Industrial	10%	9
Restaurant/Hospitality	10%	9
Education/Childcare	9%	8
Other		
Construction/Labour	4%	4
No Potential	5%	5
Miscellaneous	16%	15

Some of the specific suggestions participants made regarding job growth include:

Retail: pet care, gift shop, dollar store, entry level jobs for youth

Services: shuttle/taxi, health promotion, library, mechanic, personal services, senior care,

Professional/Office: dental office, law office, IT industry, healthcare, professional services, government offices, engineering

Manufacturing/Industrial: factory, fabrication

Restaurant/Hospitality: hotel, fast food, service industry

Education/Childcare: bigger schools, daycare,

Other: construction, farming, better paying jobs, start ups

Note:

*As the majority of participants responded 'unknown, or no opinion', it is assumed that the question was not clear or that participants need more time/information to consider the question/provide an answer.

Q11. IS THERE ANYTHING LIMITING INDUSTRIAL AND COMMERCIAL DEVELOPMENT IN NIVERVILLE?

92 participants responded to this question. Responses were categorized by dominant themes. Some responses included comments that fit under more than one theme.

RESPONSE CATEGORY	RESPONSE	
	Percent	Number
Unknown/No Opinion*	35%	32
Availability of space/land	12%	11
Servicing	11%	10
Strategic Marketing, Investors, incentives	11%	10
Location	11%	10
High cost/taxes	10%	9
Nothing	9%	8
Other		
Town size/tax base	5%	5
Miscellaneous	9%	8

Examples of some of the suggested limiting factors include:

Availability of space/land: lack of small-scale, leasable space. Limited number of large, developed and serviced lots, lack of space on Main st, need new business square

Servicing: low water supply, capacity of lagoon, hydro service at limit, inadequate water/sewer service, inadequate roads

Strategic Marketing/Investors/incentives: hire economic development officer, provide incentives, less red tape, tax breaks, advertising, need investors

Location: Proximity to Wpg and Steinbach impacts demand for local business/industry, too far for outsiders to commute in, not on major highway

High costs/taxes: high commercial taxes, affordable commercial space, small business taxed to high, high rental rates

Other: small size of town, lack of local demand/support, lack of a large employer/anchor

Note:

*As the majority of participants responded 'unknown, or no opinion', it is assumed that the question was not clear or that participants need more time/information to consider the question/provide an answer.

Q12. ON A SCALE FROM STRONGLY AGREE TO STRONGLY DISAGREE, PLEASE CHECK THE OPTION WHICH MOST CLOSELY MATCHES YOUR OPINION ON THE FOLLOWING ISSUES:

105 participants responded to this question.

	Strongly Agree	Somewhat Agree	No opinion	Somewhat Disagree	Strongly Disagree
Main Street needs improved sidewalks and pedestrian crossings	33.01%	38.83%	11.65%	12.62%	3.88%
Niverville needs more cycling lanes	16.50%	33.01%	21.36%	17.48%	11.65%
Alternative energy systems should be permitted in residential areas (ex. windmills, solar, geothermal)	29.52%	37.14%	20.95%	6.67%	5.71%
Tiny homes should be encouraged in Niverville	7.69%	29.81%	21.15%	20.19%	21.15%
Trailer and RV storage on residential driveways is a problem in Niverville	13.33%	18.10%	30.48%	23.81%	14.29%
Residential neighbourhoods should provide a mix of housing types	25.96%	44.23%	6.73%	13.46%	9.62%
Land drainage is a problem in Niverville	31.73%	40.38%	22.12%	4.81%	0.96%
Pet care services (grooming/day cares) are needed in Niverville	13.46%	26.92%	44.23%	13.46%	1.92%
Niverville needs more indoor recreation opportunities	59.62%	27.88%	7.69%	2.88%	1.92%
Infill development should be encouraged to encourage housing variety and optimize infrastructure investments	20.19%	29.81%	35.58%	10.58%	3.85%
Niverville needs a plan for developing future greenspace and trails	47.12%	32.69%	9.62%	8.65%	1.92%
Main Street should be restricted to commercial development	44.23%	32.69%	12.50%	5.77%	4.81%
Retention ponds should be "naturalized" in existing and new developments to limit geese and improve water quality	47.12%	28.85%	11.54%	8.65%	3.85%
The rail line is a concern for development in Niverville	19.42%	23.30%	24.27%	22.33%	10.68%
Landscape and design standards (i.e. architectural, streetscaping, building materials, lighting, etc) are needed	24.04%	45.19%	18.27%	9.62%	2.88%
Niverville has good neighbourhoods	58.65%	35.58%	1.92%	3.85%	0.00%
Other (please specify)					

Q13. IS THERE ANYTHING THE TOWN CAN DO TO IMPROVE YOUR NEIGHBOURHOOD?

93 participants responded to this question. Responses were categorized by dominant themes. Some responses included comments that fit under more than one theme.

RESPONSE CATEGORY	RESPONSE	
	Percent	Number
Greenspace improvements	26%	24
Improve roads/sidewalks	25%	23
Safety measures	22%	20
No improvements needed	16%	15
Drainage improvements	15%	14
Recreation improvements	10%	9
Parking improvements	4%	4
Other	8%	7

Examples of some of the suggested improvements include:

Greenspace improvements: plant trees, increased attention to Town greenspace, increased mowing of public property, more greenspace/trails, wind protection trees, weed removal

Road/sidewalk improvements: improve neighbourhood accessibility, repave roads sooner, more sidewalks and connectivity, require developers to put in sidewalks/greenspace in new developments

Safety measures: lighting, parking enforcement, proper pedestrian crossing over railline, increase neighbourhood patrols, crack down on speeding

Drainage improvements: appropriate drainage in denser developments, replace ditches with different system, better circulation in retention ponds

Recreation improvements: fix tennis courts, more parks/playgrounds

Parking improvements: improve street parking, parking enforcement

Other: promote block parties, regulate pig barns near residential

QUESTIONS 14 - 16: PARTICIPANT DEMOGRAPHIC INFORMATION

Of the 105 participants who responded:

- 34% lived in Niverville more than 10 years
- 31% lived in Niverville between 2-5 years
- 18% lived in Niverville between 6-10 years
- 13% lived in Niverville less than 2 years
- 3% do not live in Niverville
- 51% moved to Niverville for the small-town lifestyle
- 12% have always lived in Niverville
- 11% moved to Niverville to be close to family
- 8% moved to Niverville because of the affordable housing
- 5% moved to Niverville for employment reasons
- 13% moved to Niverville for other reasons (school, church, marriage, lot size)
- 91% identified as home owners
- 7% identified as renters
- 2 % identified as 'other'

As a rapidly growing community, Niverville is getting close to having almost as many 'new residents' (5 years or less) as it does 'established residents' (a min of 6 years). Based on analysis of the survey results, a comparison between new residents and established residents reveals that the two groups have shared concerns and interests overall, but there are some differences:

- Established residents viewed the affordability and availability of housing as 'average' while new residents viewed it as 'good'
- New residents 'somewhat agreed' to encouraging 'tiny homes' while established residents were of mixed opinion
- The majority of new residents (54%) indicated that Niverville needed more healthcare services while established residents (60%) said healthcare services were appropriate
- New residents placed a higher priority (23%) on the need for social/entertainment needs in the Central Business Area than established residents (12%). But both groups identified retail, restaurant, social/entertainment as the top three needs.
- New residents had a stronger opinion about what employment sector had most potential (30% said retail). Established residents also identified retail (17%) but the majority (33%) were not sure what sector has most potential.

- When asked if there was anything limiting commercial and industrial development in Niverville, established residents identified 'location', 'servicing' and 'strategic marketing/incentives'. New residents identified 'available space/land', 'high costs' and 'nothing'.
- New residents 'somewhat agreed' with encouraging infill development while established residents had 'no opinion'
- Established residents indicated that needed neighbourhood improvements were roads, safety, and drainage. New residents indicated greenspace, no improvements and recreation.