Winnipeg | Planning, Property & Development | Urbanisme, biens et aménagement

CINDY FERNANDES
DIRECTOR, COMMUNITY SERVICES
CITY OF WINNIPEG

SENT VIA EMAIL: cfernandes@winnipeg.ca

January 16, 20254

RE: Notice of the Historical Buildings and Resources Committee (HBRC) meeting concerning the nomination for addition to the List of Historical Resources
**200 Isabel Street – Midland Railway Building**

Dear Property Owner,

On November 15, 2024, the Director of the Planning, Property and Development Department nominated 200 Isabel Street, Midland Railway Building (the Resource), for addition to the List of Historical Resources under the Historical Resources By-law No. 55/2014 (otherwise known as designation), and the nomination came into effect on that date.

**HBRC Meeting Details**

This letter serves as notice that the Historical Buildings and Resources Committee (the HBRC) will hold a meeting on **Wednesday, February 19, 2025 at 9:00a.m. CST** to review and make recommendations to the Standing Policy Committee on Property and Development (SPC), Executive Policy Committee (EPC) and Council as to whether the Resource should be added to the List of Historical Resources.

The meeting will be conducted in person in the West Committee Room, Council Building, 510 Main Street, and you will be able to view it live on the City of Winnipeg's YouTube channel, available: https://www.youtube.com/channel/UClbGHHM4vS_wK9tVdOld8pQ

In making their recommendation, the HBRC will consider a historical report on the Resource that has been authored by City staff. This report will be published as a part of the agenda. A copy of the report is included as an attachment on this email.

If the HBRC finds that the Resource is architecturally and historically significant and embodies outstanding heritage values, they will likely recommend that it be added to the List of Historical Resources.

If the HBRC finds that the Resource does not embody sufficient heritage values to warrant addition to the List of Historical Resources, they will likely recommend that it not be added to the List of Historical Resources and may recommend instead that it be added to the Commemorative List. The Commemorative List is intended to recognize and encourage conservation of the Resource; however, it does not restrict the

owner from developing or demolishing the resource under the Historical Resources By-law. Other by-laws, policies, and plans may be applicable to guide decision-making regarding this.

**Character-Defining Elements (CDEs)**

If the Resource is added to the List of Historical Resources, the listing would set out "Character-Defining Elements" (CDEs). These are the physical features of a resource that embody its heritage values and that would be protected from demolition, alteration, or removal in the future except if approved through a Heritage Permit.

Please refer to the enclosed Proposed Character-Defining Elements that the HBRC will consider as part of this heritage designation. You may have views about which CDEs should or should not be included in the listing. It would be helpful if you could review this and provide us with any suggested changes, additions or deletions you would like to see along with a brief explanation. Even if you prefer that your building is not added to the List of Historical Resources, you may still want to comment on the CDEs proposed.

**Written Submission**

Along with providing comments on the proposed CDEs, you are entitled to provide a written submission to the HBRC stating your position on the Resource's heritage status. To do so, please complete the enclosed Written Submission form and return this, along with the Proposed Character-Defining Elements, in the self-addressed, stamped envelope enclosed to the Office of the City Clerks. Alternately, you may send these via email to CityClerks@winnipeg.ca or fax at 204-947-3452. **These forms are to be received no later than Wednesday, February 2 at 4:30 p.m**. Please note that if we do not receive these from you, the HBRC will still proceed with the heritage evaluation of your building as scheduled by this letter.

**Next Steps after the HBRC Meeting**

Within 90 days of the HBRC meeting, the SPC will consider the HBRC's recommendation and may also consider the economic viability of conserving the Resource. You will be notified at least 14 prior to this meeting, and you may appear in delegation or submit in writing to express your support or opposition to the HBRC's recommendations. You may also request a postponement of this meeting. The SPC will make the final decision regarding this resource. All proposed CDEs will continue to be protected from demolition and removal until a final decision is made.

**Urban Planning and Design Division**
**Division de l'urbanisme et de la conception**
**15-30 Fort Street, Winnipeg, MB R3C 4X5**

**T. | Tél. :** 204-986-2827
**Email:** mpeterson@winnipeg.ca
**Website:** winnipeg.ca/heritage-conservation

**Implications of Heritage Designation**

If a final decision is made to designate the Resource, the implications of designation will be as follows:

- The Resource and listed CDEs will be added to the List of Historical Resources under the Historical Resources By-law No. 55/2014 and published on the City's website.
- A Historic Property Notice (caveat) will be filed against the land title of the property as per City of Winnipeg Charter Section 157.1(3) in order to notify the owner and potential purchasers that the property is identified on the List of Historical Resources, and as such is subject to the Historical Resources By-law No. 55/2014.
- Demolition of the Resource will be prohibited, and proposed alterations to the CDEs will require approval through the issuance of a Heritage Permit.
- The owner of a Listed Historical Resource will be made eligible to apply for heritage grants and incentive programs issued under the City of Winnipeg and the Province of Manitoba and will be viewed favourably by other heritage granting agencies.
- If the Resource is vacant, its basement or crawlspace must be heated to a temperature of 10 degrees Celsius to prevent undue shifting, heaving or "frost-jacking" unless an owner provides evidence that it was not built using shallow foundations as defined by the Manitoba Building Code.

For more information on the City's heritage conservation program, please see the Frequently Asked Questions, enclosed

We thank you for your stewardship in Winnipeg's heritage resources which provide character, beauty, and pride in our city.

Sincerely,

Murray Peterson, Heritage Officer

cc. L. Cowan, City Clerk's Department
R. Ricci, Heritage Planner

enc.

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**PROPOSED CHARACTER-DEFINING ELEMENTS**

200 Isabel Street, Midland Railway Building

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 elongated structure with one- and two-storey massing with the east façade facing Isabel Street, the west and north façades facing open land and the south façade facing Ross Avenue;
    b. The two-storey section with raised concrete foundation, dark brick superstructure, main floor rectilinear window openings with stone sills connected by a concrete belt course, grooved brick pilasters, second-floor rectilinear window openings with stone sills and the spandrels embellished with patterned brick panels with concrete corners, corbelled brick above the top storey openings, and roofline with concrete belt course leading to the stepped cornice with ornamental brick and concrete details; and
    c. The one-storey warehouse/freight building resting on a raised concrete foundation with dark brick walls and rectilinear window openings with stone sills, overhanging eaves on the street side (south) supported by oversized wood brackets with unique metal turnbuckle bracing, and the track side (north) façade with narrow and unbracketed overhanging eaves and rectilinear openings.

2. Interior-
    a. The wood tree-like columns of the structural system.

**Suggested Changes (use additional sheets if required):**

**Reviewed and submitted by:**

_____ _____

*(Owner or Owner's Representative)* *Date*

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**WRITTEN SUBMISSION** concerning the nomination for addition to the List of Historical Resources
200 Isabel Street, Midland Railway Building

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.

**Please mark the appropriate statement below with an (X):**

——— I prefer that the Resource is added to the List of Historical Resources with the proposed Character-Defining Elements

——— I prefer that the Resource is added to the List of Historical Resources but with amendments to the proposed Character-Defining Elements

——— I prefer that the Resource is not added to the List of Historical Resources

**Comments (use additional sheets if required):**

**Reviewed and submitted by:**

_____ _____

*(Owner or Owner's Representative)* *Date*

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## FREQUENTLY ASKED QUESTIONS

**1. What is the Historical Buildings and Resources Committee?**

This is a committee of heritage experts that have been appointed by City Council to provide advice on heritage matters to the Public Service and to the SPC. Membership includes professional architects, a landscape architect, an engineer, employees of the governments of Manitoba and Canada, citizen members, and members of Council.

**2. What criteria will the HBRC base their recommendations on?**

In making a recommendation on whether a resource should be designated, the Historical Buildings and Resources Committee (HBRC) considers:

a. Heritage Values (architectural & historic significance)

- AGE - Its importance in illustrating or interpreting the history of the city or a neighbourhood
- PERSON - It association with important individuals, groups, or events
- DESIGN CONTEXT - Its illustration of the architectural or design history of the city
- STYLE - Its embodiment of distinct or unusual architectural or design characteristics or a particular style or method of construction
- LOCATION - Its location in an area of historical or architectural interest
- INTACTNESS - Its historical or architectural integrity

b. Character Defining Elements (CDEs)

- These are the physical attributes of the resource that embody its heritage values
- They can be a structure, building, land, or element of a building or land and can be on the exterior or interior of a building
- Some examples include the following: an exterior plaza space, the building itself, a building facade, cladding materials, building components such as a cornice or canopy, an interior room, a pressed tin ceiling, etc.

**3. What criteria will the SPC, EPC, and Council base their decisions on?**

In determining whether a resource should be designated, these committees consider:

a. The HBRC's recommendation, which includes:

- The architectural or historic significance of the resource in the heritage values it embodies and its proposed CDEs

b. And may consider the economic viability of conserving the resource (typically presented by the owner via written submission or in delegation), which includes:

- The condition of the resource
- The costs of the continued repair and maintenance of the resource

- The importance and value derived from the conservation or continued conservation of the resource
- Efforts that have been made by the owner to date to conserve the resource
- The merits of alternative proposals for the resource or the site on which it is located, other than conserving the resource by designation.

**4. If designated, can I alter the resource and its CDEs or are no changes permitted?**

Designation does not prevent alterations. However, proposed alterations are reviewed through an application for a heritage permit in accordance with the Council-adopted document called The Standards and Guidelines for the Conservation of Historic Places in Canada and in consultation with the HBRC.

**5. If designated, what information about my property is public?**

A photo and an historical report about your property including its designation and protected character-defining elements will be posted on the City's website. No personal or contact information of building owners is ever posted or distributed on this site.

**6. What are the advantages of owning a designated resource?**

The resource will continue to contribute to Winnipeg's rich heritage legacy, which is tied to our culture, identity, and sense of place. The conservation and reuse of existing buildings aligns with sustainability objectives such as waste minimization, natural resource protection, and compact urban form.

The City, through Heritage staff and the HBRC, will provide guidance for alterations to historical resources in order to help building owners make the best-informed design decisions that aim to conserve the heritage value of the resource and to enhance its protected character-defining elements.

Furthermore, alterations to designated Historical Resources may qualify for a heritage grant. For more information on the City's financial incentive programs for heritage buildings, please visit our website: https://legacy.winnipeg.ca/ppd/Heritage/IncentivePrograms.stm

**7. What will happen is the resource is not designated?**

The Director has the authority to add the property to the Commemorative List, which celebrates Winnipeg's heritage for public interest only. A photo and basic information will be posted on the City's website, but no information about the owner will be included. There will be no controls or restrictions on these properties, so they may be altered or demolished without prior approvals from the heritage unit. Owners of resources on the Commemorative List are not eligible for financial assistance.

**8. Where can I get more information?**

For more information on the Nomination Process under By-law 55/2014, please visit our website: http://www.winnipeg.ca/ppd/Heritage/NominatingHistoricalResource.stm

For general information on the City of Winnipeg's Heritage Conservation Program, please visit our website: http://www.winnipeg.ca/ppd/Heritage/default.stm