

1 | **Marymound Campus** **Pelletier Hope Centre Home**

Welcome

Welcome to the Pelletier Hope Centre Home Community Open House. We are excited to provide an update of Marymound's ongoing work in the community and share information on the proposed Hope Centre Home.

The land on which we gather is Treaty No. 1 Territory, the traditional lands of the Anishinabe (Ojibway), Ininew (Cree), Oji-Cree, Dene, and Dakota, and is the birthplace of the Métis Nation and the Heart of the Red River Métis Nation Homeland.

We encourage you to review the presentation materials. Any member of the Project Team will be happy to answer any questions you may have and receive your input.

Project Team



Marymound Inc. is a youth and families social service organization founded by the Sisters of the Good Shepherd in 1911.

Their mission is to provide a continuum of care to support youth and families as they overcome, advance, and belong.



Prairie Architects Inc. is a Winnipeg based architecture firm and has led the design process.



Landmark Planning & Design Inc. is a land use planning and public engagement firm and has been retained to lead the planning and engagement process.

Background

- The site was gifted to the Sisters of Our Lady of Charity of the Good Shepherd in 1911 and the Marymound Campus was opened as a justice diversion program for women in Winnipeg - an unmet need.
 - It was formerly the Estate of Edward Leacock until it was abandoned.
- Over the last century, portions of the property were sold and various new structures were built as the institution grew.
- As the neighbourhood developed around the urban campus, Marymound became a facet of the community.
- There are several historical buildings on the campus, including the Leacock House, which has Heritage status in Winnipeg.



3 | About Marymound



- Marymound is one of 15 health/social service organizations that comprise the Réseau Compassion Network.
- Marymound provides a continuum of services for youth:
 - Assessment and Treatment Programs.
 - Crisis Stabilisation Services.
 - Education and Vocational Programs.
 - A continuum of Healing and Placement Programs for youth in care.
 - Clinical Services.
 - Cultural Healing Services.
 - Therapeutic Programming.
 - Maternal and Early Childhood Services.
 - Sexual Abuse Treatment Services.
- Marymound is committed to addressing the gap in Manitoba's mental health and substance use services for youth and their families to help them overcome a challenging past, advance their education, and transition into adulthood.
 - Marymound serves more than 3,000 youth and their families each year.

4 | About Marymound

Neighbourhood Events & Activities

- Marymound is an active and involved member of the community and hosts various events, celebrations, and family activities throughout the year on their campus.
- These events and celebrations include barbeques, crafts, gardening, story telling, sports, and other programming.
- Most notably, their Indigenous Day festival brings more than 1,000 people to Marymound each year to celebrate First Nation and Métis culture, offering live entertainment, a traditional feast, games, pony rides, craft making, and more.



5 | Commitment to Reconciliation



- Marymound uses a Reconciled Healing Model that combines traditional cultural interventions with Western therapeutic interventions.
 - They are supported by an Indigenous Advisory Circle.
- Nearly 85% of youth in Marymound's care are of Indigenous and Métis descent.

Marymound provides a cultural services program delivered by a Land-Based Cultural Coordinator, Cultural Program Coordinator, Elder-in-Residence, Knowledge Keeper, cultural mentors, and traditional healers from local First Nations and Métis communities.

The cultural services program helps youth to develop a connection to their culture and community, and to foster a positive identity as an Indigenous youth.

6 | Project Intent

Pelletier Hope Centre Home

Healing Home Capital Campaign

- The Manitoba Advocate for Children and Youth has identified a need for live-in treatment in Manitoba.
- Marymound has undertaken a Capital Campaign for the creation of a Healing Home to support youth struggling with mental health and substance mis-use issues, trauma, and complex needs.
- The Pelletier Hope Centre Home will provide a warm and welcoming environment for youth to support their healing journey.
- This expansion of Marymound's facilities is proposed on the Marymound Campus at 442 Scotia Street.
- Most of the programming planned for the new facility is already taking place at this location, however the Hope Centre Home will provide continuity for youth from their previous treatment and allow them to maintain relationships and security fostered at Marymound.



Site Context

- The Marymound Campus is +/- 7.8 acres in area and is bounded by the following:
 - North: Scotia Street and homes on Leila Avenue
 - East: Red River
 - West: Marymound Way
 - South: Forrest Avenue and Scotia Street
- The Project Team considers a variety of factors throughout the planning and design process, including:
 - Resident and Stakeholder Input
 - Existing Campus Layout and Uses
 - Heritage Status
 - Potential/Perceived Conflict with Neighbouring Residences
 - Setbacks and Privacy
 - Environmental Considerations
 - Site Access
 - Construction Nuisances



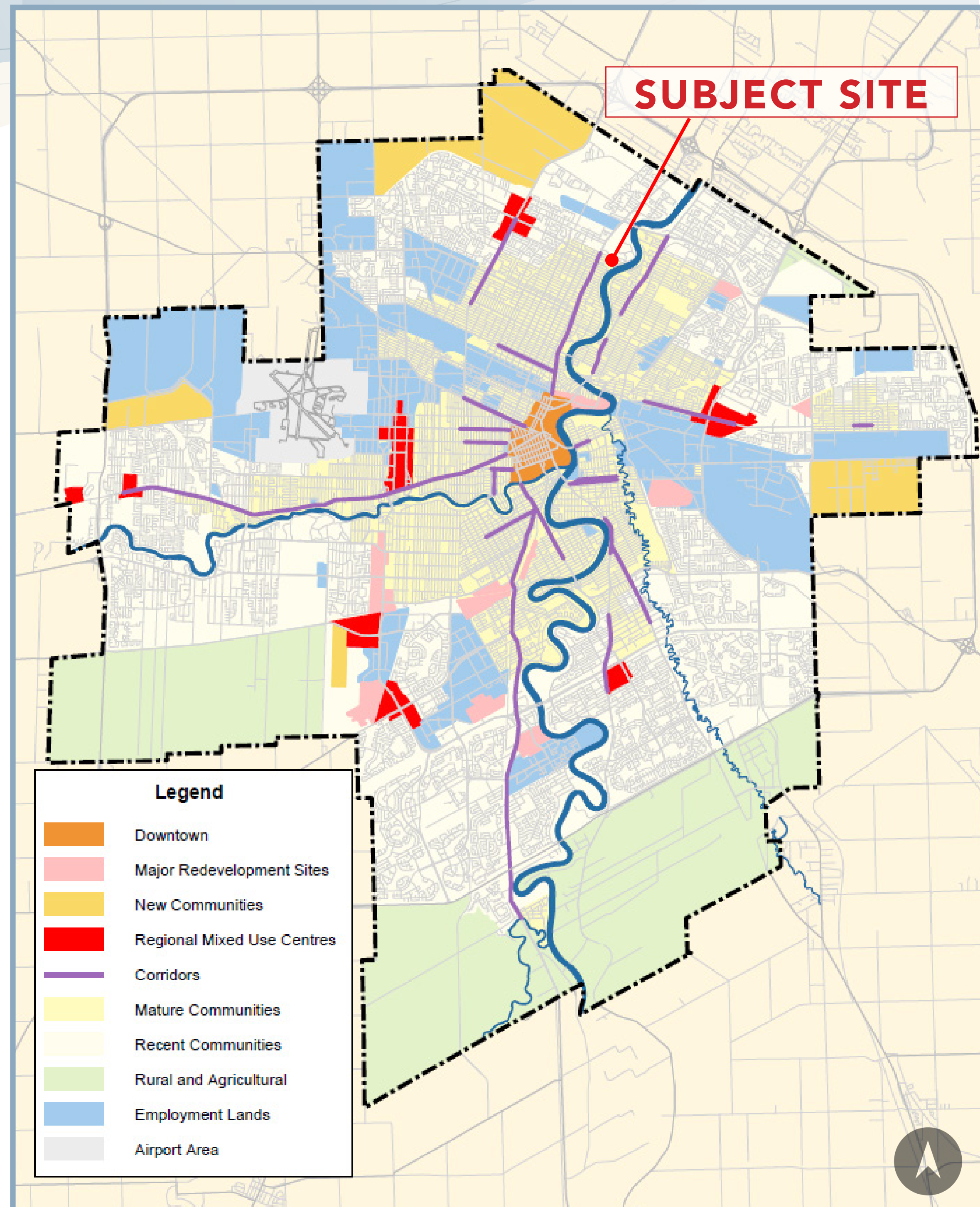
8 | Proposed Development

Planning & Policy Context

- The subject site is currently zoned Residential Medium (R1-M).
 - A “care home” is a permitted use within the R1-M Zoning District up to a maximum of six beds.
 - In order to accommodate the proposed 12 bed Home, a Conditional Use and Variance application will be required.

Policy Direction

- *OurWinnipeg 2045* and *Complete Communities 2.0* identify this site within an Established Neighbourhood - intended to accommodate growth in a context sensitive manner.
- Both policy documents include several policies and objectives that support a project like this one, including to:
 - Build bridges spanning ideas, cultures, identities and generations on a foundation of truth, understanding and rights-based reconciliation; and
 - Accommodate a variety of public and institutional uses to meet a broad range of community needs.



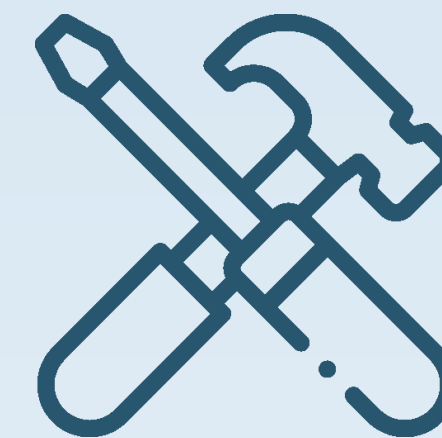
Marymound has undertaken an extensive process to evaluate three approaches to accommodating the Pelletier Hope Centre Home within the Marymound Campus in collaboration with a team of architects, structural engineers, and construction managers.



Approach 1

Accommodate the Hope Centre Home within the Leacock House.

- Requires extensive renovation and restoration of both interior and exterior, including protected elements.
- Reconfiguration of interior.
- Extensive structural work required.



Approach 2

Demolish the Leacock House to create room for the Pelletier Hope Centre Home in the preferred location.

- Delisting and demolition of Leacock House.
- Construction of new Hope Centre Home incorporating salvaged heritage elements from the Leacock House.



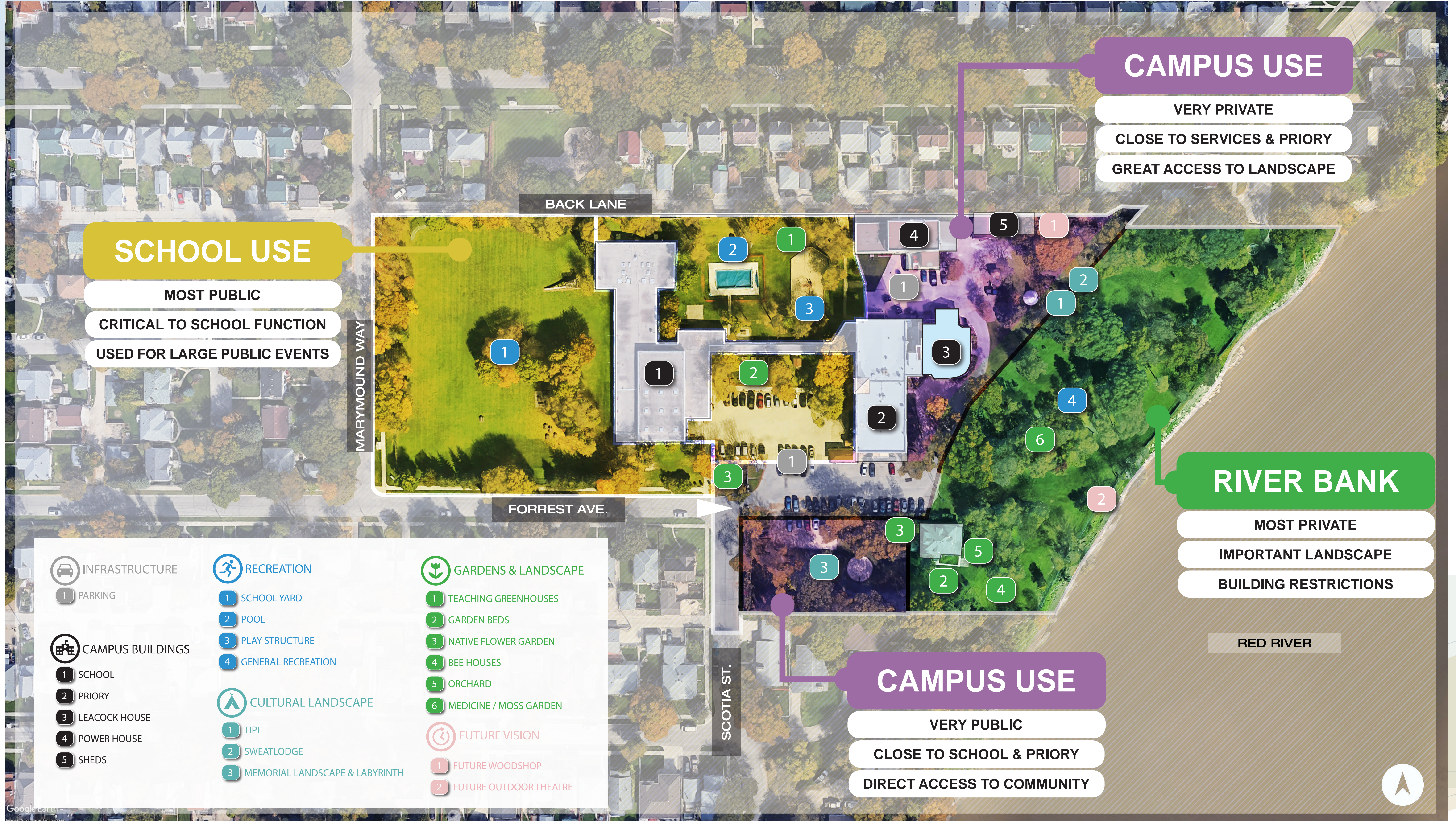
Approach 3

Find an alternative location for the Hope Centre Home on campus.

- Consideration of alternate locations on site.
- Potential relocation of existing uses, memorials, and/or programming.
- Construction of new Hope Centre Home.
- Find funding to support restoration required for Leacock House to accommodate an alternate use.

10 | Development Approach

Site Considerations



11 | Development Approach

Analysis of Alternate Locations

Preferred Site & The Leacock House

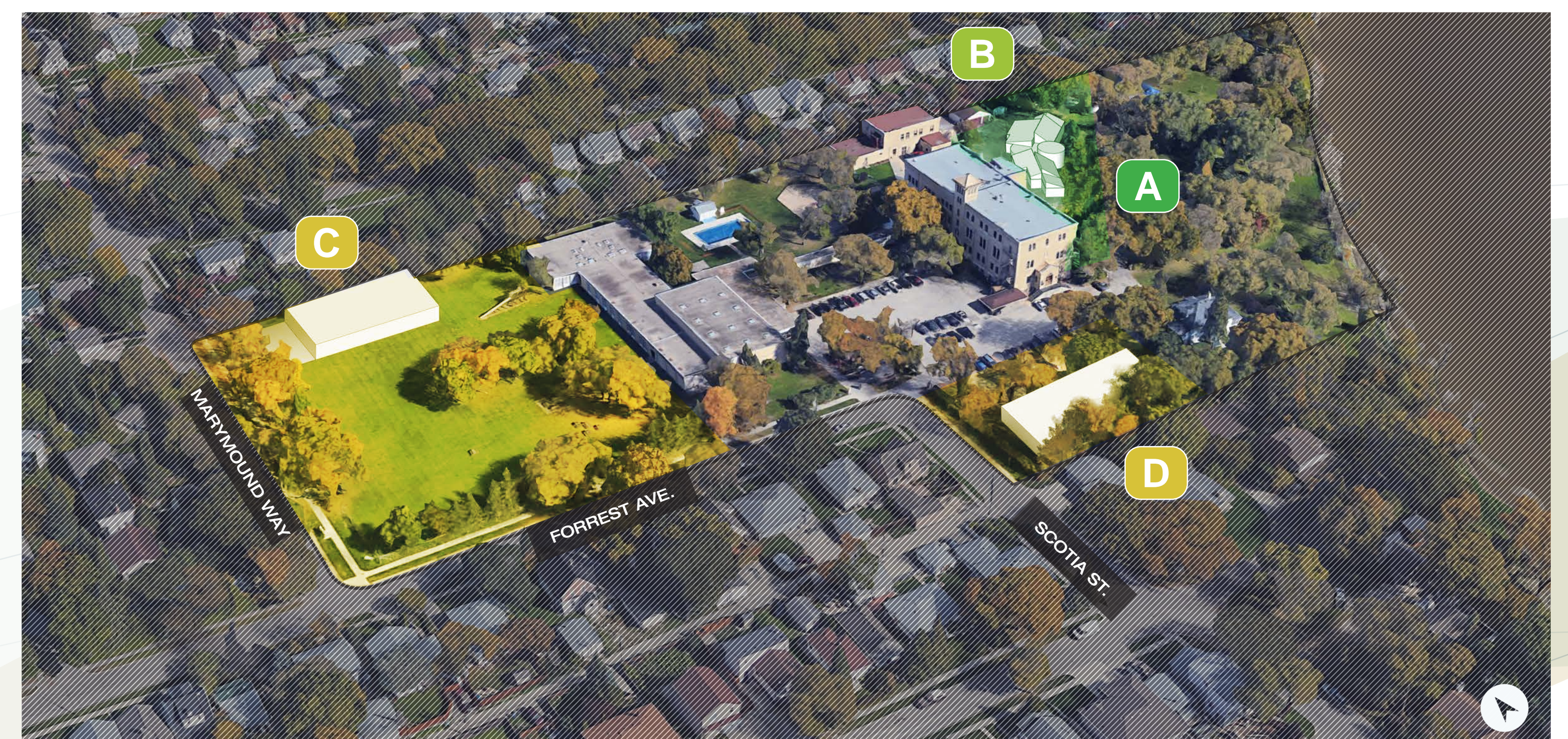
The new Pelletier Hope Centre Phase II Transition Home will be physically disconnected from the existing Priory building, but built in close proximity to maintain a functional relationship. The preferred site for the new Hope Centre Home overlaps the footprint of the existing Leacock House and would require it to be demolished.

If the Hope Centre could be located on the preferred site, it would benefit from the most privacy for the residents, little to no exposure to the community, and good separation from the existing school functions. It would be close to the commercial kitchen and existing building services used by the building's residents.

The Leacock house is vacant and in need of significant repair, including a roof replacement. Many temporary repairs and short-term measures have been put in place, however Marymound does not have the funds for complete and proper repairs. Deterioration of the Leacock House is expected to continue. There is currently no fundable, compatible use to locate in the Leacock House for the foreseeable future.

Additionally, the new building would have strong connections to the riverbank landscape and its associated cultural/recreational functions. This location offers the least likelihood of disruptive construction activity for both school and community, and necessitates only a small number of trees be removed. It would also leave enough space for Marymound to construct a workshop in the future.

Location	A	B	C	D	E	F
	PREFERRED: SITE OF LEACOCK HOUSE	BACK LOT	SCHOOL YARD	FRONT YARD	INNER YARD	RIVER BANK
Possible within River Bank / PLD Regulations	YES	YES	YES	YES	YES	NO
Disruption to Existing Site Uses & School Functions	LOW	LOW	HIGH	MODERATE	UNWORKABLE	-
Exposure to Community	LOW	LOW	HIGH	HIGH	-	-
Community Disruption during Construction	LOW	LOW	MODERATE	HIGH	-	-
Privacy for Building Residents	HIGH	HIGH	LOW	MODERATE	-	-
Access to Existing Parking	YES	YES	NO	YES	-	-
Connection to River Landscape (Views and Access)	HIGH	HIGH	LOW	LOW	-	-
Access to Priory Services (Commercial Kitchen, etc.)	HIGH	HIGH	LOW	MODERATE	-	-
Tree Removal Required	LOW	HIGH	LOW	MODERATE	-	-
Demolition of Leacock House Required	YES	-	-	-	-	-
Funding Required for Extensive Renovation of Leacock House	-	YES	YES	YES	-	-

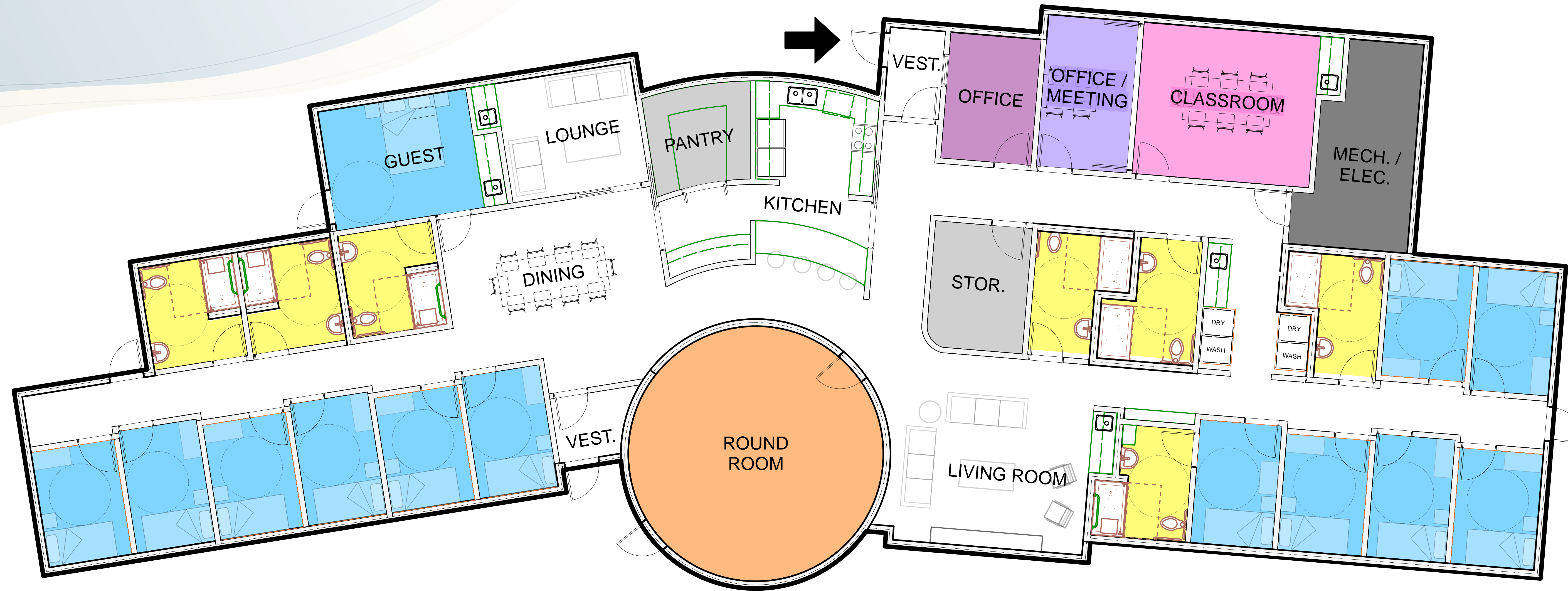


Aerial View of the 4 possible locations for the building on the Marymound Campus. Showing a 1-Storey Building roughly the size required.

12 | Development Approach

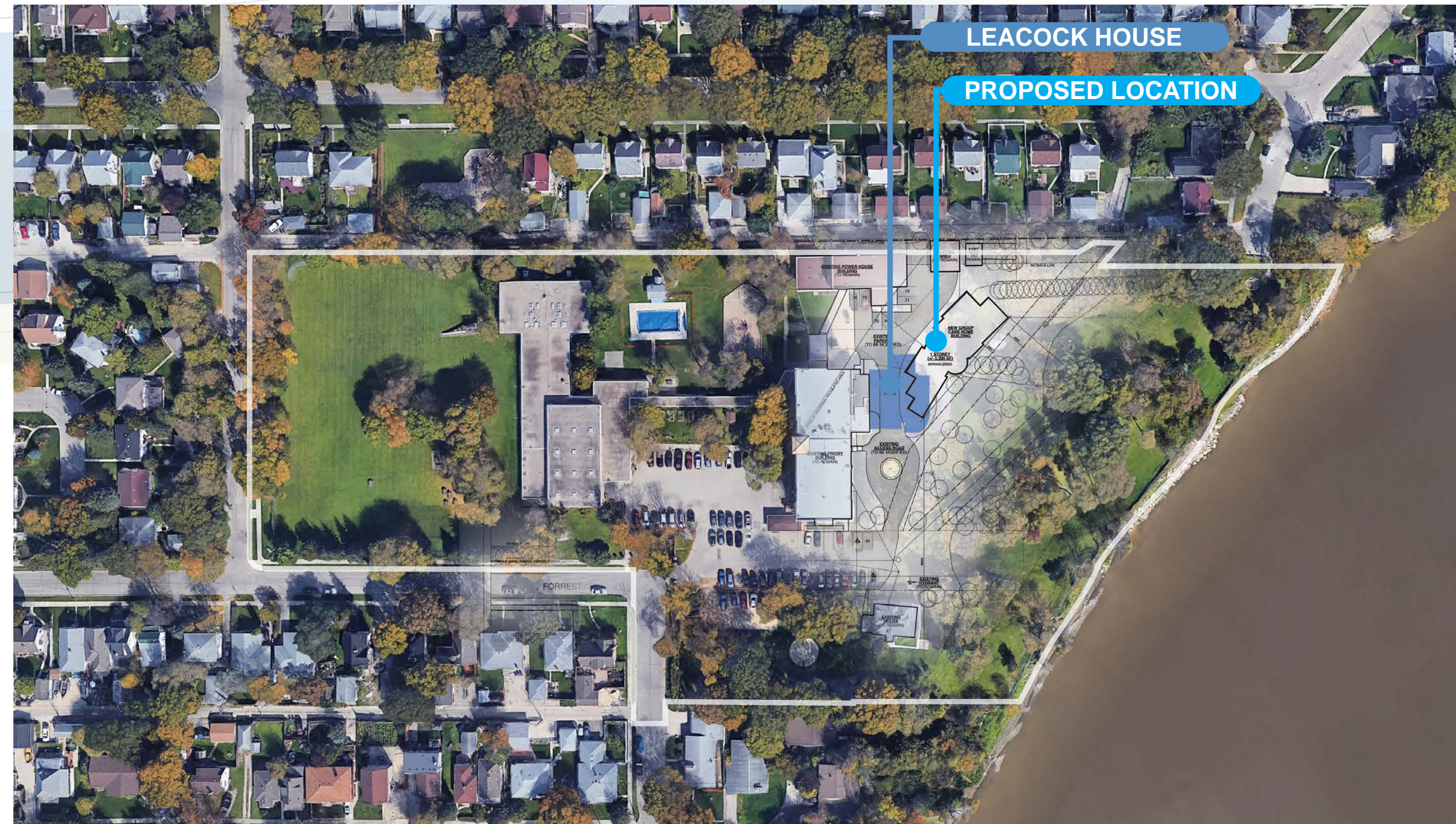
Analysis of Alternate Locations

Site Planning Considerations	A Preferred Location: Build on Site of Leacock House	B Build on Back Lot	C Build on School Yard	D Build on Front Yard
Description	Leacock House is demolished. Healing Home is constructed on part of existing location of Leacock House.	Leacock House is preserved. Healing Home is constructed adjacent to current buildings. Storage sheds are demolished.	Leacock House is preserved. Healing Home is constructed at northwest extent of site within existing schoolyard.	Leacock House is preserved. Healing Home is constructed at south of site. Existing parking is relocated/reconfigured.
Current Programming and Operations	No impacts to existing programming and operations.	Existing sheds would need to be demolished and located elsewhere. Some natural education components occur in this area and would also need to be relocated.	School yard is used regularly for programming and community events. There are no other locations to accommodate these uses.	Existing parking and labyrinth would need to be relocated/reconfigured.
Future Programming and Operations	No impacts on future programming and operations.	Longer-term plan for new workshop/trades training at this location would need to be relocated.	Ability to host events on School Yard would be seriously impacted.	No impacts on future programming and operations.
Operations of New Use	Provides maximum privacy for youth and strong integration with existing Marymound campus.	Provides privacy for youth and strong integration with existing Marymound campus operations. Will require additional parking/loading areas due to distance from existing infrastructure.	Limited privacy for youth and limited integration with existing Marymound campus (non-school) operations. Will require additional parking/loading areas due to distance from existing infrastructure.	Limited privacy for youth and reasonable integration with existing Marymound campus operations.
Maintenance Requirements	Leacock House requires continued maintenance and rehabilitation. This option will negate these ongoing efforts.	Leacock House will require continued maintenance and rehabilitation.	Leacock House will require continued maintenance and rehabilitation.	Leacock House will require continued maintenance and rehabilitation.
Visibility and Potential Impacts	Healing Home will not be visible from neighbouring properties. Limited risk of potential impacts.	Some visibility from properties to north of campus. Limited risk of potential impacts.	Healing Home will be visible from neighbouring properties. High risk of potential impacts.	Healing Home will be visible from neighbouring properties. High risk of potential impacts.
Cost Implications related to Leacock House	Leacock House no longer requires maintenance/upgrades.	Leacock House will require maintenance/upgrades.	Leacock House will require maintenance/upgrades.	Leacock House will require maintenance/upgrades.
Heritage Implication	Leacock House is demolished.	Leacock House is preserved. Requires additional funding.	Leacock House is preserved. Requires additional funding.	Leacock House is preserved. Required additional funding.



- New, state of the art building.
- +/- 5,310 square feet of programmable space.
- One-storey with Round Room, a classroom, offices, and common spaces.
- 12 bedrooms + Family/Visitors suite.
- Fully accessible facility.
- Provides live-in home that integrates a trauma informed approach of environmental settings for youth.
- Purpose built to support an Indigenous approach to healing.
- Classroom to support youth who are working up to a full day at Marymound School.

	ROUND ROOM
	MEETING / CLASSROOM
	STAFF / OFFICES
	WASHROOM
	BEDROOM / GUEST SUITE
	COMMON SPACES (KITCHEN, LIVING, DINING, CIRCULATION)
	LAUNDRY
	STORAGE
	MECHANICAL / ELECTRICAL



Aerial view of Marymound's Urban Campus with the proposed development.



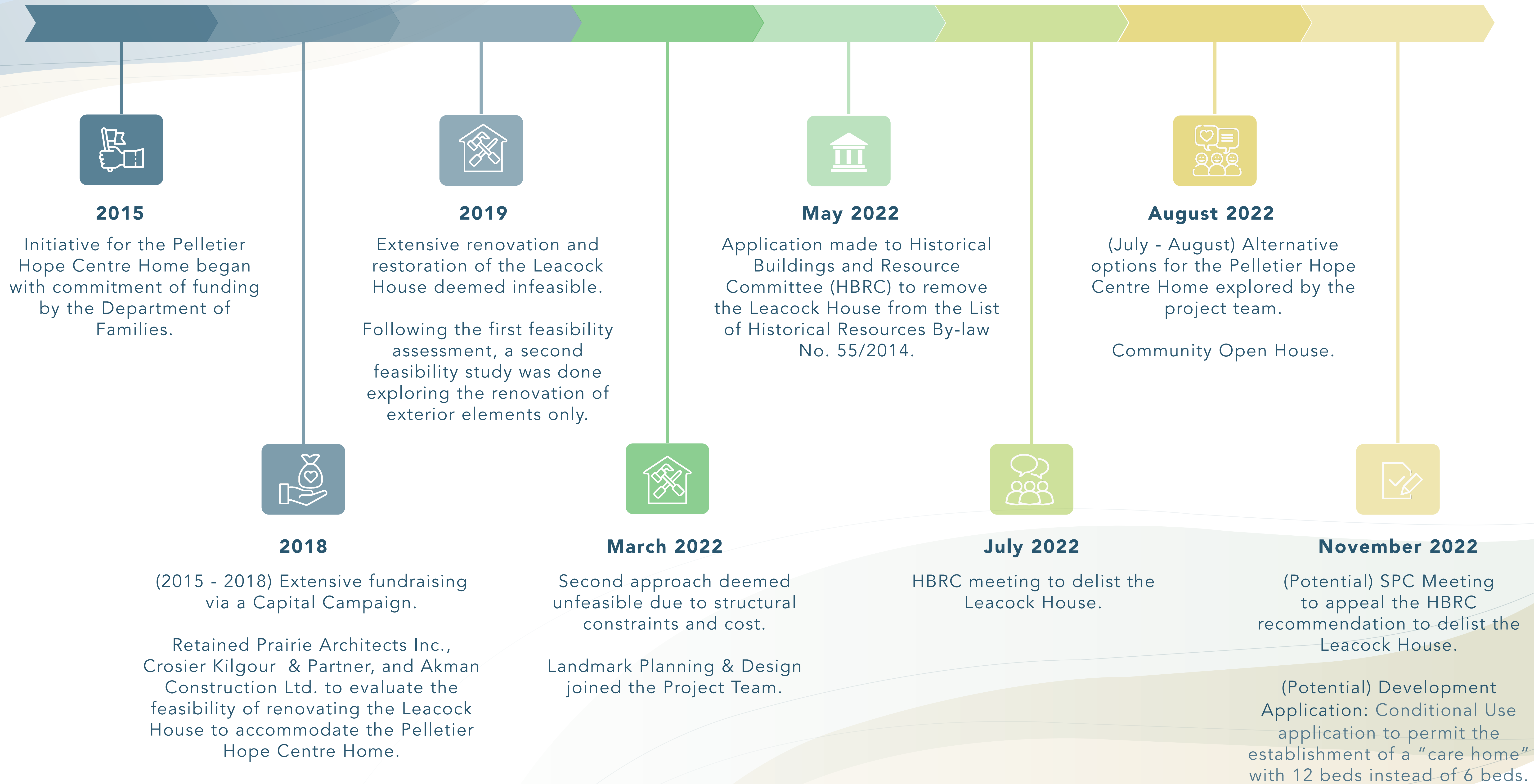
Aerial view of proposed development from the North. Existing buildings and large trees would largely screen it from homes on Leila Avenue.



Aerial view of the proposed development from the South.



Aerial view of proposed development from the West. Existing buildings and landscaping conceal the development from the community.



We would like to thank you again for attending today's session. Next steps in the planning process are likely to include:

- Review comments and feedback from the Community Open House and comment sheets.
- Continue to work with the City of Winnipeg and Project Team on planning and design details.
- Make changes to the preferred design concept, as necessary.
- Appeal to the SPC to remove the Leacock House from the list of Heritage Resources, if applicable, or:
- Prepare and submit a development application for a Conditional Use and Variance.

Your input is important to our planning process.
Please take a few minutes to fill out a comment sheet and share your feedback with us.
An online version is also available:

<https://www.surveymonkey.com/r/Marymound>

You may view project materials, as well as access the survey, by visiting our website:

<https://www.landmarkplanning.ca/Marymound>

If you have any further questions or comments, please contact:

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