WINNIPEG HOUSING REHABILITATION CORPORATION

A Non-Profit Charitable Corporation

VIA EMAIL

January 4, 2018

The Standing Policy Committee on Property and Development
Heritage and Downtown Development
Main Floor, Administration Building
510 Main Street
Winnipeg, MB R3B 1B9

RE: 405 Burrows, Opposition of Listing as a Historical Resource

Dear Standing Policy Committee on Property and Development,

We recently received notice that our property located at 405 Burrows is currently under review for designation as a Historical Resource as defined under by-law 55/2014. Given the nature of our organization as a non-profit charity, we provide affordable housing at 405 Burrows and listing the building as a historical resource presents financial and operational challenges for our organization. We kindly request consideration be given to listing the building on the Commemorative List.

Since purchasing the building in 1993, Winnipeg Housing has worked hard to preserve the character of the building as a historic landmark. However, with increasing operating costs, limited subsidy and increased maintenance costs, future operations of the building are at jeopardy. Often maintenance of the building, especially the proposed character defining elements is reactive and in need of immediate repair which limits our ability to access the quarterly grants available. Further, the restrictions, guidelines and eligibility of the historical building grants make access to such financial assistance difficult.

We have found over the past several years that the costs to repair the character defining elements to the heritage standards set forth by the City of Winnipeg are approximately **375%** higher than alternate repairs that mimic the historical character. A current example is quotes we recently received for replacement of a damaged window. The lowest estimate to comply with the heritage standards was $7500 compared to $2000 to replace the window with a product that would mimic the original design.

Numerous buildings with similar character defining elements such as 820 Burrows, 540 Balmoral, 74 Carlton, and 224 Kennedy are currently listed on the Commemorative List; hence there is precedence for inclusion of 405 Burrows.

We strongly believe that listing the building on the commemorative list will be beneficial to all and allow us to preserve the character of the building within our financial means.

Thank you for your consideration,

Winnipeg Housing Rehabilitation Corporation



Stephanie Haight, B.Env.D. LEED® AP
Director, Development and Construction