Minute No. 281
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 3, 2020

Item No. 8 **List of Historical Resources – Nomination of Somerset Building, 294 Portage Avenue (Fort Rouge-East Fort Garry Ward)**

COUNCIL DECISION:

Council did not concur in the recommendation of the Executive Policy Committee and, as such, the item was not adopted.

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DECISION MAKING HISTORY:

Moved by Councillor Mayes,

That the recommendation of the Executive Policy Committee be adopted.

Councillor Lukes called for the yeas and nays, which were as follows:

Yea: Councillors Allard, Gilroy, Mayes, Orlikow, Santos and Schreyer 6

Nay: His Worship Mayor Bowman, Councillors Browaty, Chambers, Eadie, Gillingham, Klein, Lukes, Nason, Rollins and Sharma 10

and the motion for adoption of the item was declared lost.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 28, 2020, the Executive Policy Committee concurred in the recommendation of the Historical Buildings and Resources Committee, with the following amendments:

- In Recommendation 1.A.i. delete the words ", its east façade hidden by the neighbouring building and its south façade facing a back lane"
- Delete Recommendations 1.A.iv., B.i. and B.ii. in their entirety

and submitted the matter to Council.

Leo Ledohowski, Executive Chair, and Lea Ledohowski, President, Canad Inns, submitted a communication dated April 24, 2020, with respect to the matter.

COUNCIL DECISION:

On March 20, 2020, Council concurred in the recommendation of the Executive Policy Committee, that in accordance with Section 56(4) of the Procedure By-law No. 50/2007 and Section 20(1) of the Historical Resources By-law No. 55/2014, an extension of time of 30 days be granted for the Executive Policy Committee to submit a recommendation on the matter.

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DECISION MAKING HISTORY (continued):

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 10, 2020, the Executive Policy Committee submitted to Council that in accordance with Section 56(4) of the Procedure By-law No. 50/2007 and Section 20(1) of the Historical Resources By-law No. 55/2014, an extension of time of 30 days be granted for the Executive Policy Committee to submit a recommendation on the matter.

EXECUTIVE POLICY COMMITTEE DECISION

On February 11, 2020, the Executive Policy Committee laid the matter over to its meeting on March 10, 2020.

Lea Ledohowski, President, Canad Inns, submitted a communication dated February 9, 2020, with respect to the matter.

STANDING COMMITTEE RECOMMENDATION:

On February 3, 2020, due to a tie vote, the Standing Policy Committee on Property and Development, Heritage and Downtown Development submitted the matter to Executive Policy Committee and Council without recommendation.

On November 20, 2019, the Historical Buildings and Resources Committee recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That Somerset Building, 294 Portage Avenue be added to the List of Historical Resources, with the following character defining elements:

    A. Exterior:

        i. Nine-storey brick and stone structure with flat roof at the southeast corner of Portage Avenue and Donald Street, its main façades facing north onto Portage Avenue and west onto Donald Street, its east façade hidden by the neighbouring building and its south façade facing a back lane.

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DECISION MAKING HISTORY (continued):

COMMITTEE RECOMMENDATION (continued):

ii. Its main (north) façade with smooth-cut stone base, main floor with entrance and display windows in rectilinear openings, regularly placed rectilinear window openings with oversized stone heads and thin stone sills on all upper storeys, slightly recessed central section, stone quoins, non-continuous cornices at the base of the seventh storey windows and plain cornice at the roofline.

iii. West façade with its continuation of the front façade fenestration, materials and accenting.

iv. The rear (south) façade with light well and windows in rectilinear openings.

B. Interior:

i. Both the east side and southwest staircases spanning floors one to nine with metal and wood balustrades and marble stair finishes.

ii. The east side basement staircase with a metal and wood balustrade and marble stair finishes;

Lea Ledohowski, Canad Inns, on behalf of Canad Centre – Downtown Ltd., owner of 294 Portage Avenue, submitted a communication dated November 6, 2019, in opposition to the matter.

On September 18, 2019, The Historical Buildings and Resources Committee laid the matter over to its meeting on November 20, 2019.

Winnipeg

Planning, Property & Development Department • Service de l'urbanisme, des biens et de l'aménagement

Urban Planning and Design Division • Division de l'urbanisme et de la conception

In reply please refer to / Référence à rappeler :

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PROPOSED CHARACTER-DEFINING ELEMENTS

for Listing as a Historical Resource of: **Somerset Building, 294 PORTAGE AVE**

Note: This completed form will be published on the City Clerks Decision Making Information System website as a part of the meeting agenda. For questions or concerns, please contact the writer.

1. Exterior-
   A. Nine-storey brick and stone structure with flat roof at the southeast corner of Portage Avenue and Donald Street, its main façades facing north onto Portage Avenue and west onto Donald Street, its east façade hidden by the neighbouring building and its south façade facing a back lane;
   B. Its main (north) façade with smooth-cut stone base, main floor with entrance and display windows in rectilinear openings, regularly placed rectilinear window openings with oversized stone heads and thin stone sills on all upper storeys, slightly recessed central section, stone quoins, non-continuous cornices at the base of the seventh storey windows and plain cornice at the roofline;
   C. West façade with its continuation of the front façade fenestration, materials and accenting; and
   D. The rear (south) façade with light well and windows in rectilinear openings.
2. Interior-
   A. Metal and wood stair railing and guards with marble finishes on both the east side and the southwest corner staircases; and
   B. Metal and wood stair railing with marble finishes on the basement staircase.

Suggested Changes (use reverse if required):

Reviewed by:

(Owner or Owner's Representative) *Date*