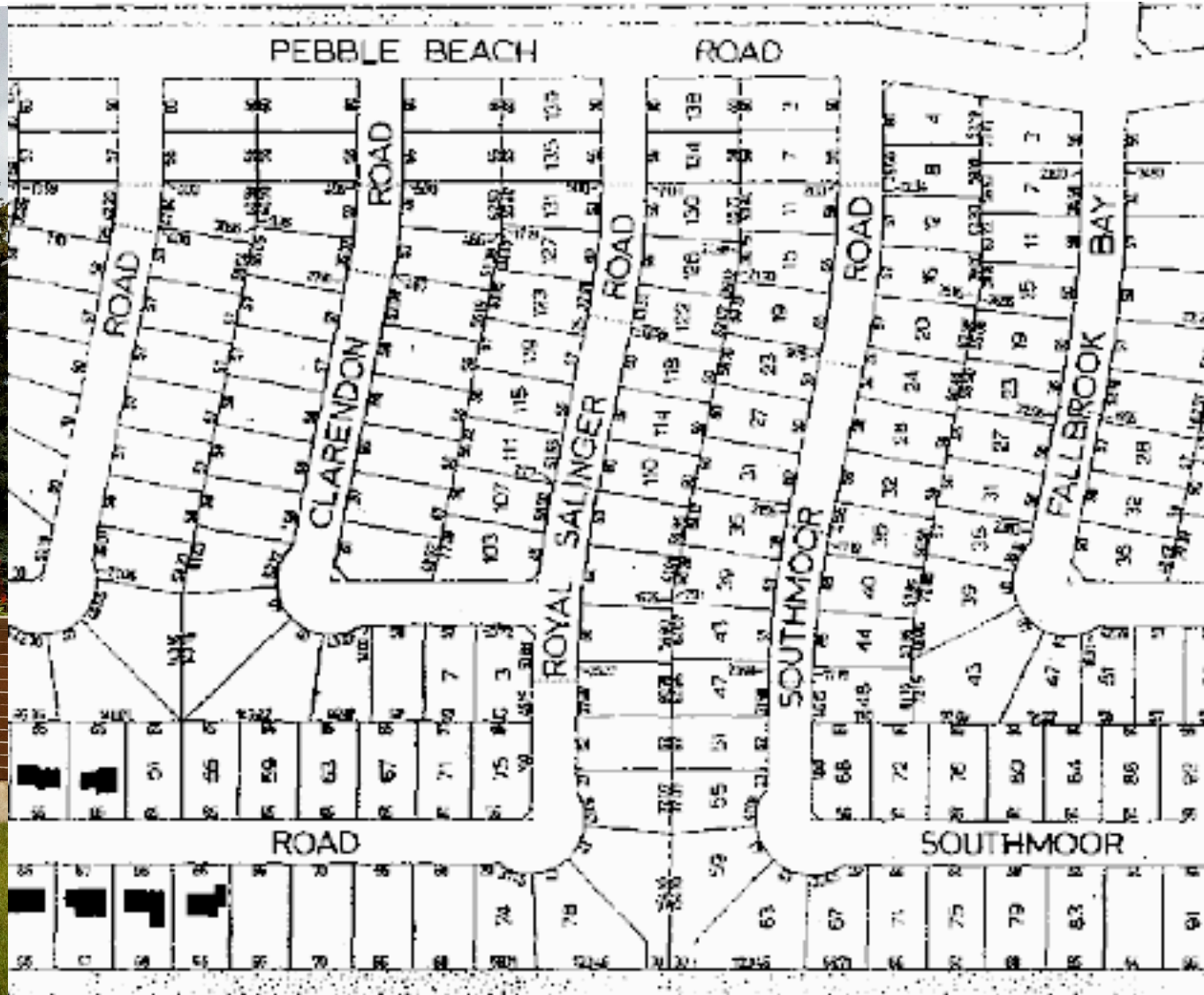
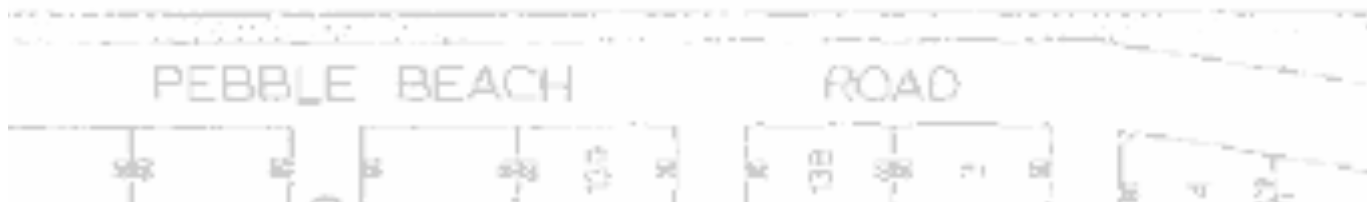


NIAKWA PLACE





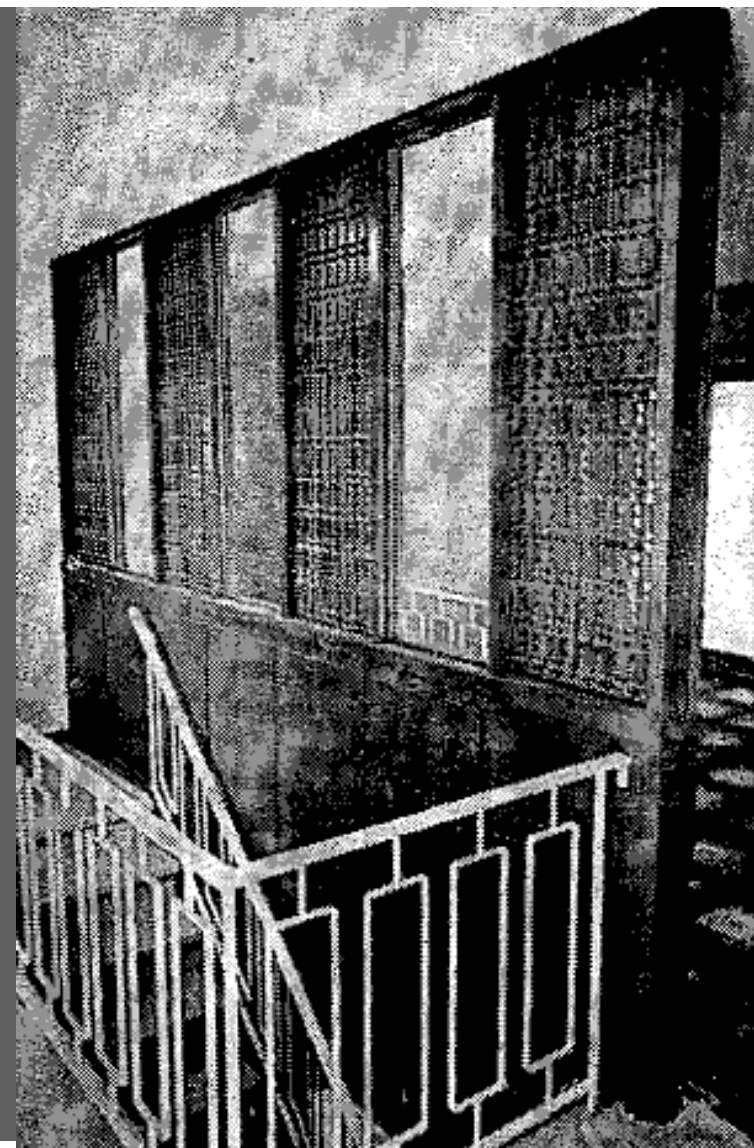
Located south of Fermor Avenue and adjacent to the Niakwa Country Club and the Seine River, the neighbourhood of Niakwa Place was developed in the late 1960s. The community is the direct southerly neighbour of the Niakwa Park and Windsor Park areas, two districts which by the mid-1960s were largely completed their initial development. The City of Winnipeg's 1973 District Plan for St. Boniface lists Niakwa Place within the Southdale Local Planning Area – a section of the city which remained principally vacant at that time. The name Niakwa is derived from an aboriginal term for “winding river” as was earlier applied to the Niakwa County Club, which was established to the west of the present Niakwa Place area in 1921.

Niakwa Place was part of a large boom in population in St. Boniface during the post-war era. The municipality increased its number of inhabitants from 26,342 to 37,600 between 1951-1960, reaching 43,214 by 1966 and 45,370 by 1969. This growth rate significantly exceeded that of Metropolitan Winnipeg as a whole.

LEFT

Homes in the Niakwa Place area.





LEFT:
Period interior view of home
from the Niakwa Place area.

RIGHT:
Headlines related to the
Niakwa Place area. Winnipeg
Free Press, 8 June 1968.

PEBBLE BEACH ROAD

Niakwa Place played host to the 1968 Parade of Homes, located along Royal Salinger Road. Many of the homes in this display included in their living or dining room “feature walls” of panelled with wood or other materials “for a distinctive and luxurious effect.” Houses along this row were also touted as possessing exteriors with unique features, including one clad entirely in shingle – a material treatment described as a “continuous flow for a startling original effect.”

The chief developer of the area was Ladco Company Limited. Contracting and building firms involved in the construction of homes in the neighbourhood included Meinzer Construction Limited, Engineered Homes, Walter Senicki Construction and Hashimoto Construction Limited.

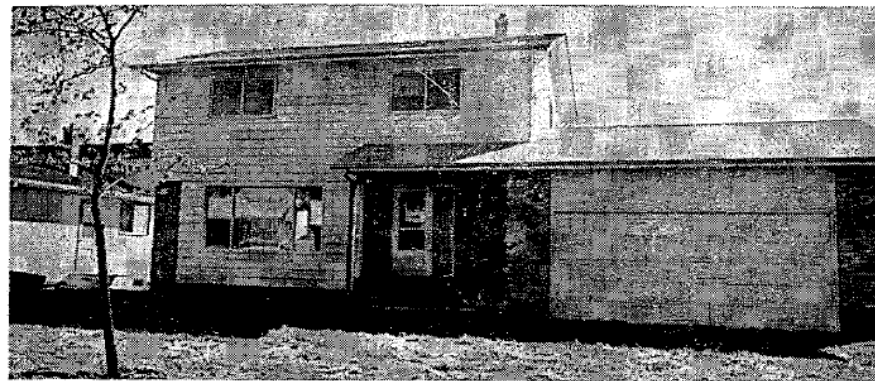
WINNIPEG FREE PRESS, SATURDAY, JUNE 8, 1968

The Newest And Best In Housing On Display Niakwa Place Hosts 1968

Parade Of Homes

June 6-23

Period descriptions of Niakwa Place pronounce it “a community within a community. It is an area of 250 homes within the larger 2,400-home area of Southdale.” Black slate and Tyndall stone were also used on many exteriors. Patios and barbecues were advertised as lending the area a sense of “wide and spacious ‘leisure-living.’”



Deluxe Two-Storey Model Is Exhibited by Meinzer

Meinzer Home Is Versatile And Spacious

Meinzer Construction Ltd. has designed this attractive two-storey house at 47 Royal Salinger Road, keeping in mind all the requirements of an active, growing Canadian family.

A practical house, it suits any size of family, providing spaciousness along with practical conveniences for family comfort and privacy.

Workmanship is excellent, and special attention has been given to small details in

finishing. The main floor features an L-shaped living and dining room, giving the housewife ample space to arrange the furniture to her liking. The dining room provides for formal entertaining or larger family gatherings. Popular luxury items include wall-to-wall carpeting and a built-in oven.

The bright kitchen, with ample cupboard space, has a separate eating area by a

large window. A time-saver for mothers with little time for cleaning chores is a washroom by the rear entrance.

A reinforced concrete driveway leads up to the two-car garage, which features a unique ‘bell tower’ venting structure on its roof.

The roofed entrance area provides shelter from the weather while searching for keys, and a large glass panel beside the front door

brightens the normally dim foyer area.

Alternate brick and clapboard facing and simulated shutters on the upper floor give the front of the home an interesting appearance.

A patio at the rear provides an excellent area for summer evening activities or outdoor cooking.

This home is flexible in design and can be built on a larger scale if the customer desires.

Niakwa Place Is Ideal Location

Ladco Company Limited, developers of Windsor Park, Fort Richmond and Southdale, are the developers of Niakwa Place, the site of this year's Parade of Homes.

Only a stone's throw from the beautiful lakes of Southdale, Niakwa Place is geared to fast-moving modern living. All of the Parade homes are on Royal Salinger Road, adjacent to the Niakwa Golf Course.

Several other golf courses

are nearby and there is easy access to the Trans-Canada Highway, ideal for those who have cottages in the lake country of Manitoba and want to get out of town fast on those hot summer weekends.

Niakwa Place is actually a community within a community. It is an area of 250 homes within the larger 2,400-home area of Southdale. The 9,000-resident Southdale area comprises 712 acres, including a 30-acre lake area.

Build with Confidence

MEINZER
CONSTRUCTION
LTD.

Display:
47
Royal Salinger
Rd.

339-0257 — 832-5751

“Only a stone's throw from the beautiful lakes of Southdale, Niakwa Place is geared to fast-moving modern living.”