LAND DEDICATION RESERVE FUND APPLICATION FORM

SECTION 1: APPLICANT INFORMATION

Name of Organization:	Augustine Centre Inc.				
Mailing Address:	444 River Avenue			Postal Code:	R3L 0C7
Phone:		Fax No.:		E-mail address:	
Name(s) of designated representatives to be contacted about this application:	Name:	Tim Sale		Phone (daytime):	
	Position:	Chair Aungustine Centre		Phone (evening):	
	Name:	Steve Power		Phone (daytime):	
	Position:	Treasurer Auugstine Centre		Phone (evening):	
How long has the organization been in operation?	Augustine Centre was incorporated June 15, 2018				
Select Community Committee Area where project is located:	Assiniboia ☐	City Centre ☒	Riel ☐		
	East Kildonan-Transcona ☐	Lord Selkirk-West Kildonan ☐			

SECTION 2: PROJECT INFORMATION

Name of Project:	Augustine Centre Performace Hall		
Location of Project:	444 River Avenue		
Project is located on City of Winnipeg owned lands?	YES ☐	NO ☒	
Project Start Date:	January 1, 2026	Anticipated Completion Date:	December 30, 2026
Total Estimated Project Cost: $ $1,640,000			
Land Dedication Reserve Fund Requested Amount: $ 50,000			

LIST OTHER PROJECT FUNDING SOURCES		AMOUNT	CONFIRMED	
Source #1	Winnipeg Foundation	$100,000	YES ☒	NO ☐
Source #2	Province of Manitoba	$250,000	YES ☒	NO ☐
Source #3	Canadian Heritage Legacy Fund	$450,000	YES ☐	NO ☒
Source #4	Local Fund raising campaign	$ 400,000	YES ☐	NO ☒
Source #5	Other local foundations	$ $390,000	YES ☐	NO ☒

SECTION 3: DETAILED PROJECT DESCRIPTION

- Community need/ support for the project
- Community consultation, if applicable (surveys, open houses, etc.)
- City of Winnipeg staff involved in project to date
- Scope of work
- Professional cost estimate or minimum of 2 quotes
- Project schedule

Project details, plans and supporting documentation may be submitted as attachments.

SECTION 4: APPLICANT SIGNATURES

I/We hereby certify that I/we am/are the authorized signing officer(s) for the applying organization and this application is accurate to the best of my/our knowledge.

	Tim Sale	Chair of Augustine Centre	August 15, 2025
SIGNATURE	NAME (PRINTED)	TITLE/POSITION	DATE
	Steve Power	Treasurer, Augustine Centre	August 15, 2025
SIGNATURE	NAME (PRINTED)	TITLE/POSITION	DATE

Submit completed application to:

Land Dedication Reserve Fund Grant Program
Planning, Property and Development Department
Urban Design Division
15-30 Fort Street, Winnipeg, MB R3C 4X5
e-mail: PPD-LDR@winnipeg.ca

Augustine Centre

Land Dedication Reserve Fund

Please accept the following application to the Land Dedication Reserve Fund. We have been in contact with our Councilor, Sherri Rollins, and she has indicated her support for this grant. We are grateful for her support.

a. Community need and support for the project:

More than 10 years ago, Augustine United Church could see that the day was coming when they would no longer be able to sustain their large heritage building, and might even have to close. The church was determined not to just "fade away" as some inner-city congregations. They wanted to leave the building in good shape, and create a community hub of services and activity that would engage the community and provide services of various kinds, After much discussion and consultation with the help of folks like Joe Bova, a local developer, they settled on child care and services to single, lonely older people who live in the neighborhood. The result, after a totally volunteer effort, is Augustine Centre, hosting Splash Early Learning and Child Care Centre , with 132 licensed spaces providing nursery to school aged care for kids, and Oak Table, a drop-in and support service. There are 38 full-time jobs which have been created at Splash. Oak Table serves over 30,000 meals a year. It works with the City Homelessness Partnering Strategy along with 1JustCity, its parent organization. Together they work for housing, support services, addiction services and advocate for those who, in their words, are "less loved". A significant proportion of guests is indigenous. A full-time Metis elder provides cultural teaching to those who express interest in regaining their culture. More than 100 dedicated volunteers take part in this challenging work.

To help achieve this ambitious goal, Augustine Centre Incorporated June 15, 2018. We are a non-profit, non-sectarian charitable corporation with a secular board. Our mission is to redevelop and restore this 117 year old gothic structure, and to enable community uses at the lowest possible cost. Our board consists of two representatives of each of our three tenants, and a variety of community leaders including the National Indigenous Relations Manager for PCL Contractors, a Metis elder, a former cabinet minister who served on Treasury Board for 7 years, a former treasury board analyst and others with major experience in management.

The redevelopment/restoration of this historic property has had three phases, infrastructure work (plumbing, increased electrical supply, foundation work, roof repairs, repair and restoration of the steeple, HVCA, sprinkler systems, accessibility measures, and 2 elevators. The second phase was the construction of the Early Learning Centre with 132 licensed spaces and of Oak Table' space in the lower level. This phase reached completion in the late summer of 2024. That work involved raising $3.7 million from a wide variety of donors and foundations. The national United Church generously provided a further $2.6M.

This last phase is the renovation and restoration of the worship space into a multi-use space that can be used for musical performances, with a priority on new and emerging indigenous music and artists, community events, choral singing, theatre, conferences, weddings and so forth. The costs for this phase are estimated at $1,640,000. We have already raised $350,000 towards this goal.

b. Community Consultation:

In preparation for the development of the performance centre we have met with representatives of Music Manitoba, the Metis Federation, Pacquin Entertainment, a private concert promoter, and undertaken a needs survey of local choral organizations. The result was a welcoming for a performance space of this size (500-550. Musicians are also aware of the superb acoustics in the sanctuary and the heritage Karn organ is a drawing card.

Because this is a Heritage Building, we have submitted our preliminary plans to the Advisory Committee of Heritage Winnipeg, and have received a strong letter of support from Rina Ricci, Heritage Planner, for the approach we are taking. We also worked with Heritage Winnipeg on earlier portion of our redevelopment. (letter attached).

We have the strong support of our Councilor Sherri Rollins who has been supportive all along. (letter attached) We are members of the Osborne BIZ and have a letter of support from them (attached).

Recently, our Mayor visited and encouraged us in our tasks in this final phase. The City administration proved a letter of support to our application to Canadian Heritage Legacy program. (letter attached).

In conclusion, when we complete this final phase, Osborne Village will have a heritage building, providing Child care, drop-in services to vulnerable people, and a performance centre, seating

500+ and showcasing Winnipeg's musical talents as well as hosting conferences, weddings theatre and other events. The building, which is already self-sustaining, will be a long-term asset, instead of a decaying iconic heritage building.

c. Scope of work:

With the assistance of our architect, Gail Little of PICO Architecture, we have assembled engineering studies for the necessary ceiling repairs, balcony changes to meet building codes, a new stage, renovated entrance and washrooms and stair access to the lower level, which will enable a broader range of uses for events involving food service. Postma Consulting Quantity Surveyors have provided a very detailed estimate for the work. This did not include new AV equipment for which we have provided in our total budget. As you will see from the attached documents, there are four aspects of this work, and because of the nature of the building, some sequential work will be needed. The work is fully interior work, and will not encroach on city property. It will take place at 444 River Avenue. When we have most of the required funding, we will start with the creation of the new stage, followed by the ceiling restoration, the new entrance structure and last, the stairs to the lower level, in that order (Architectural, engineering plans and detailed cost estimates from Postma are attached)

d. Project Schedule:

Plan and carry out meetings as required with Heritage Winnipeg. (complete) March 2025, (letter attached)

Plan and carry out meetings with the local Osborne Village Business Zone (complete)(May 2025) (letter attached)

Meet with local City Councilor and plan presentation as needed to City to gain approvals (March 2025 – Complete – letter Attached)

Seek additional funding based upon the working drawings (March-November 2025)

Commission working drawings for the stage construction and ceiling repair when funding has been assured for each stage.

When these steps are completed, seek construction bids and begin work. (winter 2026)