Agenda – Council – June 26, 2020

Report 'A' – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 21, 2020

Item No. 1 List of Historical Resources – Nomination of McLaren Hotel, 554 Main Street (Point Douglas Ward)

STANDING COMMITTEE RECOMMENDATION:

On May 18, 2020, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development, as amended, and submitted the following to Council:

1. That McLaren Hotel, 554 Main Street be added to the List of Historical Resources, with the following character defining elements:

    A. Exterior:

        i. The seven-storey brick structure with flat roof, with its main facades facing east onto Main Street and north onto Rupert Avenue;

        ii. The east facade with two ground floors clad in smooth-cut stone interrupted by attached columns, modest cornices and ornate stonework around doors, the upper floors, finished in dark brick, divided into bays by pilasters with stone bases and capitals, regularly spaced rectilinear window openings with stone lug sills and complete entablature with heavy overhanging medal-clad cornice supported by oversized brackets at flat roofline;

        iii. Flagpole is located at the northeast corner of the roof;

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:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 18, 2020, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development, with the following amendments:

- Delete Recommendations 1.A.i and 1.A.ii and replace with the following:

    i. The seven-storey brick structure with flat roof, with its main facades facing east onto Main Street and north onto Rupert Avenue;

    ii. The east facade with two ground floors clad in smooth-cut stone interrupted by attached columns, modest cornices and ornate stonework around doors, the upper floors, finished in dark brick, divided into bays by pilasters with stone bases and capitals, regularly spaced rectilinear window openings with stone lug sills and complete entablature with heavy overhanging medal-clad cornice supported by oversized brackets at flat roofline;

- Delete Recommendations 1.A.iv and 1.A.v.

and submitted the matter to Council.

The following persons submitted communications in opposition to the matter:

- Russ Wyatt, R. G. Wyatt Consulting and Advisory Services
- Rubi Gill, Owner, McLaren Hotel

STANDING COMMITTEE RECOMMENDATION:

On May 21, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Historical Buildings and Resources Committee and submitted the matter to the Executive Policy Committee and Council.

On March 2, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development laid the matter over for 60 days as per the request for postponement by the Owner, in accordance with Section 17(1) of the Historical Resources By-law No. 55/2014.

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DECISION MAKING HISTORY (continued):

STANDING COMMITTEE RECOMMENDATION (continued):

Rubi Gill, owner of McLaren Hotel, 554 Main Street, submitted a communication dated February 26, 2020 requesting postponement in accordance with Section 17(1) of the Historical Resources By-law No. 55/2014.

On October 28, 2019, the Standing Policy Committee on Property and Development, Heritage and Downtown Development further laid the matter over for 120 days as per the request for postponement by the Owner, in accordance with Section 17(1) of the Historical Resources By-law No. 55/2014.

Rubi Gill, owner of McLaren Hotel, 554 Main Street, submitted a communication dated October 23, 2019 requesting postponement in accordance with Section 17(1) of the Historical Resources By-law No. 55/2014.

On September 4, 2019, the Standing Policy Committee on Property and Development, Heritage and Downtown Development laid the matter over for 60 days as per the request for postponement by the Owner, in accordance with Section 17(1) of the Historical Resources By-law No. 55/2014.

Councillor Klein, Charleswood-Tuxedo-Westwood Ward, submitted photos with respect to the matter.

COMMITTEE RECOMMENDATION:

On July 17, 2019, the Historical Buildings and Resources Committee recommended that McLaren Hotel, 554 Main Street be added to the List of Historical Resources, with the proposed character defining elements, with the following amendment:

- In Recommendation 1.A.ii, delete "ornately finished doors" and replace with "ornate stonework around doors"

and forwarded to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

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DECISION MAKING HISTORY (continued):

COMMITTEE RECOMMENDATION (continued):

Rubinderjit Gill, owner of McLaren Hotel, 554 Main Street, submitted a communication dated July 2, 2019 in opposition to the building being added to the List of Historical Resources.

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: **McLaren Hotel, 554 MAIN ST**

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. The seven-storey brick structure with flat roof, with its main façades facing east onto Main Street and north onto Rupert Avenue, the south façade facing a parking lot and the west façade facing a back lane;
   B. The east and north façades with ground floors clad in smooth-cut stone interrupted by attached columns, modest cornices and ornately finished doors, two on the east side and one on the north, the upper floors, finished in dark brick, divided into bays by pilasters with stone bases and capitals, regularly spaced rectilinear window openings with stone lug sills and complete entablature with heavy overhanging medal-clad cornice supported by oversized brackets at flat roofline;
   C. Flagpole is located at the northeast corner of the roof;
   D. The clay brick rear (west) façade interrupted by arched window openings on all levels with metal fire escape and painted signage; and
   E. The south façade with a pair of deep light wells and windows in arched openings on all levels and painted signage.

Suggested Changes (use additional sheets if required):

Reviewed by:

(Owner or Owner's Representative) *Date*