STANDING POLICY COMMITTEE ON DOWNTOWN DEVELOPMENT, HERITAGE AND RIVERBANK MANAGEMENT
DISPOSITION OF ITEMS

SEPTEMBER 21, 2015

MEMBERS
PRESENT: Councillor Mayes, Chairperson
Councillor Browaty
Councillor Gerbasi

COMMITTEE
CLERK: Andrew Poitras, City Clerk's Department

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Item	Subject/File	Recommendations	Action Required By
		PUBLIC HEARINGS	
1	Appeal – The Downtown Winnipeg Zoning By-law No. 100/2004 – 49 Adelaide Street File EZ-DAZ(34)	The Standing Policy Committee on Downtown Development, Heritage and Riverbank Management adjourned the appeal hearing to its meeting on October 5, 2015 at 9:30 a.m. in the Council Building, 510 Main Street.	Standing Policy Committee on Downtown Development, Heritage and Riverbank Management
2	Appeal – Conditional Use – 370 Hargrave Street File DCU 142239A/2015B	The Standing Policy Committee on Downtown Development, Heritage and Riverbank Management allowed the appeal in part, did not concur in the decision of the Director of Planning, Property and Development, and approved a Conditional Use to permit on "the land" the maintenance of a non-accessory off-street at-grade parking facility use, subject to the following condition: 1. That this order expire on September 21, 2016. Further, the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management cancelled Conditional Use Order DCU 142239/2015B.	Nil
3	Appeal – Variance – 370 Hargrave Street File DAV 142245A/2015B	The Standing Policy Committee on Downtown Development, Heritage and Riverbank Management allowed the appeal, did not concur in the decision of the Director of Planning, Property and Development and approved a Variance on "the land" for the maintenance of a non-accessory off-street at-grade parking facility to permit as follows: 1. gravel surfacing; 2. no drainage system; 3. no site lighting; 4. no landscaping adjacent to a public street (along Qu'appelle Ave. and Hargrave St.); 5. no accessible and van accessible parking spaces; 6. the maintenance of screening by a wooden fence. Further, the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management cancelled Variance Order DAV 142245/2015B.	Nil

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		DELEGATIONS	
1	James Patterson		See Report 11
2	Councillor Allard, St. Boniface Ward		See Report 10
3	Christopher Kirouac, Bee Project		See Report 11
		REPORTS	
1	Downtown Zoning By-law Review 2015	The Standing Policy Committee on Downtown Development, Heritage and Riverbank Management concurred in the recommendation of the Winnipeg Public Service: 1. That the Winnipeg Public Service be directed to make application for the omnibus set of text amendments to the Downtown Winnipeg Zoning By-law No.100/2004 (the "Downtown Zoning By-law"), in accordance with Appendix "A" attached hereto. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Director of Planning, Property and Development c. Chief Planner, Planning, Property and Development Department
2	License Agreement for West Broadway Business Improvement Zone (BIZ) Community Seating Nodes with Great West Life	The Standing Policy Committee on Downtown Development, Heritage and Riverbank Management concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the proposed license agreement be approved in accordance with the terms and conditions as contained in Schedule "A" incorporating such other terms and conditions deemed necessary by the City Solicitor in order to fulfill the intent of Council. 2. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Executive Policy Committee
3	Addition to the List of Historical Resources, 70 Princess Street, Bole Drug Company Warehouse	The Standing Policy Committee on Downtown Development, Heritage and Riverbank Management concurred in the recommendation of the Winnipeg Public Service and approved the Historical Buildings and Resources Committee's recommendation to add the Bole Drug Company Warehouse, the resource located at 70 Princess Street, to the List of Historical Resources under the Historical Resources By-law 55/2014 with the following Character-Defining Elements: a) Exterior: i. Five-storey brick and stone building with a flat roof, with its main façade facing east onto Princess Street, side façades facing south (partially covered by its neighbour) and north, facing the south wall of the neighbouring building and the rear façade facing west onto a back lane;	Director of Planning, Property and Development c. Manager of Urban Design, Planning, Property and Development Department

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		ii. The front (east) façade with its main floor rusticated stone cladding and smooth-cut attached pillars with modest stone capitals, large display windows and entrance at north end, the wide smooth-cut stone band and modest cornice below the second storey windows, the second and third storeys divided into five bays, the two outer featuring windows in rectilinear openings with stone sills and wide stone heads and the middle bays with paired windows in rectilinear openings with stone sills and wide stone heads, the fourth floor with outer bays holding windows in rectilinear openings with stone sills, radiating brick heads and corbelled brick hoods, the inner bays with windows in arched openings with connected brick moulding, a band of brick corbelling leading to the fifth floor with outer bays featuring circular window openings and middle bays with paired windows in rectilinear openings with stone sills and brick accenting, a wide band of brick corbelling leading to the stepped brick and stone parapet with central signage panel; iii. The uninterrupted brick south façade, partially hidden by the neighbouring two-storey building with painted signage; and iv. The rear (west) façade with windows in rectilinear openings with radiating brick arches and stone lug sills and metal fire escape. b) Interior: i. Heavy timber mill structural system; ii. Basement safe with painted door; iii. Passenger elevator elements; iv. Original staircase elements; v. Dumbwaiter with original machinery; and vi. Ornamental tin ceiling on second floor.	
4	Addition to the List of Historical Resources - 188 Princess Street, Carnefac Block	The Standing Policy Committee on Downtown Development, Heritage and Riverbank Management concurred in the recommendation of the Winnipeg Public Service and approved the Historical Buildings and Resources Committee's recommendation to add the Carefac Block, the resource located at 188 Princess Street, to the List of Historical Resources under the Historical Resources By-law 55/2014 with the following Character-Defining Elements:	Director of Planning, Property and Development c. Manager of Urban Design, Planning, Property and

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		a) Exterior: i. Two-storey brick and stone building with a flat roof located mid-block on the west side of Princess Street, its main façade facing east onto Princess Street, its north façade partially hidden by the neighbouring building, its south façade facing a back lane and its rear façade facing west and partially hidden by the neighbouring building; ii. Front (east) façade with its windows in arched openings with stone lug sills and radiating brick heads on the second floor and a band of ornamental brickwork leading to the plain brick parapet; and iii. The south façade with its windows in arched openings with stone lug sills and radiating brick heads on both floors and the continuation of the roofline ornamentation at its east end. b) Interior: i. Original elevator; and ii. Heavy timber mill structural system	Development Department
5	Additions to the List of Historical Resources - 54 Princess Street (Del Block Annex), and 62 Princess Street (Del Block)	The Standing Policy Committee on Downtown Development, Heritage and Riverbank Management concurred in the recommendation of the Winnipeg Public Service and approved the Historical Buildings and Resources Committee's recommendation to add the Del Block Annex, 54 Princess Street, and the Del Block, 62 Princess Street, to the List of Historical Resources under the Historical Resources By-law 55/2014 with the following Character-Defining Elements: A. 54 Princess Street, Del Block Annex i) Exterior a. Two-storey building with flat roof occupying its mid-block location, its main façade facing east onto Princess Street, its north and south walls facing neighbouring buildings and the rear façade facing west onto the back lane; and b. Front (east) façade divided into five bays by pilasters, all but one on the ground floor holding a door and large window in arched openings and all holding two windows in arched opening on the second floor.	Director of Planning, Property and Development c. Manager of Urban Design, Planning, Property and Development Department

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		ii) Interior: a. None B. 62 Princess Street, Del Block i) Exterior a. Two - storey building with flat roof occupying its mid-block location, its main façade facing east onto Princess Street, its north and south walls facing neighbouring buildings and the rear façade facing west onto the back lane; and b. Front (east) façade divided into four bays by pilasters, all holding a door and large window in arched openings on the ground floor and two windows in square headed opening on the second floor and finished with a band of corbelled brick. ii) Interior: a. None	
6	Addition to the List of Historical Resources - 315 William Avenue, Tees and Persse Warehouse	The Standing Policy Committee on Downtown Development, Heritage and Riverbank Management concurred in the recommendation of the Winnipeg Public Service and approved the Historical Buildings and Resources Committee's recommendation to add the Tees and Persse Warehouse, the resource located at 315 William Avenue, to the List of Historical Resources under the Historical Resources By-law 55/2014 with the following Character-Defining Elements: a) Exterior: i. Six-storey brick and stone building with flat roof located mid-block on the north side of William Avenue west of Princess Street, its main facades facing south onto William Avenue, its east façade facing into an atrium, its west and north facades partially hidden by neighbouring buildings; ii. The front (south) façade with its rusticated stone base and red Menominee brick superstructure, windows in rectilinear openings on all floors with smooth stone heads and continuous stone sills (second floor) and stone lug sills (all other floors), corbelled brick and stone-capped parapet;	Director of Planning, Property and Development c. Manager of Urban Design, Planning, Property and Development Department

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		iii. The uninterrupted common clay brick wall with painted signage on west façade; iv. The common clay brick wall with windows in arched openings with stone lug sills and painted signage on the visible portion of the north wall; and v. The east façade, now an interior element of the new education complex, with its windows and doors in arched openings on all floors and painted signage. b) Interior: vi. Heavy timber mill structural system; and vii. Wood rails on all floors and machinery on top floor of the original elevator in middle of east elevation.	
7	Addition to the List of Historical Resources - 280 William Avenue, Maw Block	The Standing Policy Committee on Downtown Development, Heritage and Riverbank Management concurred in the recommendation of the Winnipeg Public Service and approved the Historical Buildings and Resources Committee's recommendation to add the Maw Block, the resource located at 280 William Avenue, to the List of Historical Resources under the Historical Resources By-law 55/2014 with the following Character-Defining Elements: a) Exterior: i. Two-storey brick and stone building with a flat roof located at the southwest corner of William Avenue and King Street, its main facades facing north onto William Avenue and east onto King Street, the west façade hidden by the neighbouring building and the rear façade facing south onto the back lane; ii. Front (north) façade with its windows and doors in rectilinear openings, the central entrance in stone frame with attached columns with stone bases and capitals, brick accenting at the corners, metal cornice below the inset and paired windows in rectilinear openings on the second floor with wide stone sills and metal cornice and stepped brick parapet; iii. The east façade which continues the design of the front façade and includes a door at the south end; and iv. The rear (south) façade with its centrally located door and windows in arched openings with stone lug sills on both floors.	Director of Planning, Property and Development c. Manager of Urban Design, Planning, Property and Development Department

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		b) Interior: i. None	
8	Addition to the List of Historical Resources - 284 William Avenue, Winnipeg Saddlery Building	The Standing Policy Committee on Downtown Development, Heritage and Riverbank Management concurred in the recommendation of the Winnipeg Public Service and approved the Historical Buildings and Resources Committee's recommendation to add the Winnipeg Saddlery Building, the resource located at 284 William Avenue, to the List of Historical Resources under the Historical Resources By-law 55/2014 with the following Character-Defining Elements: a) Exterior: i. Two - storey brick and stone building with flat roof located mid-block on the south side of William Avenue between Princess and King streets, its main facades facing north onto William Avenue, its east façade hidden by the neighbouring building, its west façade partially hidden by the neighbouring building and its south façade facing a back lane; ii. The front (north) façade with its recessed, centrally located entrance and large plate glass display windows, modest metal cornice above and large rectilinear window openings with continuous stone sill and stone heads and unembellished roofline; iii. The uninterrupted brick wall that is the visible upper portion of the west façade; and iv. The rear (south) façade with windows and doors in arched openings on both floors. b) Interior: i. None	Director of Planning, Property and Development c. Manager of Urban Design, Planning, Property and Development Department

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9	Addition to the List of Historical Resources, 339 William Avenue, Lauzon Block	The Standing Policy Committee on Downtown Development, Heritage and Riverbank Management concurred in the recommendation of the Winnipeg Public Service and approved the Historical Buildings and Resources Committee's recommendation to add the Lauzon Block, the resource located at 339 William Avenue, to the List of Historical Resources under the Historical Resources By-law 55/2014 with the following Character-Defining Elements: a) Exterior: i. Three-storey stone clad building with flat roof located mid-block on the north side of William Avenue west of Adelaide Street, its main façade facing south onto William Avenue, its east and west facades partially hidden by neighbouring buildings and its south façade facing a back lane. ii. Its main (south) façade with its modest stone belt course above the ground floor, its large windows in rectilinear openings on the second and third floors and the flat roof embellished with a raised central section with swan's neck pediment above a carved panel with the words "LAUZONS" and "A.D. 1905"; iii. Its east and west facades with ground floors covered by neighbouring buildings, with windows in rectilinear openings on the upper two floors; and iv. Its rear (north) façade with ground floor and second storey entrances, a fire escape of both wood and metal and numerous windows in rectilinear openings. b) Interior: i. Main floor space with ornamental tin ceiling and wall coverings and high ceilings; ii. East side staircase with ornamental tin and wood detailing; and iii. High ceilings, doors and transoms of the second floor space.	Director of Planning, Property and Development c. Manager of Urban Design, Planning, Property and Development Department

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10	Riverbank Stabilization – Active Transportation Pathway	The Standing Policy Committee on Downtown Development, Heritage and Riverbank Management directed the Winnipeg Public Service to explore whether riverbank stabilization work can be combined with Active Transportation Pathway work in a cost efficient manner at the following locations: 1. River Road to Rivergate Drive (South Winnipeg - St. Norbert Ward). 2. Brandon Avenue to Glasgow Avenue (Fort Rouge - East Fort Garry Ward). 3. Lyndale Drive (St. Boniface Ward).	Director of Planning, Property and Development c. Manager of Urban Design, Planning, Property and Development Department
11	Winnipeg Zoning By-law – Bee Keeping	The Standing Policy Committee on Downtown Development, Heritage and Riverbank Management concurred in the recommendation of the Winnipeg Public Service and directed the Winnipeg Public Service to prepare an amendment to the Downtown Winnipeg Zoning By-law 100/2004 regarding apiaries along with guidelines to be developed in collaboration with stakeholders.	Director of Planning, Property and Development c. Chief Planner, Planning, Property and Development Department
12	Proposed License Agreement – Communication Tower – One Lombard Avenue	The Standing Policy Committee on Downtown Development, Heritage and Riverbank submitted the matter to the Executive Policy Committee without recommendation.	Executive Policy Committee