Agenda – Council – July 18, 2012

Report – Standing Policy Committee on Property and Development – July 3, 2012

Item No. 5 Demolition - Shanghai Restaurant
228 King Street
(Point Douglas Ward)

STANDING COMMITTEE RECOMMENDATION:

On July 11, 2012, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submits the following to Council:

1. That the Winnipeg Public Service be directed to remove the building from the Historic Building Inventory.

2. That the Director of Planning, Property and Development approve demolition of the subject property pending receipt of an urban design submission that meets the intent of Council not to allow a surface parking area.

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

Agenda – Council – July 18, 2012

Report – Standing Policy Committee on Property and Development – July 3, 2012

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 11, 2012, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On July 3, 2012, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

COUNCIL DECISION:

On December 15, 2010, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the Shanghai Restaurant Building (formerly the Robert/ Coronation Block), 228 King Street not be placed on the Buildings Conservation List at this time as its long-term economic viability is questionable.

2. That at such time as the Chinatown Development Corporation has prepared a firm redevelopment proposal and has made a formal application for a building permit; a demolition permit may be issued.

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

ADMINISTRATIVE REPORT

Title: **Request to Demolish Shanghai Restaurant**
228 King Street - Point Douglas Ward

Critical Path: **Standing Policy Committee on Property and Development - Executive Policy Committee - Council**

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Kiernan	B. Thorgrimson	N/A	D. Joshi, COO

RECOMMENDATIONS

1. That the Public Service be directed to remove the building from the Historic Building Inventory.
2. That the Director of Planning, Property and Development approve demolition of the subject property pending receipt of an urban design submission that meets the intent of Council not to allow a surface parking area.

REASON FOR THE REPORT

December 15, 2010 Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the Shanghai Restaurant Building (formerly the Robert/ Coronation Block), 228 King Street not be placed on the Buildings Conservation List at this time as its long-term economic viability is questionable.
2. That at such time as the Chinatown Development Corporation has prepared a firm redevelopment proposal and has made a formal application for a building permit; a demolition permit may be issued.
3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

IMPLICATIONS OF THE RECOMMENDATIONS

A demolition application in the downtown must be accompanied by an Urban Design Review application in accordance with the Downtown Winnipeg Zoning By-law 100/2004.

The urban design intent for building demolitions (without a redevelopment proposal) is to ensure the site is graded, sodded and maintained (sod watered & mowed on a regular basis, site kept free of litter and debris) until a new development is implemented.

The Director may authorize issuance of a demolition permit (and remove the property from the Inventory) if he is satisfied that proper action has been taken to achieve a consensus on the heritage status. (Council has ruled not to list the building after considering a recommendation by the Historical Buildings Committee in 2010.)

The demolition can only proceed once Urban Design Review has been approved by the Director of Planning, Property and Development or designate. Typically there is no public process (public hearing or site posting) associated with either a demolition or Urban Design Review.

The landscaping of the site is expected to occur immediately following the demolition work, in accordance with the landscape remediation plan submitted.

HISTORY

In 2010, the building was not added to the City of Winnipeg's Conservation List as a designated historic structure but remained on the Historic Buildings Inventory. As per Council's approved conditions, this does not allow a demolition permit to be issued.

The building can be removed from the list and demolition permit issued if the Department receives a submission for a firm building permit.

The intent of Council was to not designate the building as a historic structure, and to ensure that a surface parking lot not be created pending site redevelopment.

If there were no immediate plans for new building, applicants are expected to submit a landscape remediation plan, which would include sod; trees; some form of bollards or fencing across the lane; and the closure of any private approaches to prevent vehicular access to the site.

June 2012 - the Public Service received a request from Chinatown Development Corporation to proceed with demolition of 228 King Street.

FINANCIAL IMPACT

Financial Impact Statement Date: June 20, 2012

Project Name:
Request to Demolish Shanghai Restaurant 228 King Street - Point Douglas Ward

COMMENTS:

The recommendations contained in this report are that the Public Service be directed to remove the building from the Historic Building Inventory and that the Director of Planning, Property and Development approve demolition of the subject property pending receipt of an urban design submission that meets the intent of Council not to allow a surface parking area.

There are no financial implications associated with these recommendations.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

CONSULTATION

In preparing this report there was consultation with:

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Design
Prepared by: Lee Caldwell
Date: June 21, 2012

File No. O:\Reports Directive\Planning and Land Use\Downtown\2012 Reports\Shanghai Demolition June 18, 2012.doc