Minute No. 67
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 19, 2018

Item No. 10 Transfer of Heritage Conservation Grant – 541 Selkirk Avenue (Mynarski Ward)

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and adopted the following:

1. That the heritage grant, designated for 541 Selkirk Avenue, be transferred from The Manitoba Housing and Renewal Corporation, the former owner, to Merchants Corner Inc., the current owner.

2. That the City enter into, execute, and deliver a grant agreement with Merchants Corner Inc. for 541 Selkirk Avenue and such other agreements as determined necessary by the City Solicitor / Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

3. That authority be delegated to the Chief Financial Officer to negotiate and approve the terms and conditions of the grant agreement with Merchants Corner Inc., and the Ancillary Agreements, in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor / Director of Legal Services to protect the interests of the City.

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

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DECISION MAKING HISTORY:

Moved by Councillor Mayes,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On December 5, 2018, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On November 19, 2018, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: Transfer of Heritage Conservation Grant - 541 Selkirk Avenue

Critical Path: Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	J. Kiernan	N/A	D. McNeil

EXECUTIVE SUMMARY

On July 13, 2016, City Council approved a heritage grant to The Manitoba Housing and Renewal Corporation (the Former Owner), in respect of 541 Selkirk Avenue, Merchants Hotel, (the Subject Property) in the amount of 80% of incremental municipal taxes annually for a twelve-year term. The award was intended to incent the conservation of a vacant or underutilized heritage property

Ownership of the Subject Property has since been transferred to the Merchants Corner Inc. (the Current Owner).

This report recommends that the transfer of the heritage grant from the Former Owner to the Current Owner be approved.

RECOMMENDATIONS

1. That the heritage grant, designated for 541 Selkirk Avenue, be transferred from The Manitoba Housing and Renewal Corporation, the former owner, to Merchants Corner Inc., the current owner.

2. That the City enter into, execute, and deliver a grant agreement with Merchants Corner Inc. for 541 Selkirk Avenue and such other agreements as determined necessary by the City Solicitor / Director of Legal Services to implement the intent of the foregoing (the “Ancillary Agreements”).

3. That authority be delegated to the Chief Financial Officer to negotiate and approve the terms and conditions of the grant agreement with Merchants Corner Inc., and the Ancillary Agreements, in accordance with this report and such other terms and

conditions deemed necessary by the City Solicitor / Director of Legal Services to protect the interests of the City.

4. That the proper officers of the City be authorized to do all things necessary to effect the intent of the foregoing.

REASON FOR THE REPORT

As Council approved the grant to the Former Owner, Council must approve the transfer of the grant to the Current Owner.

IMPLICATIONS OF THE RECOMMENDATIONS

Merchants Corner Inc. will receive the grant designated for 541 Selkirk Avenue, Merchants Hotel.

HISTORY/DISCUSSION

On January 12, 2016, 541 Selkirk Avenue, Merchants Hotel, was added to the List of Historical Resources under the Historical Resources By-law No. 55/2014.

On July 13, 2016, City Council approved a heritage grant to The Manitoba Housing and Renewal Corporation (the Former Owner), in respect of 541 Selkirk Avenue, Merchants Hotel, (the Subject Property) in the amount of 80% of incremental municipal taxes annually for a twelve-year term. The award was intended to incent the conservation of a vacant or underutilized heritage property.

The Former Owner has since sold the Subject Property to the Current Owner.

On July 19, 2018, the Heritage Conservation Grant Program By-law No. 63/2018 came into force as previously directed by Council on July 13, 2016. The Subject Property was not formally part of the Heritage Conservation Grant Program but it was approved for a heritage grant concurrently by Council, which was intended to follow the same terms and conditions as those contained in the By-law. As per section 4(2) of By-law 63/2018, the annual grants are payable over the course of 12 consecutive years to the person or persons who are the owners of the property on which an approved development has been constructed at the time each grant is payable.

Upon Council approval, a grant agreement will be executed between the City and the Current Owner.

A final occupancy permit for the development was issued on June 26, 2018, and the first grant will be payable beginning October 31, 2019.

FINANCIAL IMPACT

Financial Impact Statement Date: September 18, 2018

Project Name:

Transfer of Heritage Conservation Grant, 541 Selkirk Avenue

COMMENTS:

There are no financial implications associated with the recommendations in this report.

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

CONSULTATION

This Report has been prepared in consultation with:

- Legal Services Department (as to legal issues)

OURWINNIPEG POLICY ALIGNMENT

The Heritage Conservation Grant Program aligns with policies under OurWinnipeg Section 02 A Sustainable City, 02-3 Heritage:

Direction 1: Plan for heritage conservation:

- *Support the provision of a robust package of heritage conservation incentives through agencies, partnerships and other governments to facilitate the conservation and/or adaptive reuse of designated heritage structures.*

Direction 2: Conserve, protect and celebrate the significant heritage resources that illustrate the broad range of Winnipeg's heritage values:

- *Recognize the importance of a broad range of tangible heritage resources throughout the city that illustrate a unique sense of place and community pride*

Direction 3: Provide leadership in heritage conservation that links to broader civic goals of economic development, sustainability and neighbourhood planning.

- *Work with other governments, community groups, and building owners to conserve heritage resources.*
- *Support economic development and viability through support for heritage and cultural initiatives.*
- *Work with heritage stakeholders and other community partners in the establishment, coordination, and promotion of community heritage initiatives including public education and heritage awareness.*

SUBMITTED BY

Department: Planning, Property, and Development
Division: Urban Planning and Design
Prepared by: R. Ricci
Date: September 17, 2018