Minute No. 408
Report - Standing Policy Committee on Property and Development - April 29, 2008

Item No. 1 **Historical Buildings By-law No. 1474/77 - 38 - 44 ½ Albert Street (Point Douglas Ward)**
File G-3.1

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, as amended by the Executive Policy Committee, and adopted the following:

1. That the Business Block located at 38 - 44 ½ Albert Street be de-listed from the Buildings Conservation List, subject to the following conditions:

   A. That the delisting take effect upon receipt by the City Clerk of a letter provided by the Director of Planning, Property and Development verifying that redevelopment of the St. Charles Hotel consistent with the revised plan provided at the Standing Policy Committee on Property & Development meeting on April 29, 2008 has been 50% completed, to the satisfaction of the Director of Planning, Property and Development.",

   B. That no City of Winnipeg incentives shall be provided for the redevelopment of the St. Charles Hotel Project until such time as the project on the site of 38 to 44 ½ Albert Street**,** is substantially completed consistent with the revised plan provided at the Standing Policy Committee on Property and Development meeting on April 29, 2008, to the satisfaction of the Director of Planning, Property and Development.

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

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DECISION MAKING HISTORY:

Moved by Councillor Swandel,

That the recommendation of the Standing Policy Committee on Property and Development, as amended by the Executive Policy Committee, be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 7, 2008, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, with the following amendment:

- Delete Recommendation No. 1A in its entirety and replace with the following:

  "A. That the delisting take effect upon receipt by the City Clerk of a letter provided by the Director of Planning, Property and Development verifying that redevelopment of the St. Charles Hotel consistent with the revised plan provided at the Standing Policy Committee on Property & Development meeting on April 29, 2008 has been 50% completed, to the satisfaction of the Director of Planning, Property and Development.",

and submits the mater to Council.

STANDING COMMITTEE RECOMMENDATION:

On April 29, 2008, the Standing Policy Committee on Property and Development did not concur in the recommendation of the Historical Buildings Committee and submitted the following to the Executive Policy Committee and Council:

1. That the Business Block located at 38 - 44 ½ Albert Street be de-listed from the Buildings Conservation List, subject to the following conditions:

   A. That no demolition permits be issued for 38 to 44 ½ Albert Street until such time as 50% of the redevelopment of the St. Charles Hotel has been completed, to the satisfaction of the Director of Planning, Property and Development.

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DECISION MAKING HISTORY (continued):

STANDING COMMITTEE RECOMMENDATION (continued):

B. That no City of Winnipeg incentives shall be provided for the St. Charles Hotel Project until such time as the project on the site of 38 to 44 ½ Albert Street is substantially completed consistent with the revised plan provided at the Standing Policy Committee on Property and Development meeting on April 29, 2008, to the satisfaction of the Director of Planning, Property and Development.

Further, on April 29, 2008, Kenneth Zaifman, St. Charles Enterprises Ltd., submitted a revised plan showing the proposed site development for the St. Charles Hotel and the Business Block located at 38 - 44 ½ Albert Street.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 8, 2008, the Lord Selkirk-West Kildonan Community Committee did not concur in the recommendation of the Historical Buildings Committee and recommends to the Standing Policy Committee on Property and Development that the Business Block located at 38 - 44 ½ Albert Street be delisted from the Buildings Conservation List subject to the following condition:

1. That the demolition of the Business Block located at 38 - 44 ½ Albert Street not occur until plan approval for the site has been obtained from the Ward Councillor.

Further, on April 8, 2008, Kenneth Zaifman, St. Charles Enterprises Ltd., submitted a preliminary revised plan showing the proposed site development once demolition of the Business Block at 38 - 44 ½ Albert Street has occurred.

STANDING POLICY COMMITTEE RECOMMENDATION:

On March 25, 2008, the Standing Policy Committee on Property and Development laid the matter over to its meeting on April 29, 2008 and instructed the developer to consult with adjacent stake holders and submit a revised plan to Committee, showing the removal of the proposed curb cut on Albert Street for access to a parking lot north of the St. Charles Hotel.

Further, on March 25, 2008, the Standing Policy Committee on Property and Development received the following submissions which have been placed on file in the City Clerk's Department:

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DECISION MAKING HISTORY (continued):

STANDING POLICY COMMITTEE RECOMMENDATION (continued):

In support of the Historic Buildings Committee recommendation:

- Tom Kynman, Acting Superintendant, Parks Canada, Manitoba Field Unit submitted his Presentation

In opposition to the Historic Buildings Committee recommendation:

- Kenneth Zaifman, St. Charles Enterprises Ltd. and Sasa Radulovic, Architect, 5468796 Architecture Inc. submitted a PowerPoint Presentation
- Lisa Holowchcuk, Executive Director, Exchange District Business Improvement Zone submitted her Presentation

HISTORICAL BUILDINGS COMMITTEE RECOMMENDATION:

On February 22, 2008, the Historical Buildings Committee recommended to the Standing Policy Committee on Property and Development that the Business Block, 38 – 44 1/2 Albert Street not be delisted from the Buildings Conservation List.

COUNCIL:

On January 24, 2007, Council concurred in the recommendation of the Standing Policy Committee on Property and Development (did not concur in the recommendation of the Lord Selkirk-West Kildonan Community Committee) and adopted the following:

1. That the Business Block located at 38 - 44 1/2 Albert Street be placed on the Buildings Conservation List as a Grade III Historical Building for the following reasons:

   A. The Exchange District was designated a National Historic Site of Canada by the Government of Canada in 1997.

   B. To provide for the continuity of the streetscape and overall character of the Exchange District.

   C. Listing the property provides an opportunity to properly address and mitigate the concerns of other Exchange District area stakeholders.

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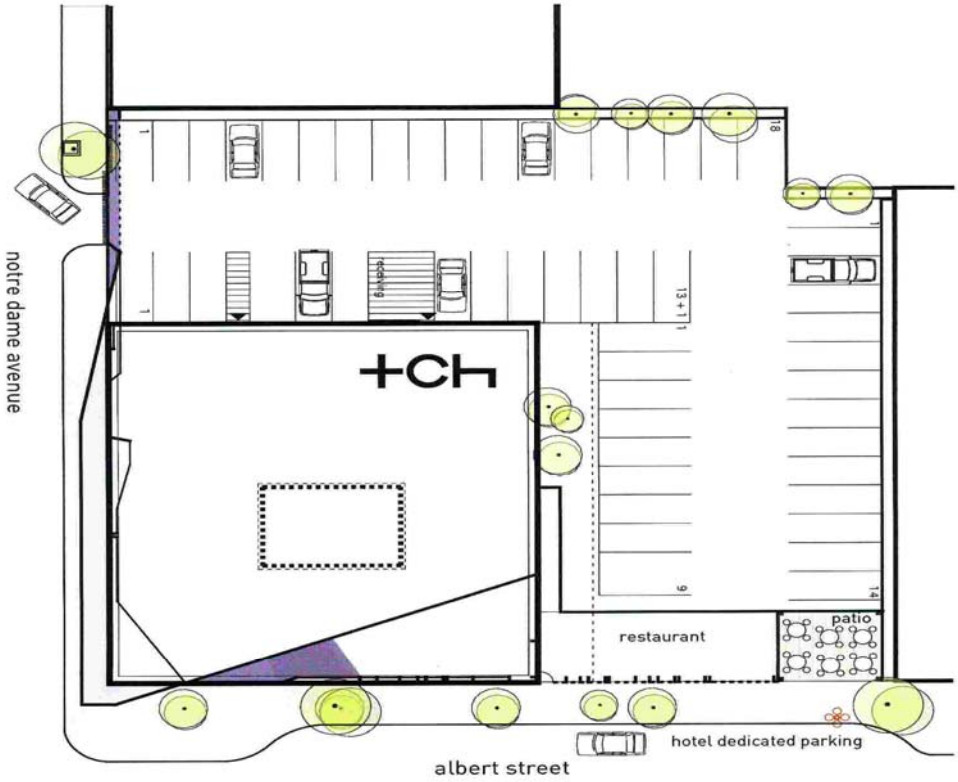
DECISION MAKING HISTORY (continued):

COUNCIL (continued):

D. Listing the property recognizes that designation is a tool to ensure stewardship and allow for further discussion

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

Revised Plan - Submitted by Kenneth Zaifman, St. Charles Enterprises Ltd.





ARCHITECTURE INC

17.04.08
Charles Hotel
albert street elevation

February 22, 2008

TO: CHAIRPERSON AND MEMBERS
STANDING POLICY COMMITTEE ON
PROPERTY AND DEVELOPMENT

CHAIRPERSON AND MEMBERS
LORD SELKIRK-WEST
KILDONAN COMMUNITY
COMMITTEE

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

The Historical Buildings Committee recommends that the Business Block, 38 – 44 1/2 Albert Street not be delisted from the Buildings Conservation List.

The Historical Buildings Committee was advised on February 21, 2008 that the owner of the property, Globe General Agencies, requests that this property be delisted so that they may proceed with the demolition and redevelopment of the site.

The Committee evaluated this property on December 15, 2005 at the request of Imperial Parking Ltd. who is acting on behalf of Globe General Agencies, who in turn represent the owners. It has been the intent of Globe General Agencies to demolish these structures to establish a surface parking lot with a new curb cut on Albert Street. Most recently the owners of the subject property have had discussions with the owners of the St. Charles Hotel, (corner of Albert Street and Notre Dame Avenue) as the planned redevelopment of that hotel could tie into the demolition of 38-44 ½ Albert. The proposal is to construct a one-storey addition and outdoor patio on the north side of the under-utilized hotel, with additional leased parking spaces for the hotel and the possibility of an interpretive feature on the site of the demolished buildings.

The Historical Buildings Committee evaluated the buildings at 38 to 44 ½ Albert Street and recommended they be listed as Grade III Historical Buildings for the following reasons:

- The buildings at 38 to 44 ½ Albert Street include portions of a dwelling that was built in 1878, which makes it the second oldest building in downtown Winnipeg after Upper Fort Garry Gate;

- This portion of Albert Street was a residential district in the 1870s and this dwelling is the only surviving example of this use;
- The designation of the Exchange District by the Government of Canada as a National Historic Site in 1997 places a serious responsibility on the City of Winnipeg to make every effort to keep all significant and contributing structures protected and intact for all Canadians;
- The buildings at 38 to 44 ½ Albert Street are an integral part of a significant streetscape that provides continuity and character to the Exchange District; and
- The Exchange District has been recognized by the international film industry.

On January 24, 2007 City Council listed 38 to 44 ½ Albert Street on the Buildings Conservation List with Grade III status.

This complex is part of a significant streetscape that provides continuity and character to the Exchange District, a National Historic Site that is an asset for all Canadians. The demolition of this property, and subsequent replacement with surface parking would detract from the City's investments in the surrounding properties. The City's aim is to maintain a visually appealing and consistent environment that has been recognized by the international film industry.

In 2000, all three levels of government signed the Exchange District National Historic Site of Canada Commemorative Integrity Statement (CIS). It is a planning document that is to be considered when reviewing proposals within the Exchange District. The period of national significance that is represented in the District is from 1880 – 1913, the era that any decision-making should accurately reflect.

The CIS suggests that decisions and actions concerning individual buildings and streetscapes respect historic and architectural values, as well as their contribution to the streetscape and the district as a whole. The CIS notes that when characteristic features such as continuous edge, density, scale and the particular fabric of the streetscape are not maintained and protected that integrity is impaired. New development is expected to be compatible with historic styles, sizes, forms, materials and placement of the buildings that give the streetscapes their sense of time and place.

Any redevelopment of 38 to 44 ½ Albert Street which includes a new vehicular access allowance is inconsistent with the principles of the CIS and would degrade the quality of the historic streetscape. The uninterrupted boundary along Albert Street, which is both historically accurate and conducive to the pedestrian environment, would be destroyed.

The Historical Buildings Committee recommends that 38-44$^{1/2}$ Albert Street not be delisted.

Respectfully submitted,

Councillor J. Gerbasi
Chairperson, Historical Buildings Committee

cc: Mr. A. Robinson, A/Chief Administrative Officer
Mr. B. Gray, Manager, EPC Secretariat
Mr. J. Paterson, FCSLA, A/Director, Planning, Property & Development Department