HSB Inc.

HÉRITAGE SAINT-BONIFACE

Executive Policy Committee meeting of February 16, 2022

Report A – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 17, 2022

Item No. 1 List of Historical Resources – Nomination of St. Boniface Police Station/Jail/County Courthouse, 227 Provencher Boulevard

Greetings Committee Members. Thank-you for the opportunity to address you today.

My name is Walter Kleinschmit, President of Héritage Saint-Boniface.

I'm here to speak in favour of the recommendation of the SPC on Property and Development, Heritage and Downtown Development who concurred with the Historical Buildings and Resources Committee's recommendation, to add to the list of Historical Resources 227 Provencher Boulevard.

The building was designed and built-in harmony as an architectural and development partner to the St. Boniface Health Unit and together completed the civic campus, or 'Le carré civique' de Saint Boniface, which was initiated in 1906 with the construction of the City Hall and Fire Hall. Three of the four buildings are currently on the list of Historical Resources. The campus provided in a central place the resources for the administration, civic protection (fire and law and order), as well as delivery of community health. 'Le carré civique/ has since been enriched with a Jardin de sculpture and an event stage, as exists in Old Market Square.

The Winnipeg Act of 1971, changed the political structure and administration mechanisms and needs of the city of Winnipeg, but it did not change the existence of the many communities which make up our city. Today's subject is central to the identity, the history, and the continuing evolution and aspirations of St. Boniface community. The civic campus is integral to our collective memory, 'notre patrimoine', and the evolution and renewal of our cultural identity, our Francophonie.

The proposed character defining elements listed appropriately define what is worthy of preservation, yet do not limit the ability of the building to be updated to meet today's needs. This is important as it helps secure the economic viability of a historical asset. Heritage Saint-Boniface is conscious that Historical designation without economic viability is not sustainable. This is consistent with articles 18 (1) and (2) of By-Law 55/2014 which refers to the consideration of economic viability of conserving the resource.

As enabled by the Bylaw 55/2014, the proposed designation as Historical Resources protects our past and provides the ability of a building have a sustainable future.

The issue is a sensitive one, as the property was purchased from the city without designation, but with the expectation and agreement of purchaser that the building would be treated as a historical asset. Until the details of the interior character defining elements were confirmed in the recommendation before you, concerns had been expressed on perceived negative economic consequences of designation.

It is now evident that the list of works Dr. Frechette had listed most recently at a hearing heard by the SPC on Property and Development, Heritage and Downtown Development on September 22, 2021, would not be impacted adversely by the Historical designation. He can proceed as he envisioned when he purchased the building. The report submitted to the city council meeting of December 5, 2012, in support of the sale of 227 Provencher by the city to Drs Mark and Sharon Frechette stated:

"The *Vision* in Drs. Mark and Sharon Frechette proposal is to … provide service to a severely underserviced population of francophone patients in St. Boniface. … Drs. Marc and Sharon Frechette intend to preserve the building without modifying the historic architecture that is the land and building at 227 Provencher Boulevard for the benefit and appreciation of the local residents of St. Boniface."

Heritage St Boniface gave their support for the sale in 2012, and continues to considers the planned use of the resource as a medical centre, an excellent and necessary use, an important addition to the carré civique de Saint-Boniface.

The idea of adaptive reuse is often the pinnacle of urban regeneration and revitalization. Adaptive reuse utilizes the presence of existing buildings with historic and cultural value and re-purposes them to be functional. A sustainable and viable means of rebuilding. Adaptive reuse can create new cultural hotspots, encouraging activity and creating vibrant and healthy mixed-use environments.

Adaptive reuse also contributes economic and environmental benefits, against the financial cost and environmental impact of demolishing and rebuilding. The economics of repurposing the historically designated 227 Provencher, after including the necessary updates to meet code and fit for use requirements are undeniable.

In conclusion Heritage Saint-Boniface strongly and without hesitation recommends that the city agrees to list 227 Provencher Boulevard as Historical Resource

We also support the use of the building as a medical centre as proposed by Drs Mark and Sharon Frechette and we offer them our assistance and support to achieve this.

Thank you. I will be pleased to answer any question.

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Walter Kleinschmit
Président
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