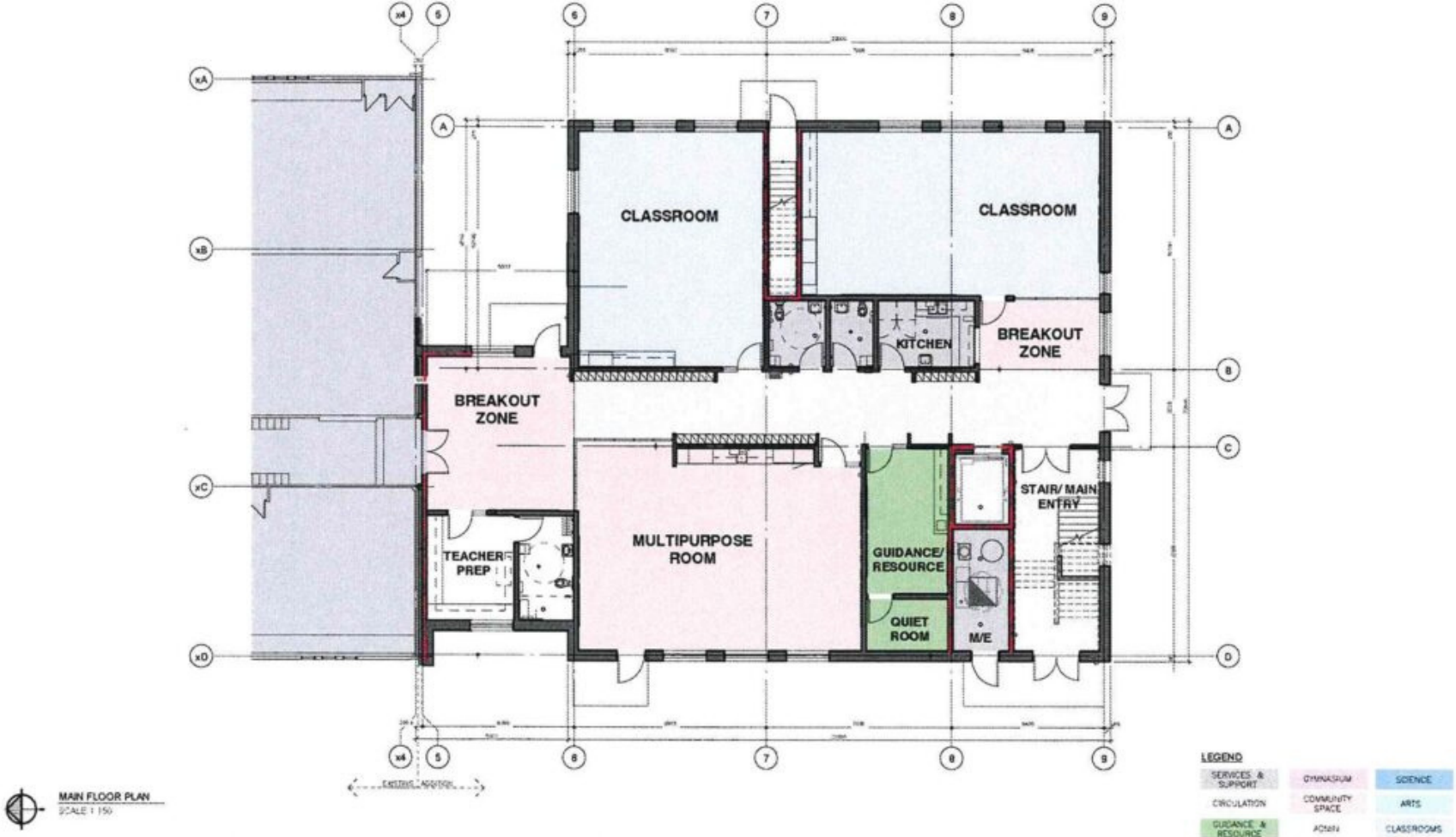


Figure 1: Site Plan

Floor Plans

The new addition accommodates general classrooms and a multipurpose space on the main floor, anchored by flexible breakout spaces to support student interaction, instruction, and individual study.



BEAUTIFUL SAVIOUR LUTHERAN SCHOOL
HIGH SCHOOL ADDITION
52 BIRCHDALE AVE, WINNIPEG, MB



Figure 2: Main Floor Plan

How will the new development affect the neighbourhood?

Beautiful Saviour Lutheran School is aiming to add senior high school students to the school while minimizing the impact to the neighbourhood. The built form of the new addition has been designed to be sympathetic and complementary to the existing school building and will fit the character of the surrounding neighbourhood by complying with the setbacks and height restrictions for the R1 zone in the zoning by-law. The associated site improvements and landscape architectural features highlighting native plants and grasses will visually enrich the neighbourhood without detracting from its surrounding residential character.

Beautiful Saviour Lutheran School has endeavored to engage neighbours of the school to assess their support and address their concerns related to the proposed expansion. In September 2024, the school dropped off information flyers to 70 neighbouring houses about the project with an invitation to an open house. The school and project team hosted the open house for the proposed expansion on October 3, 2024, which was well attended by neighbourhood residents.

At the open house, residents had an opportunity to ask questions about the proposed development to the project team and leave any additional comments in writing. Residents were generally supportive of the expansion, with many signing a letter of support for the project. Five participants left comments in writing. Two participants provided comments about the potential impacts of project construction to their homes and the neighbourhood. The project architects spoke to these comments with the concerned residents at the open house. Three participants left comments about traffic and parking concerns, particularly related to increases in street parking and the number of parents dropping off and picking up students; these comments are addressed in the following paragraph.

To ensure that the addition of new grades will not unduly impact traffic and parking in the community, the school contracted MORR Transportation Consulting to conduct a Transportation Impact Study. The Study concluded that the surrounding streets have enough capacity to accommodate even the maximum future enrollment numbers for the school. While traffic and curbside impacts from increases in student enrollment and staff headcount are expected to increase at certain times of the day, the design minimizes these impacts by adding 5 new parking stalls on the existing school lot. In an effort to further address any traffic impacts on Birchdale Avenue, the school board has confirmed that Grade 9 to 12 school class times will be staggered to start 15 minutes before and end 15 minutes after K-8 classes.

Proposed plans for the new high school expansion have received enthusiastic support from the families with children currently attending the school; many of these families have expressed the desire for high school classes so that their children can stay in the school through their grade 12 year.

To find out more about this project, please contact the school.