Minute No. 670
Report - Standing Policy Committee on Property and Development - September 12, 2005

Item No. 1 **Request to De-List - Former St. Boniface Normal School (résidence Langevin) - 210, rue Masson**
File G-3.1.1

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the former St. Boniface Normal School (résidence Langevin) located at 210, rue Masson not be delisted as a Grade II structure on the Buildings Conservation List under The Historical Buildings By-law No. 1474/77.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing.

Report - Standing Policy Committee on Property and Development - September 12, 2005

DECISION MAKING HISTORY:

Moved by Councillor De Smedt,
That the recommendation of the Standing Policy Committee on Property and Development be adopted.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 21, 2005, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Historical Buildings Committee and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On September 12, 2005, the Standing Policy Committee on Property and Development concurred in the recommendation of the Historical Buildings Committee and submitted the matter to the Executive Policy Committee and Council.

On September 12, 2005, the Standing Policy Committee on Property and Development considered the following submissions:

- Philippe Le Quéré, Board Chair, L'Accueil Colombien, submitted a written presentation in support of the request for delisting.

- Ray Wan, Project Architect, Raymond S.C. Wan Architect Inc., submitted a Structural Inspection report and other supporting documentation in support of the request for delisting.

- Yolande Freynet submitted a written presentation in opposition to the request for delisting.

- Michele Kleinschmit submitted a communication from Walter Kleinschmit in opposition to the request for delisting.

- David Dandeneau submitted a written presentation in opposition to the request for delisting.

Report - Standing Policy Committee on Property and Development - September 12, 2005

DECISION MAKING HISTORY (continued):

STANDING COMMITTEE RECOMMENDATION (continued):

On July 5, 2005, the Standing Policy Committee on Property and Development laid over consideration of the request to de-list 210, rue Masson to the meeting of the Committee scheduled for September 12, 2005, at 9:00 a.m. in the West Committee Room, Council Building, 510 Main Street.

On July 5, 2005, the Standing Policy Committee on Property and Development considered the following submissions:

- Ray Wan, Project Architect, Raymond S.C. Wan Architect Inc., submitted a Building Analysis in support of the request for delisting.

- Philippe Le Quéré, Board Chair, L'Accueil Colombien, submitted a written presentation and eight communications in support of the request for delisting.

- Roland Marcoux, président, L'Association des résidants du Vieux Saint-Boniface, submitted a written presentation in support of the request for delisting.

- Tom Scott, representing as well Michael Arpin, Yolande Freynet, Claude Grimard, Nicole Bernier, Sharon Bohémier, and Suzanne Bourrier, submitted eleven communications and a petition in opposition to the request for delisting.

- Marc Boily, on behalf of École Taché Comité scolaire, submitted a written presentation in opposition to the request for delisting.

- David Dandeneau submitted a written presentation in opposition to the request for delisting.

- Derrick Finch submitted a written presentation in opposition to the request for delisting.

On June 7, 2005, the Standing Policy Committee on Property and Development laid over consideration of the de-listing of 210, rue Masson to the meeting of the Committee scheduled for July 5, 2005, at 9:00 a.m. in the West Committee Room, Council Building, 510 Main Street.

Report - Standing Policy Committee on Property and Development - September 12, 2005

DECISION MAKING HISTORY (continued):

HISTORICAL BUILDINGS COMMITTEE RECOMMENDATION:

On May 19, 2005, the Historical Buildings Committee unanimously recommended that the former St. Boniface Normal School (résidence Langevin) located at 210, rue Masson not be delisted.

May 26, 2005

CHAIRPERSON AND MEMBERS
STANDING POLICY COMMITTEE ON
PROPERTY AND DEVELOPMENT

RE: FORMER ST. BONIFACE NORMAL SCHOOL (RÉSIDENCE LANGEVIN)
210 RUE MASSON

The Historical Buildings Committee has been advised that there is an application for delisting against the former St. Boniface Normal School, a building that was listed as a Grade II structure under the Historical Buildings By-law 1474/77 (as amended) on September 11, 1989.

On May 31, 1989, the Knights of Columbus, Saint Boniface Council #3158 requested the City to place the structure on the Buildings Conservation List as defined under the Historical Buildings By-law 1474/77 (as amended).

In July 1989, the Historical Buildings Committee recommended to Council that the building and the following interior elements be designated:

1. all wood paneling on ground floor;
2. fireplace on ground floor; and
3. wooden stairway between ground and second floor.

The Committee based its recommendations on the following three reasons:

1. This building, designed in the Palladian style, is particularly attractive because of the excellence of its design, composition and the intactness of some of its original detailing.

2. The former Normal School Building is extremely significant because its association with the activities of the French community to support and promote their language and culture through education.

3. The building is also associated with the work of the Oblate Sisters who have made a significant contribution to the community.

In May 1991 the Manitoba Minister of Culture, Heritage and Citizenship, the Honourable Bonnie Mitchelson, advised the owners that they were awarded a grant of up to $19,300 toward the preservation of the building, which was considered "a fine example of Manitoba's heritage."

At its meeting on May 19, 2005, the Committee reviewed the condition of the current building and unanimously recommend that this building **not** be delisted. There has not been any change in the architectural or historical significance of this property which is one of a number of key sites in St. Boniface's ecclesiastical ward. The demolition of this building would destroy the heritage character and the institutional integrity found in this Franco-Manitoban area.

"original signed by"

Councillor Jenny Gerbasi
Chairperson
Historical Buildings Committee

April 18, 2005

City of Winnipeg
Planning and Land Use Division
Planning, Property and Development Department
15 – 30 Fort Street
Winnipeg, MB
R3C 4X5

Attention: Giles Bugailiskis, Senior Planner, Heritage

Dear Sir:

Re: Proposed Redevelopment of 210 Masson Street/Rue Masson (former Normal School Site)

Over the past several months, the Board of Directors of L'Accueil Colombien Inc. has reviewed options to reuse or redevelop the property at 210 Rue Masson. Such a review is in response to two separate but inter-related issues facing the Board:

1. The gradual decline in the use and condition of the existing building together with the increasing financial burden on the Board in operating the building.
2. The demonstrated need for new affordable seniors housing and associated services in St. Boniface.

After reviewing several options, it was determined that the preferred option is to build a new seven storey 65+/- unit residential complex geared to active seniors. The project would be physically integrated with the existing seniors' facility at 200 Rue Masson (Accueil Colombien), but would provide "life lease" dwelling units to complement the existing modest, small one bedroom units built in 1983. There will be two floors of parking for approximately 65+/- cars and seven outdoor parking spaces.

This property at 210 Rue Masson is currently held by a stand alone non-profit entity called "Residence Langevin Inc." for financing and funding purposes. But the Board of Directors of Residence Langevin is made up of the same members as are on the board of L'Accueil Colombien Inc. Both of these entities are sponsored by the Knights of Columbus St. Boniface Council #3158 and are non-profit community based service organizations.

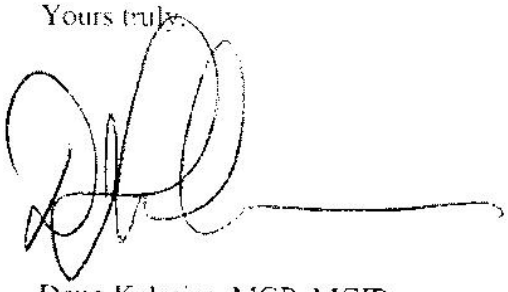
Kalesics and Associates Ltd. represents the owners of the above-noted property on the matter of the delisting of the existing building on the site, as well as the rezoning of the property.

Demolition of the existing structures on 210 Masson is a critical first step towards the development of the site in a long-term economically viable manner. The Board is committed to retain certain heritage elements in the new building, as well as to work with other entities to develop an heritage interpretive plan that would celebrate the importance of events and activities that occurred on the site.

Please consider this letter and the attached letter of authorization as a request to permit the demolition of the existing structures on the site. It is our understanding that a demolition permit cannot be issued by the City of Winnipeg without the reconsideration by City Council of the current Grade II listing of the building pursuant to the Historic Buildings By-law.

If you require any further information or assistance in this matter please do not hesitate to contact the writer.

Yours truly,



Doug Kalesics, MCP, MCIP

cc. Mr. Richard Kachur, City Clerk

Mr. Philippe Le Quéré, L'Accueil Colombien.



Minister of
Culture, Heritage and Citizenship

Room 118
Legislative Building
Winnipeg, Manitoba, CANADA
R3C 0V8

May 23, 1991

TRANSLATION

Mr. Lionel Carrière
Administrator
Accueil Colombien Inc.
200 Masson Street
Winnipeg, Manitoba
R2H 3C1

Dear Mr. Carrière:

I am pleased to inform you that, pending Project Certification, the Province has approved a Municipally Designated Heritage Building Grant in the amount of $19,300.00 towards the preservation work required for the former St. Boniface Normal School, 200 Masson Street in Winnipeg.

Prior to commencing your project, please contact Mr. David Firman (phone 945-5809) or Mr. Gordon Menzies (phone 945-4448) of the Historic Resources Branch to arrange for a site visit. They can answer any questions you may have regarding your grant and assist you in completing a Project Certification Form. Once this step is completed, you will receive an initial grant payment of $14,475.00 representing 75% of the total grant amount.

I am looking forward to seeing the results of your efforts in conserving this fine example of Manitoba's heritage.

Sincerely,

ORIGINAL SIGNED BY

Bonnie Mitchelson

cc: Mr. Giles Bugailiskis

TO: CHAIRMAN AND MEMBERS
COMMITTEE ON PLANNING
AND COMMUNITY SERVICES

RE: HISTORICAL BUILDINGS BY-LAW
NO. 1474/77 AS AMENDED

The Historical Buildings Committee recommends that the following building be placed on the Buildings Conservation List:

NAME	ADDRESS	GRADE RECOMMENDATION
St. Boniface Normal School (Resident Langevin)	210 Rue Masson	II with the following interior elements:

1) all wood paneling on ground floor,
2) fire place on ground floor,
3) wooden stairway between ground and second floor.

The above recommendation was made by the Committee at its meeting of July 13, 1939.

Councillor C. Marshall, Chairman
Historical Buildings Committee.

HISTORICAL BUILDINGS OFFICER'S REPORT

The Historical Buildings Committee visited and evaluated the former Normal School at the request of the building's owners, Accueil Colombien Inc., who wishs to have the building declared historic (letter attached). If the building is placed on the Buildings Conservation List the owners will be eligible for a provincial grant to rehabilitate the exterior of the building.

The Historical Buildings Committee recommends that the building be designated for the following reasons:

1) This building, designed in the Palladian style, is particularly attractive because of the excellence of its design, composition and the intactness of some of its original detailing.

2) The former Normal School Building is extremely significant because of its association with the activities of the French community to support and promote their language and culture through education.

3) The building is also associated with the work of the Oblate Sisters who have made a significant contribution to the community.

SUMMARY OF HISTORIC RESEARCH

One of Manitoba's first normal schools, this two-storey brick building remained until the 1970s as a symbol of the francophone community's determination to sustain its language and culture

through education.

The St. Boniface Normal School on the southwest corner of rue Masson and rue Aulneau was built to house a bilingual training program for French teachers. The program began in rented premises following the 1896-97 Laurier-Greenway Compromise authorizing bilingual instruction in the public education system as a means to still the Manitoba schools controversy.

By 1915, there were 234 teachers working with nearly 7,400 students in 126 French bilingual schools. The next year, however, the provincial government repealed this part of the Public Schools Act. Teacher training continued at the Normal School until 1923 but in English only.

The building was designed by Henry Sandham Griffith and constructed by Joseph Azarie Senecal. Estimated costs were $11,500 to $15,000.

After studies in his native England, Griffith emigrated to Winnipeg in 1887 where he was employed by the Northern Pacific Railroad and Land Titles Office. He opened an architectural firm in 1893, designing several structures in Winnipeg and other Manitoba centres before relocating to Saskatoon in 1906 and Victoria in 1907. His British Columbia practice prospered until a collapse in 1918. Griffith subsequently operated solely out of Vancouver where he died in 1944. Among his Winnipeg buildings were the Ryan, Mitchell and Baker blocks and the Criterion and Oxford hotels.

The Quebec-born Senecal was a builder, architect and municipal politician. After farming in rural Manitoba for several years, he moved to St. Boniface in 1891 to work as a designer and contractor. His projects included St. Boniface Hospital, the St. Boniface CNR station, the Church of the Holy Ghost, and Misericordia Hospital.

The Normal School sits on a raised, rough-cut stone foundation with yellow-buff brick walls rising to a stone-capped parapet. The building originally had a truncated hip roof with side gables and a cupola that crowned the entrance porch and frontispiece.

Griffith's functional design employed various neoclassical details. Predominant among these are sets of wooden columns with Ionic capitals supporting the entrance portico. This element has a complete entablature including brackets and dentils. Above are a small window with a stone lintel and a wooden pediment embellished with ornamental shingle-work.

The symmetrical front (north) facade projects out in two stages; the east wall also has a projecting mid-section. Shallow pilasters separate bays of single and paired rectangular windows. The main-floor openings feature rough-cut stone sills and lintels; heavier lintels also appear above the transoms. Second-storey windows have smooth stone sills and brick heads. There are patterned brick belts and corbelled details above and below the second floor.

The main wooden door is flanked by side lights and miniature metal pilasters with Ionic capitals. This entire unit is topped by a large stone lintel.

In 1928, a sympathetically designed, two-storey addition was attached to the west side. The roof of the original school was flattened and a straight-line parapet was used to integrate the two structures. This line is interrupted by segmental arches over the entrance and mid-section of the addition. The latter arch supports a stone cross. On the wall below is a 1955 bronze plaque in memory of Archbishop Langevin.

The interior of the 1902 school included a library, classroom, laboratory, parlour, kitchen, dining hall and dormitory space. Alterations over the years have left little of the original materials.

The building was purchased in 1923 by Les Missionnaires Oblates (Oblate Sisters) and converted to a boys' residential school (le Jardin de l'Enfance). The expanded complex was consecrated in 1929 as du Jardin de l'Enfance Langevin. A decade later, the facility became a domestic training centre for girls known as Ecole Menagere Notre Dame. This school ceased operations by 1972.

The building was converted to housing for elderly persons and renamed Foyer Notre Dame, later Residence Langevin. It was sold by the Oblate Sisters in 1980 and subsequently connected by a one-storey addition to the 147-suite Accueil Colombien at 200 rue Masson. The 1902 structure now contains a child care centre, offices and residential units for disabled elderly persons.

G. Bugailiskis,
Historical Buildings Officer.

GB/jje

Attachment.

Accueil Colombien Inc.

ST-BONIFACE, MANITOBA

May 30th, 1989

MR. GILES BUGOLISKIS
Historical Buildings Officer
304-395 Main Street
WINNIPEG (MANITOBA)
R3B 3E1

Dear Sir:

Further to our meeting and discussions of May 30th, 1989, we, the Knights of Columbus, Saint Boniface Council #3158, would like to apply to have our building situated at 210 Masse Street declared to be historical. We understand from your let of February 27th, 1989, that this building has historical significance being the first French Ecole Normale for the province Manitoba.

We also intend to do some restorative work on the entrance of the building and will require the expertise of your department as well as monetary help.

Please contact the undersigned if required. Thank You.

Yours truly

Lionel Carrière

Administrator

CITY OF WINNIPEG
RECEIVED
JUN 1 1989
PLANNING, PROPERTY & DEVELOPMENT
DIVISION

LC/lg

200 RUE MASSON ST. BONIFACE R2H 3G1 233-0501


210

Representation to Delist 210 rue Masson, June 7, 2005

Overview and Context: Doug Kalcsics, Planning Consultant

- Introduction and Purpose of Our Representation: letter submitted dated April 18, 2005 is the basis of our request
- The site is also the subject of a rezoning application DAZ 225/2005. Issues of land use and new development are the subject of that application. Separate from delisting request.
- Grade II in 1989, at the request of L'Accueil Colombien
- Delisting considerations include economic viability.
- Themes of our presentation:
    - building is an ongoing liability to a non-profit community based organization without any foreseeable contemporary purposes
    - there are better uses of the organization's limited funds to provide services to the community
    - there are better ways to celebrate and remember the importance of historical events and activities that happened on the site and in old St. Boniface
    - the building is obsolete and cannot be economically reused
    - there are better uses of the site in response to more current and future needs of the community

L'Accueil Colombien Activities: Philippe Le Quéré, Board Chair

- The organization has existed to operate community based facilities since the mid 1980's
- Connection to the Knights of Columbus, and community service ideals.
- Need for two separate organizations is a response to legal and financing requirements of the day in the late 1980's
- However operate as one for service delivery
- Service delivery includes:
    - housing
    - food services
    - community outreach
- L'Accueil Colombien wants to move forward in a sensitive manner, being responsive to changing community needs, and using a responsible, sustainable financial model.
- Over the past year, the Board has reviewed options to respond to the increasing need for seniors housing in St. Boniface, particularly for Francophones who have very limited options for remaining in the community.

- We carried out several meetings with community stakeholders over the past six months. Although not everyone agrees, there is general consensus on the Board's approach.
- We also had an open house in April for local area residents.
- The waiting list at 200 Masson, the demographic analysis, and a market study support our approach.
- The existing building is not suitable for the optimal model.
- And in fact if it remains on the site, any realistic option is unviable.
- As the building owners and a non-profit community based organization, the Board sees no realistic reason or possibility to reuse the building for our intended purposes.

Building Operations and Housing Need: Guy Mao, Executive Director

- Executive Director of L'Accueil Colombien (manage two buildings at 200 and 210 Masson), and Chez Nous on Cathedrale
- Responsible for building operations and services of the organization
- Total of 248 dwelling units including 101 in Chez Nous
- Waiting list for units at L'Accueil
- Status of current of occupants of 210 Masson: vacating
- Cross subsidy is no longer possible.
- 210 Masson has declining purpose and increasing operating losses
- Regular maintenance has been carried out, but capital-type work has had to be deferred because of declining revenues and inadequate rents to support such expenditures. The building is increasingly obsolete, with better physical alternatives within the community.
- A financial drain on overall operation
- 65 new residential units will add to the critical mass that will make the entire complex more viable, with greater capacity to respond to the needs of francophone seniors.

Physical Limitations of the Existing Building: Ray Wan, Project Architect

- Focus on March Report
  - Building History: significant changes to the building over the years, architectural mix of styles, stone foundation, wood frame construction
  - Site Observations: on-going structural movements, fire and life safety issues, small floor plate, structural grid, roof condition
  - Proposed Housing Project: requires 65 units to be viable and to provide required amenities such as enclosed parking, elevators, etc. Subject of a rezoning application with hearing on June 21, 2005. Existing building centred on the site and is in the way of the new building.

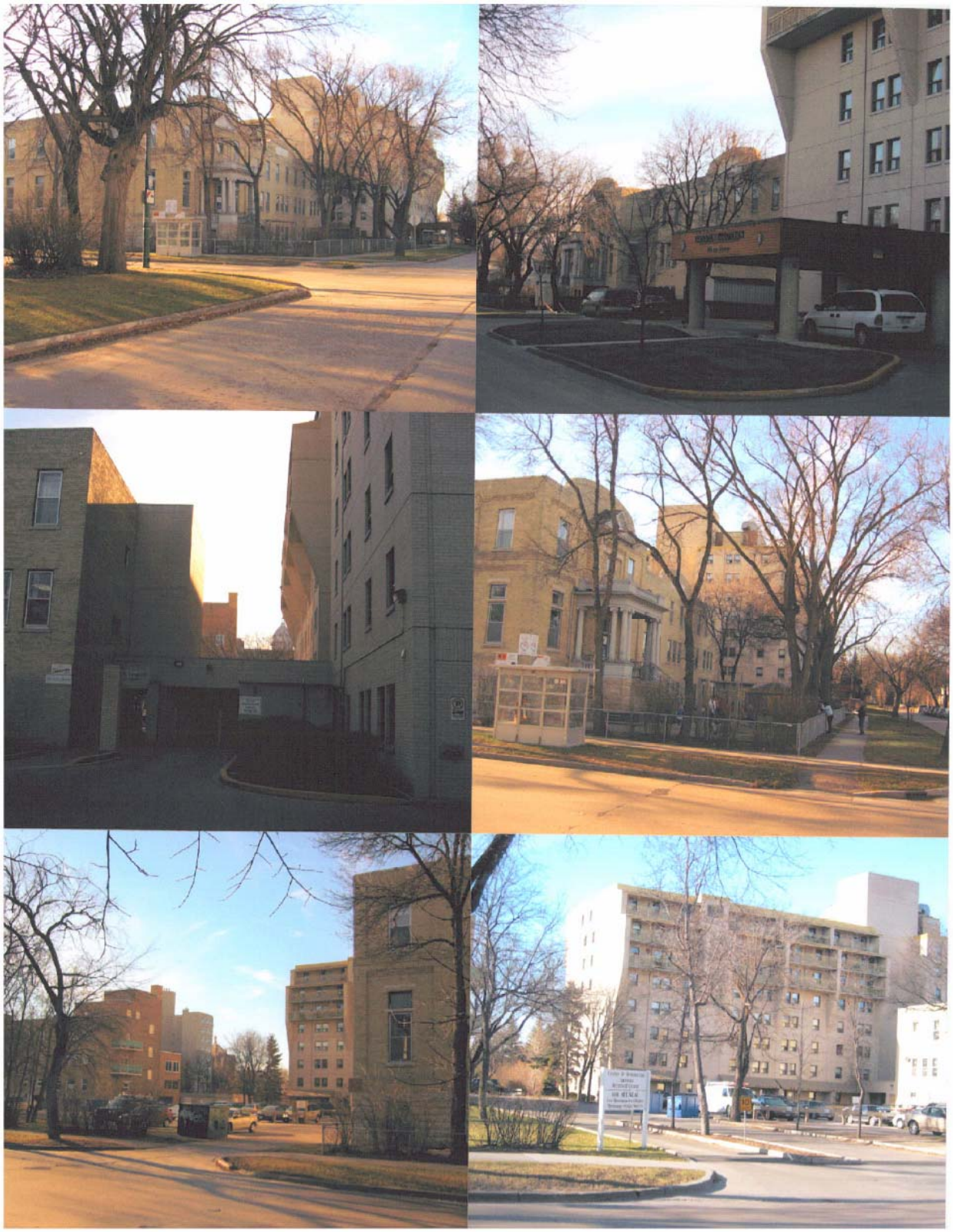
- Design Review/Code Compliances: Building Code will require higher standards of new construction and non-combustible materials. Existing building not easily suited for housing, and cannot yield a reasonable number of units (Maximum of 18 but parking capacity would be severely limited).
- Comments:
  - code issues
  - site development limitations
- Summary: limitations and cost
- Conclusion: Building has gone through many transformations. But now may have reached the end of its economic life cycle. Opinion is that reuse of the existing structure is not feasible.

Overall Recap: Doug Kalcsics

- Request delisting for the reasons in our letter dated April 18, 2005, and those presented today.
- What has changed since 1989 when the building was listed?
  - The community: needs have changed
  - The building: further deterioration, higher building code standards, current uses are vacating
  - Demographics: aging population, need for housing and services
  - Economics: unnecessary financial drain, housing and construction prices are rising so time is of the essence
  - Services needed by an increasingly large number of seniors
  - Role of L'Accueil Colombien in providing these services is increasing
  - Building not suitable for the purposes required in the community
  - Financial drain on l'Accueil Colombien
  - Seniors housing subsidies no longer available
  - Direct or indirect heritage subsidies are meagre or non-existent
  - Federal government programs in all areas are meagre compared to those of the 1980's
  - Seniors housing is required, is viable as a life lease, and cannot be economically accommodated in the existing building
- The Board's plan in many ways is the least disruptive to the community. No existing housing is being displaced by the proposal, and in fact the Board believes that the proposal should generate less traffic than what was generated by the collection of non-residential uses that occupied the building.
- Specific response to the request for listing in 1989 and heritage grant in 1991:
  - Funds ($19,300) were spent on repairs to the roof, a small amount of money in relation to the total annual operating budgets from 1991 to 2005
  - Owners had asked for listing as a condition of receiving grants. The grant extended the life of the building on a short-term basis but did not solve the issue of long term relevance and viability.
  - The request for listing was made in May, 1989 and no grants were received until May, 1991: two years before the first money flowed

- L'Accueil Colombien is committed to saving certain heritage elements, reusing them in the new building, and the development of a heritage interpretive plan.
- Needs have continuously changed in the community, and the buildings at 200 and 210 Masson have changed accordingly. But the building at 210 Masson was built initially to lesser standards compared to today, and has been altered so many times in over its life that it no longer meets modern building criteria and community expectations.
- It is now time to realize that a new building is the only responsible alternative.
- The building at 210 Masson has served the community well for the past years, but it is now time to build a new facility that responds to current needs and can be more responsive to changing needs in the future.

- **The Board of L'Accueil Colombien believes that it is necessary to demolish the building, and therefore requests that the building at 210 Masson be delisted.**




WATCH FOR CHILDREN
ATTENTION AUX ENFANTS


Salle Langevin
210 Masson
ST. BONIFACE
3158


203
Guides franco-manitobaines
Scouts franco-manitobains




EXIT



July 3, 2005

Re : Delisting of 210 rue Masson

We, the undersigned are opposed to the delisting of the historical Saint-Boniface Normal School at 210 Masson Street.

We represent the youth in the Saint-Boniface community and we would like to express our disappointment in the request for the delisting of the building.

The building was designated « historical » because of its association with the activities and events of the French community. The building is part of a very cultural and historical area of Saint-Boniface, an area that we are proud to share with tourists and visitors to our city and community. We must continue to preserve the historical and cultural value of this area for our community and we cannot have a structure built that will infringe upon the quality and meaning of the area. The building represents our ancestors' struggles to maintain French education in our community, which we hold so dearly. We cannot destroy what they worked so hard to accomplish.

In terms of providing housing for seniors, there are already projects underway to address this issue. The youth in Saint-Boniface feel alienated because all the projects are aimed for only one specific group and exclude youth. We know the elderly are an important part of the community, but they are not the only part of the community. We must strike a balance. We would also like to have a future in this community and we do not want to be shut out. We must look for options that are better suited for everyone and not only for one segment of the population. We must have the opportunity to look at different options, such as a youth centre or a hostel, for example, and support the continuing existence of a day care.

Our roots may be in our seniors, but this is our community to inherit. We need to understand where we come from and our children need to know that as well. We need to preserve our history so we can preserve our heritage.

We ask that you vote against the delisting and give us a chance to create something that will help us develop our community as a vibrant and pleasurable place to live or visit and ultimately enhance our city's image.

Thank you for your consideration.

Derrick Finch
Melissa Finch
André Vrignon-Tassier
Danielle Burke
Denis Vrignon-Tassier
Françoise Freynet
Stéphane Oystryk
Daniel Boulet
Jillian Wolfe
Patrick Fortier

JUL. 4. 2005 12:47PM A LA PAGE NO. 551 P. 2

July 4,2005

Re : Delisting of 210 Masson

I understand there is an application for the delisting of the former St Boniface Normal School on the corner of Aulneau and Masson.

I would like to express my opposition to this request as I believe it will have long lasting negative consequences for this community. I value the historical and cultural neighborhood that I live in and would like it preserved.

The Saint Boniface area represents an incredible district of cultural heritage that is important to preserve. There are many historical buildings in the area : the St Boniface Basilica, the Archbishop's residence, the St Boniface College, the Grey Nuns, the Oblate Sisters of Saint Boniface and the Sisters of the Holy Names. It is an area that we are proud to share with tourists and visitors to our city and community. It is critical that we do not destroy what is meaningful to our families/our community and that we preserve what we have for our future generation.

This heritage building itself is « a symbol of the francophone community's determination to sustain its language and culture through education » as stated by the Historical Buildings Committee in 1989, when the building was originally designated as historical. Nothing has changed since then. The condition of the building is not an acceptable reason to overturn this decision today. It is clear that there is a significant cost to maintain an historical building and that was a serious responsibility the Knights of Columbus took on when they acquired the building in 1980 and when they requested its designation in 1989 along with financial assistance for renovations. It is the owner's responsibility to maintain and to preserve. If this responsibility is no longer possible, then the right thing to do is to hand it over to someone who will take this responsibility seriously. The answer is not to delist it and then destroy it.

It is interesting to note that the Normal Schools in Winnipeg and Brandon are being preserved as historical buildings. Why does it have to be Saint Boniface and the French community that throws away its past?

Furthermore, the building is not in such a state of disrepair that would warrant revoking the designation. People and children would not be allowed on the premises if that was the case.

As far as housing for seniors, it already exists in the area and we are also aware of many projects on the way that will cover this need. There are currently buildings on DesMeurons and Goulet. There are plans for 500 Tache, regrettably, and at the Saint Joseph's Academy on Cathedrale Ave and at the Grey Nuns on Despins St. The need for

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JUL. 4 2005 12:48PM A LA PAGE NO. 551 P. 3

-2-

housing for seniors is being addressed with over 400 units being planned. We need to strike a proper balance in the community and this is not with more senior housing. If more housing is needed, then why not explore North Saint Boniface or East of DesMeurons, where the impact may not be as great.

The future for Saint Boniface and for our francophone community is in our **youth**. We need to find ways and opportunities to keep our youth around and to value their heritage. We cannot do this, by destroying a part of their past and building more senior homes in the heart of community. We need to find ways of making our neighborhood vibrant and exciting so our children will want to establish themselves here. There are ways of doing this, without destroying a building.

I sincerely hope that you consider the above and that you vote against the delisting of the building. I think it is incumbent upon this committee to stand by a decision that was made 16 years ago and to give the community and residents an opportunity to be involved in pursuing other options to not only preserve this building but to make it a viable and vibrant site.

Thank you

Ginette M Finch
597 Langevin St.
Saint Boniface, Manitoba

JUL. 4. 2005 12:48PM A LA PAGE NO. 551 P. 4