Minute No. 233
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

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 St. Boniface Police Station/Jail/County Courthouse, 227 Provencher Boulevard, be added to the List of Historical Resources, with the following proposed character defining elements:

    A. Site:

        i. The yard setbacks along the north, east, and west

        ii. The open area to the south that faces onto the adjacent property with an open courtyard site

    B. Exterior:

        i. The one-storey, C-shaped building with a concrete and steel structural system on inset foundation walls, with irregular massing and predominately flat roofs and metal parapet flashing, accented with two raised and shed-sloped metal roofs above the north and south entrances, its main (south) façade facing towards Boulevard Provencher, the rear (north) façade facing Rue Dumoulin, the east façade facing Rue Langevin and the west façade facing the former St. Boniface Fire Hall and City Hall

        ii. All exterior walls clad in pre-cast concrete panels with exposed limestone aggregate and deep reveals and with punched, rectilinear window openings with defined pre-cast concrete surrounds

        iii. The south and north walls each featuring a recessed and raised main entry wall with deeply inset punched windows and a projecting entrance with a sloped metal roof above and with lower walls to the east and west that flank the raised entry wall

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COUNCIL DECISION (continued):

iv. The north wall with exterior concrete stairs, landings, and with guardrail walls and bollards and with a secondary entrance with a masonry canopy above

v. The west wall with its projecting entrance

vi. The east wall with vehicular ramp to basement garage doors each with a masonry canopy

vii. The lower one-storey jail portion at the south east corner of the property with sloped walls and regularly spaced, small punched window openings on the east and west façades

viii. Two raised skylights above the courtroom areas

C. Interior:

i. Volume of space and limestone door accents of the entrance foyer

ii. Volume of space and wood ceiling that frames the skylight in the west end courtroom.

2. That the Proper Officers of the City do all things necessary to implement the intent of the foregoing.

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DECISION MAKING HISTORY:

Moved by Councillor Gilroy,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted by consent.

Carried

The following persons submitted communications in support of the matter:

- David Dandeneau, Vice-president, Héritage Saint-Boniface, submitted a communication, dated February 16, 2022
- Alexandra Keim, Director, Les Amis de Jardin de sculptures and La Maison Gallery submitted a communication dated February 23, 2022
- Walter Kleinschmit, President, Héritage Saint Boniface, submitted a communication, dated February 24, 2022

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 16, 2022, 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.

The following persons submitted communications in support of the matter:

- Dr. Oliver A. I. Botar, Associate Director, Graduate Studies and Research, Professor, Art and Architectural History, School of Art, University of Manitoba, submitted a communication dated January 22, 2022.
- Raymonde Gagné, Non-affiliated Senator (Manitoba), submitted communications in English and French dated February 2, 2022.
- Dr. Oliver A. I. Botar, Associate Director, Graduate Studies and Research, Professor, Art and Architectural History, School of Art, University of Manitoba, submitted a communication dated January 22, 2022.
- Raymonde Gagné, Non-affiliated Senator (Manitoba), submitted communications dated February 2, 2022 in English and French.
- David Dandeneau, vice-président, Héritage Saint-Boniface, submitted a communication dated February 16, 2022.
- Michel Lagacé, Chair of the Board, Société historique de Saint-Boniface, submitted a communication dated February 16, 2022.

- Walter Kleinschmit, President of Héritage Saint-Boniface, submitted a communication dated February 16, 2022.
- J. Roger Léveillé, O.C., Officer of the Order of Canada, submitted a communication dated February 11, 2022.

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DECISION MAKING HISTORY (continued):

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

- Susan Algie, Winnipeg Architecture Foundation, submitted a communication dated February 14, 2022.
- Guy Savoie submitted a communication dated February 16, 2022.
- Alain Laurencelle, President, Les Amis de Jardin des sculptures, submitted a communication dated February 16, 2022, as well as images.
- Blair Philpott submitted a communication dated February 15, 2022
- Gail Perry submitted a communication dated February 15, 2022

STANDING COMMITTEE RECOMMENDATION:

On January 17, 2022, 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.

Marc Frechette, 6484442 Manitoba Ltd., owner of 227 Provencher Boulevard, appeared in opposition to the matter.

The following persons submitted communications:

- Faye Hellner submitted a communication dated January 13, 2022, in support of the matter.
- Carole Boily submitted a communication dated January 14, 2022, in support of the matter.
- Léo Dufault and Daryl Kuhl submitted a communication dated January 14, 2022, in support of the matter.
- Yolande Freynet submitted a communication dated January 14, 2022, in support of the matter.
- Martine Bordeleau, Founding Member, Les Ami.es du carré civique de Saint-Boniface, submitted a presentation in support of the matter.
- Youssef Bezzahou, Professeur, Université de Saint-Boniface, submitted a communication dated January 14, 2022, in support of the matter.

- Gabrielle Marquis submitted a communication dated January 14, 2022, in support of the matter.
- Angela Cassie, Présidente, La Société de la francophonie manitobaine, submitted a communication dated January 14, 2022, in support of the matter.

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DECISION MAKING HISTORY (continued):

STANDING COMMITTEE RECOMMENDATION (continued):

- Jonathan Boisvert submitted a communication dated January 14, 2022, in support of the matter.
- Claudette Toupin submitted a communication dated January 14, 2022, in support of the matter.
- Ibrahima Diallo, submitted a communication dated January 17, 2022, on behalf of Etienne Gaboury, Architect et member fondateur des Ami.e.s du carré civique de Saint-Boniface, in support of the matter.
- Philippe Mailhot submitted a communication dated January 14, 2022, in support of the matter.

COMMITTEE RECOMMENDATION:

On November 19, 2021, the Historical Buildings and Resources Committee recommended that St. Boniface Police Station/Jail/County Courthouse, 227 Provencher Boulevard, be added to the List of Historical Resources with the proposed character defining elements, with the following amendment:

- Delete Recommendation 1.B.i in its entirety and replace with the following:

  "1.B.i. The one-storey, C-shaped building with a concrete and steel structural system on inset foundation walls, with irregular massing and predominately flat roofs and metal parapet flashing, accented with two raised and shed-sloped metal roofs above the north and south entrances, its main (south) façade facing towards Boulevard Provencher, the rear (north) façade facing Rue Dumoulin, the east façade facing Rue Langevin and the west façade facing the former St. Boniface Fire Hall and City Hall."

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

Marc Frechette, 6484442 Manitoba Ltd., submitted a communication dated October 31, 2021, in opposition to the matter.

PROPOSED CHARACTER-DEFINING ELEMENTS
227 Provencher Boulevard, St Boniface Police Station/Jail/County Courthouse

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. Site:
    a. The yard setbacks along the north, east, and west.
    b. The open area to the south that faces onto the adjacent property with an open courtyard site.
2. Exterior:
    a. The one-storey, C-shaped, steel and pre-cast concrete clad building with inset foundation walls, irregular massing and predominately flat roofs with metal parapet flashing, accented with two raised and shed-sloped metal roofs above the north and south entrances, its main (south) façade facing towards Boulevard Provencher, the rear (north) façade facing Rue Dumoulin, the east façade facing Rue Langevin and the west façade facing the former St. Boniface Fire Hall and City Hall;
    b. All exterior walls clad in pre-cast concrete panels with exposed limestone aggregate and deep reveals and with punched, rectilinear window openings with defined pre-cast concrete surrounds;
    c. The south and north walls each featuring a recessed and raised main entry wall with deeply inset punched windows and a projecting entrance with a sloped metal roof above and with lower walls to the east and west that flank the raised entry wall.
    d. The north wall with exterior concrete stairs, landings, and with guardrail walls and bollards and with a secondary entrance with a masonry canopy above;
    e. The west wall with its projecting entrance;
    f. The east wall with vehicular ramp to basement garage doors each with a masonry canopy;
    g. The lower one-storey jail portion at the south east corner of the property with sloped walls and regularly spaced, small punched window openings on the east and west façades; and
    h. Two raised skylights above the courtroom areas.

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3. Interior:
    a. Volume of space and limestone door accents of the entrance foyer; and
    b. Volume of space and wood ceiling that frames the skylight in the west end courtroom.

Suggested Changes (use additional sheets if required):

Reviewed and submitted by:

(Owner or Owner's Representative) *Date*

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