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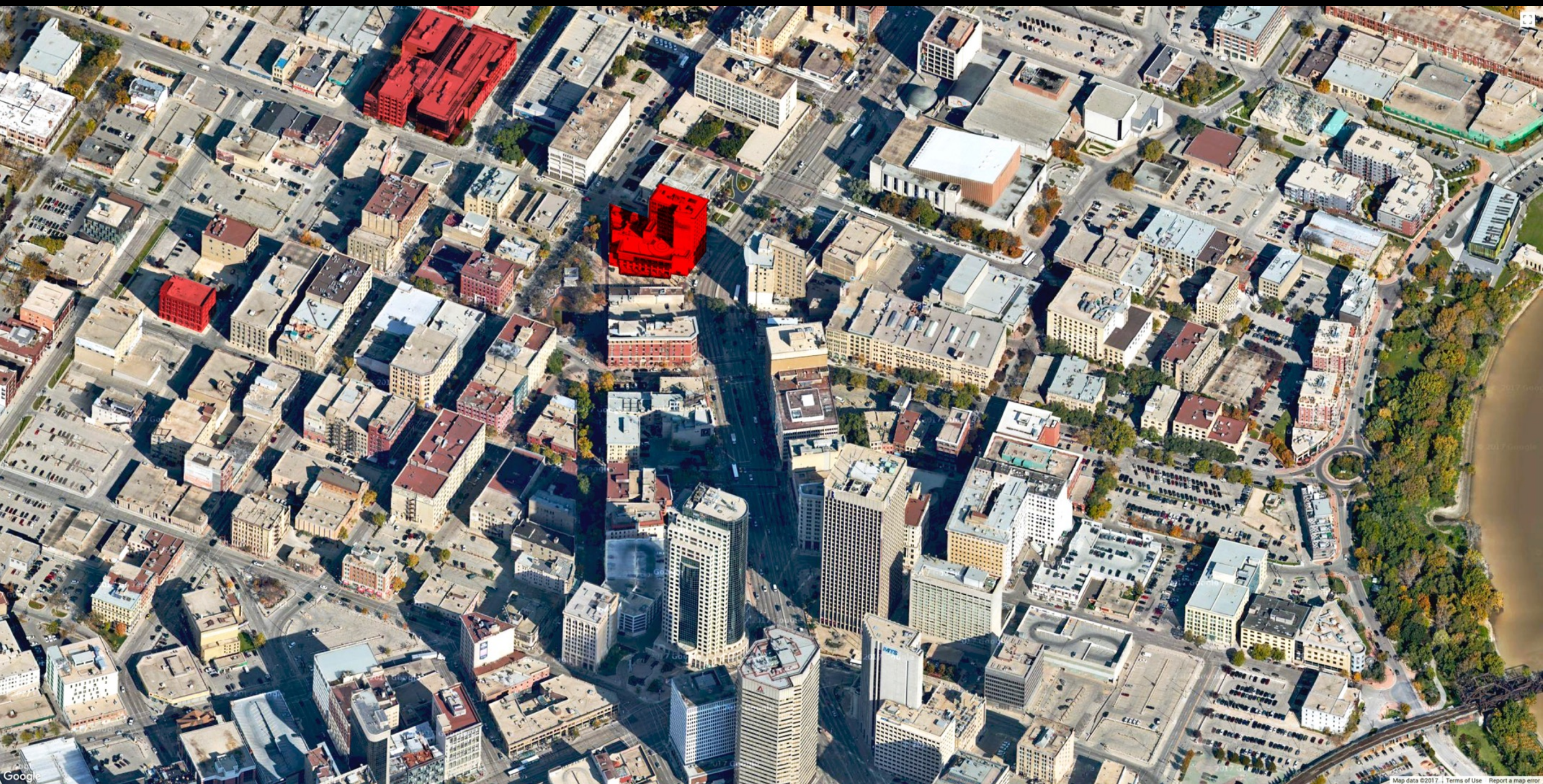
Sustainable Heritage Case Study  
Class Presentation  
November 21, 2017

# Heritage District Revitalization

**The Urban Campus Leading Sustainability:**  
Red River College and the Rehabilitation of the  
Former Union Bank Building in Winnipeg's Historic Exchange District



## Heritage District Revitalization



45° Image of Winnipeg's Exchange District NHS. Red River College owned spaces in red, Paterson GlobalFoods Institute in bright red.

Fig.1:  
Google Maps (n.d.)



# Description

## OBJECTIVES

- Role in social, cultural, environmental and economic sustainability shaping in downtown revitalization.
- Rehabilitation and expansion of Red River College's Exchange District Campus efforts
- Converted to mixed-use Culinary institute, food programs, and student residences (RRC, (n.d., [blogs.rrc.ca/culex/about/pgi])

## LARGER THEMES

- Urban conservation and the role of the 'urban campus' in shaping city development (Peters, 2017; Rodwell, 2003)
- Leading by example in revitalizing a heritage district's potential through socio-cultural sustainability efforts



## Heritage District Revitalization



View of Paterson in relation to Old Market Square (OMS).

Visible are Paterson's student residences tower, new culinary institute interventions, and building's relationship to significant surrounding urban + cultural spaces.

Fig.2: Merkeley [@gmerk] (2017)



# Lessons

## **ROLE OF THE STAKEHOLDERS**

- Success having much to do with stakeholders' support and will to see the project done well.

## **SUCCESES**

- RRC & Paterson GlobalFoods Institute's contribution to Exchange District revitalization & sustainability.

## **SIGNIFICANCE**

- Positive growth and development in the Exchange. Leading by example as a signature building.

# Timeline

<b>BANK</b> 86 yrs	1906	Union Bank Tower constructed
	1920	Savings Annex added
<b>VACANT</b> 17 yrs	1992	Building vacated (stayed a bank until this time)
	1996	Designated a <i>Class 1 National Historic Site</i>
	2003	RRC's Roblin Centre (then 'Princess Campus') opens
<b>RRC</b> 4 yrs	2009	Red River College takes ownership of Union Bank Tower
	2013	Union Bank Tower renovations completed + RRC opens Paterson GlobalFoods Institute

# Heritage District Revitalization

# Stakeholders

<b>ORGS. / DONORS</b>	Municipal, Provincial and Federal Governments
	CentreVenture — CoW agency, public-private coop
	The Winnipeg Foundation — community non-profit
	Paterson GlobalFoods — private company
	Red River College
<b>USERS + OWNERS</b>	RRC: The School of Hospitality and Culinary Arts
	RRC: The Culinary Exchange — a public cafeteria
	RRC: Jane's — a 'student-run' restaurant
	RRC: Student Residence — 106 units
<b>CONSULT.</b>	Prairie Architects Inc. — Prime Consultant (Arch.)

Prairie Architects (n.d.); Kives (2009); CentreVenture (n.d.); RRC (n.d., [blogs.rrc.ca/culex/]).

## Heritage District Revitalization



Newly constructed Union Bank Tower  
seen *far right*, situated along Main Street, 1907.

Fig.3:  
Archives of MB, in Turner (2014, 1)



# Natural/Cultural Heritage

## NATURAL HERITAGE

- Exchange District as an urban setting, but overall shaped by Winnipeg's rivers and landscapes
- 10 minute walk to Riverfront, 20 mins to The Forks NHS
- Old Market Square

## CULTURAL HERITAGE

- Tower “believed to be Canada’s oldest surviving steel and concrete reinforced structure.” (Turner, 2014, 127)
- A National Historic Site; and situated within Exchange District NHS. (Parks Canada, n.d.a, n.d.b.)
- Conservation of this and Roblin Centre as adaptive reuse with clear heritage/contemporary expressions
- As a resource for sustainable development (Council of Europe)

## Heritage District Revitalization



Interior of Jane's restaurant, a rehabilitation of the space of the former banking hall. The cooks are culinary students from the RRC.

Fig.4:  
Scott (2014)



# Sustainability

ENVIRONMENTAL	SOCIO-CULTURAL	ECONOMIC
Construction Standard: LEED Gold (New Const.)	Culinary, Hospitality and Cultural Additions to Area	RRC Ideology: Investing in the Exchange
Preservation Award for Excellence	RRC Ideology: Work Culture Initiatives	Promoting/Contributing to Downtown + BIZ
	Urban Conservation and the 'Urban Campus' Leading City Development (Peters, 2017; Rodwell, 2003)	
STARS Silver: RRC Sustainability Goals + Their Promotion		
Sustainable Rehabilitation of Prominent Heritage Building + Its Associated Values		
Densification of Downtown, 'Live Work Learn', and Student Housing		

## Heritage District Revitalization

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### Photos

Fig.1 – **Google.** (n.d.). [45° of Winnipeg's Exchange District]. Retrieved November 20, 2017, from <https://google-developers.appspot.com/maps/documentation/javascript/examples/full/aerial-simple>.

Fig.2 – **Merkeley, G.** [@gmerk]. (2017, October 24). [Photograph of Old Market Square]. Retrieved from <https://www.instagram.com/p/BapWyueg7M8/?taken-by=gmerk>.

Fig.3 – **Archives of Manitoba** (1907) [photograph]. From *City Beautiful: How Architecture Shaped Winnipeg's DNA*, by Randy Turner, Winnipeg, MB: Winnipeg Free Press.

Fig.4 – **Scott, B.** (Photographer). (2014, April). *RRC Paterson Global Foods Institute Dining Hall* [digital image]. Retrieved from <http://winnipeglovehate.com/2014/04/09/rrc-paterson-global-foods-institute-dining-hall/>