Minutes – Executive Policy Committee – July 13, 2011

REPORTS

Minute No. 367 315 Portage Avenue

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommends to Council:

1. That a $660,000 Heritage Conservation Grant be approved to stabilize and incorporate the building façade of the Mitchell Copp Building at 315 Portage Avenue into a new $40 million mixed use development on Portage Avenue and Donald Street (the former A&B Sound Block).

2. That the Grant be payable from the Heritage Investment Reserve Fund.

3. That the Chief Administrative Officer be authorized to finalize and approve the terms and conditions of all agreements required to implement matters as directed by Council.

4. That the Proper Officers of the City do all things necessary to implement the intent of the foregoing.

DECISION MAKING HISTORY:

Moved by Councillor Fielding,

That the recommendation of the Winnipeg Public Service be concurred in and forwarded to Council.

Carried

ADMINISTRATIVE REPORT

Title: Approval of a Heritage Conservation Grant to stabilize and incorporate the Mitchell Copp façade for a new mixed use development on Portage Avenue Donald Street.

Critical Path: Standing Policy Committee on Downtown Development, Heritage and Riverbank Management - Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Thorgrimson	D. Joshi	Paul Olafson A/CFO	Alex Robinson Deputy CAO

RECOMMENDATIONS

1. That Council approve the following:
   a). $660,000 Heritage Conservation Grant to stabilize and incorporate the building façade of the Mitchell Copp Building at 315 Portage Avenue into a new $40 million mixed use development on Portage Avenue and Donald Street (the former A&B Sound Block);
   b). That the Grant be payable from the Heritage Investment Reserve Fund;
2. That the Chief Administrative Officer be authorized to finalize and approve the terms and conditions of all agreements required to implement matters as directed by Council; and,
3. That the Proper Officers of the City do all things necessary to effect the intent of the foregoing.

REASON FOR THE REPORT

Council approval is required for a Heritage Conservation Grant

IMPLICATIONS OF THE RECOMMENDATIONS

- $660,000 Grant being last dollars in is a reasonable public investment to ensure one of our more recognizable and historically relevant facades along Portage Avenue is preserved and incorporated into a new multi-million dollar development.
- The multi-million dollar new development of the A&B Sound Block will further support and complement this area of the Downtown as our Sports, Hospitality and Entertainment District.
- The Heritage Investment Reserve Fund has capacity to fund the $660,000 Grant for this important Heritage Conservation application.

HISTORY

In 1906, Businessman Charles William Nassau Kennedy (1865-1920), son of Colonel W.N. Kennedy, a former Winnipeg mayor, established a three-storey building on the north side of Portage between Donald and Hargrave streets, across from the successful Eaton's store.

Known later as the Affleck Block, this structure had brick exterior walls and a stone foundation. Four retail units were located at grade, with offices on the upper levels. Over the years, occupants included tailors, shoe and confectionery stores, realtors, brokers, and financial firms. The facility was designed by local architect John D. Atchison and built at a cost of $65,000 by the William Grace Co., an American firm with a Winnipeg office.

The Canadian Bank of Commerce, established in Toronto in 1858 as the Bank of Canada and later (1867) as the Commerce, opened its first Winnipeg outlet in 1893 and subsequently built two substantial banking halls on Main between Lombard and McDermot avenues. The branch at 315 Portage was retained until 1959. Two years later, the Commerce and Imperial Bank of Canada merged, forming the Canadian Imperial Bank of Commerce.

The space at 315 Portage was vacant until 1969 when Mitchell-Copp Ltd. opened a jewellery store on the site. During that firm's tenure to c.1981, alterations included replacement of the revolving front door and installation of an acoustic tile ceiling on the main floor. The building withstood a fire which destroyed the upper two storeys of the rest of the Affleck Block in 1973. However, occupancy was sporadic after Mitchell-Copp's departure, and then in July 1992 the interior was gutted by fire, leaving only the walls and frame of the former vault ceiling.

FINANCIAL IMPACT

Financial Impact Statement **Date:** June 21, 2011

Project Name: **First Year of Program** **2011**

Approval of a Heritage Conservation Grant to stabilize and incorporate the Mitchell Copp façade for a new mixed use development on Portage Avenue Donald Street

	2011	2012	2013	2014	2015
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ -	$ 660,000	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ -	$ 660,000	$ -	$ -	$ -
Less: Existing Budget Amounts	-	660,000	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: The $660,000 grant is estimated to be paid in late 2012 (i.e. "last dollars in"). There is sufficient capacity in the Heritage Investment Reserve Fund to finance the grant amount.

"Original signed by"
Mike McGinn, CA
Manager of Finance

CONSULTATION

In preparing this report there was consultation with:

CentreVenture Development Corporation

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate
Prepared by: Barry Thorgrimson
Date: June 22, 2011
File No.

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