

## **New condos in Transcona**

### **A First for the Archdiocese of St. Boniface**

***Affordable condominiums will see the light of day in Transcona in 2019-2020 on archdiocesan property, site of the former French parish Notre-Dame-de-l'Assomption.***



The idea of developing the property, located on Leola Street, was originally pitched not long after the closure of the parish on July 31, 2016. Nearly three years later, the project was presented and approved by the East Kildonan-Transcona Community Committee at its March 19 meeting.

With the approval of the project, named Leola Village, plans to subdivide and rezone the property to allow the construction of multi-family units can now move forward.

Diocesan financial administrator Richard Fréchette notes that Leola Village is “a first for the Archdiocese of St. Boniface”.

“We struck an agreement with Discovery Homes, a Winnipeg property developer specialized in land owned by churches. Once the subdivision and rezoning are approved by the City, Discovery Homes and the Archdiocese will create a condominium corporation. Discovery will then build the first condominiums. Once these sold, the Archdiocese will sell the property to Discovery. For both parties, it’s win-win. If the project doesn’t move forward past its initial phase, the Archdiocese will have minimised the risks. And Discovery Homes won’t be stuck with a property they can’t develop.”

If the first phase is a success, 30 condominiums will eventually be built. “The old parish church will be demolished, notes Richard Fréchette. However, the diocese will keep the former parish hall. Since 2013, we’ve been renting the building out to the Manitoba Provincial Rifle Association.

“The condos will be competitively priced for the Transcona market. We hope Transcona residents, especially former parishioners of Notre-Dame-de-l’Assomption as well as Catholics from Blessed Sacrament parish located right next door will be interested in Leola Village and choose to stay in the neighbourhood.”

To see architectural drawings of the proposed condominium project, [click here](#).