WCB Workers Compensation Board of Manitoba | 333 Broadway, Winnipeg, MB R3C 4W3 | 204-954-4321 | Toll free: 1-855-954-4321 | wcb.mb.ca

Executive Policy Committee
c/o City Clerk's Department Council Building
510 Main Street
Winnipeg, MB
R3B 1B9

February 1st, 2021

Re: Notice of Evaluation as a Historical Resource:
Workers Compensation Board - 333 Broadway (formerly Monarch Life Building)

Dear Committee Members:

The WCB is proposing an agreement with the Historical Building and Resources Committee recommendation to have our building @ 333 Broadway (formerly the Monarch Life Building) added to the list of Historical Resources, with the following character defining elements:

A. Site:
   i. Generally open, dark granite and pre-cast concrete panelled podium on all four sides.

B. Exterior:
   i. Six-storey granite-clad building with penthouse located on a wide pedestal of dark stone on the north side of Broadway from Hargrave Street to Carlton Street, its main façades facing south onto Broadway and north onto a parking lot, its east façade facing Hargrave Street and its west façade facing Carlton Street;
   ii. Its main (south) and rear (north) façades with their glass main floor and cantilevered upper storeys with thin columns running from the pedestal to the top of the smaller sixth floor, bays of angled windows in rectilinear openings, dark spandrels and stainless steel accenting; and
   iii. Its windowless east and west façades with granite panels and stainless steel bands.

This proposal is dependent on the **elimination** of the third proposed character defining element:

C. Interior:
   i. Volume of space, lighting and metal and stone finishes of the main floor lobby area.

Note, the WCB has planned improvements to the rear of the building (north side) relating to the parking lot and entranceway including:

- addition of granite planters.
- Removal of the unsightly steel bollards in the parking lot.
- Plans to raise the grade of the lane behind the building.

The rational for the deletion of the interior character defining elements are as follows:

- The main floor has a large open stairwell that is uncontrolled and allows the public to readily enter restricted internal areas, posing a serious safety hazard. *(See photo # 1)*
- The ceilings on the main floor will be lowered slightly to accommodate updates to the mechanical systems and smoke detectors, at 333 Broadway to meet current building code, be more energy efficient and improve the environment for our staff, clients and the public. The mechanical systems are over 40 years old and do not function well.
- The main floor lighting system is impractical as the old light lenses are so brittle they break when touched. These light lenses were custom made, filter 30-40% of the light produced and are no longer attainable. The fluorescent light fixtures are old technology which need to be upgraded to present day code requirements. *(See photo #2)*
- The main floor lobby area is in need of a universal washroom adjacent to the public waiting area to better serve our clients and the public who require accessible facilities. *(See photo #3)*

Our multi-year renovation and mechanical upgrade project which began in 2015, is expected to continue over the next several years. Imposing historical resource status on the interior of the building will compromise main floor improvements with respect to lighting, accessibility, security and safety. The costs invested to date have been substantial and imposed historical restrictions will add to the costs as well as complicate and delay the renovation process with added approval requirements.

Many details in the main floor area will remain intact, as practical, subsequent to the upgrade.

Also, please find a letter from Heritage Winnipeg attached providing support for our position.

Sincerely,

Ray Daumler

Ray Daumler
Director, Administration

enclosure

October 9th, 2020

HERITAGE WINNIPEG

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Ms. Rina Ricci, Heritage Planner
City of Winnipeg, Planning, Property and Development
Unit 15-30 Fort Street
Winnipeg, Manitoba R3C 4X5

Re: Former Monarch Life Building – 333 Broadway

Dear Rina,

On behalf of Heritage Winnipeg, I spoke in delegation at the SPC on Property and Development, Heritage and Downtown Development on September 17, 2020, regarding the nomination of the above mentioned heritage building. Our position was to support the HBRC's recommendation for designation for the site and exterior, and possibly some future compromise on the interior character defining elements, after reading all the documents provided online.

Now that the recommendation for the nomination has been delayed for 120 days, this gives you and your department an opportunity for further discussion with the owner. There are several important issues concerning consequences for the possible designation of the current interior elements recommended.

After several discussions with Mr. Ray Daumler on behalf of the Worker's Compensation Board of Manitoba, Heritage Winnipeg feels that there are certain factors to justify an amendment.

Given that the WCB was well underway with multi-year upgrades to continue to keep this building viable for their ongoing needs, and to meet current building codes, it is our feeling that an agreeable compromise can be reached between the city and the owner. I understand every effort will be made to retain some main floor interior elements and to be as sympathetic as possible.

Once on the agenda I will again be appearing in delegation at the SPC on PDHDD, so I am happy to continue dialogue with you and Mr. Daumler. If this issue can be resolved prior to this meeting then it should not have to go to EPC and Council for final approval and moreover a more collaborative approach would be accomplished.

Respectfully,

Cindy Tugwell,
Executive Director

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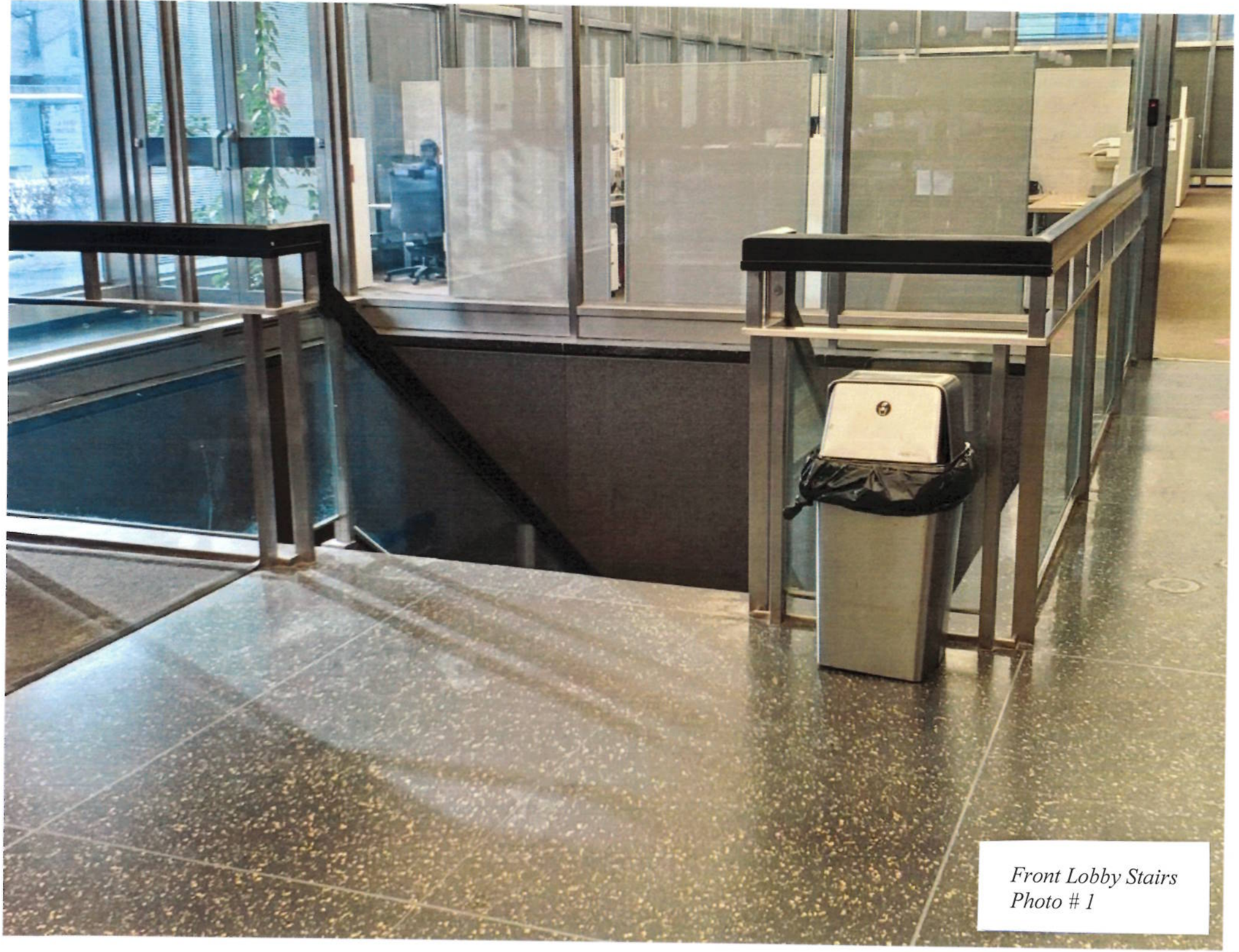

Front Lobby Stairs
Photo # 1



Photo # 2

hallwaxi



Photo # 3