



Planning, Property & Development Department • Service de l'urbanisme, des biens et de l'aménagement

Planning and Land Use Division • Division de l'urbanisme et de l'usage des sols

In reply please refer to / Référence à rappeler :

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February 29, 2016

SILOAM MISSION
300 PRINCESS STREET
WINNIPEG MB R3B 1M3
ATTN: FLOYD PERRAS
via email: floyd.perras@siload.ca

Dear Mr. Perras:

RE: REQUEST FOR HERITAGE REVIEW FOR PHASED ADDITIONS AND EXTERIOR ALTERATIONS TO 300 PRINCESS STREET (CANADIAN FAIRBANKS-MORSE COMPANY WAREHOUSE)

I am writing you in response to your request for the Historical Buildings and Resources Committee to perform a heritage review of your development plans to date for your building at 300 Princess Street, Canadian Fairbank-Morse Company Warehouse, and its adjacent properties in order to assist you in making a determination on whether or not you would like to offer your support for heritage designation.

The building at 300 PRINCESS STREET, CANADIAN FAIRBANKS-MORSE COMPANY WAREHOUSE, is nominated to be added to the List of Historical Resources. On October 15, 2015, the Historical Buildings and Resources Committee made the recommendation to add the building to the List of Historical Resources and identified the character-defining elements of the building to be protected under the listing. Should the building become added to the List of Historical Resources, any alterations or additions to the character-defining elements of a historical resource would require review by the Historical Buildings and Resources Committee (HBRC) to ensure the historic nature of the building is maintained. Upon approval, a Heritage Permit would be issued. The HBRC has adopted the Standards and Guidelines for the Conservation of Historic Places in Canada as a guiding document for heritage conservation, and this committee's recommendations are based on this document.

The HBRC's objective is to maintain the heritage character of the building by providing recommendations on best practices for heritage conservation. Relative to your proposal, the heritage character of the Canadian Fairbanks-Morse Building is attributed to its exterior, composed of dark brick, stone, and exposed concrete with a flat roofline.

From the *Standards & Guidelines* document, some guiding standards at this stage of your project include:

- 11 – Conserve the heritage value and character-defining elements when creating new additions to a historic place or any related new constructions. Make the new work physically and visually compatible with and, subordinate to, and distinguishable from the historic place.
- 12 – Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

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Specific to Visual Relationships 4.1.5

15 – Designing a new feature when required by a new use that respects the historic visual relationships in the cultural landscape. This can include matching established proportions and densities, such as maintaining the overall ratio of open space to building mass in an urban heritage district when designing an infill building. Not recommended is introducing a new feature that obscures the visual relationship in the cultural landscape, such as constructing a new building as a focal point.

Specific to Exterior Form 4.3.1, some guidelines include:

13 – Selecting the location for a new addition that ensures that the heritage value of a place is maintained.

14 – Designing a new addition in a manner that draws a clear distinction between what is historic and what is new

15 – Designing an addition that is compatible in terms of materials in massing with the exterior form of the historic building and its setting.

Specific to Exterior Walls 4.3.4, some guidelines include:

19 – Modifying exterior walls to accommodate an expanded program, a new use, or applicable codes and regulations, in a manner that respects the building's heritage value.

20 – Designing a new addition in a manner that preserves the character-defining exterior walls of the historic building. It is not recommended to construct an addition that requires the removal of character-defining exterior walls.

Please review the enclosed Heritage Review, and if you have any questions at all or would like to discuss it in further detail, please do not hesitate to contact me. As noted above, if the building does become added to the List of Historical Resources, as per the Historical Resources By-law No. 55/2014, a Heritage Permit will be required prior to the commencement of each phase of work. Additional submissions and approvals will be required in order to achieve this. Furthermore, given the complexity and staging of the proposal, the HBRC offers you an opportunity to present your development plans to the committee and to discuss the nuances of the phased project in more detail. You may contact me directly to arrange this. The Historical Buildings and Resources Committee thanks you for engaging them at this preliminary design stage and for submitting your progress to date on the proposed development plans for the site.

Enclosed herewith please find the Heritage Review. **The building owner or the building owner's representative shall sign the enclosed Heritage Review and return one copy to this office as an acknowledgement of receipt and understanding.**

With kind regards,



Rina Ricci
Heritage Planner

cc: Ms. L. Caldwell, City of Winnipeg, Urban Design
Mr. K. Kowalke, City of Winnipeg, Area Planner (Downtown)
Mr. N. Yauk, City of Winnipeg, Area Planner (Lord Selkirk/West Kildonan)

enc.



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HERITAGE REVIEW

This review is based on the plans submitted via email on February 11, 2016. For the purposes of this review, Phase 1 includes the atrium link addition to the west of 300 Princess Street and the repurposing of the building at 303 Stanley Street to be completed by 2018, and Phase 2 includes the future mixed-use commercial & residential addition to the south of 300 Princess Street.

This review does not include comments or recommendations regarding the provisions for Urban Design Review, Zoning, parking, or streetscaping requirements as these topics are beyond the mandate of the HBRC and the heritage planner. These issues shall be addressed by Urban Design, Zoning and Permits, the area planner, and/or other municipal departments.

With respect to both phases of the development plans, the HBRC and the heritage planner offers the following:

1. General

- a. Overall, the HBRC is supportive of your multi-phased development project that integrates the heritage building at 300 Princess Street, Canadian Fairbanks-Morse Company Warehouse, into a larger campus that serves those affected by homelessness, but with the conditions and recommendations for best practices on heritage conservation as listed below. Should the building at 300 Princess Street become added to the List of Historical Resources, approvals towards a heritage permit for your development plans would become contingent on compliance with these conditions and recommendations.
- b. Although the building at 288 Princess Street is not protected under the City of Winnipeg's Historical Resources By-law 55/2014, the HBRC encourages you to explore the possibility of adaptively re-purposing and integrating this building into your Phase 2 plans in order to conserve the historic streetscape. The conservation and reuse of existing buildings aligns with other sustainability objectives such as waste minimization and compact urban form.

With respect to the Phase 1 development plans, the HBRC and the heritage planner offer the following conditions and recommendations:

2. East Elevation

- a. Please clarify if you intend on demolishing the building at 288 Princess Street in order to begin and/or complete Phase 1. The HBRC encourages the retention of 288 Princess Street during the construction of this first phase as this building contributes to a historic streetscape within the Downtown Multiple-Use Sector.
- b. Please submit more detailed information on exterior cladding materials. The HBRC recommends visually compatible, high quality, and durable materials.

3. North Elevation

- a. Although the new addition is setback approximately 3', is modest in design, and the elevations of the new windows are aligned with those on the original building, in order to establish a stronger visual connection between new and old, the HBRC recommends that the design of this elevation takes cues from the rhythm and proportion of the original building.
- b. Please submit more detailed information on exterior cladding materials. The HBRC recommends visually compatible, high quality, and durable materials.

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4. West Elevation

- a. Please submit more detailed information on the extent of demolition along the rear elevation.
- b. Please submit more detailed information on exterior cladding materials. The HBRC recommends visually compatible, high quality, and durable materials.

With respect to the Phase 2 development plans, the HBRC and the heritage planner offer the following conditions and recommendations:

5. General

- a. Although the building at 288 Princess Street is not protected under the City of Winnipeg's Historical Resources By-law 55/2014, the HBRC encourages you to explore the possibility of adaptively re-using and integrating this building into your Phase 2 plans in order to conserve the historic streetscape. The conservation and reuse of existing buildings aligns with other sustainability objectives such as waste minimization and compact urban form.

6. East and South Elevations

- a. In order to remain visually subordinate, compatible and distinguishable to the Canadian Fairbanks-Morse Building, the HBRC recommends that you reduce the cladding materials palette and simplify the detailing of the masonry portion of these façades on the new addition, especially with regards to the detailing of the new masonry pilasters. The new addition shall be clearly distinguishable from the heritage building without attempting to duplicate and exaggerate the exact detailing of the original building.
- b. Please submit more detailed information on exterior cladding materials. The HBRC recommends visually compatible, high quality, and durable materials.
- c. On the east elevation immediately adjacent to the original building, although a portion of the new addition is setback approximately 10', it appears that a transformer or some other mechanical equipment is to be located within this space. The HBRC recommends maintaining this setback but revising the location of this equipment so that it is not adjacent to heritage building.

The HBRC would like to continue to work with you on your multi-phased project to provide you recommendations for best practices on heritage conservation for your building. As the project moves forward, please continue to submit detailed project plans & renderings the office of the Heritage Planner for review by the HBRC at subsequent milestone design stages. These are to reflect the project's up-to-date budget & costing.



Rina Ricci
Heritage Planner

Building Owner or Representative

PLEASE NOTE: This review does not take the place of any other approvals or permits required. Where applicable, permits and licenses must be obtained under the Building, Streets and any other relevant By-Laws.