# AFRICAN CANADIAN CENTRE PROJECT DOCUMENTS

**BUSINESS PLAN AFRICAN CANADIAN CENTRE PROJECT**

**ARCHITECTURAL FEASIBILITY ANALYSIS**

**AFRICAN CANADIAN HOUSING PROJECT**

**AFFORDABLE FAMILY RENTAL AND COOPERATIVE HOUSING**

**PHASE 1 ENVIRONMENTAL SITE ASSESSMENT**

**LETTER OF SUPPORT FROM OUR PREMIER**

**LETTER OF SUPPORT FROM CHIEF MINISTER FOR MANITOBA HON SHELLEY GLOVER**

**LETTER FROM PRESIDENT OF SHELTER CANADIAN PROPERTIES LTD**

**LETTER TO YOU MAYOR BRIAN BOWMAN**

***African Canadian Foundation***
***for Culture and Economic Development, Inc.***
***www.acfced.org***

# African-Canadian Centre Project



# BUSINESS PLAN

**WORK IN PROGRESS**

Last updated: January 2015

ACC
African Canadian Centre



# Architectural Feasibility Analysis

For The

## African Canadian Foundation for Culture and Economic Development Inc.

- Original Submission Date - 31 January 2006
- Revised Submission Date - 25 April 2008

25 April 2008

Stantec

144505060

# AFRICAN CANADIAN CENTRE HOUSING PROJECT
# NEW 44 UNIT APARTMENT BUILDING
# WINNIPEG, MANITOBA

## CLASS D ESTIMATE

**February 20, 2015**

Hanscomb

Expression of Interest

# AFFORDABLE FAMILY RENTAL AND COOPERATIVE HOUSING

**Winnipeg, Manitoba**



## AFFORDABLE HOUSING FOR African-Canadian Centre, 360 Hargrave Street, Winnipeg

To
Manitoba Housing
Housing Delivery Branch
Main Floor -280 Broadway
Winnipeg, Manitoba
R3C 0R8

**November 2011**

PRAIRIE
ARCHITECTS INC.
Creating Sustainable Futures

Manitoba
Office of The Premier
Winnipeg, Manitoba, Canada R3C 0V8

October 1, 2014

Akim Kambamba
President
African Canadian Foundation
Suite 200 – 5 Donald Street
Winnipeg, Manitoba R3L 2T4

Dear Mr. Kambamba:

On behalf of The Honourable Greg Selinger, Premier of Manitoba, I would like to thank you for your letter and other documents regarding the African Canadian Centre Project.

Premier Selinger values the work that your organization does on behalf of Manitoba's African community and appreciates that you took the time to share your concerns with his office. We understand that you have been working with the Department of Housing and Community Development regarding your project proposal. We encourage you to contact Jodie Lucas, Special Assistant to the Minister of Housing and Community Development, so that those discussions may continue. Ms Lucas can be reached at 204-945-6190 or at minhcd@leg.gov.mb.ca.

Once again, thank you for writing to Premier Selinger.

Sincerely,

Alissa Brandt
Director, Premier's Secretariat

Minister Responsible for Manitoba



Ministre responsable pour le Manitoba

Winnipeg, Canada R3C 0J7

April 16, 2014

Akim Kambamba
President, African Canadian Foundation
Suite 200-5 Donald Street
Winnipeg MB R3L 2T4

Dear Mr. Kambamba,

Thank you for your letter dated March 25, 2014 in which you detail your organization's desire to build the *African Canadian Centre* in Winnipeg and your subsequent request for financial support from the federal Government to further that goal.

While my schedule will not permit a meeting at this time, I appreciate the opportunity to respond.

Since 2006, investments of over $616 million under the Building Canada Fund, the Provincial-Territorial Base Fund, the Green Infrastructure Fund, and the Infrastructure Stimulus Fund have assisted the Government of Manitoba and its municipalities to make infrastructure improvements for the benefit of all Manitobans. Municipalities have also benefited from $412 million provided to Manitoba through the federal Gas Tax Fund. Combined with investments under other federal infrastructure programs, Manitoba has benefited from over $1.2 billion toward infrastructure improvements across the province.

The New Building Canada Plan, launched earlier this month, will see the Government of Canada invest over $53 billion in infrastructure across the country over the next 10 years (2014-2024). More than two-thirds of the new funding under the New Building Canada Fund is dedicated exclusively to municipalities, primarily through the renewed federal Gas Tax Fund. For Manitoba, this means that in addition to more than $467 million under the New Building Canada Fund, an estimated $713 million will be available to local municipalities to support local infrastructure priorities.

**For Manitoba, this represents almost $1.2 billion in dedicated federal funding, including more than $467 million under the New Building Canada Fund and an estimated $713 million under the federal Gas Tax Fund.**

**The project categories of culture, tourism, recreation, sport and local roads are now eligible under the Gas Tax Fund.** This means that the Gas Tax Fund can provide more flexibility for community-oriented infrastructure, while the New Building Canada Fund can focus on infrastructure projects that enhance Canada's economic growth and prosperity.

Although the Gas Tax Fund is federal funding, we have provided municipalities the power to determine their priorities. This means that you would need to appeal to your municipality in order to access those federal dollars.

I also would like to draw your attention to the **Canada Cultural Spaces Fund (CCSF).** The CCSF is a $30 million per year fund designed to increase access for Canadians to performing arts, visual arts, media arts, and to museum collection and heritage displays. The Prairies Region, which includes Manitoba, Saskatchewan, Nunavut and the Northwest Territories, receives approximately $2 million per year through CCSF to distribute amongst projects in that region.

For additional information on the New Building Canada Fund (including the Gas Tax Fund) and the Canada Cultural Spaces Fund, please visit:

http://www.infrastructure.gc.ca/plan/plan-eng.html; and

http://www.pch.gc.ca/eng/1267728945673

I wish you continued success and once again, thank you for taking the time to write.

Sincerely,

Hon. Shelly Glover, M.P., P.C.
Minister Responsible for Manitoba

SHELTER CANADIAN PROPERTIES LIMITED

2600 Seven Evergreen Place
Winnipeg, Manitoba
R3L 2T3

Telephone: (204) 475-9090
Fax: (204) 452-5505

December 22, 2014

Mr. Akim Kambamba
African Canadian Foundation for
Culture & Economic Development (ACFCED)
265 Kirkbridge Drive
Winnipeg, Manitoba, R3T 4W5

Dear Akim:

Re: Option to Acquire Property at 370 Hargrave Avenue, Winnipeg

We confirm extending your option to purchase the above-captioned parking lot or a portion thereof for a total cost of $3 million. The option must be exercised before June 30, 2015 if not extended prior to that date.

We wish you good luck in concluding your development plans for the property.

Yours truly,

SHELTER CANADIAN PROPERTIES LIMITED

ARNI C. THORSTEINSON

ACT/mm

**African Canadian Foundation**
**for Culture and Economic Development**

Suite 200-5 Donald St, Winnipeg, MB. R3L 2T4
E-mail: info@acfced.org | www.acfced.org

January 08, 2015

His Worship Mayor Brian Bowman
City of Winnipeg
510 Main Street
Winnipeg, MB.

Dear Your, Worship Mayor Brian Bowman,

Re: Current Status of the African Canadian Centre Project and Request to be considered in the 2015 City Budget

The Board Members of the African Canadian Foundation would like to express our concern over the current status of the African Canadian Centre Project. As you prepare the 2015 Budget the African Canadian Foundation is asking a total of $2.5 million as a contribution from the City to cover land and construction cost for the project. A similar request has been made to the Premier who has instructed Minister Hon. Kerri Irvin Ross to handle this file. This concern arises from the following:

1. After nearly a decade of the African Community pursuing this important project and meeting all the requirements the City of Winnipeg has to date only provided $39,000.00 in 2014 and this is nowhere close for the project to become a reality. Yet many similar projects for other Communities have in the past been granted millions and have accomplished their goals with City and provincial help. No official explanation has been provided to us as to why we in the African Community have not received similar help like other communities.

2. Promises of surplus land by the City and Province for our project did not bear any fruit. The African Community was compelled to go to the private sector and was able to reach an agreement with Shelter Canadian Properties Ltd to allocate the land at 370 Hargrave for the construction of the Centre. However in June 2013 the City of Winnipeg passed a bylaw limiting the usage of the proposed site for the project at 370 Hargrave by June 30 2015. Our Community is very worried that the deadline is drawing closer and our Community that has worked so hard to secure this site shall again be left in the cold without your help.

3. Our business plan indicates that our project shall modestly cost about $7 million. Our community is simply asking all levels of government to cover $5 million of the cost. We are committed to raising up to $2 million towards the project from our community and the private sector. We can confirm that we have raised nearly $500,000.00 so far and we todate have other potential donors who we estimate can donate another $500,000.00. Our Community is very worried that some of these potential donors such as the Winnipeg Foundation shall pull their donations back if we do not utilize the funds in the appropriate time. This shall leave us further in the cold.

4. The need for this project cannot be overemphasized. The entire African Community of over 20,000 in Winnipeg up till today has no proper gathering place to celebrate its rich and diverse culture. Many youths are now on the streets or shopping malls without direction. Some are languishing in jail after joining gangs and getting involved in petty crime. Our community was extremely sad that we did not have a proper gathering place to remember the passing of our great leader Nelson Mandela. Surely the African Community that is rapidly increasing in population in our City deserves better.

We realize that your government has many pressing issues but after our patience for nearly a decade we believe we should all seize this important moment and move our project to the priority list. We have consulted the Federal Government and indications through minister Hon. Shelly Glover is that they have done their part and handed you the funds through the Canada Builds grant in 2014. We need your help now and it has to be soon because of the deadlines that are fast approaching.

Thank you.

Yours Truly,

Akambamba

Akim Kambamba,
President ACF
Ph. 204-479-5912