Minute No. 199
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 4, 2019

Item No. 5 List of Historical Resources – Nomination of Manitoba Telephone System Building, 166 Portage Avenue East

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 Manitoba Telephone System Building, 166 Portage Avenue East be added to the list of Historical Resources with the following character defining elements:

   Exterior:

   - Symmetrical main (north) facade with dark band of stone at grade, wider pilasters dividing the facade into five bays, each bay further divided by narrower pilasters running from the second floor to just above the roofline, windows in arched openings on the ground floor and rectilinear openings on all upper floors, central main entrance in pointed arch opening, second floor windows with stylized logos on the separating pilasters and trefoil with pointed heads in spandrels and flat roofline with unadorned stone panels and geometric shapes in the raised pilaster ends.

   Interior:

   - Portage Avenue main floor entrance and elevator lobbies.

2. 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 February 19, 2019, 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 February 4, 2019, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the the Historical Buildings and Resources Committee, with the following amendment:

- Delete the first bullet point under 'Exterior' character defining elements, namely:

  "Six-storey limestone and brick building with flat roof located on the south side of Portage Avenue, its main facade facing north onto Portage Avenue, its south and west facades facing back lanes and its east facade facing a parking lot; and"

and submitted the matter to the Executive Policy Committee and Council.

Further, on February 4, 2019, David Sin, Bell Real Estate Services BCE Inc., submitted a presentation titled "Presentation to Standing Policy Committee – 166 Portage East", dated February 4, 2019, in opposition to the matter.

COMMITTEE RECOMMENDATION:

On November 22, 2018, the Historical Buildings and Resources Committee recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development that Manitoba Telephone System Building, 166 Portage Avenue East be added to the list of Historical Resources with the following character defining elements:

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DECISION MAKING HISTORY (continued):

COMMITTEE RECOMMENDATION (continued):

Exterior:

- Six-storey limestone and brick building with flat roof located on the south side of Portage Avenue, its main facade facing north onto Portage Avenue, its south and west facades facing back lanes and its east facade facing a parking lot; and

- Symmetrical main (north) facade with dark band of stone at grade, wider pilasters dividing the facade into five bays, each bay further divided by narrower pilasters running from the second floor to just above the roofline, windows in arched openings on the ground floor and rectilinear openings on all upper floors, central main entrance in pointed arch opening, second floor windows with stylized logos on the separating pilasters and trefoil with pointed heads in spandrels and flat roofline with unadorned stone panels and geometric shapes in the raised pilaster ends.

Interior:

- Portage Avenue main floor entrance and elevator lobbies.

The Historical Buildings and Resources Committee received a written submission from a representative on behalf of the owner, dated August 30, 2018, in opposition to the Manitoba Telephone System Building, 166 Portage Avenue East, being added to the List of Historical Resources.