GREAT-WEST METAL LTD.

Established 1939

June 14, 2017

City of Winnipeg
Executive Policy Committee

Re: Presentation of opposition to the listing of the former W.J. Guest Fish Company Warehouse, now the Great-West Metal Ltd. company building, 90 Alexander Ave., to the list of historical resources.

Respectfully to the Executive Policy Committee;

Please see attached copy of submission to the standing policy committee on property and development (dated June 5, 2017), advising my opposition to the recommendations of the historical buildings and resources committee to the addition of the Great-West Metal Ltd. company building to the list of historical resources.

After further consideration and research, I wish to expand on the 2 main reasons I am opposed to the listing as follows:

Reason 1;

Will be unnecessarily restrictive and cumbersome to any future modifications to the building required to modernize/improve the layout to allow for more efficient production flow or process.

It may be a number of years until a major design is made on the future path of Great-West Metal Ltd. It is likely we will continue to operate at this 90 Alexander location. This may involve changes to the building to make it more conducive to manufacturing. I am very concerned the permit process and costs will deter us from making the changes that may be required to improve the efficiency of the building for manufacturing. (see attached: permit process and application fees)

Reason 2;

Will restrict options for future development on the site and thereby restrict or limit the potential for re-development that will directly preclude potential purchasers that may be interested in the site for that purpose and ultimately reduce potential resale value.

PH: (204) 942-2451 FAX NO.: (204) 943-1790 WATTS 800-665-0512 www.greatwestmetal.com
90 ALEXANDER AVENUE., WINNIPEG, MANITOBA R3B OL2

Implications of the Historical Resources By-Law;

When a building becomes listed as a Historical Resource under the Historical Resources By-Law, the following implications are applied to the property:

1. A Historic Property Notice (caveat) will be filed against the title of the building with the Winnipeg Land Titles Office of the Property Registry as per City of Winnipeg Charter Section 157.1(3) in order to notify the owner and potential purchasers that the property is identified on the List of Historical Resources, and as such is subject to the Historical Resources By-Law No. 55/2014.

2. Any alterations to the listed Character-Defining Elements will require approval under a Heritage Permit as per the Historical Resources By-Law No. 55/2014.

3. The resource will not be able to be demolished.

The future path of Great-West Metal Ltd. is not yet determined, but, some options have been considered. One option involves selling the operating company as a going concern and relocating the manufacturing assets, leaving the building available for redevelopment and lease. In this scenario, as the operating company has relocated, a potential purchaser would also have the option to demolish the building and redevelope the 1 acre site.

In being listed as a Historical Resource, these options are reduced or nullified. This greatly reduces the long term potential value of the property. In recent discussion with my real estate advisor Gareme Rowswell and my appraiser Tim Browaty, these concerns were confirmed. They both agreed that the potential maximum value could not be achieved if the property has a Historical Property Cavaet in place on it.

In furtherance – A question? – Does 90 Alexander Avenue even meet the criteria to qualify as a "Historical Resource"

- Please see highlighted sections on Page 2 of "What makes a building historically significant"
- Please also see site plan diagram with the building under discussion highlighted in yellow
- Please see site line photographs from various locations as marked.

The subject building has had 4 major additions and is now virtually embedded amongst those additions. It can be said that those are significant changes that very much effect the buildings original appearance. From many street views the subject building is barely visible.

Thank you for your time today and due consideration regarding this matter.

Sincerely,

Martin Williams
President & C.O.O.

GREAT-WEST METAL LTD.

Established 1939

June 5, 2017

The Standing Policy Committee on Property and Development,

Heritage and Downtown Development

Main Floor,Administration Building

510 Main Street

Winnipeg,MB. R3B 1B9

RE: Nomination of W.J. Guest Fish Co. Warehouse/Great-West Metal Ltd. Company Building, 90 Alexander Ave.

Respectfully To The Committee,

I hereby advise by this letter my opposition to the recommendations of The Historical Buildings and Resources Committee to the addition of the Great-West Metal Ltd. company building to the list of historical resources for the following reasons:

-Will be unnecessarily restrictive and cumbersome to any future modifications to the building required to modernize/improve the layout to allow for more efficient production flow or processes.

-Will restrict options for future development on the site and thereby restrict or limit the potential for re development that will directly preclude potential purchasers that may be interested in the site for that purpose and ultimately reduce potential resale value.

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Sincerely,



MARTIN WILLIAMS

PRESIDENT & COO



Where can I get an application?
Application forms are available at:
Heritage Unit
15-30 Fort Street
Winnipeg, MB R3C 4X5
Online: www.winnipeg.ca/ppd/historic/historic_policies.stm

What if I proceed with construction without making an application to the City?
Any person who begins or authorizes work in the regulated area without first obtaining approval from the City is in contravention of the Historical Resources By-law and is subject to a fine.

What information is required to make a Heritage Permit Application?
An information package, available from Zoning and Permits or the Heritage Unit, outlines drawings, details, reports and images to be submitted with the application form. This is available to download online at: www.winnipeg.ca/ppd/historic/historic_policies.stm

Winnipeg

For more information please contact:

Heritage Unit
Phone: 204-986-4722
Email: rricci@winnipeg.ca

or

Zoning and Permits Branch
Phone: 204-986-5140
Fax: 204-986-6347

City of Winnipeg
Planning, Property and Development Department
31-30 Fort Street
Winnipeg, MB R3C 4X5

www.winnipeg.ca/ppd

Every effort has been made to ensure the accuracy of the information contained in this publication. However, in the event of conflict between this publication and a City of Winnipeg Bylaw, the Bylaw will take precedence.

**ALL DOCS ARE AVAILABLE ONLINE AT:*
www.winnipeg.ca/ppd/historic/historic_policies.stm

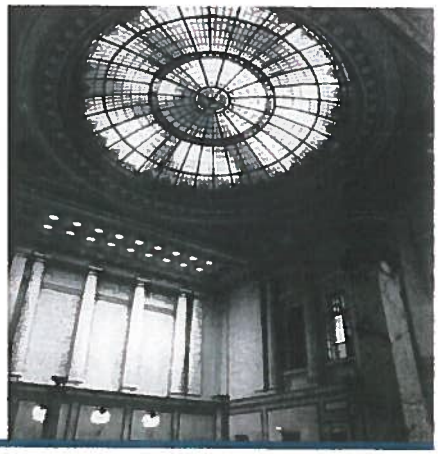
June 2016

Winnipeg

Planning, Property and Development Department

Heritage Review & Permit Process

A Guide to Obtaining Heritage Approvals and Permits



Introduction
Heritage resources illustrate the history of our city through built form, express a variety of social values, and provide us with variety in neighbourhood design and architecture. Since 1977, the City has been regulating alterations to heritage resources - to ensure heritage buildings continue to contribute to the beauty and vibrancy of Winnipeg - through an application and permit approval process.

The application and heritage review process is administered by the Planning, Property and Development Department pursuant to the Historical Resources By-law No. 55/2014.

This By-law identifies all resources (buildings, structures, or lands) that are on the List of Historical Resources and establishes the protections afforded to these resources, as well as the procedure for obtaining a Heritage Permit.

How do I know if my building is on the List of Historical Resources?
The Historical Resources By-law identifies three types of heritage lists:

1. List of Historical Resources: These resources are protected from demolition and alterations. Alterations to the Character-Defining Elements of the resource/building require a Heritage Permit.
2. List of Nominated Resources: These resources are protected from demolition.
3. Commemorative List: These resources are recognized for their architectural and/ or historical value but have no heritage restrictions on demolition or alterations.

What are "Character-Defining Elements"?
The character-defining elements of a resource/ building are the elements identified under the Listing and protected under the Historical Resources By-Law. These elements of the resource/building embody its heritage value and are protected from demolition and alterations.
Some examples of Character-Defining Elements are:

- Exterior masonry
- Stained-glass windows
- Pressed-tin ceiling

What is a Heritage Permit?
A Heritage Permit is a document which legally authorizes alterations to the Character-Defining Elements of a Listed Historical Resource pursuant to the provisions of the Historical Resources By-law.

Why is a Heritage Permit required?
The Historical Resources By-law states that a Heritage Permit authorizes the owner of a Listed Historical Resource to carry out alterations. The Heritage Permit is required to ensure that alterations or additions are consistent with the conservation of the Character-Defining Elements.

When is a Heritage Permit required?
A Heritage Permit is required prior to altering the Character-Defining Elements of Listed Historical Resource.

Some examples of work that require a Heritage Permit:

- A new addition to a building that is on the List of Historical Resources
- Maintenance and restoration of Character-Defining Elements, such as re-painting, mortar re-pointing, building cleaning, re-roofing, and window repair, etc.
- Alterations to Character-Defining Elements, such as the re-construction of an element that has deteriorated, alterations required by code upgrades, etc.
- Installation of new signage, lighting, security cameras, etc. on a building that is on the List of Historical Resources

Who should I contact if I'm not sure of my building's heritage status, restrictions, and requirements?
Contact the Planning, Property & Development Department, Urban Design Division, Heritage Unit at 204-986-4722.

What is the Heritage Review and Permitting process?
All permits related to a Listed Historical Resource undergo heritage review through the office of the Heritage Planner and by the Historical Buildings and Resources Committee. Heritage review evaluates applications for best practices in heritage conservation as established by the Standards and Guidelines for the Conservation of Historical Places in Canada.

For the repair or replacement of heritage windows, approvals are based on the Guideline for the Repair or Placement of Windows in Historic Buildings.

For signage applications, approvals are based on the Signage on Heritage Buildings guiding document.

* To review standards, guidelines and signage information, please refer to: winnipeg.ca/ppd/historic/historic_backgrnd.stm

Who makes the application for a Heritage Permit?
An application may be submitted by the owner or authorized representative when construction is proposed that affects the Character-Defining Elements of a Listed Historical Resource.

Do I need a Heritage Review if my building is on the List of Nominated Resources?
Yes, If you are planning to demolish any portion of a Nominated Resource, you do require an application for Heritage Review as all Nominated Resources are protected from demolition under the Historical Resources By-law.

Winnipeg

Planning, Property and Development Department
Service de l'urbanisme, des biens et de l'aménagement
Unit 31 – 30 Fort Street • 30, rue Fort, unité 31 • Winnipeg • Manitoba R3C 4X7

HERITAGE REVIEW
(HISTORICAL RESOURCES BY-LAW 55/2014)

APPLICATION REQUIREMENTS

Effective April 1, 2016

Heritage Review is required for additions and/or alterations to Historical Resources pursuant to the provisions of the Historical Resources By-law No. 55/2014, available online at:
http://clkapps.winnipeg.ca/DMIS/DocExt/BL_Default.asp?DocumentTypeId=1

DOCUMENTATION

Please ✓ if submitted.

- ☐ **1 copy – Plans of Existing Condition** – including site plan, plans, elevations, sections, details.
- ☐ **1 copy – Plans of Development** – including site plan, plans, elevations, sections, details & specifications (mortar mix, paint coating, roofing, etc.). Plans shall be drawn to scale and be fully dimensioned to accurately convey the nature of the proposed design and how it relates to the Listed Historical Resource and its Character-Defining Elements.
- ☐ **1 Set - Color Images** that illustrate the existing condition(s) of the area with respect to the proposed development application.
- ☐ **Owner authorization letter** if the applicant is applying on behalf of the owner.
- ☐ **Copy of current Land Title**

NOTE: Plans shall be drawn to scale and be fully dimensioned to accurately convey the nature of the proposed design and how it relates to the Listed Historical Resource and its Character-Defining Elements. All drawing submissions shall be a **Maximum Size of 11" x 17"**. The Heritage Unit may request digital PDF files of the submission **Maximum Size 5 MB.**

OTHER REQUIREMENTS

Please ✓ if submitted.

- ☐ **Colour renderings** - that illustrate the project in the context of the Resource
- ☐ **For window projects** - completed Window Condition Assessment form, images that illustrate the condition of each window, annotated elevations, dimensions of existing windows, shop drawings of new and/or replacement windows
- ☐ **Other condition reports**
- ☐ **On-site test patches**
- ☐ **Samples**

NOTE: Please contact the Heritage Unit 204-986-4722 to confirm requirements.

APPLICATION FEES
(as per the *Planning, Development, Building Fees and Charges 2016*)

Application Type	Fee
Rehabilitation or New Addition	First Application $740.00 + $37.00 (GST) = **$777.00** Second and each subsequent application $444.00 + $22.00 (GST) = **$466.00**
Signs	$180.00 + $9.00 (GST) = **$189.00**
All other development applications	$280.00 + $14.00 (GST) = **$294.00**

NOTE:
Fees are accepted at the Zoning & Permits Branch, Unit 31 – 30 Fort Street (call 204-986-5140 or arrange through the Heritage Unit at 204-986-4722).

Get Started

Historic Resources Branch Home
Archaeological Site
Benefits of Heritage Building Conservation
Community Heritage Organizations
Heritage Advisory Committees
Heritage Publications
Canadian Register of Historic Places
How to Stage a Heritage Celebration
Interpretive Pamphlets
Municipal Heritage Resource Guide
Standards for Museums
Planning Study Terms of Reference
What Makes a Building Historically Significant?
Contact Us

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Join us on Facebook
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What makes a building historically significant?

Questions that can help you understand whether a building is historically significant can be organized according to four areas:

History

Who were the original occupants and what did they do for a living?

Heritage buildings usually have greater potential for interpretation and telling interesting stories if the original occupants were well known in the community. Were any of the original occupants people who made a notable contribution to the community in terms of economic, political, social or cultural activities? Were they leaders in those endeavours?

Who were later occupants?

If the original occupants cannot make a claim for leadership or participation in community endeavours, perhaps later occupants can.

Did an event of historical importance occur in the building?

An event of historical importance will include things like the formal signing of a significant document, a famous trial, or a meeting between important people. It will be a rare building that will be able to make any claim in this regard.

Can the building be said to illustrate an historical issue?

Some buildings are associated with or illustrative of an important or enduring historical development, such as local agriculture (old barn) or the community political life (house of the first mayor).

Architecture

When was the building constructed?

Buildings constructed before 1870 are of great importance because they recall the Red River Settlement era. They will be either of stone or log construction (the specialized log construction undertaken in Manitoba at this time was called Red River frame construction).

Buildings constructed between 1870 and 1900 recall the waves of settlers from Ontario, the United States, the United Kingdom, and eastern Europe who filled up the southern part of the province. There are still hundreds of examples of the modest buildings that characterized this period; the important ones will be those that introduced new styles, building methods, or materials to the provincial landscape.

Many of the significant buildings constructed between 1900 and 1920 are more ambitious in size and detail than earlier ones. Hundreds of these buildings remain; important ones will be those that have considerable architectural merit by the quality of their architecture, materials, and craftsmanship.

Who designed the building?

Most buildings were designed without an architect. Where a building was designed by a trained architect, however, it may be possible to discuss architectural styles and even to compare the building with others designed by that individual.

Did the designer use a style or tradition to create the design?

The design of many buildings is very simple, often a box with a gable roof. There are some buildings, though, where a particular architectural style or tradition was used. These will typically be public buildings or substantial private buildings. We suggest you consult our guide, Identifying Architectural Styles in Manitoba, for more

information.

Who constructed the building?

The carpenters, masons, and craftspeople who made the province's early buildings were skilled individuals. It might be possible to discuss the quality of their work at a particular site and also to compare the work with that of other buildings in the community.

What materials were used in the construction of the building?

Most historic buildings that remain in the province were constructed of light wood frame and were covered with horizontal wood siding. The use of other materials (heavy wood frame, brick, stone, metal) and different building technologies will make a building more unusual by comparison.

Integrity

Have there been changes made to the building?

Few historic buildings have survived the years without some change. Roof shingles will likely have been replaced. Paint will have been applied. These changes are minor and do not necessarily adversely affect the historic character of a building. Interior changes may also not detract from the building's character. It will be those significant changes made outside (for instance, an addition, new window openings, removal of original materials and details) that may most affect an appreciation of a building's original appearance.

Has the building always fulfilled its present function?

Over the years many buildings have seen changes to their original function. In some cases, this is the nature of the building and will not detract from its character; for example, commercial structures are expected to accept many different tenants. Other buildings, however, will suffer in terms of their historic character when different functions are introduced. A one-room school that is closed and then used as a community hall, then a store, and then a garage, will likely have been so altered that its original character is erased.

Environment

Does the building look like any others in the community?

Generally we regard buildings with a unique appearance as special and important. These will be structures like town halls, churches, schools, and large and ornate houses. However, more modest buildings in our communities should not be overlooked. In these cases it will be necessary to identify and to select structures that can be said to best represent those more typical examples.

Is the building a local landmark?

Public buildings such as town halls, schools, and churches are often the best known local buildings. Some privately owned buildings may also be well known either for their architecture (a big, ornate house) or their occupant (the home of a well known local citizen).

^ back to top

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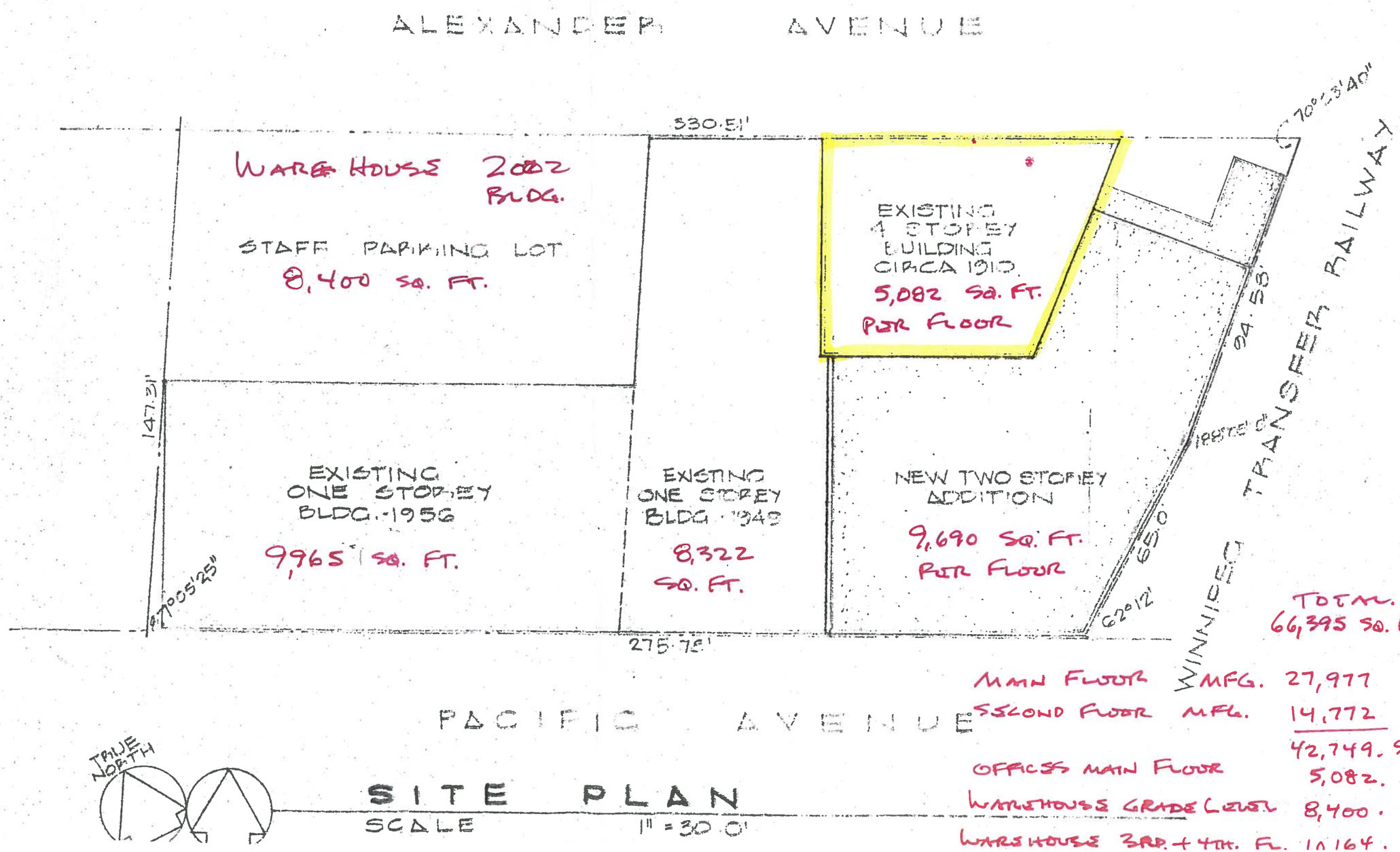

TOTAL. 66,395 SQ. FT.

MAIN FLOOR MFG. 27,977
SECOND FLOOR MFG. 14,772
42,749. SQ. FT.
OFFICES MAIN FLOOR 5,082. " "
WAREHOUSE GRADE LEVEL 8,400. " "
WAREHOUSE 3RD. + 4TH. FL. 10,164. " "

SITE PLAN
SCALE 1" = 30.0'

Subject: Winnipeg-20170613-00506.jpg
From: mwilliams0@rogers.blackberry.net
Date: 13-Jun-17 6:09 PM
To: "Martin Williams" <mwilliams@greatwestmetal.com>

Sent from my BlackBerry device on the Rogers Wireless Network

Winnipeg-20170613-00506.jpg



FR: WATERFRONT DR. EAST TO WEST VIEW

Attachments:

Winnipeg-20170613-00506.jpg 160 KB

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FR: WATERFRONT DRIVE N.E. TO S.W. VIEW

Attachments:

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FR: ALEXANDER DOCK EAST TO WEST VIEW

Attachments:

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FR: PACIFIC AVE. SOUTH TO NORTH VIEW

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Sent from my BlackBerry device on the Rogers Wireless Network

Winnipeg-20170613-00495.jpg



FR : ALEXANDER AVE. WEST VIEW TO EAST

Attachments:

Winnipeg-20170613-00495.jpg 147 KB