



REGINA PLANNING COMMISSION

**Wednesday, May 11, 2016
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

**Public Agenda
Regina Planning Commission
Wednesday, May 11, 2016**

Approval of Public Agenda

Minutes of the regular and special meetings held on April 6 and 20, 2016.

Administration Reports

RPC16-21 Discretionary Use Application (16-DU-04) Licensed Restaurant -
2510 East Victoria Avenue

Recommendation

1. That the discretionary use application for a proposed licenced restaurant located at 2510 East Victoria Avenue, being Block B, Plan No. 80R21511, be approved and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 and Appendix A-3.2 prepared by Property Development Support Services Inc. (PDSS) and dated February, 2016.
 - b) The development shall comply with all applicable standards and regulations in The Regina Zoning Bylaw No. 9250.
2. That this report be forwarded to the May 30, 2016 meeting of City Council for approval.

RPC16-22 Zoning Amendment Application (16-Z-04) Discretionary Use
Application (16-DU-01) Proposed Shopping Centre - Westerra
Parcel B

Recommendation

1. That the application to rezone portion of NW & NE 21-17-20-W2M, Lot B and E, Surface Parcels 109553801 and 111601695, Westerra Subdivision located at 8301 Dewdney Avenue as shown on the attached plan of proposed subdivision (Appendix A-4) within the Westerra Neighbourhood from MAC-Major Arterial Commercial Zone to DSC-Designated Shopping Centre be approved.
2. That the Airport Noise Attenuation Overlay Zone and Obstacle Limitation Surface Overlay Zone currently applied to the lands remain as overlay zones.



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3. That the discretionary use application for a proposed Shopping Centre located at 8301 Dewdney Avenue, being portion of NW & NE 21-17-20-W2M, Lot B and E, Surface Parcels 109553801 & 111601695, be approved and that a Development Permit be issued subject to the following conditions:
 - a) The development is contingent on subdivision approval of the subject lots and subsequent title creation.
 - b) The development shall be consistent with the plans attached to this report as Appendix A-3.1, prepared by P3A and dated January 6, 2016.
 - c) The development shall comply with all applicable standards and regulations in The Regina Zoning Bylaw No. 9250.
4. That The Regina Zoning Bylaw No. 9250, Chapter 5, Subsection 5B.4, Table 5.7, under Commercial Zone Development Standards, DSC - Designated Shopping Centre, Minimum Front Yard Setback (m) be amended to read "NIL" with an accompanying Note 7 which will read "Where this zone applies to lands identified for Main Street Retail configuration within secondary or concept plans."
5. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective zoning bylaw amendments.
6. That this report be forwarded to the May 30, 2016, City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC16-23 Contract Zone Application (15-CZ-04) Former Weston Bakery Building - Mixed-Use Market (1377 Hamilton Street) and Off-Site Caveated Parking Lot (1350 Hamilton Street)

Recommendation

1. That the application to amend The Regina Zoning Bylaw No. 9250 to rezone 1377 Hamilton Street, being Lots 11-20, Block 182, Plan Old 33, and 1350 Hamilton Street, being Lots 28-30 and 41, Block 181, Plan Old 33, from IA and IA1 to C – Contract Zone be approved and that the contract zone agreement between the City of Regina and the owners of the subject properties be executed.
2. That further to Recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a. That the property at 1377 Hamilton Street be designated as a Municipal Heritage Property prior to the issuance of a building permit.
 - b. That the property at 1377 Hamilton Street be used as a market with a mix of uses including retail, a licensed restaurant/night club, art gallery and a brewery/distillery on the main floor as well as a mix of office and residential uses on the second and third floors, and that the office use be restricted to 450 square meters.



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- c. That the property at 1350 Hamilton Street be designated as Off-Site Caveated Parking to provide parking at 1377 Hamilton Street.
- d. The development shall conform to the attached plans prepared by Alton Tangedal Architect Ltd. and dated April 11, 2016 (Appendix A-3).
- e. Signage on the subject property shall comply with the development standards for Special Zones pursuant to Table 16.1 of The Regina Zoning Bylaw No. 9250.
- f. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to the applicable provisions of The Regina Zoning Bylaw No. 9250.
- g. The agreement shall be registered in the City of Regina's interest at the applicant's cost pursuant to *Section 69 of The Planning and Development Act, 2007*.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the May 30, 2016 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

Municipal Heritage Advisory Committee Reports

RPC15-24 Heritage Designation Application (16-H-04) Weston Bakery Building - 1377 Hamilton Street

Recommendation

1. That the application to designate the Weston Bakery Building located at 1377 Hamilton Street and including the lands legally described as Lots 11-20, Block 182, Plan No. Old 33, as Municipal Heritage Property be approved.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. Designate the subject property as Municipal Heritage Property.
 - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
 - c. Provide that any subsequent alterations to the property be consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."
3. That Schedule A of the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* (commonly known as the Heritage Holding Bylaw) be amended to remove the property listed as Item 8.18 (Weston Bakery Building) upon designation.



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4. That this report be forwarded to the May 30, 2016 City Council meeting for approval, to allow sufficient time for the service of the required notice of intention to pass the necessary bylaw and for advertising of the required public notice for the respective bylaw.

RPC16-25 Heritage Designation Application (16-H-01) - Old Number One Fire Hall - 1654 11th Avenue

Recommendation

1. That the Old Number One Fire Hall located at 1654 11th Avenue and including the lands described as that portion of Lot A, Block 289, Plan No. 90R36844 commencing at the most south-westerly corner and proceeding northerly 30.48m in perpendicular width throughout, then easterly 53.34m in perpendicular width throughout, then southerly 30.48m in perpendicular width throughout, thence westerly 53.34m to the point of commencement, be designated as Municipal Heritage Property be approved.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. Designate the subject property as Municipal Heritage Property.
 - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
 - c. Provide that any subsequent alterations to the property be consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."
 - d. Repeal *Bylaw No. 7297, A Bylaw to Designate Number One Fire Hall as Being of Architectural and Historical Value.*
3. That this report be forwarded to the May 30, 2016 City Council meeting for approval, to allow sufficient time for the service of the required notice of intention to pass the necessary bylaw and for advertising of the required public notice for the respective bylaw.

RPC16-26 Heritage Designation Application (16-H-02) Frontenac Apartments - 2022 Lorne Street

Recommendation

1. That the application to designate the Frontenac Apartments, located at 2022 Lorne Street and including the lands legally described as Lot 42, Block 369, Plan No. 98RA28309, as Municipal Heritage Property be approved.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. Designate the subject property as Municipal Heritage Property.
 - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
 - c. Provide that any subsequent alterations to the property be consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."



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3. That Schedule A of the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* (commonly known as the Heritage Holding Bylaw) be amended to remove the property listed as Item 3.16 (Frontenac Apartments) upon designation.
4. That this report be forwarded to the May 30, 2016 City Council meeting for approval, to allow sufficient time for the service of the required notice of intention to pass the necessary bylaw and for advertising of the required public notice for the respective bylaw.

RPC16-27 Heritage Designation Application (16-H-03) - Somerset Block - 1806 Smith Street

Recommendation

1. That the application to designate the Somerset Block, located at 1806 Smith Street and including the lands legally described as Lot 41, Block 310, Plan No. 00RA12095, as Municipal Heritage Property be approved.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. Designate the subject property as Municipal Heritage Property.
 - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
 - c. Provide that any subsequent alterations to the property be consistent with the “Standards and Guidelines for the Conservation of Historic Places in Canada.”
3. That Schedule A of the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* (commonly known as the Heritage Holding Bylaw) be amended to remove the property listed as Item 1.34 (Somerset Block) upon designation.
4. That this report be forwarded to the May 30, 2016 City Council meeting for approval, to allow sufficient time for the service of the required notice of intention to pass the necessary bylaw and for advertising of the required public notice for the respective bylaw.

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, APRIL 6, 2016

AT A MEETING OF THE REGINA PLANNING COMMISSION
HELD IN PUBLIC SESSION

AT 4:00 PM

These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present: Councillor Mike O'Donnell, in the Chair
Councillor Jerry Flegel
Councillor Barbara Young
Pam Dmytriw
Phil Evans
Simon Kostic
Adrienne Hagen Lyster
Ron Okumura
Daryl Posehn
Laureen Snook
Kathleen Spatt

Also in Attendance: Council Officer, Elaine Gohlke
Solicitor, Cheryl Willoughby
Executive Director, City Planning and Development, Diana Hawryluk
Director, Planning, Shauna Bzdel
Manager, Current Planning, Fred Searle
Manager, Development Engineering, Dustin McCall
Manager, Infrastructure Planning, Geoff Brown
Senior City Planner, Jeremy Fenton
Senior City Planner, Sue Luchuck
Senior City Planner, Ben Mario

APPROVAL OF PUBLIC AGENDA

Councillor Young moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the items and delegations be heard in the order they are called by the Chairperson.

ADOPTION OF MINUTES

Daryl Posehn moved, AND IT WAS RESOLVED, that the minutes for the meeting held on March 9, 2016 be adopted after amending item #RPC16-10 regarding Application for Contract Zoning (15-CZ-02) Proposed Two Mixed Use Buildings, 125 Hamilton Street and 120 Broad Street (Locally known as 1925 5th Avenue North), to show that Kathleen Spatt declared a conflict of interest on this item, citing a member of the architectural team being the daughter of a close personal friend.

ADMINISTRATION REPORTS

RPC16-14 Discretionary Use Application (15-DU-32) Medical Clinic - 1230 St. John Street

Recommendation

1. That the discretionary use application for a proposed medical clinic located at 1230 St. John Street, being Lot 18, Block 137, Plan No. Old 33 be APPROVED and that a development permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 and A-3.2 inclusive, prepared by Randy Radford and dated February 3, 2016 and March 16, 2016.
 - b) The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the April 25, 2016 meeting of City Council for approval.

Dr. Randy Radford and Cindy Radford addressed the Commission.

Councillor Flegel moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC16-16 Discretionary Use Application (15-DU-30) Licensed Restaurant and Office Space - 1378 Hamilton Street

Recommendation

1. That the discretionary use application for a proposed licensed restaurant and office space located at 1378 Hamilton Street, being Lots 21-24, Block 181, Plan No. OLD33, be APPROVED and that a development permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 and A-3.2.
 - b) Seating within the licensed restaurant shall be limited to 55 seats to align with the number of allocated parking stalls.
 - c) The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the April 25, 2016 meeting of City Council for approval.

Reid Pedersen, representing Warehouse Properties, and Alton Tangedal, representing Alton Tangedal Architect Ltd., addressed the Commission.

Pam Dmytriw moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC16-19 Proposed Towns Concept Plan (15-CP-03) and Zoning Bylaw Amendments

Recommendation

1. That the proposed Towns Concept Plan, attached as Appendix B.1 and Appendix B.2 of this report, be APPROVED, and that the existing Towns Concept Plan be rescinded.
2. That the subdivision of land in the Towns Concept Plan area will only be permitted where it can be demonstrated, to the satisfaction of the City of Regina, that at least 90 per cent of nodes in the 235,000 population water model will remain with a level-of-service of 269.4 kilopascals or greater during peak hour demand.
3. That, notwithstanding any other recommendations, where water modelling indicates additional nodes within the 235,000 population water model will fall below 207 kilopascals during peak hour demand, as a result of the proposed subdivision or development, the impacts will be evaluated on a case by case basis.
4. That, notwithstanding any other recommendations, any additional nodes within the 235,000 population water model not meeting the minimum Fire Flow Level-of-Service established by the City of Regina's Development Standards Manual, as a result of the proposed subdivision or development, shall be approved by the Fire & Protective Services Department prior to approval of a development.
5. That, through the requirements of the Standard Conditions of a Servicing Agreement between the developer of the Towns and the City of Regina, the Director of Development Services be authorized to negotiate an extended warranty/maintenance period for the proposed Towns Linear Storm Water Detention Facility.
6. That the proposed amendment to *Regina Zoning Bylaw No. 9250* be APPROVED by rezoning the lands, as described below, from UH-Urban Holding to:
 - a) Within Eastbrook Phase 1, being Part of SE 1/4, Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.1)
 - i. Proposed Block 1, Lots 1-46, Lots 95-144; Block 7, Lots 1-24; Block 8, Lots 20-43; Block 10, Lots 1-25 as R5- Medium Density Residential Zone;
 - ii. Proposed Block 1, Lots 47-94; Block 7, Lots 25-42; Block 8,

Lots 1-19; Block 9, Lots 16-30; Block 10, Lots 26-54; Block 11, Lots 1-10 as DCD12- Direct Control District;

- iii. Proposed Parcels MR1, MU1 and W2 as PS- Public Service Zone.

- b) Within Eastbrook Phase 2, being Part of SE 1/4 , Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.2)

- i. Proposed Block A, B, C & D as R6- High Density Residential Zone;
- ii. Proposed Block E and F as DSC- Designated Shopping Centre Zone;
- iii. Proposed Block MU2, MU3, MU4, W4 and MR3 as Public Service Zone.

- c) Within Eastbrook Phase 3A, being part of SE 1/4, Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.3)

- i. Proposed Block 2, Lots 1-19 and Block 3, Lots 1-17 as R5- Medium Density Residential Zone.

- d) Within The Towns Phase 1, Stage 1A, being Part of SW ¼ Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.4)

- i. Proposed Block 11, Lots 11-33 as R1- Residential Detached Zone;
- ii. Proposed Block 11, Lots 34-44; Block 21, Lots 14-42; and Block 22, Lots A-E & 1-13 as R5- Medium Density Residential Zone;
- iii. Proposed Block 21, Lots 1-13 as DCD12- Direct Control District.

- e) Within The Towns Phase 1, Stage 1B, being Part of SW ¼ Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.4)

- i. Proposed Block 22, Lots 14-40; Block 23, Lots 1-40 as R5- Medium Density Residential Zone;
- ii. Proposed Block 24, Lots 1-17 and Block 28, Lots 1-3 as DCD12- Direct Control District.

- f) Within The Towns Phase 1, Stage 1C, being Part of Parcel B, Plan No. 99RA08035 and part of Part of SW ¼ Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.5)

- i. Proposed Block 26, Lots 37-47 as R1- Residential Detached Zone;
- ii. Proposed Block H as R5- Medium Density Residential Zone.

7. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendments.
8. That this report be forwarded to the April 25, 2016 City Council meeting for approval.

The following addressed the Commission:

- Jeremy Fenton, Senior City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk;
- Bob Linner, representing City Real Estate; Jason Carlston, representing Dream Development; and Chad Bialobzyski, representing Stantec; and
- Doug Rogers, representing Terra Developments Inc.

Phil Evans moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in, after amending recommendation #6. d) ii. to read:

- ii. Proposed Block 11, Lots 34-44; Block 21, Lots 14-32; and Block 22, Lots A-E & 1-13 as R5- Medium Density Residential Zone;**

RPC16-18	Proposed Greens on Gardiner Concept Plan (15-CP-07) and Zoning Bylaw Amendments
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(Laureen Snook declared a conflict of interest on this item, citing her employment with Crosby Hanna & Associates, abstained from discussion and voting and temporarily left the meeting.)

Recommendation

1. That the proposed Greens on Gardiner Concept Plan, attached as Appendix B.1 of this report, be APPROVED and that the existing Greens on Gardiner Concept Plan be rescinded.
2. That the subdivision of land in the Greens on Gardiner Concept Plan area will only be permitted where it can be demonstrated, to the satisfaction of the City of Regina, that at least 90 per cent of nodes in the 235,000 population water model will remain with a level-of-service of 269.4 kilopascals or greater during peak hour demand.
3. That, notwithstanding any other recommendations, where water modelling indicates additional nodes within the 235,000 population water model will fall below 207 kilopascals during peak hour demand, as a result of the proposed subdivision or development, the impacts will be evaluated on a case-by-case basis.
4. That, notwithstanding any other recommendations, any additional nodes within the 235,000 population water model not meeting the minimum Fire Flow Level-of-Service established by the City of

Regina's Development Standards Manual, as a result of the proposed subdivision or development, shall be approved by the Fire & Protective Services Department prior to approval of a development.

5. That the proposed amendment to *Regina Zoning Bylaw No. 9250* be APPROVED by rezoning lands, as described below, from UH – Urban Holding Zone:
 - a) Within the Greens on Gardiner Concept Plan, Phase 6 Stage 3, Part of Parcel Y Plan No. 102162484 N.E. ¼ Sec 11 Twp 17 Rge 19 W.2 Mer., as shown on the attached proposed plan of subdivision (Appendix D.1):
 - i) Proposed Block 42 Lots 1 – 14, Block 40 Lots 1-17, Block 39 Lots 1-16, Block 34 Lots 31-33 as DCD-12 Direct Control District Suburban Narrow-Lot Residential;
 - ii) Proposed Block 41 Lots 1 - 16 as R2- Residential Semi-Detached;
 - ii) Proposed Block 38 Lots 28 – 52 as R5- Residential Medium Density;
 - iii) Proposed Block 34 Lots 34 – 49 as R2 Residential Semi-Detached
 - b) Within the Greens on Gardiner Concept Plan, Phase 7, which is part of N.E. ¼ Sec.11 of Part of Parcel A, Plan No. 101880277 and Part of S.E. ¼ Sec. 11, all in Twp.17 Rge. 19 W. 2 Mer as shown on the attached proposed plan of subdivision (Appendix D.2):
 - i) Proposed Block AA, Block BB as R6 – Residential Multiple Housing;
 - ii) Proposed Block 45, Lots 1 - 22 as R2 – Residential Semi-Detached
 - iii) Proposed Block 46, Lot 1 - 10, Block 47 Lots 1 - 6, Block 47 Lots 38 – 50, Block 48 Lots 1 - 34, Block W1 as R1- Residential Detached
 - iv) Proposed Block 47, Lots 7 - 15 as DCD12 - Direct Control District Suburban Narrow-Lot Residential
 - v) Proposed Block 47, Lots 16 - 37 as R5- Residential Medium Density;
 - c) Within the Greens on Gardiner Concept Plan, Phase 8, which is part of N.E. ¼ Sec.11 of Parcel A, Plan No. 101880277, Parcel G, Plan No. 101963796, and in S.E. ¼ Sec. 11, 17 -19- W. 2 Mer. as shown on the attached proposed plan of subdivision (Appendix D.3):
 - i) Proposed Block F as DSC – Designated Shopping Centre;
 - ii) Proposed Block G as R6 – Residential Multiple Housing;
 - iii) Proposed Block MR6, W1, MU as PS – Public Service
 - iv) Proposed Block 50 Lots 1 – 59, Block 51 Lots 1 - 13, as R1 – Residential Detached
 - v) Proposed Block 52, Lots 1 - 45, Block H as R5 – Residential Medium Density;

6. That the proposed amendment to *Regina Zoning Bylaw No. 9250* be APPROVED by rezoning portions of proposed ER1 located within the Greens on Gardiner Concept Plan, Phase 8, which is part of N.E. ¼ Sec.11 of Parcel A, Plan No. 101880277, of Parcel G, Plan No. 101963796, of Part of Parcel D, Plan no. 98RA21686, and Part of S. ½ Sec. 11, 17 -19- W2M, as shown on the attached proposed plan of subdivision (Appendix D.3), from UH(FF) – Urban Holding (Floodway Fringe Overlay) to PS(FF) – Public Service (Floodway Fringe Overlay):
 - a) Proposed Block ER1 as PS – Public Space
7. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendments.
8. That this report be forwarded to the April 25, 2016 City Council meeting for approval.

The following addressed the Commission:

- Jeremy Fenton, Senior City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk;
- Jim Elliott;
- Kevin Stricker, representing Long Lake Investment Inc.;
- Kevin Reese, representing Greens on Gardiner Development Corp.; Jessica Coons, representing Associated Engineering; and Blair Forster, representing Forster Projects.

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

(Laureen Snook returned to the meeting.)

RPC16-17	Discretionary Use Application (16-DU-01) Petroleum Storage Facility - 325 McDonald Street North
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Recommendation

1. That the discretionary use application for a proposed storage and terminal, petroleum located at 325 McDonald Street North, being Parcel S Plan No. 72R37342, Industrial Ross Subdivision be APPROVED and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plan attached to this report as Appendix A-3, prepared by Plains Midstream Canada and dated February 3, 2016.

- b) The applicant shall submit a building permit for approval by the Development Officer, the review of which will focus on the development of the site and its spatial arrangements.
 - c) The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw No. 9250*, including but not limited to the Performance Regulations for Moderate Sensitivity Aquifer Protection Overlay Zone in Table 10.2.
 - d) Prior to issuance of the site plan approval (as per condition 1b), the applicant shall:
 - i. Submit a pre-use baseline soil chemical characterization survey for petroleum products, trace metals, sulphates, salinity and provide a copy to the City of Regina.
 - iii. The applicant shall submit, to the satisfaction of the Development Officer, a plan to prevent trenches acting as conduits for the spread of contamination through the underground piping network and off the site.
 - iv. Provide documentation from the Saskatchewan Ministry of Environment and/or federal regulatory authority for approval to construct, alter, expand, operate, and decommission a hazardous substance and/or waste dangerous goods facility.
 - e) The applicant shall submit a quantitative assessment of the impact of the facilities from a major incident by qualified professional for the City of Regina's information as well as for the incorporation into an updated Emergency Response Plan. This information shall be submitted prior to the commencement of operations of the new facility and must be to the satisfaction of the Manager of Emergency Management and Business Control.
2. That this report be forwarded to the April 25, 2016 meeting of City Council for approval.

Dale Schwartz, representing Plains Midstream Canada, addressed the Commission.

(Adrienne Hagen Lyster left the meeting during Mr. Schwartz's presentation.)

Daryl Posehn moved that the recommendation contained in the report be concurred in.

Laureen Snook moved, in amendment, AND IT WAS RESOLVED, that the "Recommendation Implications" section of the report be amended to clarify that National Energy Board (NEB) approval is required rather than Saskatchewan Ministry of the Environment approval.

The main motion, as amended, was put and declared CARRIED.

RPC16-15 Discretionary Use Application (16-DU-03) Medical Clinic and Retail -
3934 Dewdney Avenue

Recommendation

1. That the discretionary use application for a proposed medical clinic and retail use (pharmacy) located at 3934 Dewdney Avenue, being Lots 6, 7, 8, Block 221, Plan No. DV4404, be APPROVED and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 prepared by KRN Design and dated October 22, 2012 and Appendix A-3.2 prepared by Walker Projects and dated April 16, 2015; and
 - b) The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the April 25, 2016 meeting of City Council for approval.

Phil Evans moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

ADJOURNMENT

Councillor Flegel moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 7:00 p.m.

Chairperson

Secretary

AT REGINA, SASKATCHEWAN, WEDNESDAY, APRIL 20, 2016

AT A MEETING OF THE REGINA PLANNING COMMISSION
HELD IN PUBLIC SESSION

AT 4:00 PM

These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present: Councillor Mike O'Donnell, in the Chair
Councillor Jerry Flegel
Councillor Barbara Young
Phil Evans
Simon Kostic
Adrienne Hagen Lyster
Ron Okumura
Daryl Posehn
Laureen Snook
Kathleen Spatt

Regrets: Pam Dmytriw

Also in Attendance: Council Officer, Elaine Gohlke
Solicitor, Cheryl Willoughby
Manager, Current Planning, Fred Searle
Manager, Development Engineering, Dustin McCall
Senior City Planner, Ben Mario
Senior Engineer, Max Zasada

APPROVAL OF PUBLIC AGENDA

Kathleen Spatt moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the delegations be heard in the order they are called by the Chairperson.

ADMINISTRATION REPORT

RPC16-20 Official Community Plan Amendment, Zoning Amendment and
Discretionary Use Applications (15-OCP-02)
Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

Recommendation

1. That the following amendment to the Cathedral Area Neighbourhood Plan, being Part B.6 of *Design Regina: The Official Community Plan Bylaw No. 2013-48*, be approved:

That the following item be added to Section 6.0 – Exception:

Civic Address	Legal Description	Development/Use
2064 Elphinstone Street	Lot 21, Blk/Par 381, Plan DV4420 Ext 0, Old 33	LC3 - Local Commercial

2. That the application to rezone Lot 21, Block 381, Plan DV4420, Old 33 Subdivision located at 2064 Elphinstone Street from R1A-Residential Older Neighborhood Zone to LC3 - Local Commercial Zone be approved.
3. That the discretionary use application for a proposed Mixed-Use building located at 2064 Elphinstone Street, being Lot 21 in Block 381, Plan DV4420, Old 33 Subdivision and 3504 13th Avenue, being Lots 22-25 in Block 381, Plan DV 4420, Old 33 Subdivision be approved and that a Development Permit be issued subject to the following conditions:
 - a. The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.5 inclusive, prepared by JMA Architecture and dated November 17, December 17 and December 23, 2015 respectively.
 - b. The applicant shall provide a landscaped buffer along the north property line and subject to the approval of the Director of Development Services and shall include tree species, which will adequately protect against privacy concerns.
 - c. The applicant shall provide a 1.8m high fence or masonry wall along the north property line to ensure visual screening and buffering requirements.
 - d. Landscaping along 13th Avenue shall include street trees with adequate soil volume to support tree root growth unless demonstrated impractical due to proximity to utility services.
 - e. Parking abutting 13th Avenue be screened from view from 13th Avenue.
 - f. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
4. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective zoning bylaw amendment.
5. That this report be forwarded to the May 30, 2016 City Council meeting for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

The following addressed the Commission:

- Punya Marahatta, City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk;
- Barbara Kahan, representing Protect Cathedral Neighbourhood Group;
- Brenda Niskala, representing Protect Cathedral Neighbourhood Group;
- Abby Ulmer, representing Protect Cathedral Neighbourhood Group;
- Pamela LaBelle, representing Protect Cathedral Neighbourhood Group;
- Fred Clipsham, representing Cathedral Area Community Association;
- Robert Hubick and Jackie Schmidt, representing Heritage Regina;
- Bob Hughes, representing Ecole Connaught Community School Council;
- Jeannie Mah;
- Gary Robins;
- Shaun Fraser;
- Jane Anweiler;
- Brian Smyth; and
- Richard and Mary Jane McGrath; John McGinn, representing JMA Architecture; and Jay Jones, representing Ledcor.

RECESS

Councillor Flegel moved, AND IT WAS RESOLVED, that the Commission recess until 6:45 p.m.

The Commission recessed at 6:23 p.m.

(Laureen Snook left the meeting.)

(Phil Evans temporarily left the meeting.)

The Commission reconvened at 6:48 p.m.

Adrienne Hagen Lyster moved that the recommendation contained in the report be concurred in.

(Phil Evans returned to the meeting.)

Adrienne Hagen Lyster withdrew her motion of concurrence.

Kathleen Spatt moved, AND IT WAS RESOLVED, that the matter be referred to Administration for a report to the June 8 meeting that includes options for a solution to parking issues, including removal of the 2064 Elphinstone Street property from the development, a potential reduction in parking requirements, and/or a possible minor adjustment to the development's plan.

ADJOURNMENT

Councillor Flegel moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 8:12 p.m.

Chairperson

Secretary

May 11, 2016

To: Members,
Regina Planning Commission

Re: Discretionary Use Application (16-DU-04)
Licensed Restaurant - 2510 East Victoria Avenue

RECOMMENDATION

1. That the discretionary use application for a proposed licenced restaurant located at 2510 East Victoria Avenue, being Block B, Plan No. 80R21511, be approved and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 and Appendix A-3.2 prepared by Property Development Support Services Inc. (PDSS) and dated February, 2016.
 - b) The development shall comply with all applicable standards and regulations in The Regina Zoning Bylaw No. 9250.
2. That this report be forwarded to the May 30, 2016 meeting of City Council for approval.

CONCLUSION

The applicant proposes to repurpose an existing building to develop it as a licenced restaurant with 185 seating capacity. The subject property is currently zoned MAC 3-Major Arterial Commercial in which a licensed restaurant exceeding 100 seats is a discretionary use.

The proposed restaurant will provide additional amenities and service in the area along the East Victoria Avenue corridor. The subject property is accessible by all modes of travel.

The development complies with the development standards and regulations contained in The Regina Zoning Bylaw No. 9250 and is consistent with the policies contained in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, the Administration recommends approval.

BACKGROUND

An application has been received for discretionary use to accommodate a licenced restaurant within an existing building located at 2510 East Victoria Avenue. This application is being considered pursuant to The Regina Zoning Bylaw No. 9250, the OCP and the *Planning and Development Act, 2007*.

Pursuant to *Subsection 56(3) of The Planning and Development Act, 2007*, City Council may establish conditions for discretionary uses based on the nature of the proposed development (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

DISCUSSION

The applicant proposes to develop a licenced restaurant within one of two existing commercial buildings located at 2510 East Victoria Avenue. A licenced restaurant with the capacity exceeding 100 seating capacity is a discretionary use in the MAC 3-Major Arterial Commercial Zone. The applicant requests discretionary use approval for this restaurant with a seating capacity of 185.

The land use and zoning related details of this proposal are summarized in the following table:

Land Use Details	Existing	Proposed
Zoning	MAC 3- Major Arterial Commercial Zone	MAC 3- Major Arterial Commercial Zone
Land Use	Commercial	Commercial
Number of Dwelling Units	N/A	N/A
Building Area	2817.2 m ²	2817.2 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required (for all uses on site)	121	143
Minimum Lot Area (m ²)	250 m ²	9471 m ²
Minimum Lot Frontage (m)	6 m	87.7 m
Maximum Building Height (m)	15 m	7.62 m
Maximum Floor Area Ratio	3.0	0.297
Maximum Coverage (%)	90%	29.7%

On-site parking is accessed via the North Service Road to the property.

Surrounding land uses include residential to the north, commercial development to the east and west side and Victoria Avenue to the south.

The proposed development is consistent with the purpose and intent of the MAC 3-Major Arterial Commercial Zone with respect to:

- Accommodating retail, service and office businesses along controlled access to the sites in limited, but where establishments can benefit from good visibility of the major arterial roadway.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposed restaurant will provide local service to the surrounding community and travelling public from the City and vicinity. The proposal also strengthens and supports this portion of the Victoria Avenue corridor.

The proposal is consistent with the policies contained within Part A of the OCP with respect to:

Commercial

- To allow for change and intensification over time.
- To be accessible and integrated with surrounding neighborhood.

Economic Generators

- Encourage innovative options to support and incubate new entrepreneurs and commercial ventures.

Other Implications

None with respect to this report.

Accessibility Implications

The Regina Zoning Bylaw No. 9250 requires two per cent of the required 78 parking stalls to be accessible parking stalls. The proposed development provides one parking stall for persons with disabilities which meets the minimum requirement of The Regina Zoning Bylaw No. 9250.

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on	February 22, 2016
Letter sent to immediate property owners	February 25, 2016
Public Open House held	Not required
Number of public comments sheets received	1

The application was circulated to the Dewdney East Community Association who responded that they were in support of the proposed development.

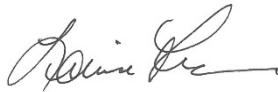
There was one public comment received on this application which indicated support for the proposed application. Comments are noted in Appendix B.

The applicant and interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving written notification of City Council's decision.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to *Part V of The Planning and Development Act, 2007*.

Respectfully submitted,

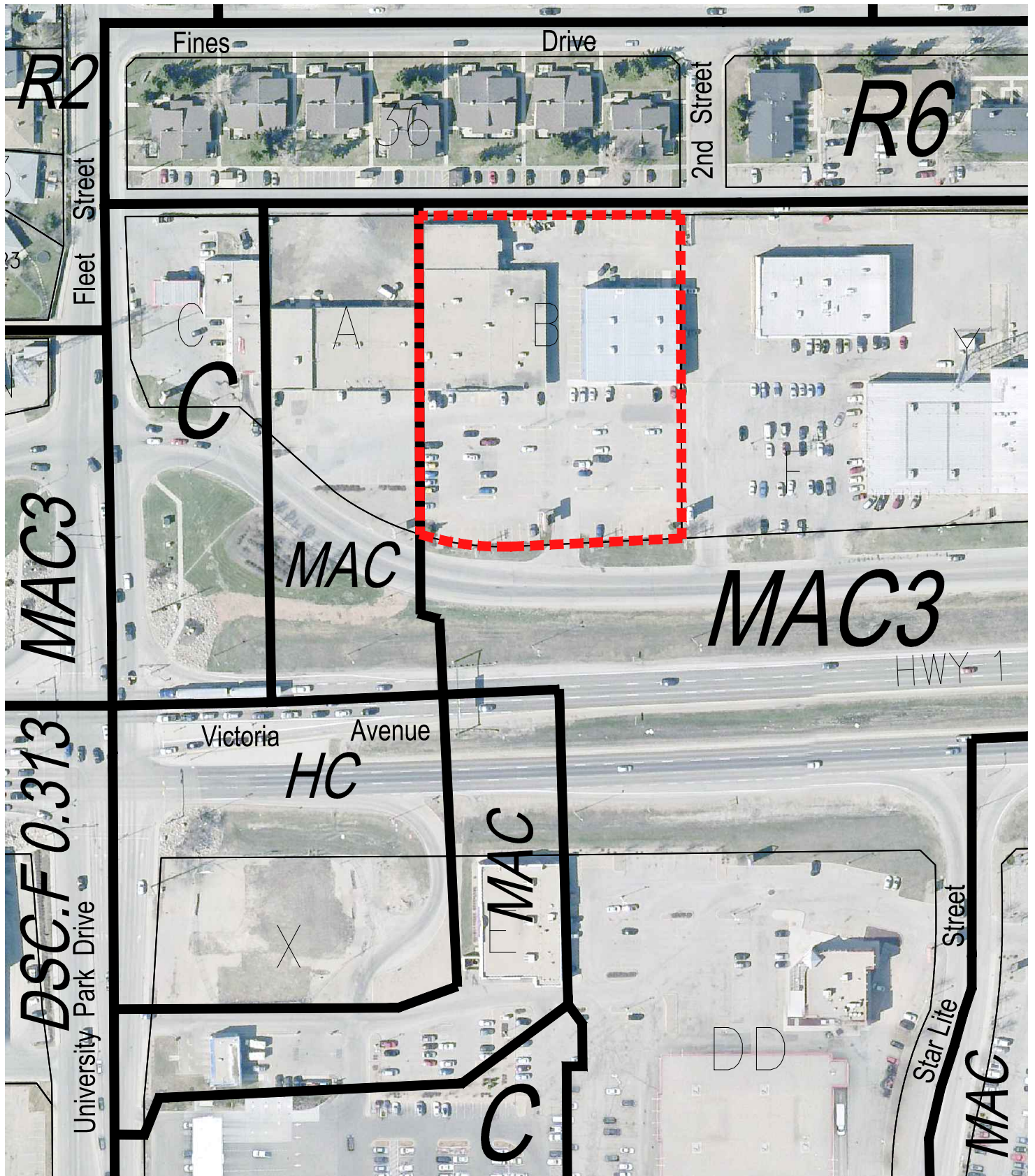
A handwritten signature in black ink, appearing to read "Louise Folk".

Louise Folk, Director
Development Services

Respectfully submitted,

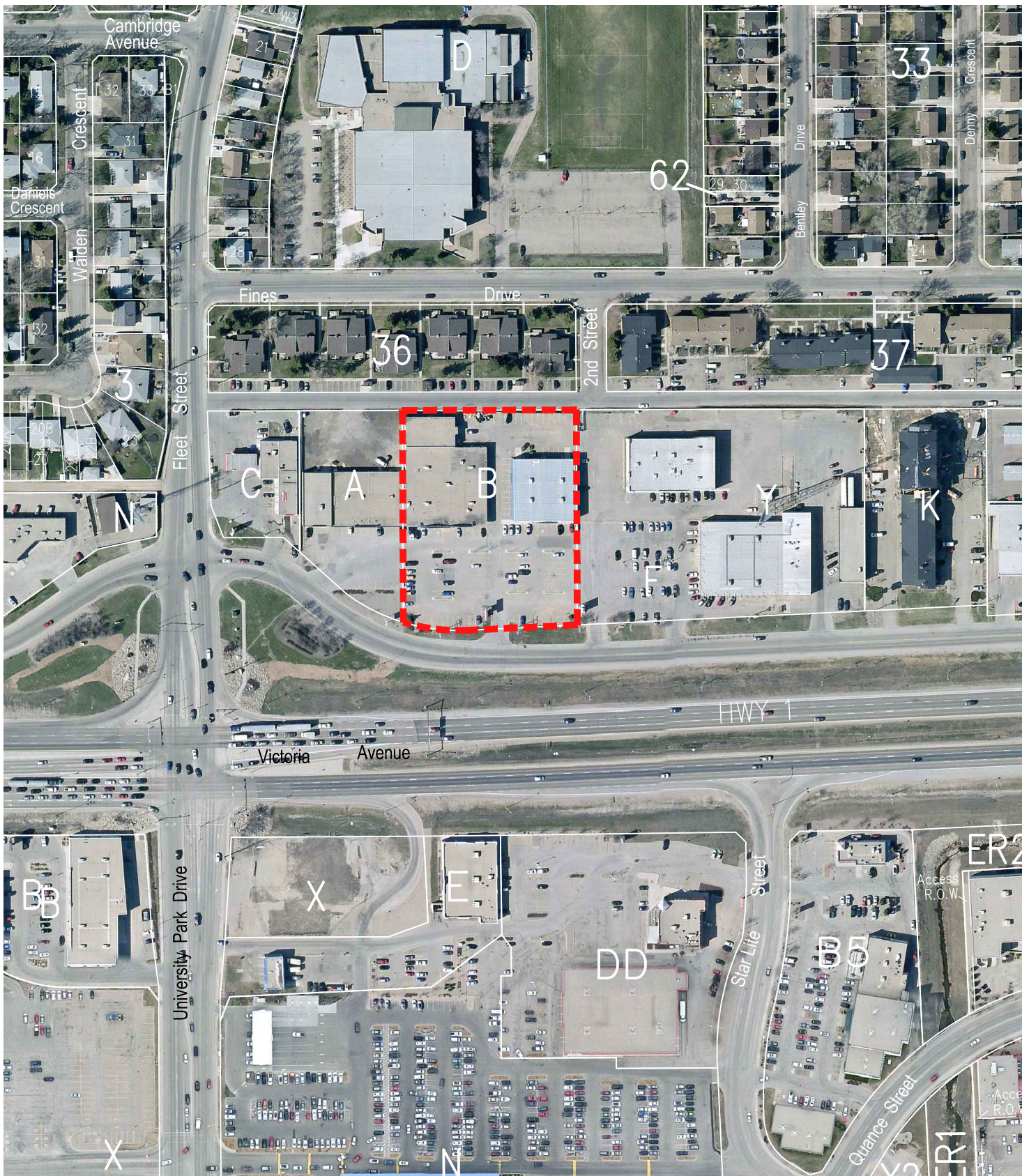
A handwritten signature in blue ink, appearing to read "Diana Hawryluk".

Diana Hawryluk, Executive Director
City Planning & Development



Subject Property





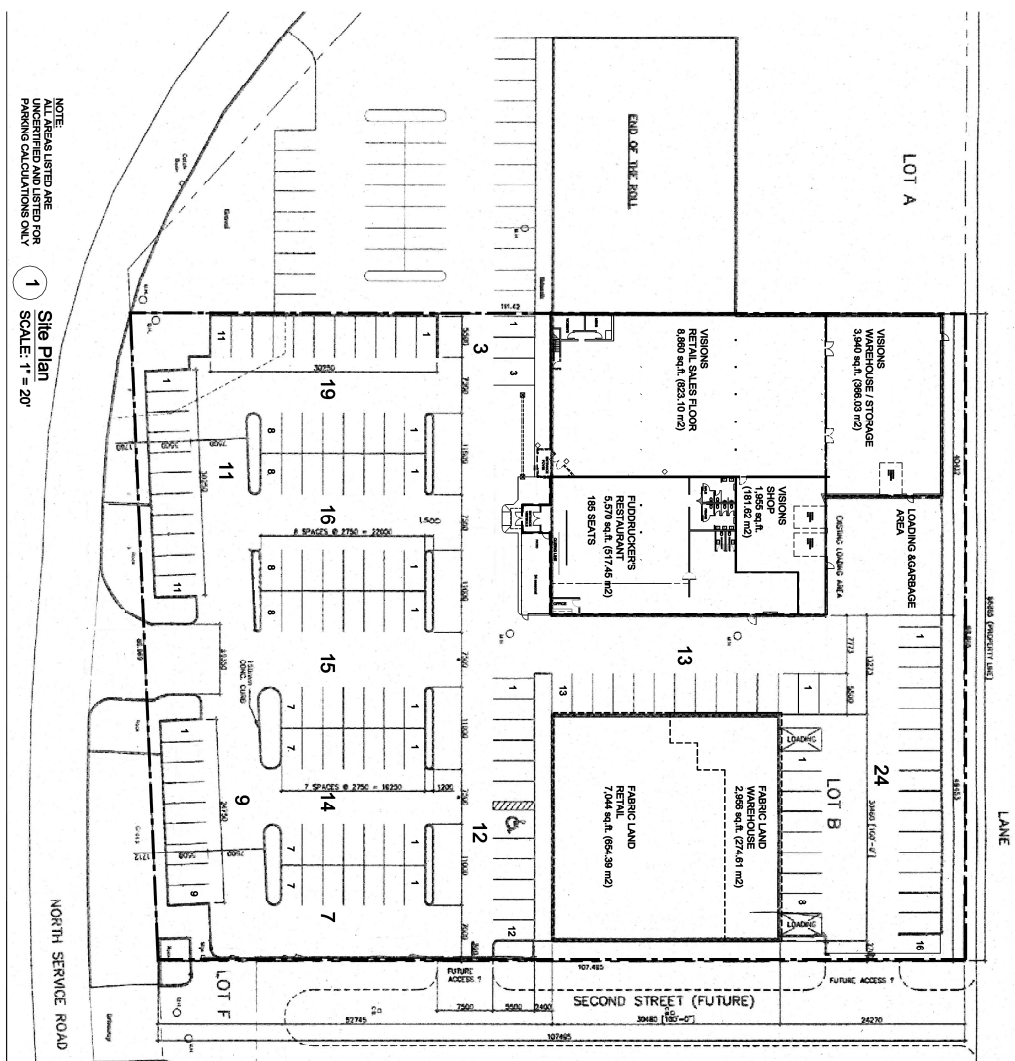
Subject Property

Date of Photography: 2014



Project 16-DU-04

Civic Address/Subdivision 2510 E Victoria Avenue



NOTES:
1. AREAS LISTED ARE
UNCERTIFIED AND LISTED FOR
PARKING CALCULATIONS ONLY

1 Site Plan
SCALE: 1" = 20'

NORTH SERVICE ROAD

Fuddrucker's DU application for a Licensed Restaurant
exceeding 100 seats (reference # 16-DU-04):

Site Data:

Legal Description:
-Block B, Plan 80021511, Regina, SK

Zoning:
-4MAC3

Proposed Use:

-Retail and Licensed Restaurant mix.

Building Setbacks:

-Existing

Lot Area:
9,471 m² (101,948 ft²)

Building Floor Areas:

- 1) Warehouse/Storage = 3,940 m²
- 2) Fuddrucker's = 17,745 m²
- 3) Fabric Land = 829.00 m²

Total Building Area:
12 & 3 = 2,817.2 m²

Parking Stalls required:

- Fuddrucker's = 185 seats / 5 = 37
- Visions Retail = 823.1 / 50m² = 17
- Visions Wine = 386.03 / 150m² = 3
- Visions Shop = 181.62 / 150m² = 2
- Fabric Land Retail = 554.83 / 150m² = 13
- Fabric Land Wine = 274.61 / 150m² = 6

Total Parking Stalls Required:
= 78 stalls

Total Parking Stalls Provided:

= 143 stalls

Landscape:

-existing unchanged under this application.

Client:
KCJ Marketing Ltd.

Project Coordinator:
POSS
Project Management Support Services Inc.
Box 664, Lumsden, SK S0G 3C0
Ph: 335-0086
Email: info@poos.ca

PROJECT TITLE
Fuddrucker's Regina
2510 Victoria Av. East
Regina, SK
SHEET TITLE
Site Plan
Zoning Notes

0	by DU application	PA 23/15
1	REVISION DESCRIPTION	DATE

DOC. FILE #
FILE # 2015-02
DATE FEB. 2016
DRAWN BY: P/AZ
CHECKED BY: -
APPROVED BY: -
REVISION # 0 SHEET 1
DU-1

Development Services Department

Civic Address/Subdivision

2510 E Victoria Avenue

16-DU-04

Project

Design Consultants:
PSSS
Property Development Support Services Inc.
Box 664, Lumsden, SK S0G 3C0
Ph: 535-0966
E-Mail: pzsinger@psss.ca

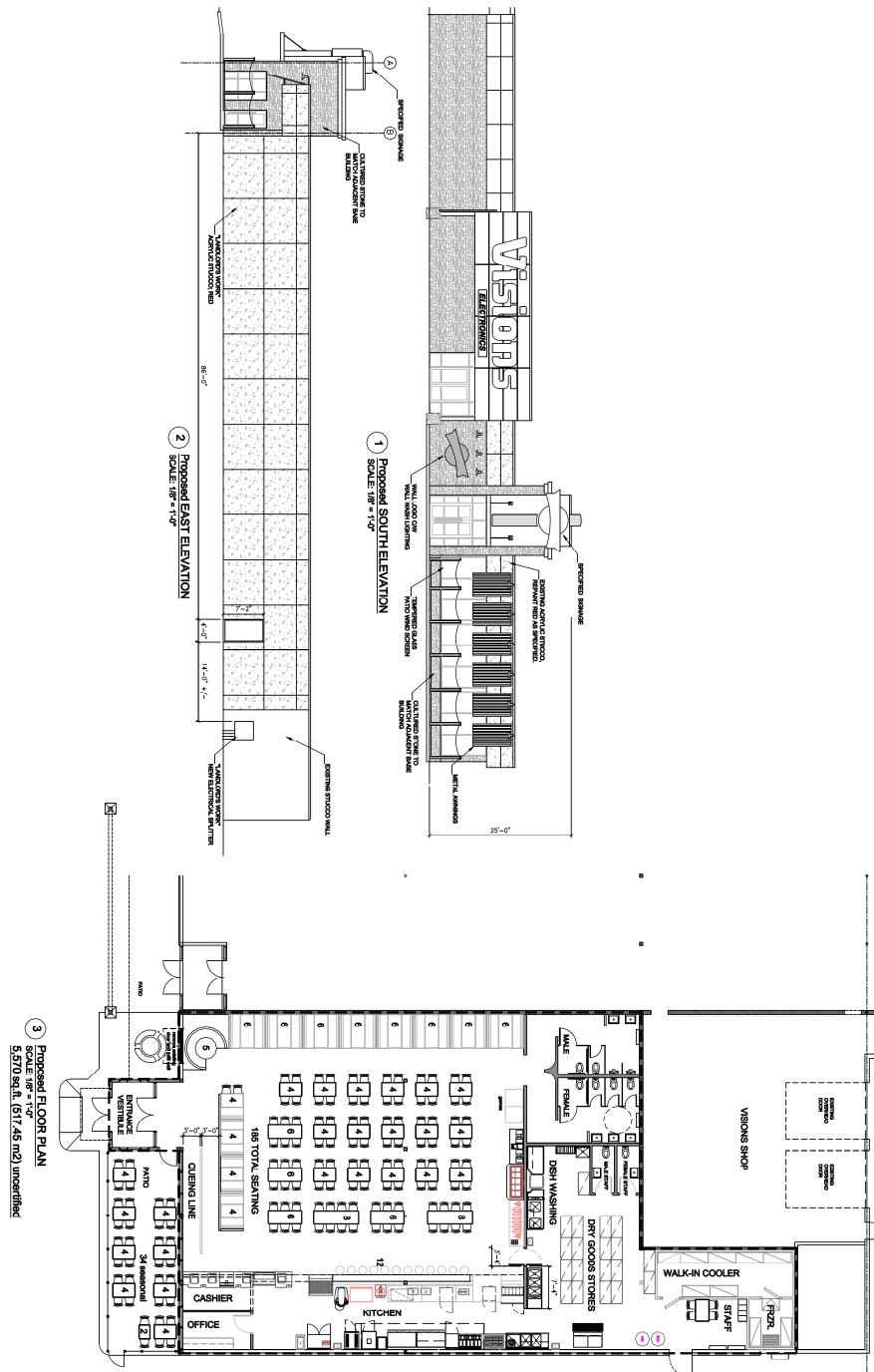
PRODUCT TITLE
Fuddrucker's Regina

2510 Victoria Ave. East
Regina, SK

SHEET TITLE
-Main Floor Plan
-Reflected Ceiling Plan

RO	Use DU application	Feb. 25/1
REVISIONS	DESCRIPTION	DATE

DWG. FILE # 2015-02
 FILE #
 DATE: Feb. 2016
 DRAWN BY: RAZ
 CHECKED BY: -
 APPROVED BY: -
 REVISION # 0 SHEET 1
 DUE



Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	0	
<i>Accept if many features were different</i>	0	
<i>Accept if one or more features were difference</i>	0	
<i>I support this proposal</i>	1	<ul style="list-style-type: none"> • Good to have casual family dining in the area. • Through traffic on 2nd street (in future) is a concern.

1. Issue: Through Traffic on 2nd Street

Administration's Response: There is no plan of through traffic on 2nd Street in near future.

May 11, 2016

To: Members,
Regina Planning Commission

Re: Zoning Amendment Application (16-Z-04) Discretionary Use Application (16-DU-01)
Proposed Shopping Centre - Westerra Parcel B

RECOMMENDATION

1. That the application to rezone portion of NW & NE 21-17-20-W2M, Lot B and E, Surface Parcels 109553801 and 111601695, Westerra Subdivision located at 8301 Dewdney Avenue as shown on the attached plan of proposed subdivision (Appendix A-4) within the Westerra Neighbourhood from MAC-Major Arterial Commercial Zone to DSC-Designated Shopping Centre be approved.
2. That the Airport Noise Attenuation Overlay Zone and Obstacle Limitation Surface Overlay Zone currently applied to the lands remain as overlay zones.
3. That the discretionary use application for a proposed Shopping Centre located at 8301 Dewdney Avenue, being portion of NW & NE 21-17-20-W2M, Lot B and E, Surface Parcels 109553801 & 111601695, be approved and that a Development Permit be issued subject to the following conditions:
 - a) The development is contingent on subdivision approval of the subject lots and subsequent title creation.
 - b) The development shall be consistent with the plans attached to this report as Appendix A-3.1, prepared by P3A and dated January 6, 2016.
 - c) The development shall comply with all applicable standards and regulations in The Regina Zoning Bylaw No. 9250.
4. That The Regina Zoning Bylaw No. 9250, Chapter 5, Subsection 5B.4, Table 5.7, under Commercial Zone Development Standards, DSC - Designated Shopping Centre, Minimum Front Yard Setback (m) be amended to read "NIL" with an accompanying Note 7 which will read "Where this zone applies to lands identified for Main Street Retail configuration within secondary or concept plans."
5. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective zoning bylaw amendments.
6. That this report be forwarded to the May 30, 2016, City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The applicant has submitted an application to rezone a portion of the proposed development in Westerra from MAC-Major Arterial Commercial to DSC-Designated Shopping Centre. This portion of the proposed development was included in the original rezoning in August 2015, however the applicant has submitted an application to rezone the subject property to DSC-Designated Shopping Centre Zone which is comparable to the location of other DSC zones throughout the city.

A shopping centre is a discretionary use in the DSC-Designated Shopping Centre Zone. In addition, the Administration is recommending a text amendment to The Regina Zoning Bylaw No. 9250 to accommodate a reduced front yard setback in the DSC-Designated Shopping Centre Zone where a Main Street Retail configuration has been approved through policy in secondary or concept plans. This proposed amendment is aligned with policy in the Official Community Plan and the Westerra Neighbourhood Plan to designate pedestrian oriented shopping streets in new communities.

The development proposal is consistent with the approved Westerra Concept Plan. The proposal complies with the development standards and regulations contained in The Regina Zoning Bylaw No. 9250 and is consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, the Administration recommends approval.

BACKGROUND

The Westerra Concept Plan was approved by City Council on January 12, 2015. Zoning amendments for Phase 1, Stage 1 of the Westerra Concept Plan received approval by City Council on August 31, 2015. The related subdivision application is currently being considered by Administration.

City Council approved Phase 1 of the Westerra Concept Plan in which the subject lands were included. This application is to accommodate a zoning bylaw amendment from MAC-Major Arterial Commercial Zone to DSC-Designated Shopping Centres Zone and a discretionary use application for a Shopping Centre on the subject lands. This application is also to accommodate a text amendment to The Regina Zoning Bylaw No. 9250 to allow for a reduced front yard setbacks where Main Street Retail has been approved in policy through a secondary or concept plan.

This application is being considered pursuant to The Regina Zoning Bylaw No. 9250, the OCP and *The Planning and Development Act, 2007*.

DISCUSSION

The applicant is proposing to rezone a portion of Phase 1 of the Westerra Concept Plan which encompasses an area of 8.39 hectares.

The proposed zoning amendments are consistent with the Concept Plan and the Westerra Neighbourhood Plan with respect to the intended land use and street layout. A key feature of the Westerra Concept Plan is the main street retail land use corridor which serves as a gateway to the neighbourhood from Dewdney Avenue. The Main Street Retail area will consist of small scale,

street facing, pedestrian-oriented commercial units, with public parking directly accessed from the street.

The commercial part of the Main Street Retail area will provide the flexibility necessary to achieve the objectives of the Westerra Neighbourhood Plan which are to provide civic and recreational uses, small scale commercial, mixed use and local commercial services.

The applicant has requested a reduction to the minimum front yard setback adjacent to West Market Street to achieve the objectives of the Westerra Neighbourhood Plan. The Administration proposes to accommodate this through a text amendment to the zoning bylaw, included in the recommendations in this report. Through the discretionary use process the Administration is able to exercise control over site development and building placement and orientation to ensure that policy objectives are met.

The land use and zoning related details are provided in the table below:

Land Use Details	Existing	Proposed
Zoning	MAC-Major Arterial Commercial	DSC-Designated Shopping Centre
Land Use	Vacant	Shopping Centre
Building Floor Area	N/A	20,522 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	923 stalls	923 stalls provided on site
Minimum Lot Area (m ²)	750 m ²	83,851 m ²
Maximum Building Height (m)	13.0 m	N/A
Maximum Floor Area Ratio	N/A	0.4
Maximum Coverage (%)	65%	25.5%

Surrounding land uses include vacant land in all directions. Lands to the north, across Dewdney Avenue, are within the growth Phase 2; lands to the west, across Pinkie Road, are outside the city limits and are owned by Sakimay First Nation; lands to the east are part of the Royal Canadian Mounted Police (RCMP) depot facility. The Live Work Units approved by City Council in March 2016 are south of the subject lands on West Market Street.

The subject lands are able to be serviced by transit. The proposed site plan identifies a potential layby bus stop on Canola Avenue to service the proposed development. Transit service will not be provided to this area until 2018 at the earliest.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject properties will receive a full range of municipal services including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

The subject property is in proximity to the Regina Airport, which has influenced the approved layout of the Concept Plan area and distribution of land uses. The Airport Noise Attenuation Overlay Zone will continue to be applied to prohibit residential development within the Noise Exposure Forecast (NEF) 30 contour. Residential development within the NEF 25 contour would require mitigation measures in building development (sound proofing).

Likewise, the Obstacle Limitation Surface Overlay Zone will also continue to be applied to limit the potential height of buildings and to ensure there are no physical obstructions in flight paths. At the time of development permit for individual buildings, the Administration will ensure the height limitations and applicable overlay districts are adhered to.

The subject property is located within the Low Sensitivity Aquifer Protection Overlay Zone. The proposal is required to comply with the applicable performance regulations that limit the depth of excavation (6 metres) and not expose the aquifer. In addition, land use restrictions for those uses that may pose a risk of contaminating the aquifer.

Policy/Strategic Implications

The proposal is consistent with the policies contained within OCP.

Complete Neighbourhoods

- Require that new neighbourhoods, new mixed-use neighbourhoods, intensification areas and built or approved neighbourhoods are planned and developed to include the following:
 - a) Integration and interconnectivity with all adjacent neighbourhoods, the city, and where appropriate, the region.
 - b) A framework, where appropriate, of smaller neighbourhood districts and a centrally located neighbourhood hub.
 - c) Opportunities for daily lifestyle needs, such as services, convenience shopping, and recreation.
 - d) A distinctive character, identity and sense of place.
 - e) Buildings which are designed and located to enhance the public realm, and contribute to a better neighbourhood experience.
 - f) Convenient access to areas of employment.
- Encourage appropriate mixed-use developments within neighbourhoods, as well as the retention of existing local and neighbourhood commercial spaces.

Special Policy Areas (Airport)

- Adhere to the regulations respecting the locations and height of buildings within identified areas on Map 10 – Airport Vicinity around the Regina International Airport.
- Promote public safety and avoid issues of nuisance and incompatibility within the vicinity of the Regina International Airport by applying the following policies:

- a) Apply noise attenuation standards to new residential development in the area between 24 and 30 Noise Exposure Forecast in accordance with the zoning bylaw.
- b) Prohibit residential land use within the 30 Noise Exposure Forecast contour.
- c) Minimize the potential to attract migratory birds by discouraging storm-water retention and reducing the amount of natural ponding.
- d) Protect navigation aids by applying the development standards set out by federal regulations. This will apply to development in the area shown on Map 10 – Airport Vicinity.
- e) Prohibit uses with emissions that may affect airport visibility on land adjacent to the airport.

Other Implications

None with respect to this report.

Accessibility Implications

The Regina Zoning Bylaw No. 9250 requires two per cent of the required parking stalls (gross parking calculation) or one parking stall be provided for persons with disabilities. The proposed development provides 18 parking stalls for persons with disabilities which meets the minimum requirements.

COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted on	March 1, 2016
Will be published in the Leader Post on	May 14 and 21, 2016
Letter sent to immediate property owners	February 24, 2016
Public Open House held	N/A
Number of Public Comments Sheets received	5


The application was circulated to the Dieppe Place Community Association for their comments. The Community Association responded that they are in full support of the project.

The Administration received five public comment sheets. A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B. The applicant and interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving written notification of City Council's decision.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to *Part V of The Planning and Development Act, 2007*.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Louise Folk", with a stylized, flowing script.

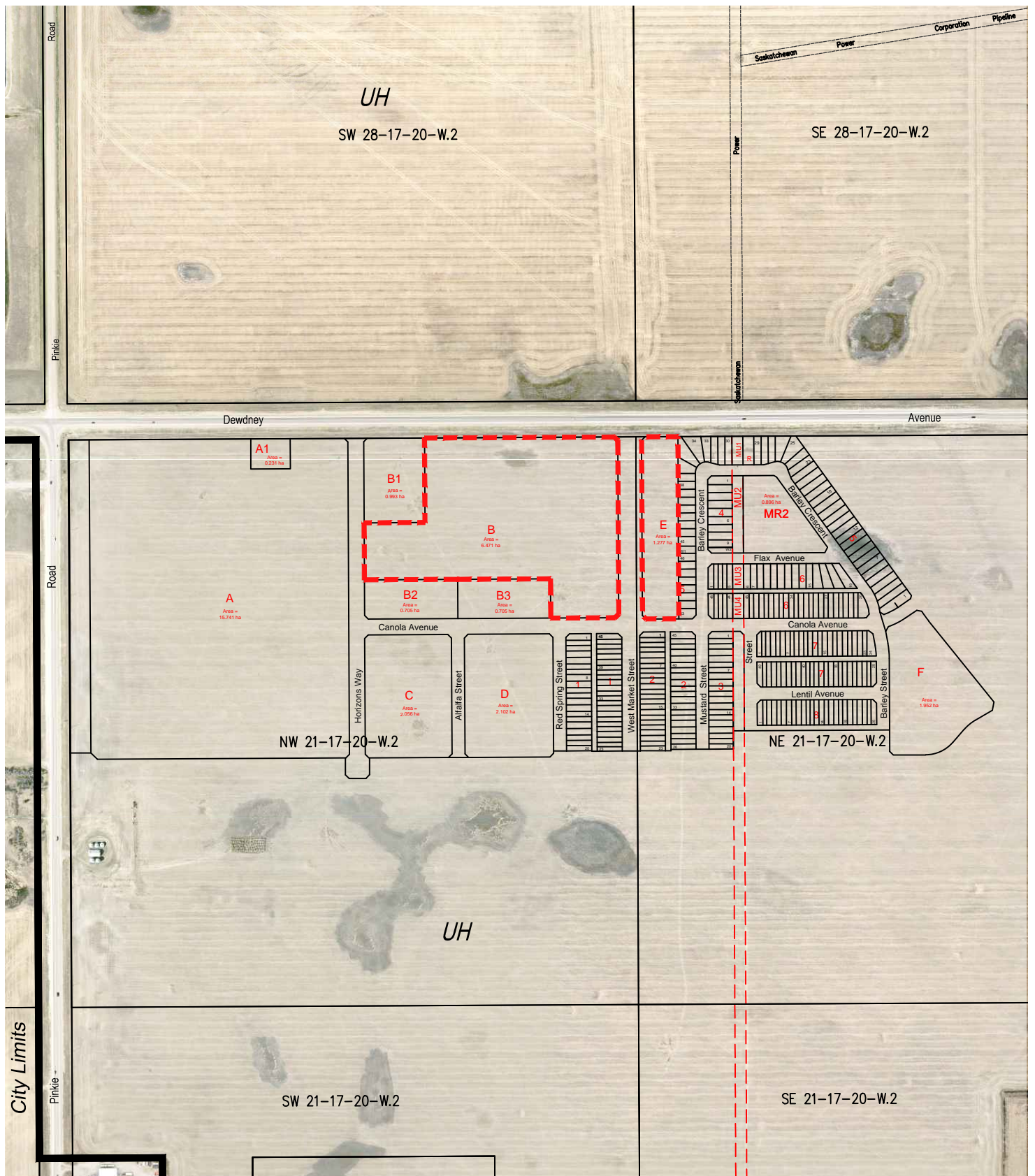
Louise Folk, Director
Development Services

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Diana Hawryluk", with a stylized, flowing script.

Diana Hawryluk, Executive Director
City Planning & Development

Prepared by: Christian Tinney



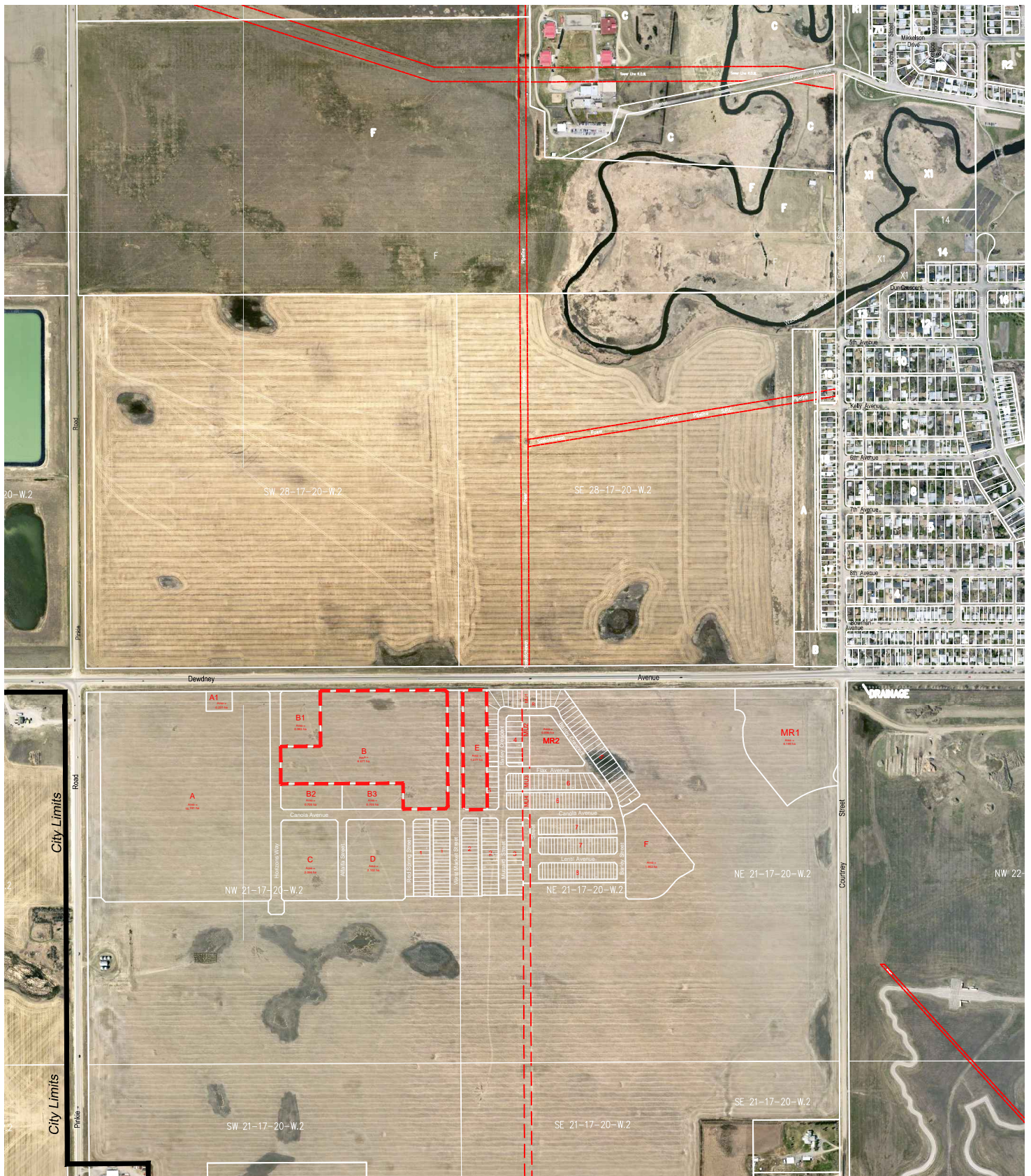
Subject Property



Project 16-Z-04
16-DU-02

Civic Address/Subdivision

NW & NE 21-17-20-W2M
surface parcels 109553801 & 111601695



Subject Property

Date of Photography: 2014



Project 16-Z-04
16-DU-02

Civic Address/Subdivision

NW & NE 21-17-20-W2M
surface parcels 109553801 & 111601695



Scale 1:2000



 Dated at Regina in the
 Province of Saskatchewan
 This 23rd day of July 2015.

 Gay Craig, S.L.S.

Guy Craig, S.L.S.
Saskatchewan Land Surveyors

Western Development Corp.

City of Regina this _____ day of _____, 20____

Said

A.1.1 - Phase 1 Concept Plan - Land Use Plan



Appendix B

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>I support this proposal</i>	2	▪ There is a need for more shopping in the area.
<i>Accept if one or two features were different</i>	2	▪ Traffic along Dewdney Avenue is already too heavy.
<i>Accept if many features were different</i>	0	
<i>Completely opposed</i>	3	▪ Traffic along Dewdney Avenue is already too heavy.

1. Issue: Traffic along Dewdney Avenue is already too heavy

Administration's Response: A Traffic Impact Assessment was completed for the entire Westerra Neighbourhood Plan and included the project impact that development in Westerra would have on traffic volumes and capacity on Dewdney Avenue. The traffic analysis at the time revealed that Dewdney Avenue would have long-term capacity to accommodate traffic that would be generated by the Westerra development.

Dewdney Avenue is an arterial road and currently heavy truck traffic is restricted on it at this location.

May 11, 2016

To: Members,
Regina Planning Commission

Re: Contract Zone Application (15-CZ-04) Former Weston Bakery Building - Mixed-Use
Market (1377 Hamilton Street) and Off-Site Caveated Parking Lot (1350 Hamilton Street)

RECOMMENDATION

1. That the application to amend The Regina Zoning Bylaw No. 9250 to rezone 1377 Hamilton Street, being Lots 11-20, Block 182, Plan Old 33, and 1350 Hamilton Street, being Lots 28-30 and 41, Block 181, Plan Old 33, from IA and IA1 to C – Contract Zone be approved and that the contract zone agreement between the City of Regina and the owners of the subject properties be executed.
2. That further to Recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a. That the property at 1377 Hamilton Street be designated as a Municipal Heritage Property prior to the issuance of a building permit.
 - b. That the property at 1377 Hamilton Street be used as a market with a mix of uses including retail, a licensed restaurant/night club, art gallery and a brewery/distillery on the main floor as well as a mix of office and residential uses on the second and third floors, and that the office use be restricted to 450 square meters.
 - c. That the property at 1350 Hamilton Street be designated as Off-Site Caveated Parking to provide parking at 1377 Hamilton Street.
 - d. The development shall conform to the attached plans prepared by Alton Tangedal Architect Ltd. and dated April 11, 2016 (Appendix A-3).
 - e. Signage on the subject property shall comply with the development standards for Special Zones pursuant to Table 16.1 of The Regina Zoning Bylaw No. 9250.
 - f. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to the applicable provisions of The Regina Zoning Bylaw No. 9250.
 - g. The agreement shall be registered in the City of Regina's interest at the applicant's cost pursuant to *Section 69 of The Planning and Development Act, 2007*.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.

4. That this report be forwarded to the May 30, 2016 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

CONCLUSION

The applicant proposes to rehabilitate the Weston Bakery Building located at 1377 Hamilton Street as a market with a mix of uses including retail, a licensed restaurant/night club, art gallery and a brewery/distillery on the main floor as well as a mix of office and residential uses on the second and third floors. The applicant also proposes to dedicate the vacant property at 1350 Hamilton as off-site caveated parking. The application for Municipal Heritage Property designation of the Weston Bakery Building is being considered concurrent with this application.

The proposal is consistent with the purpose and intent of contract zoning as it will accommodate a unique redevelopment opportunity and facilitate the rehabilitation of a heritage building. The applicant has indicated their plans for rehabilitation of the building, as described in the report. The contract zone will also include some flexibility for uses that are contemplated in the current IA – Light Industrial zone.

The proposal is consistent with the policies contained in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, the Administration recommends approval.

BACKGROUND

The application for Municipal Heritage Property designation of the Weston Bakery Building is being considered by the Regina Planning Commission (RPC) concurrent with this application. The Municipal Heritage Advisory Committee considered the application on April 11, 2016 and resolved that the application for designation be recommended by RPC for approval by City Council.

An application has been received for contract zoning to accommodate a redevelopment opportunity which supports the rehabilitation of the Weston Bakery Building at 1377 Hamilton Street. As this is a developed site with minimal parking, the applicant proposes to dedicate the vacant property at 1350 Hamilton as off-site caveated parking.

While the parking requirements of The Regina Zoning Bylaw No. 9250 cannot be met for this property, a parking relaxation can be authorized for a designated Municipal Heritage Property under subsection 14B.1.5 of the Parking Regulations in the Zoning Bylaw. Therefore, Municipal Heritage Property designation will be a condition of the contract zone.

The application is being considered pursuant to The Regina Zoning Bylaw No. 9250, the OCP and *The Planning and Development Act, 2007*.

DISCUSSION

The applicant proposes to rehabilitate the Weston Bakery Building located at 1377 Hamilton Street in Regina's Warehouse District. The main floor would consist of a market with a mix of uses including retail for market vendors, a licensed restaurant/night club, art gallery, and a brewery/distillery. The second and third floors are proposed for a mix of office and residential uses with the office component restricted to 450 square meters. In addition, the applicant is

proposing to develop an off-site caveated parking lot at 1350 Hamilton Street, which would support the proposed redevelopment of the Weston Bakery Building.

The proposed development is consistent with the purpose and intent of contract zoning in that it:

- Conforms with the general intent of the OCP.
- Represents a unique and positive redevelopment opportunity.
- Is compatible with existing adjacent development and contributes beneficially to the adjacent public realm.
- Does not conform to existing zoning requirements (i.e. use of land and parking requirements).
- Requires special regulatory control to ensure the heritage value of the property is protected and to establish minimum standards of care for a designated heritage property.

The contract zone will include a condition that the Weston Bakery Building be designated as a Municipal Heritage Property prior to the issuance of a building permit. The concurrent application for designation of the Weston Bakery Building is being considered based on its historic contribution to the Warehouse District. The building is of value for its design in the Spanish Colonial Revival style and was used as a bakery for approximately 85 years.

The contract zone will also include a condition that the use of the Weston Bakery Building as “Office, General” be limited to 450 square metres on the main and second floors. The office size is restricted in order to mitigate the impact of parking demand on the property.

A parking relaxation is authorized under subsection 14B.1.5 of the Parking Regulations contained within The Regina Zoning Bylaw No. 9250, which states that the redevelopment of a designated Municipal Heritage Property shall not be required to provide parking and loading facilities.

The Administration estimates that a total of approximately 110 parking stalls plus 11 accessible stalls would be required for the proposed redevelopment under the current provisions of The Regina Zoning Bylaw No. 9250. The 110 parking stalls consists of approximately 102 stalls assuming the entire first floor is a combination of retail and restaurant use, plus approximately eight stalls for a combination of residential and office on the second and third floors. The proposal accommodates 30 off-site caveated parking stalls, five required on-site parking stalls, and two on-site parking stalls for persons with disabilities. Therefore, the proposed parking meets about a third of the parking requirements.

The Warehouse District Neighbourhood Plan, which is Part B.13 of the OCP, supports opportunities to reduce parking requirements in order to facilitate the adaptive re-use of older buildings in the Warehouse District. Off-site parking is limited partially due to many properties being developed prior to 1930, which was before the widespread use of the automobile. In addition, no parking requirements were established for the property at the time of its construction in 1929. The Weston Bakery Building would be considered legally non-conforming with respect to the amount of parking provided on site. Notably, in the WH – Warehouse Zone to the south the off-site parking requirements for retail use are significantly lower. Under this zone, the subject property would only to provide 30 stalls for retail use. Therefore, in order not to stifle the rehabilitation of an older building, associated off-site parking requirements should be reduced.

Surrounding land uses include other light industrial uses such as retail and repair uses. The proposal is similar to the current uses south along the 1400 block of Hamilton Street to Dewdney Avenue which creates a natural progression and connection to Dewdney Avenue.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject properties currently receive a full range of municipal services including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

This proposal contributes positively to the renewal of older commercial and industrial properties originally used for warehousing. The proposed development complements the emerging theme of the Warehouse Neighbourhood by contributing to the arts, entertainment and hospitality industry. In addition, the proposal will facilitate the retention and rehabilitation of a historically significant building in the Warehouse District.

The proposal is consistent with the policies contained within Part A of the OCP with respect to:

Growth Plan

- Goal 3 (2.9) Direct at least 10,000 new residents to the city centre, which will accommodate the city's highest population and employment densities.

Land Use and Built Environment

- Support urban centres and corridors as locations for pedestrian and transit-oriented mixed-use development and as hubs for community interaction and identity.
- Require medium office and major office to locate inside the downtown except for the conversion of designated heritage buildings or the development of new medium office buildings in the Warehouse District, located within the Downtown/Central City Office Area.
- Consider impacts of alterations, development, and/or public realm improvements on or adjacent to a historic place to ensure heritage value is conserved.

Housing

- Support the conversion of non-residential and heritage buildings to new residential uses where appropriate.

Culture

- Build partnerships and work collaboratively with community groups, other levels of government, and the private and voluntary sectors to encourage cultural development opportunities and conserve historic places.

- Consider cultural development, cultural resources and the impact on historic places in all areas of municipal planning and decision-making.
- Encourage owners to protect historic places through good stewardship and voluntarily designating their property.

Economic Development

- Encourage innovative options to support and incubate new entrepreneurs and commercial ventures.
- Consider the inclusion of live/work spaces, studio space and cultural facilities in new and renovated developments as a community amenity.

The proposal is consistent with the goals, objectives and policies contained within Part B.13 of the OCP, which is the Warehouse District Neighbourhood Plan.

Built Environment – General

- A use proposed for an existing building should be compatible with the building's structure such that only minimal alterations are required to the building's exterior. The removal or alteration of any historical materials or features should be avoided whenever possible.

Built Environment - Rehabilitation

- Exterior design alterations to existing buildings should be consistent with the building's original architecture and period of construction.
- Distinctive stylistic features and examples of skilled craftsmanship should be preserved and treated sensitively. Where repair or replacement of such features is required, materials and design should match the original as much as possible.
- Cleaning of building exteriors should be undertaken to minimize damage to surfaces and architectural features.
- Rehabilitation of existing properties having minimal or limited historic architectural qualities should be undertaken in a manner which relates to and respects the design elements of neighbouring properties of greater significance and the general historic streetscape.

Built Environment – Signs and Awnings

- Signs should be designed to complement the building to which they will be attached with regard to the size, typeface, graphics and materials used for the sign.
- No sign should be of a size or situated in such a manner as to conceal any significant architectural features of a building.
- Indirect lighting or neon tube lighting are preferred to back-lit fluorescent sign illumination.

Other Implications

None with respect to this report.

Accessibility Implications

The Regina Zoning Bylaw No. 9250 requires two per cent of the required parking stalls (gross parking calculation) or one parking stall be provided for persons with disabilities. The proposed

development provides two parking stalls for persons with disabilities which meets the minimum requirement.

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on	January 12, 2016
Letter sent to immediate property owners	January 8, 2016
Public Open House held	N/A
Number of public comments sheets received	6

The application was circulated to the Regina's Warehouse Business Improvement District and Heritage Regina who responded that they support the proposal.


There were six public comments received on this application. Five expressed full support for the proposal and one expressed support with concerns about parking and traffic. A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B.

The applicant and other interested parties will receive written notification of City Council's decision.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to *Part V of The Planning and Development Act, 2007*.

Respectfully submitted,



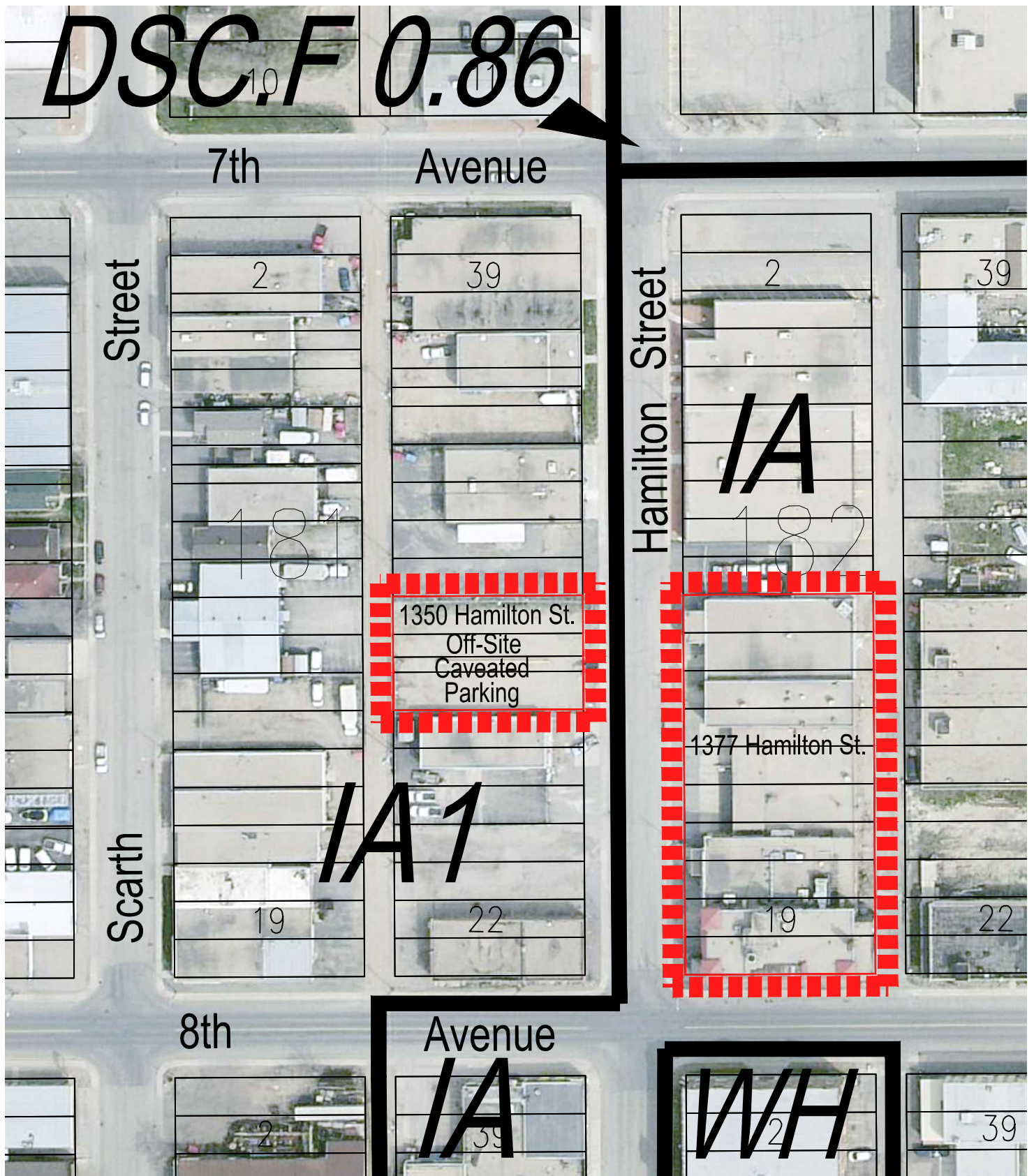
Louise Folk, Director
Development Services Department

Respectfully submitted,



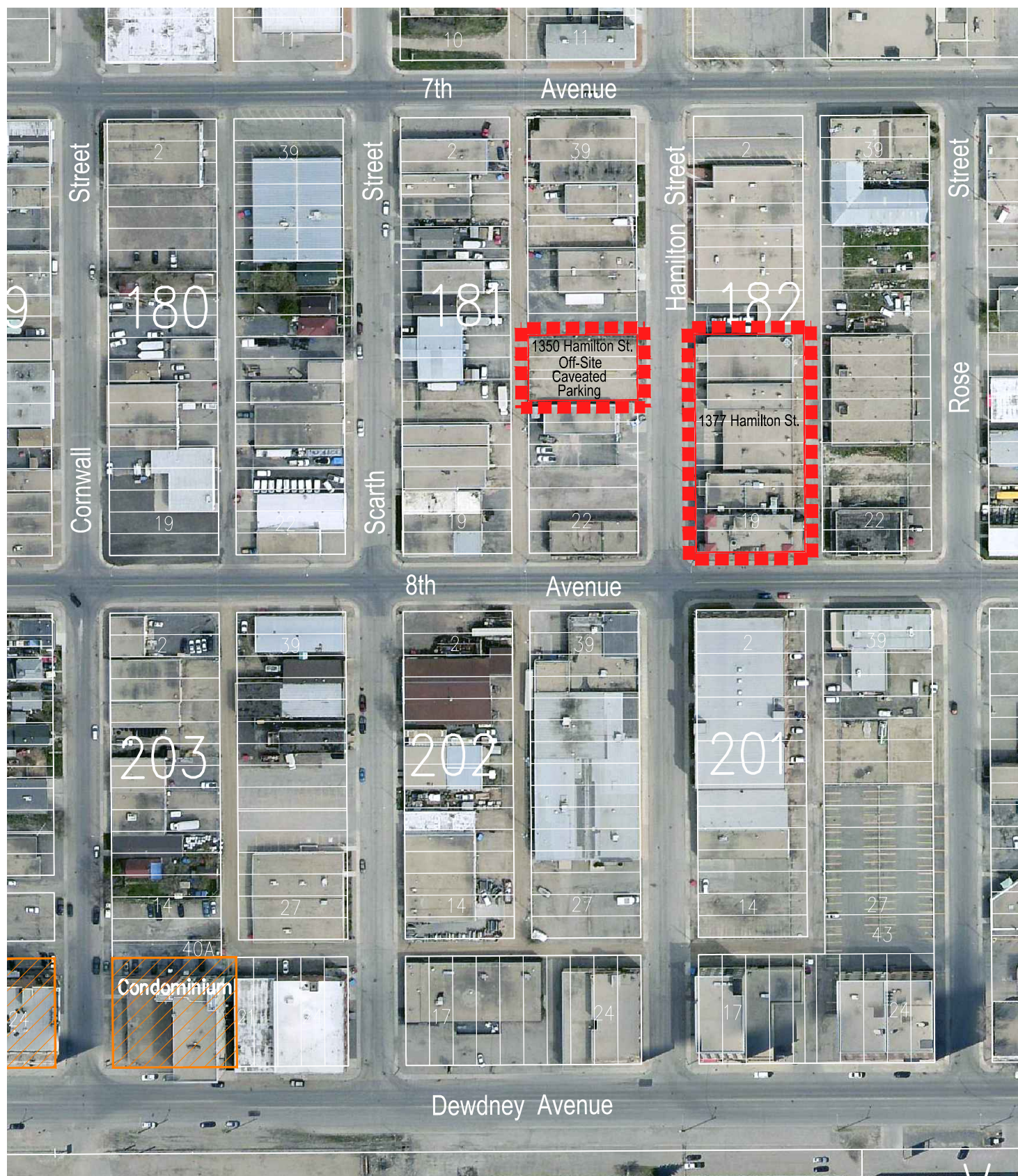
Diana Hawryluk, Executive Director
City Planning & Development

Report prepared by:
Liberty Brears, Policy Analyst



Subject Property





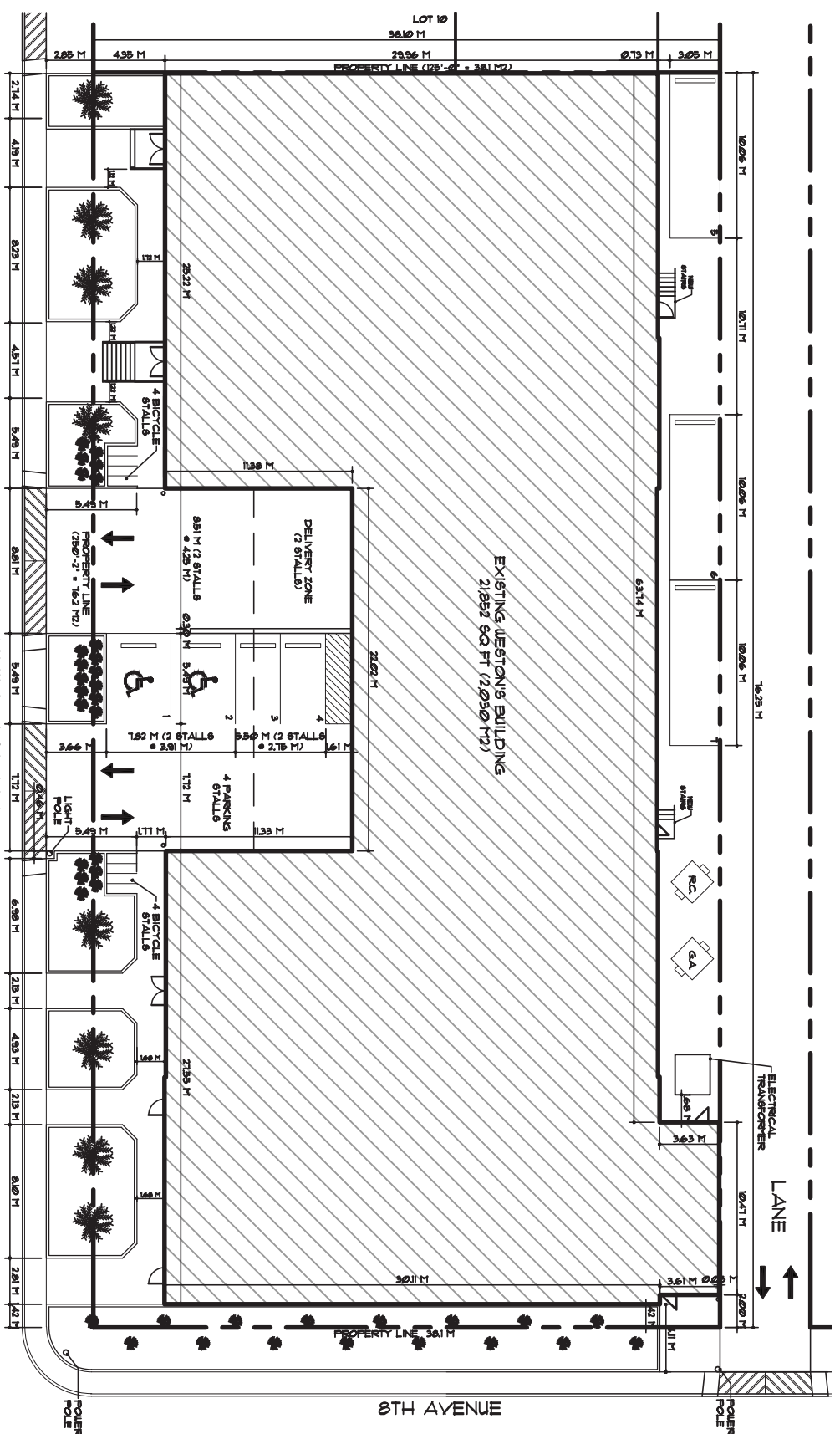
Subject Property

Date of Photography: 2012



Project 15-CZ-04

Civic Address/Subdivision 1377 Hamilton Street and 1350 Hamilton Street



LEGAL DESCRIPTION
LOT 11 TO 20, BLK 182,
BLVD AND D333

TYPICAL PARKING STALL DIMENSIONS	
TYPICAL STALL	9'-0" x 18'-0" (2,160 sq. ft.)
H/C STALL	12'-0" x 18'-0" (3,960 sq. ft.)
REAR STALL	10'-0" x 33'-0" (3,300 sq. ft.)

SITE DATA
SITE AREA 2905.00 SQ. M. (31270 SQ. FT.)

HEIGHT	MAXIMUM 15m	14.60 M
PARKING STALLS	MAN - MARKET - 1 STALL PER 20000 sq. ft. - 30 STALLS	THERE ARE 7 STALLS ON SITE AND 30 STALLS ON OTHER

Alto
Am

EXISTING WESTON'S BUILDING
21,852 SQ FT (2,030 M²)

PROJECT
WESTON'S BAKERY RE-DEVELOPMENT
1377 HAMILTON ST., REGINA, SK



ITEM	QTY	SYMBOL	NAME	PLANT LIST	PLANTED SIZE / REMARKS
A	8		SMALL TREES		
B	39		SHRUBS		

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CITA LANDSCAPE STANDARD. LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES.

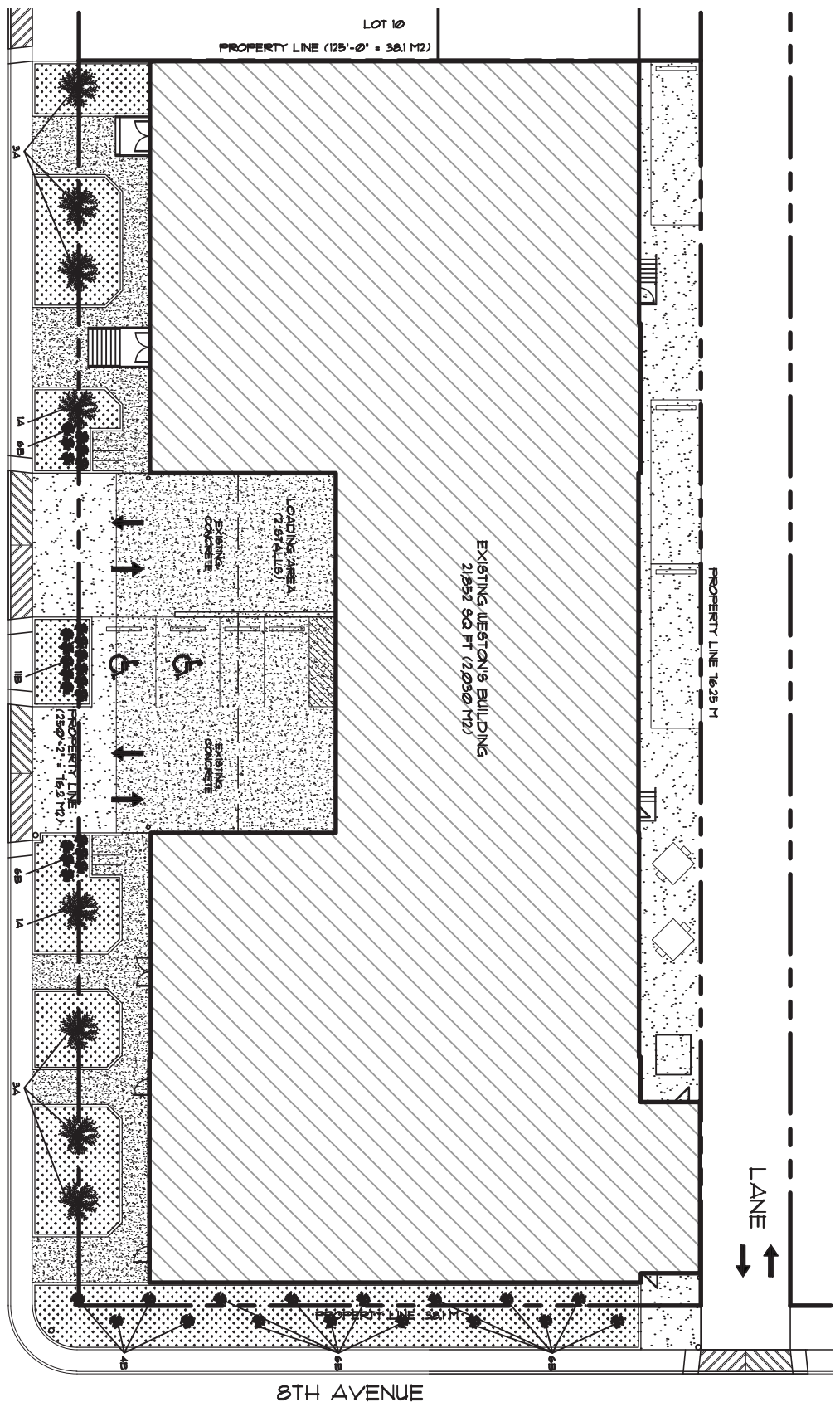
REVISIONS: OBTAIN WRITTEN APPROVAL FROM ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR READERS TO SUBSTITUTE.



A02
1/32" = 1' 0"

LANDSCAPE PLAN

HAMILTON STREET



LANDSCAPE LEGEND	ICON	QTY	DESCRIPTION
NEW ASPHALT PAVING			
CONCRETE			
LANDSCAPE ROCKS			
A		8	SMALL TREE
B		39	SHRUBS

BUILDING AREA = 21,852.12 (2,030.12)	SMALL TREES (1/4000) = 8 TREES
CONCRETE AREA = 4,351.14 (12,443.39)	SHRUBS (1/2000) = 16 SHRUBS
LANDSCAPE AREA = 3,592.14 (12,333.18)	SHRUBS PROVIDED = 39 SHRUBS
TOTAL SITE AREA = 31,795.40 (2,509.18)	
TOTAL LANDSCAPE AREA REQUIRED (75%) = 31,795.40 (2,509.18) x 0.75 = 15,635.12 (1,526.62)	
LANDSCAPE AREA PROVIDED = 3,592.14 (12,333.18)	
TOTAL TREES REQUIRED (1/4000) = 8 TREES	
TOTAL SHRUBS REQUIRED (1/2000) = 16 SHRUBS	
SHRUBS PROVIDED = 39 SHRUBS	
ON RIGHT OF WAY, 1 TREE PER 10M AND 1 SHRUB PER 20M	

Alton Tangedal Architect Ltd.
100-1170 8th Avenue, Regina, SK. S4R 1C9
Tel 306-789-0743 Fax 306-789-0876
Email: atal@asasktel.net
Website: www.altontangedalarchitect.com

PROJECT
WESTON'S BAKERY RE-DEVELOPMENT
1371 HAMILTON ST., REGINA, SK

DRAWING
LANDSCAPE PLAN

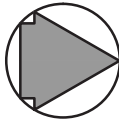
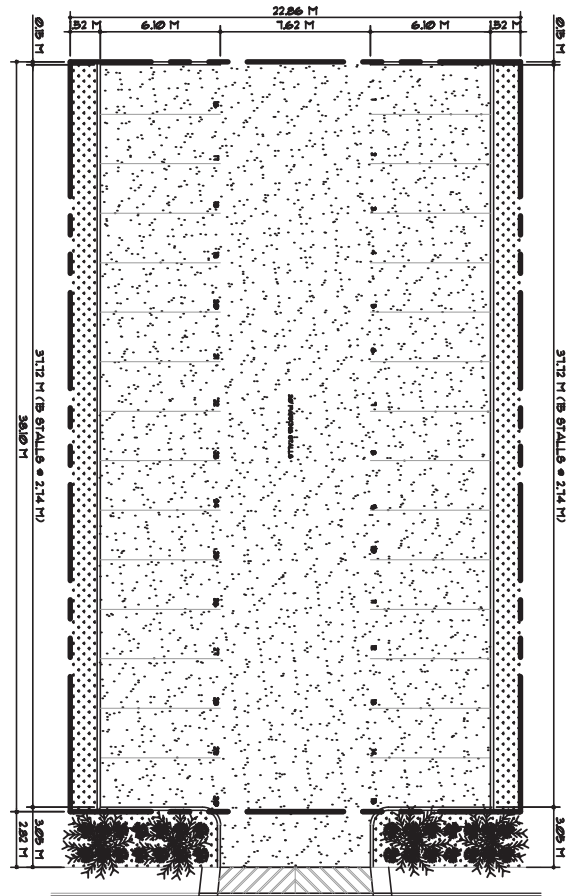
DESIGN
DRAWN
DATE
PROJECT

- A.C.T.
- F.L. / C.P.
- 25 FEB 2016
- 15139

SHEET
REVISION

A-02

2



1
A03
1/32" = 1' 0"

OFF SITE PARKING SITE/LANDSCAPE PLAN

LOT AREA	MAX. OR MIN. REQ'D (M)	ACTUAL - ON SITE
FRONT YARD SETBACK	MINIMUM 1.5m	8.65m (2' 9.59' EQ. FT.)
SIDE YARD SETBACK	MINIMUM 6.10m	8.07m
REAR YARD SETBACKS	MINIMUM 3.05m	15.1m
8ITE COVERAGE	MAXIMUM 30%	0%
PARKING STALLS	NONE REQUIRED	26 PROVIDED
DISABLED STALLS	3% OF REQ'D STALLS = 1	1 PROVIDED
LOT FRONTAGE	MINIMUM 15m	38.10 m

TYPICAL PARKING STALL DIMENSIONS
TYPICAL STALL

8.65 EQ. FT. (3.599 EQ. FT.)

ICON COUNT DESCRIPTION
A # 4 STALL TREE
B # 28 SHRUBS

LANDSCAPE LEGEND
NEW ASPHALT PAVING
CONCRETE
LANDSCAPE ROCKS

KEY	QTY	BRONAL WIRE	COTTON WIRE	PLANT LIST	PLANTED SIZE / REMARK
A	4	STALL TREES			
B	28	SHRUBS			

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CITA LANDSCAPE STANDARD. AFTER EDITION CONTAINER SIZES SPECIFIED AS PER CITA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SUBSTITUTIONS, CANNOT BE MADE WITHOUT APPROVAL FROM ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO DAYS PRIOR TO DELIVERY FOR REQUIRED TO SUBSTITUTE.

BUILDING AREA = N/A
ASPHALT AREA = 8.30M² (773.09M²)
CONCRETE AREA = 13.73M² (146.74M²)
LANDSCAPE AREA = 13.73M² (146.74M²)
TOTAL SITE AREA = 35.76M² (370.57M²)

TOTAL LANDSCAPE AREA REQUIRED (75%) = 35.76M² (370.57M²) x 0.75 = 46.17M² (493.94M²)
LANDSCAPE AREA PROVIDED = 13.73M² (146.74M²)

TOTAL TREES REQUIRED (1/40M²) = 4 TREES
TREES PROVIDED = 4 TREES
TOTAL SHRUBS REQUIRED (1/20M²) = 8 SHRUBS
SHRUBS PROVIDED = 28 SHRUBS
ON RIGHT OF WAY, 1 TREE PER 10M AND 1 SHRUB PER 20M

Alton Tangedal Architect Ltd.
100-1170 8th Avenue, Regina, SK. S4R 1C9
Tel 306-789-0743 Fax 306-789-0876
Email: atal@asasktel.net
Website: www.altontangedalarchitect.com

PROJECT
WESTON'S BAKERY RE-DEVELOPMENT
1350 HAMILTON ST., REGINA, SK

DRAWING
OFF SITE PARKING SITE AND LANDSCAPE
PLAN AND DATA

DESIGN • A.C.T.
DRAWN • C.P.
DATE • 23 FEB 2016
PROJECT • 15139

SHEET
A-0.3
REVISION
1

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	0	
<i>Accept if many features were different</i>	0	
<i>Accept if one or more features were difference</i>	1	<ul style="list-style-type: none"> • Parking impact on surrounding businesses
<i>I support this proposal</i>	5	<ul style="list-style-type: none"> • Good reuse of old building

1. Issue: Parking

Administration's Response: The Regina Zoning Bylaw No. 9250 regulates parking standards for uses within the City. A parking relaxation is authorized under subsection 14B.1.5 of the Parking Regulations contained within The Regina Zoning Bylaw No. 9250, which states that the redevelopment of a designated Municipal Heritage Property shall not be required to provide parking and loading facilities.

May 11, 2016

To: Members,
Regina Planning Commission

Re: Heritage Designation Application (16-H-04)
Weston Bakery Building - 1377 Hamilton Street

**RECOMMENDATION OF THE MUNICIPAL HERITAGE ADVISORY COMMITTEE
- APRIL 11, 2016**

1. That the application to designate the Weston Bakery Building located at 1377 Hamilton Street and including the lands legally described as Lots 11–20, Block 182, Plan No. Old 33, as Municipal Heritage Property be approved.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. Designate the subject property as Municipal Heritage Property.
 - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
 - c. Provide that any subsequent alterations to the property be consistent with the “Standards and Guidelines for the Conservation of Historic Places in Canada.”
3. That Schedule A of the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* (commonly known as the Heritage Holding Bylaw) be amended to remove the property listed as Item 8.18 (Weston Bakery Building) upon designation.
4. That this report be forwarded to the May 30, 2016 City Council meeting for approval, to allow sufficient time for the service of the required notice of intention to pass the necessary bylaw and for advertising of the required public notice for the respective bylaw.

MUNICIPAL HERITAGE ADVISORY COMMITTEE – APRIL 11, 2016

The Committee adopted a resolution to concur in the recommendation contained in the report.

Councillor John Findura (non-voting), Joseph Ralko (Chairperson), Ken Lozinsky and Ray Plosker were present during consideration of this report by the Municipal Heritage Advisory Committee.

The Municipal Heritage Advisory Committee, at its meeting held on April 11, 2016, considered the following report from the Administration:

RECOMMENDATION

1. That the application to designate the Weston Bakery Building located at 1377 Hamilton Street and including the lands legally described as Lots 11–20, Block 182, Plan No. Old 33, as Municipal Heritage Property be approved.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. Designate the subject property as Municipal Heritage Property.
 - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
 - c. Provide that any subsequent alterations to the property be consistent with the “Standards and Guidelines for the Conservation of Historic Places in Canada.”
3. That Schedule A of the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* (commonly known as the Heritage Holding Bylaw) be amended to remove the property listed as Item 8.18 (Weston Bakery Building) upon designation.
4. That this report be forwarded to the May 11, 2016 Regina Planning Commission meeting for a recommendation and to the May 30, 2016 City Council meeting for approval, to allow sufficient time for the service of the required notice of intention to pass the necessary bylaw and for advertising of the required public notice for the respective bylaw.

CONCLUSION

The Administration has determined that the Weston Bakery Building, built in 1929, is of heritage value as a Municipal Heritage Property. The building is of high architectural and historical value for its:

- Spanish Colonial Revival architectural style.
- Association with the local architecture firm of Van Egmond and Storey.
- Association with the Montreal architect Sydney Comber.
- Association with Weston Foods which became a pioneer and leader in the Canadian baking market.

The designation of the Weston Bakery Building as a Municipal Heritage Property is consistent with the heritage policy objectives of *Design Regina: The Official Community Plan Bylaw No. 2013-48* (Official Community Plan).

Accordingly, the Administration recommends approval.

BACKGROUND

The Administration has received an application to designate the Weston Bakery Building at 1377 Hamilton Street as a Municipal Heritage Property. The subject property is listed under Schedule “A” to the Heritage Holding Bylaw.

Applications for designation as Municipal Heritage Property are considered in accordance with Section 11 of *The Heritage Property Act*.

The owner intends to submit a corresponding application under the Heritage Building Rehabilitation Program, which would be considered separately by the Finance and Administration Committee and City Council.

DISCUSSION

Municipal Heritage Designation Application

The owner of the Weston Bakery Building located at 1377 Hamilton Street proposes to designate the property as a Municipal Heritage Property. The Weston Bakery Building is listed as Item 8.18 on Schedule A to the Heritage Holding Bylaw. The Heritage Holding Bylaw was adopted by City Council on September 11, 1989, pursuant to the requirements of Section 28 of *The Heritage Property Act*. The Heritage Holding Bylaw contains a list of buildings (Schedule A) that have been identified as having heritage value and that City Council may wish to designate as Municipal Heritage Properties. In the process of designating a property, City Council approval is also required to remove the subject property listed from the Heritage Holding Bylaw.

The subject property is identified in Appendix A-1 and A-2 of this report. In addition, photographs of the building is provided in Appendix A-3.1.

When an application for Municipal Heritage Designation is received, the Administration assesses the heritage value of the property and prepares the necessary decision items for the Regina Planning Commission and City Council. Typically, key activities undertaken include:

- Prepare a Statement of Significance on the heritage value of the property.
- Score the heritage value of the property using evaluation criteria.
- Advise stakeholders of the application.

Statement of Significance

A Statement of Significance documents the reasons why a property has heritage value and what elements must be retained in order to protect the heritage value of the property. The Statement of Significance guides how the City of Regina will apply the “Standards and Guidelines for the Conservation of Historic Places in Canada”.

The Statement of Significance must form part of a Conservation Plan, which is a requirement of an application under the Heritage Building Rehabilitation Program. The Statement of Significance for this property is attached to this report in Appendix A-4.

The Weston Bakery Building was built in 1929 and is a two-and-three-storey, red-coloured brick warehouse building at the corner of Hamilton Street and 8th Avenue. The building is distinguished by its architectural detailing and red tile roof. It is of aesthetic value as an excellent example of the Spanish Colonial Revival Style. It is also of value for its association with the well-known local architecture firm of Van Egmond and Storey and with the Montreal architect Sydney Comber. Comber was the leading Canadian authority on the design of industrial bakeries and dairy production facilities. His reputation led to commissions for this building type in locations across the country. Van Egmond and Storey worked as associate architects to Sydney Comber in the design of the building.

The building is of historic value for its association with Weston Foods which became a pioneer and leader in the Canadian baking market. The building was built for the production of baked goods and was in continual use as a bakery until it closed in 2012.

Heritage Evaluation

The Administration has undertaken an evaluation of the property using criteria to identify the architectural and historic value of the subject property. The Administration's evaluation is attached to this report in Appendix A-5. The property is of moderately high architectural and historic value and for viability due to its context in the history of Regina's Warehouse District. The Weston Bakery Building has a total evaluation score of 97 out of 100.

RECOMMENDATION IMPLICATIONS

Financial Implications

The property owner intends to apply for tax exemption under the Heritage Building Rehabilitation Program. The financial implications of the application will be addressed in a report to the Finance and Administration Committee.

Environmental Implications

Further, conservation of the building contributes to the City's broader policy objective under the Official Community Plan of promoting environmentally sustainable development.

Policy and/or Strategic Implications

One of the goals in the Official Community Plan is to support cultural development and cultural heritage including the protection, conservation, and maintenance of historic places. The Official Community Plan also establishes the City's role in this goal area to encourage property owners to voluntarily designate properties through the availability of incentive programs. In 2014, the Heritage Building Rehabilitation Program was updated to provide up to ten years of property tax exemption for approved conservation work. Since the update, three applications have been approved under the new Program by City Council.

This approach is consistent with the following policies within the Official Community Plan:

- Build partnerships and work collaboratively with community groups, other levels of government and the private and voluntary sector to encourage cultural development opportunities and conserve historic places.
- Encourage owners to protect historic places through good stewardship and voluntary designation.
- Leverage and expand funding, financial incentive programs and other means of support to advance the conservation of historic places.

Heritage designation of the subject property, as well as its conservation, will enhance the building's long-term economic viability and protect its character-defining elements. Designation will also ensure the building's continued contribution to the historical and architectural character of the Regina's Warehouse District.

Other Implications

According to *The Heritage Property Act*, City Council's decision to designate a property as a Municipal Heritage Property should be based on an assessment of its heritage value. *The Heritage Property Act* does not require an assessment of the property's financial viability or the owner's plan to undertake work on a property.

If City Council wishes to proceed with designation and consider the matter at a subsequent meeting, the owners would have an opportunity to object to the proposed designation according to the process outlined in *The Heritage Property Act*.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

The Administration provided information on this application to the Regina Warehouse Business Improvement District (RWBID) and heritage advocacy groups including Heritage Regina and the Architectural Heritage Society of Saskatchewan for comment.

Heritage Regina and the RWBID indicated that they support the application. Comments have not been received from the Architectural Heritage Society of Saskatchewan.

The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving written notification of City Council's decision.

In accordance with *The Heritage Property Act*, notice of City Council's intention to consider a designation bylaw will be:

- Served on the registrar and the property owner.
- Published in a least one issue of the Leader-Post.
- Registered in the Saskatchewan Land Registry against the title(s) for the parcel of land.

DELEGATED AUTHORITY

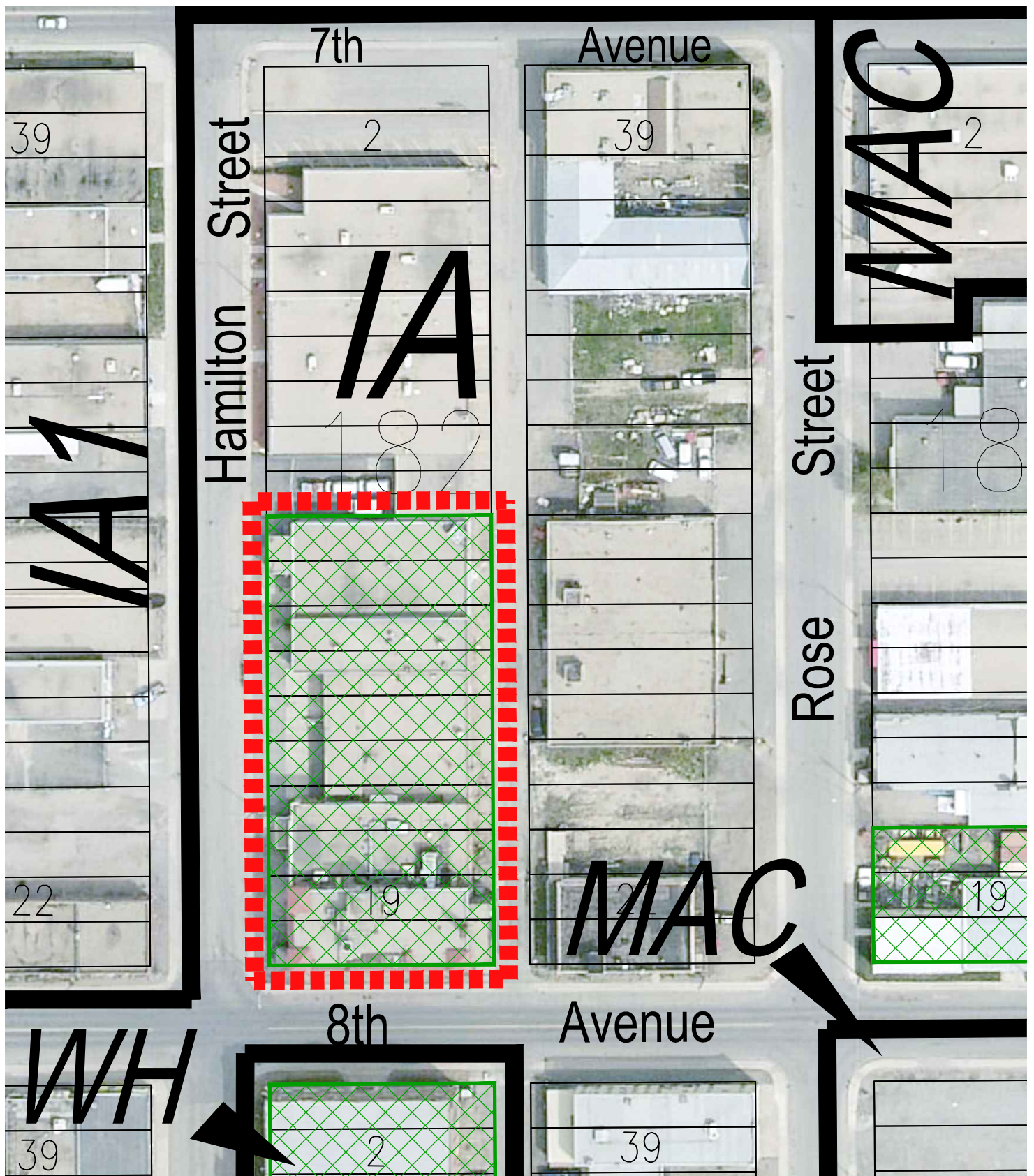
City Council's approval is required, pursuant to Section 11 of *The Heritage Property Act*.


Respectfully submitted,

MUNICIPAL HERITAGE ADVISORY COMMITTEE

A handwritten signature in black ink, appearing to read 'Ashley Thompson', followed by a horizontal line.

Ashley Thompson, Secretary



 Subject Property

 Heritage Holding Bylaw listed





Date of Photography: 2014

 Subject Property

 Heritage Holding Bylaw listed





Geo Weston Bakery (ca. 1940)



Weston Bakery (1944)

Project <u>16-H-04</u>	Planning Department Civic Address/Subdivision _____	1377 Hamilton Street Weston Bakery Building
------------------------	---	--

Statement of Significance Weston Bakery Building

Description of Historic Place

The Weston Bakery, located at 1377 Hamilton Street, is a three-storey red brick building that is a blend of Spanish Colonial Revival and Italianate influenced styles located at the corner of Hamilton and 8th Avenue in Regina, Saskatchewan. The building is distinguished by its architectural detailing and red tile roof.



Heritage Value

Built in 1929, the aesthetic value of the building resides in its Spanish Colonial Revival style. This type of architecture was popular throughout North America from the 1910s to the 1940s. The Weston Bakery Building exhibits many of the stylistic influences that are often rich with detail, such as the red tile roof, Tyndall stone accents, and rounded-arch window openings. In addition, the building features symmetrically designed façades with corresponding towers at each of the corners.

There is heritage value in the architectural style of the building associated with the mass production and distribution of baked goods. The brick building has a 45' frontage along Hamilton Street with a garage stretching 100' on the north side of the building.

There is value in the building's association with Montreal architect Sydney Comber (1887 – 1961). Comber opened his own office in late 1911 and quickly became the leading Canadian authority on the design of industrial bakeries and dairy production facilities. His reputation lead to commissions for this building type in locations across the

country and no other Canadian architect was as prolific at devising contemporary architectural forms to accommodate industrial uses.

There is value in the building's association with local Regina architects Van Egmond and Storey. This architectural firm worked as associate architects to Sydney Comber in the design of the building. The building was constructed by Bird, Woodall and Simpson.

There is also value in the building's association with Weston Foods which became a pioneer and leader in the Canadian baking market. George Weston's bakeries became a multinational food processing and distribution center and a world conglomerate. Weston Foods has become one of Canada's most successful companies.

There is value in the connection of the building to the production of baked goods and the historical value of the property also resides in its construction during one of Regina's boom periods. Built in 1929 it was in continual use as a bakery until it closed in 2012.

Character-Defining Elements

The heritage value of the Weston Bakery lies in such character-defining elements as:

- The free-standing, three-and -two-storey building and rectangular massing.
- The short set-back from the street.
- Those elements that are reflective of the Spanish Colonial Revival and Italianate style of architecture including the location and height of the towers located at each corner of the building.
- The alternation of semicircular and rectangular windows and the symmetrical pattern of fenestration.
- The Tyndall stone accents including such as keystones, sills and the belt course dividing the first and second storey help accentuate the buildings scale and massing.
- The red tile roof, cornice and bracketing details which highlights the distinction between the varying roof heights.
- Those elements which reflect the function of the building to the production of baked goods as reflected in the ghost signs still evident on the exterior faces of the building.
- The connection of the building with George Weston Inc. and the companies distribution of fresh baked goods across Canada
- The association with architects Sydney Comber of Montreal and local architects Van Egmond and Storey.

Weston Bakery Building

Evaluation Form

HERITAGE ASSESSMENT		A	B	C	D	Total
Architecture (Maximum 30)						
	Style	16	8	4	0	
	Construction/Materials	8	4	2	0	
	Age	12	6	3	0	
	Architect/Builder	8	4	2	0	
	Exterior Details	4	2	1	0	
	Interior Details	6	3	1	0	
	Massing/Plan	4	2	1	0	
History (Maximum 30)						
	Persons	20	10	5	0	
	Events/Chronology	20	10	5	0	
	Context	25	12	6	0	
Total						60
VIABILITY ASSESSMENT		A	B	C	D	Total
Environment (Maximum 10)						
	Continuity/Setting	8	4	2	0	
	Landscape Quality	4	2	1	0	
	Landmark/Symbolism	10	5	2	0	
Usability (Maximum 15)						
	Zoning / Land Use / Compatibility	8	4	2	0	
	Adaptability	10	5	2	0	
	Servicing / Utilities	8	4	2	0	
	Recycling Costs	10	5	2	0	
Integrity & Present Condition (Maximum 15)						
	Site Originality	8	4	2	0	
	Alterations	8	4	2	0	
	Exterior Condition	5	2	1	0	
	Interior Condition	5	2	1	0	
	Ground Condition	5	2	1	0	
Total						37
GRAND TOTAL						97

May 11, 2016

To: Members,
Regina Planning Commission

Re: Heritage Designation Application (16-H-01)
Old Number One Fire Hall - 1654 11th Avenue

**RECOMMENDATION OF THE MUNICIPAL HERITAGE ADVISORY COMMITTEE
- APRIL 11, 2016**

1. That the Old Number One Fire Hall located at 1654 11th Avenue and including the lands described as that portion of Lot A, Block 289, Plan No. 90R36844 commencing at the most south-westerly corner and proceeding northerly 30.48m in perpendicular width throughout, then easterly 53.34m in perpendicular width throughout, then southerly 30.48m in perpendicular width throughout, thence westerly 53.34m to the point of commencement, be designated as Municipal Heritage Property be approved.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. Designate the subject property as Municipal Heritage Property.
 - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
 - c. Provide that any subsequent alterations to the property be consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."
 - d. Repeal *Bylaw No. 7297, A Bylaw to Designate Number One Fire Hall as Being of Architectural and Historical Value*.
3. That this report be forwarded to the May 30, 2016 City Council meeting for approval, to allow sufficient time for the service of the required notice of intention to pass the necessary bylaw and for advertising of the required public notice for the respective bylaw.

MUNICIPAL HERITAGE ADVISORY COMMITTEE – APRIL 11, 2016

The Committee adopted a resolution to concur in the recommendation contained in the report.

Councillor John Findura (non-voting), Joseph Ralko (Chairperson), Ken Lozinsky and Ray Plosker were present during consideration of this report by the Municipal Heritage Advisory Committee.

The Municipal Heritage Advisory Committee, at its meeting held on April 11, 2016, considered the following report from the Administration:

RECOMMENDATION

1. That the Old Number One Fire Hall located at 1654 11th Avenue and including the lands described as that portion of Lot A, Block 289, Plan No. 90R36844 commencing at the most south-westerly corner and proceeding northerly 30.48m in perpendicular width throughout, then easterly 53.34m in perpendicular width throughout, then southerly 30.48m in perpendicular width throughout, thence westerly 53.34m to the point of commencement, be designated as Municipal Heritage Property be approved.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. Designate the subject property as Municipal Heritage Property.
 - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
 - c. Provide that any subsequent alterations to the property be consistent with the “Standards and Guidelines for the Conservation of Historic Places in Canada.”
 - d. Repeal *Bylaw No. 7297, A Bylaw to Designate Number One Fire Hall as Being of Architectural and Historical Value*.
3. That this report be forwarded to the May 11, 2016 Regina Planning Commission meeting for a recommendation and to the May 30, 2016 City Council meeting for approval, to allow sufficient time for the service of the required notice of intention to pass the necessary bylaw and for advertising of the required public notice for the respective bylaw.

CONCLUSION

The Administration has received an application to designate the Old Number One Fire Hall, constructed between 1920 and 1921, as a Municipal Heritage Property. The process undertaken previously to designate the property was not finalized due to an administrative oversight and the City of Regina (City) had not registered the notice of interest on the property at the time of designation. This re-designation process will correct this situation. The building is of high architectural and historical value for it's:

- Queen Anne Revival architectural style.
- Association with the locally prominent architectural firm of Clemesha and Portnall.
- Association with the Regina Riot of July 1, 1935.
- Representation of a major civic work of the time.

The designation of the Old Number One Fire Hall as a Municipal Heritage Property is consistent with the heritage policy objectives of *Design Regina: The Official Community Plan Bylaw No. 2013-48*.

Accordingly, the Administration recommends approval.

BACKGROUND

On August 3, 1982, City Council passed Bylaw No. 7297, which designated Old Number One Fire Hall as a Municipal Heritage Property. Recently, the Administration determined, in conversation with the Heritage Designation Advisor of the Ministry of Parks, Culture and Sport, that the City had not registered the notice of interest on the property at the Land Titles Office at the time of designation as required by *The Heritage Property Act*. As a result, the property was not registered as a designated property by the Government of Saskatchewan (Province) and does not have the legal protection available under *The Heritage Property Act*. Re-designation by City Council will resolve this oversight.

Applications for designation as Municipal Heritage Property are considered in accordance with Section 11 of *The Heritage Property Act*.

DISCUSSION

Municipal Heritage Designation Application

The applicant/owner (City of Regina) of the Old Number One Fire Hall located at 1654 11th Avenue proposes to designate the property as a Municipal Heritage Property. On August 3, 1982, City Council passed Bylaw No. 7297, which designated Old Number One Fire Hall as a Municipal Heritage Property. The process undertaken previously to designate the property was not finalized and this current application to designate the property as a Municipal Heritage Property will correct the situation.

The subject property is identified in Appendix A-1 and A-2 of this report. In addition, photographs of the building are provided in Appendix A-3.1 to A-3.4.

When an application for municipal heritage designation is received, the Administration assesses the heritage value of the property and prepares the necessary decision items for the Regina Planning Commission and City Council. Typically, key activities undertaken include:

- Prepare a Statement of Significance on the heritage value of the property.
- Score the heritage value of the property using evaluation criteria.
- Advise stakeholders of the application.

Statement of Significance

A Statement of Significance documents the reasons why a property has heritage value and what elements must be retained in order to protect the heritage value of the property. The Statement of Significance guides how the City will apply the “Standards and Guidelines for the Conservation of Historic Places in Canada.” The Statement of Significance must form part of a Conservation Plan, which is a requirement of an application under the Heritage Building Rehabilitation Program. The Statement of Significance for this property is attached to this report in Appendix A-4.

The Administration has determined that Old Number One Fire Hall, constructed between 1920 and 1921, is of heritage value for its design in the Queen Anne Revival architectural style. Notable features include the clock tower, the steep-pitched Dutch gable roof with the two tiers of dormer windows and the intricate window detailing on the east and west elevations. The heritage value is also in its association with the Regina Riot on July 1, 1935 and its connection to the prominent architectural firm of Portnall and Clemesha. It is also a representation of a major civic work of the time.

Heritage Evaluation

The Administration has undertaken an evaluation of the property using criteria to identify the architectural and historic value of the subject property. The Administration's evaluation is attached to this report in Appendix A-5. The property is of high architectural and historic value. It is assessed as viable due to its context and prominence along the 11th Avenue commercial corridor and proximity to downtown Regina. The Old Number One Fire Hall has a total evaluation score of 98 out of 100.

RECOMMENDATION IMPLICATIONS

Financial Implications

The designation will require that all repair work be completed in accordance with the "Standards and Guidelines for the Conservation of Historic Places in Canada." Compliance with these standards will result in higher repair and on-going maintenance costs for the City.

The Facilities Department has indicated that they will be undertaking some repair/restoration work on the exterior of the building in the near future. The work must be undertaken in accordance with the "Standards and Guidelines for the Conservation of Historic Places in Canada." Most notably, the original 1929 asbestos cement shingles will likely be replaced with a composite roofing material, which is highly durable and has a life-span of two to three times the life-span of a cedar or asphalt shingle roof. The composite roofing material will meet Guideline 16 of Section 4.3.3. Roofs of the "Standards and Guidelines for the Conservation of Historic Places in Canada:"

Replace in kind an entire element of the roof that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce the element. This can include a large section of the roofing, a dormer or a chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

This building is owned by the City of Regina and is not eligible for incentives under the Heritage Building Rehabilitation Program.

Environmental Implications

Further, conservation of the building contributes to the City's broader policy objective under *Design Regina: The Official Community Plan Bylaw No. 2013-48* of promoting environmentally sustainable development.

Policy and/or Strategic Implications

One of the goals in *Design Regina: The Official Community Plan Bylaw No. 2013-48* is to support cultural development and cultural heritage including the protection, conservation, and maintenance of historic places. The Official Community Plan also establishes the City's role in this goal area to consider the cultural heritage value in the acquisition, disposal, upgrading, and development of City-owned property.

Heritage designation of the subject property, as well as its conservation, will enhance the building's long-term economic viability and protect its character-defining elements. Designation will also ensure the building's continued contribution to the historical and architectural character of the downtown Regina neighbourhood.

Other Implications

According to *The Heritage Property Act*, City Council's decision to designate a property as a Municipal Heritage Property should be based on an assessment of its heritage value. *The Heritage Property Act* does not require an assessment of the property's financial viability or the owner's plan to undertake work on a property.

If City Council wishes to proceed with designation and consider the matter at a subsequent meeting, the owners would have an opportunity to object to the proposed designation according to the process outlined in *The Heritage Property Act*.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

The Administration provided information on this application to the Heritage Community Association (HCA) and heritage advocacy groups including Heritage Regina and the Architectural Heritage Society of Saskatchewan for comment.

Heritage Regina, the Architectural Heritage Society of Saskatchewan and the HCA indicated that they support the application.

The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving written notification of City Council's decision.

In accordance with *The Heritage Property Act*, notice of City Council's intention to consider a designation bylaw will be:

- Served on the registrar and the property owner.
- Published in a least one issue of the Leader-Post.
- Registered in the Saskatchewan Land Registry against the title(s) for the parcel of land.

DELEGATED AUTHORITY

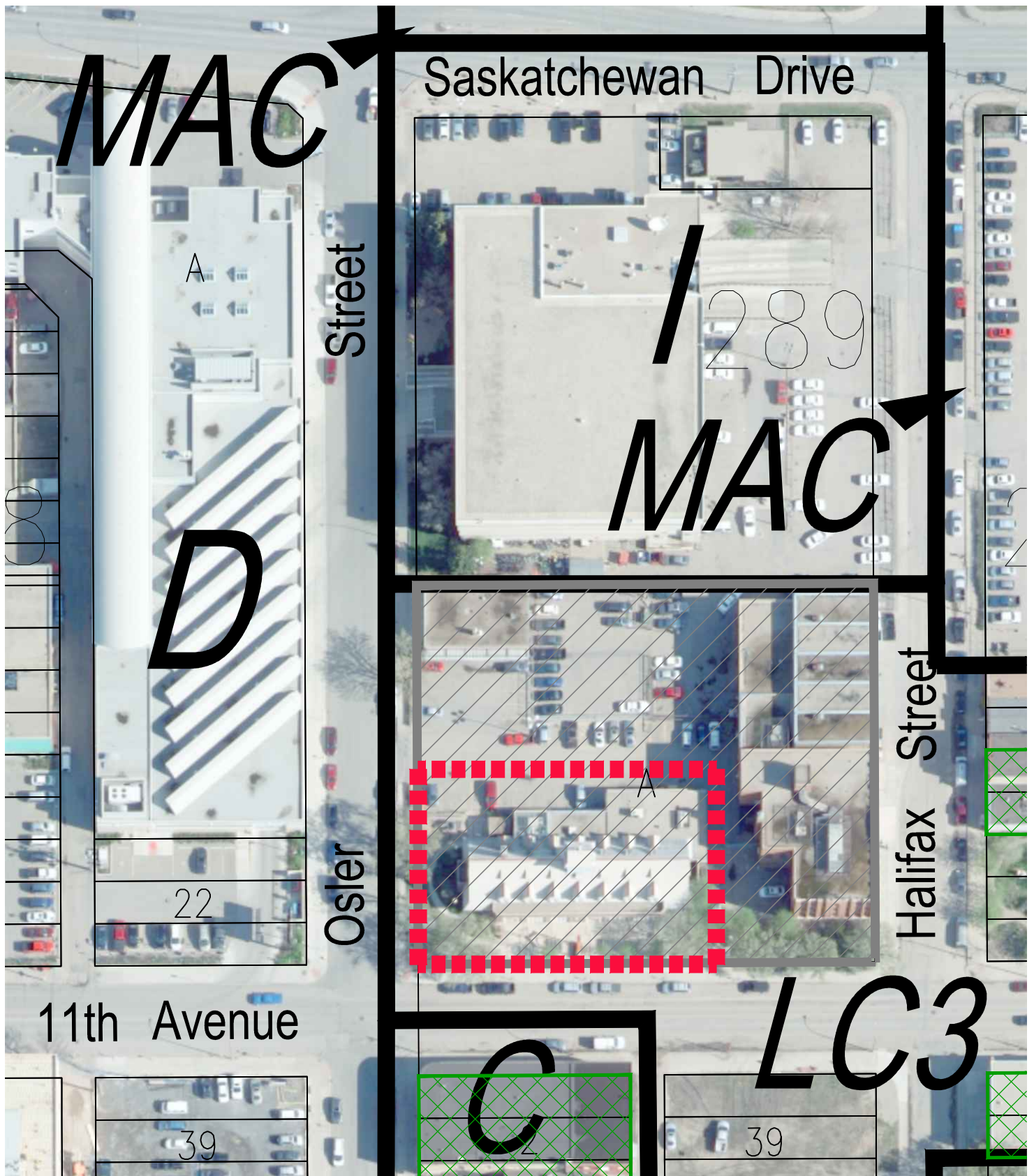
City Council's approval is required, pursuant to Section 11 of *The Heritage Property Act*.

Respectfully submitted,

MUNICIPAL HERITAGE ADVISORY COMMITTEE

A handwritten signature in black ink, appearing to read 'Ashley Thompson', followed by a horizontal line.

Ashley Thompson, Secretary



Subject Property



Heritage Holding Bylaw listed



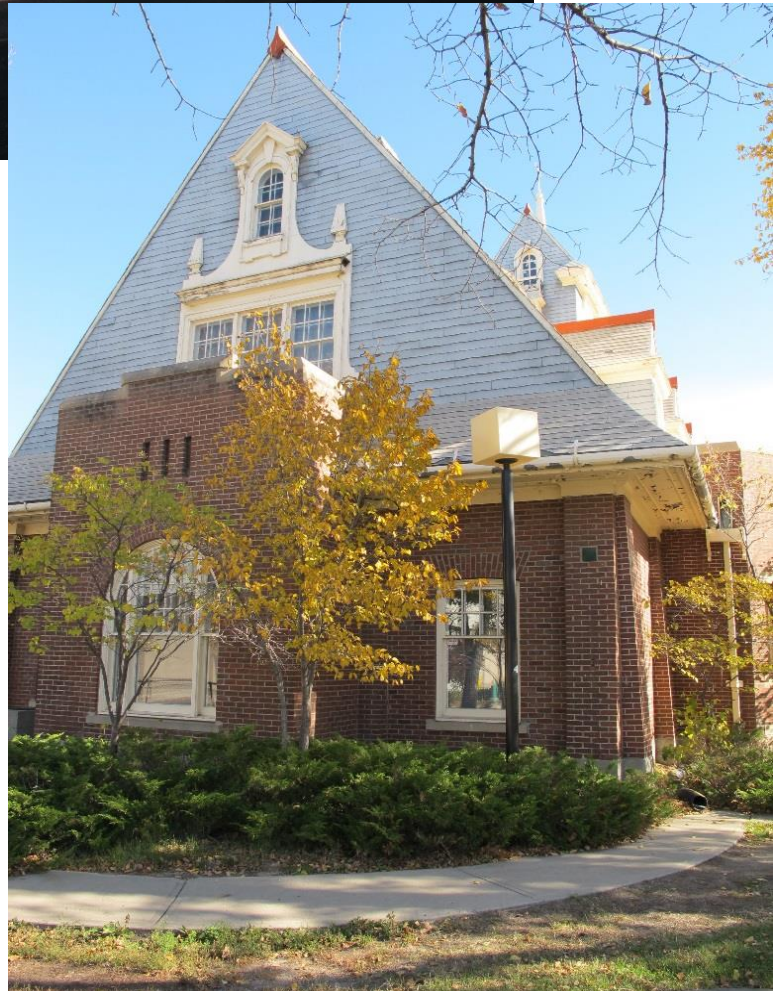
Municipal Heritage Property





 Subject Property

 Municipal Heritage Property



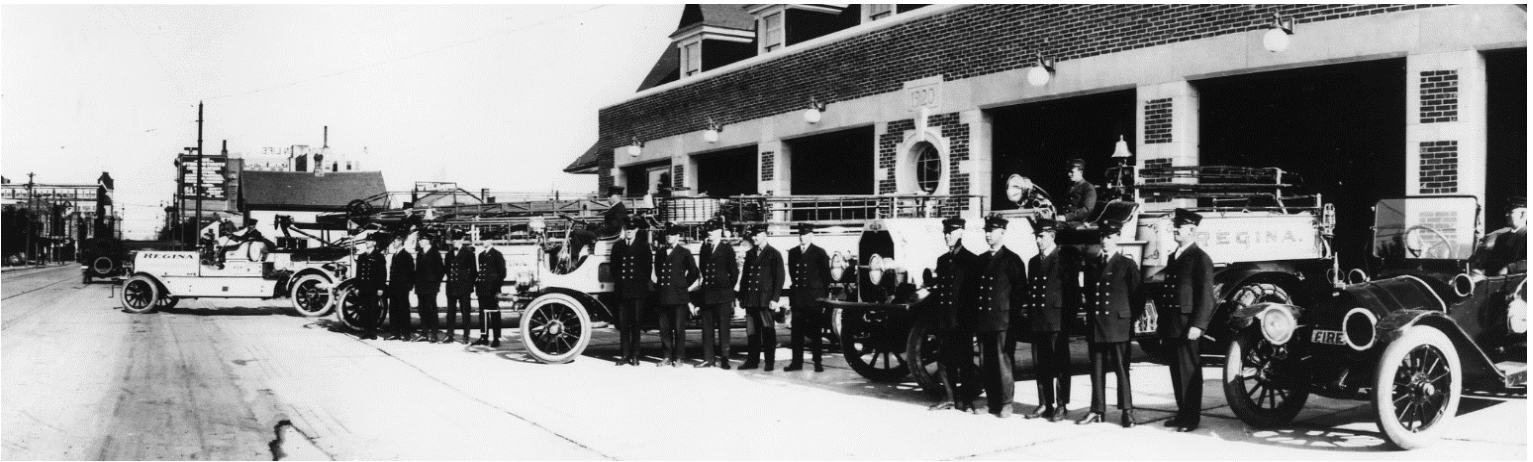
	Planning Department	
16-H-01		1654 11 th Avenue
Project _____	Civic Address/Subdivision _____	



Image R-B2477 Credit: Saskatchewan Archives Board



Image R-B9584 Credit: Saskatchewan Archives Board



Images R-B8899-1 and B8899-2 Credit: Saskatchewan Archives Board

Statement of Significance Old Number One Fire Hall

Description of Historic Place

Old Number One Fire Hall is a two-and-a-half storey, red brick building with a tall central tower situated at the northeast corner of 11th Avenue and Osler Street in Regina's Heritage neighbourhood. This landmark structure was built between 1920 and 1921. Old Number One Fire Hall is now part of a larger civic complex covering one city block which includes the Regina Police Service Headquarters and the Municipal Justice Building.



Heritage Value

The heritage value of Old Number One Fire Hall lies in its architectural, historical and contextual significance.

Old Number One Fire Hall is of architectural value as an excellent example of the Queen Anne Revival architectural style. It is of value as a major work by the locally prominent architectural firm of Clemesha and Portnall. The Queen Anne Revival style is illustrated by the differing wall textures. A variety of materials are used on the different stories including brick on the first storey under shingles on the second and third storey. The building is asymmetrical in elevation with a steeply-pitched Dutch gable roof punctuated with two tiers of dormers and an ornamented tower with a clock, weather vane and balconies. The gables are decorated with shingles and ornamental Flemish style detailing on the window surrounds. The projecting wings and front bays further enliven the façade.

Old Number One Fire Hall is of historic value for its association with the Regina Riot. The building was constructed on the southern periphery of what was then known as Regina's Market Square, the site of the Regina Riot of July 1, 1935. The event resulted from the attempted arrest of leaders of the 'On to Ottawa Trek' who were protesting conditions in the single men's relief camps of depression era British Columbia.

Old Number One Fire Hall represents an important part of the social history of Regina. As a Fire Hall since 1921, it represents a major civic public work for the period, and was the third central fire hall to be constructed in Regina. Together with the adjacent Municipal Justice Building and Regina Police Services headquarters the building is part

of an important civic streetscape. This building's continuous ownership by the City of Regina represents a long history of public association with this prominent site, and is symbolic of Regina's pride in the city's rich historic legacy. In 1982, City Council passed a bylaw to designate the building as a heritage property and in 1989, the City of Regina invested in an extensive restoration project. The building was repurposed for commercial uses when fire services moved to the new Number One Fire Hall at 2105 Albert Street in 1988.

Character Defining Elements

The historic value of Old Fire Hall Number One lies in the following character defining elements:

- Clock tower topped with a weather vane depicting a fireman putting out a fire.
- Its connection to the prominent architectural firm of Clemesha and Portnall.
- Its role as a civic landmark and contribution to an important historic area of the City.
- Its association with the Regina Riot.
- Existing structure incorporates portions of the former Regina Market Building (1908), including the foundations, basement and segments of the first storey walls.

The Queen Anne Revival style is illustrated by character-defining elements such as:

- Differing wall textures – a variety of materials are used on the different stories – as seen in the shingles used on the second and third storey over the brick on the first storey.
- Asymmetrical elevation with a steeply-pitched Dutch gable roof punctuated by two tiers of dormers and an ornamented wooden tower.
- Tower ornamented with a clock, weather vane and balconies.
- Gables decorated with shingles and ornamental Flemish style detailing on the window surrounds.
- Projecting wings and front bays.
- Red brick with stone and wood trim, sash windows and colored shingles.
- Cast iron detailing used in elements such as the roof ridges, balconies and weather vane.

Old Number One Fire Hall

Evaluation Form

HERITAGE ASSESSMENT		A	B	C	D	Total
Architecture (Maximum 30)						
	Style	16	8	4	0	
	Construction/Materials	8	4	2	0	
	Age	12	6	3	0	
	Architect/Builder	8	4	2	0	
	Exterior Details	4	2	1	0	
	Interior Details	6	3	1	0	
	Massing/Plan	4	2	1	0	28
History (Maximum 30)						
	Persons	20	10	5	0	
	Events/Chronology	20	10	5	0	
	Context	25	12	6	0	30
Total						58
VIABILITY ASSESSMENT		A	B	C	D	Total
Environment (Maximum 10)						
	Continuity/Setting	8	4	2	0	
	Landscape Quality	4	2	1	0	
	Landmark/Symbolism	10	5	2	0	10
Usability (Maximum 15)						
	Zoning / Land Use / Compatibility	8	4	2	0	
	Adaptability	10	5	2	0	
	Servicing / Utilities	8	4	2	0	
	Recycling Costs	10	5	2	0	15
Integrity & Present Condition (Maximum 15)						
	Site Originality	8	4	2	0	
	Alterations	8	4	2	0	
	Exterior Condition	5	2	1	0	
	Interior Condition	5	2	1	0	
	Ground Condition	5	2	1	0	15
Total						40
GRAND TOTAL						98

May 11, 2016

To: Members,
Regina Planning Commission

Re: Heritage Designation Application (16-H-02) Frontenac Apartments - 2022 Lorne Street

**RECOMMENDATION OF THE MUNICIPAL HERITAGE ADVISORY COMMITTEE
- APRIL 11, 2016**

1. That the application to designate the Frontenac Apartments, located at 2022 Lorne Street and including the lands legally described as Lot 42, Block 369, Plan No. 98RA28309, as Municipal Heritage Property be approved.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. Designate the subject property as Municipal Heritage Property.
 - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
 - c. Provide that any subsequent alterations to the property be consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."
3. That Schedule A of the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* (commonly known as the Heritage Holding Bylaw) be amended to remove the property listed as Item 3.16 (Frontenac Apartments) upon designation.
4. That this report be forwarded to the May 30, 2016 City Council meeting for approval, to allow sufficient time for the service of the required notice of intention to pass the necessary bylaw and for advertising of the required public notice for the respective bylaw.

MUNICIPAL HERITAGE ADVISORY COMMITTEE – APRIL 11, 2016

The Committee adopted a resolution to concur in the recommendation contained in the report.

Councillor John Findura (non-voting), Joseph Ralko (Chairperson), Ken Lozinsky, and Ray Plosker were present during consideration of this report by the Municipal Heritage Advisory Committee.

The Municipal Heritage Advisory Committee, at its meeting held on April 11, 2016, considered the following report from the Administration:

RECOMMENDATION

1. That the application to designate the Frontenac Apartments, located at 2022 Lorne Street and including the lands legally described as Lot 42, Block 369, Plan No. 98RA28309, as Municipal Heritage Property be approved.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. Designate the subject property as Municipal Heritage Property.
 - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
 - c. Provide that any subsequent alterations to the property be consistent with the “Standards and Guidelines for the Conservation of Historic Places in Canada.”
3. That Schedule A of the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* (commonly known as the Heritage Holding Bylaw) be amended to remove the property listed as Item 3.16 (Frontenac Apartments) upon designation.
4. That this report be forwarded to the May 11, 2016 Regina Planning Commission meeting for a recommendation and to the May 30, 2016 City Council meeting for approval, to allow sufficient time for the service of the required notice of intention to pass the necessary bylaw and for advertising of the required public notice for the respective bylaw.

CONCLUSION

The Administration has determined that the Frontenac Apartments, built in 1929, is of heritage value as a Municipal Heritage Property. The building is of high architectural and historical value for its:

- Spanish Colonial Revival architectural style.
- Association with the local architecture firm of Van Egmond and Storey.
- Construction during one of Regina’s boom periods being built for General Motors of Canada workers.

The designation of the Frontenac Apartments as a Municipal Heritage Property is consistent with the heritage policy objectives of *Design Regina: The Official Community Plan Bylaw No. 2013-48* (Official Community Plan).

Accordingly, the Administration recommends approval.

BACKGROUND

The Administration has received an application to designate the Frontenac Apartments at 2022 Lorne Street as a Municipal Heritage Property. The subject property is listed under Schedule “A” to the Heritage Holding Bylaw.

Applications for designation as Municipal Heritage Property are considered in accordance with Section 11 of *The Heritage Property Act*.

The owner intends to submit a corresponding application under the Heritage Building Rehabilitation Program, which would be considered separately by the Finance and Administration Committee and City Council.

DISCUSSION

Municipal Heritage Designation Application

The owner of the Frontenac Apartments located at 2022 Lorne Street proposes to designate the property as a Municipal Heritage Property. The Frontenac Apartments is listed as Item 3.16 on Schedule A to the Heritage Holding Bylaw. The Heritage Holding Bylaw was adopted by City Council on September 11, 1989, pursuant to the requirements of Section 28 of *The Heritage Property Act*. The Heritage Holding Bylaw contains a list of buildings (Schedule A) that have been identified as having potential heritage value and that City Council may wish to designate as municipal heritage properties. In the process of designating a property City Council approval is also required to remove the subject property listed from the Heritage Holding Bylaw.

The subject property is identified in Appendix A-1 and A-2 of this report. In addition, photographs of the building are provided in Appendices A-3.1 to A-3.4.

When an application for municipal heritage designation is received, the Administration assesses the heritage value of the property and prepares the necessary decision items for the Regina Planning Commission and City Council. Typically, key activities undertaken include:

- Prepare a Statement of Significance on the heritage value of the property.
- Score the heritage value of the property using evaluation criteria.
- Advise stakeholders of the application.

Statement of Significance

A Statement of Significance documents the reasons why a property has heritage value and what elements must be retained in order to protect the heritage value of the property. The Statement of Significance guides how the City of Regina will apply the Standards and Guidelines for the Conservation of Historic Places in Canada. The Statement of Significance must form part of a Conservation Plan, which is a requirement of an application under the Heritage Building Rehabilitation Program. The Statement of Significance for this property is attached to this report in Appendix A-4.

The Frontenac Apartments was built in 1929 and is a four-storey, buff-coloured brick apartment building that is set back from the street with formal plantings. The building is distinguished by its H-shaped plan, architectural detailing and red tile roof. It is of aesthetic value as an excellent

example of the Spanish Colonial Revival Style and its design by well-known local architects Van Egmond and Storey.

It is of historic value for its association with the late 1920s construction boom and its connection with the establishment of the General Motors of Canada car manufacturing plant on 8th Avenue. A group of local businessmen formed a joint-stock company to construct this building; specifically, in response to the City's promise to meet the housing needs of the workers transferred from Oshawa and other cities to work in the plant.

It is also of historic value for its association with many prominent tenants such as Stanley E Storey of Van Egmond and Storey, the architectural firm that designed this building, the Hon. Howard McConnell, member of the Saskatchewan Legislative Assembly (1927-34), the Hon. J.H. Sturdy, member of the Saskatchewan Legislative Assembly (1944-1960 and Minister of Reconstruction and Rehabilitation in Tommy Douglas's first Cabinet), Dr. William Riddell, who made Officer of the Order of Canada in 1974 and George Porteous, Saskatchewan's Lieutenant Governor (1976-78).

Heritage Evaluation

The Administration has undertaken an evaluation of the property using criteria to identify the architectural and historic value of the subject property. The Administration's evaluation is attached to this report in Appendix A-5. The property is of high architectural and historic value and for viability due to its context within the downtown near Victoria Avenue and land use. The Frontenac Apartments has a total evaluation score of 99 out of 100.

RECOMMENDATION IMPLICATIONS

Financial Implications

The property owner intends to apply for tax exemption under the Heritage Building Rehabilitation Program. The financial implications of the application will be addressed in a report to the Finance and Administration Committee.

Environmental Implications

Heritage designation of the subject property, as well as its conservation, will enhance the building's long-term economic viability and protect its character-defining elements. Designation will also ensure the building's continued contribution to the historical and architectural character of the downtown Regina neighbourhood.

Further, conservation of the building contributes to the City's broader policy objective under Official Community Plan of promoting environmentally sustainable development.

Policy and/or Strategic Implications

One of the goals in the Official Community Plan is to support cultural development and cultural heritage including the protection, conservation, and maintenance of historic places. The Official Community Plan also establishes the City's role in this goal area to encourage property owners to voluntarily designate properties through the availability of incentive programs. In 2014, the

Heritage Building Rehabilitation Program was updated to provide up to ten years of property tax exemption for approved conservation work. Since the update, three applications have been approved under the new Program by City Council.

This approach is consistent with the following policies within the Official Community Plan:

- Build partnerships and work collaboratively with community groups, other levels of government, and the private and voluntary sector to encourage cultural development opportunities and conserve historic places.
- Encourage owners to protect historic places through good stewardship and voluntary designation.
- Leverage and expand funding, financial incentive programs and other means of support to advance the conservation of historic places.

Other Implications

According to *The Heritage Property Act*, City Council's decision to designate a property as a Municipal Heritage Property should be based on an assessment of its heritage value. *The Heritage Property Act* does not require an assessment of the property's financial viability or the owner's plan to undertake work on a property.

If City Council wishes to proceed with designation and consider the matter at a subsequent meeting, the owners would have an opportunity to object to the proposed designation according to the process outlined in *The Heritage Property Act*.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

The Administration provided information on this application to the Regina Downtown Business Improvement District (RDBID), Centre Square Community Association and heritage advocacy groups including Heritage Regina and the Architectural Heritage Society of Saskatchewan for comment.

Heritage Regina and the Centre Square Community Association indicated that they support the application. Comments have not been received from the Architectural Heritage Society of Saskatchewan. The (RDBID) declined to respond as the subject property is not within their jurisdictional boundaries.

The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving written notification of City Council's decision.

In accordance with *The Heritage Property Act*, notice of City Council's intention to consider a designation bylaw will be:

- Served on the registrar and the property owner.
- Published in a least one issue of the Leader-Post.
- Registered in the Saskatchewan Land Registry against the title(s) for the parcel of land.

DELEGATED AUTHORITY

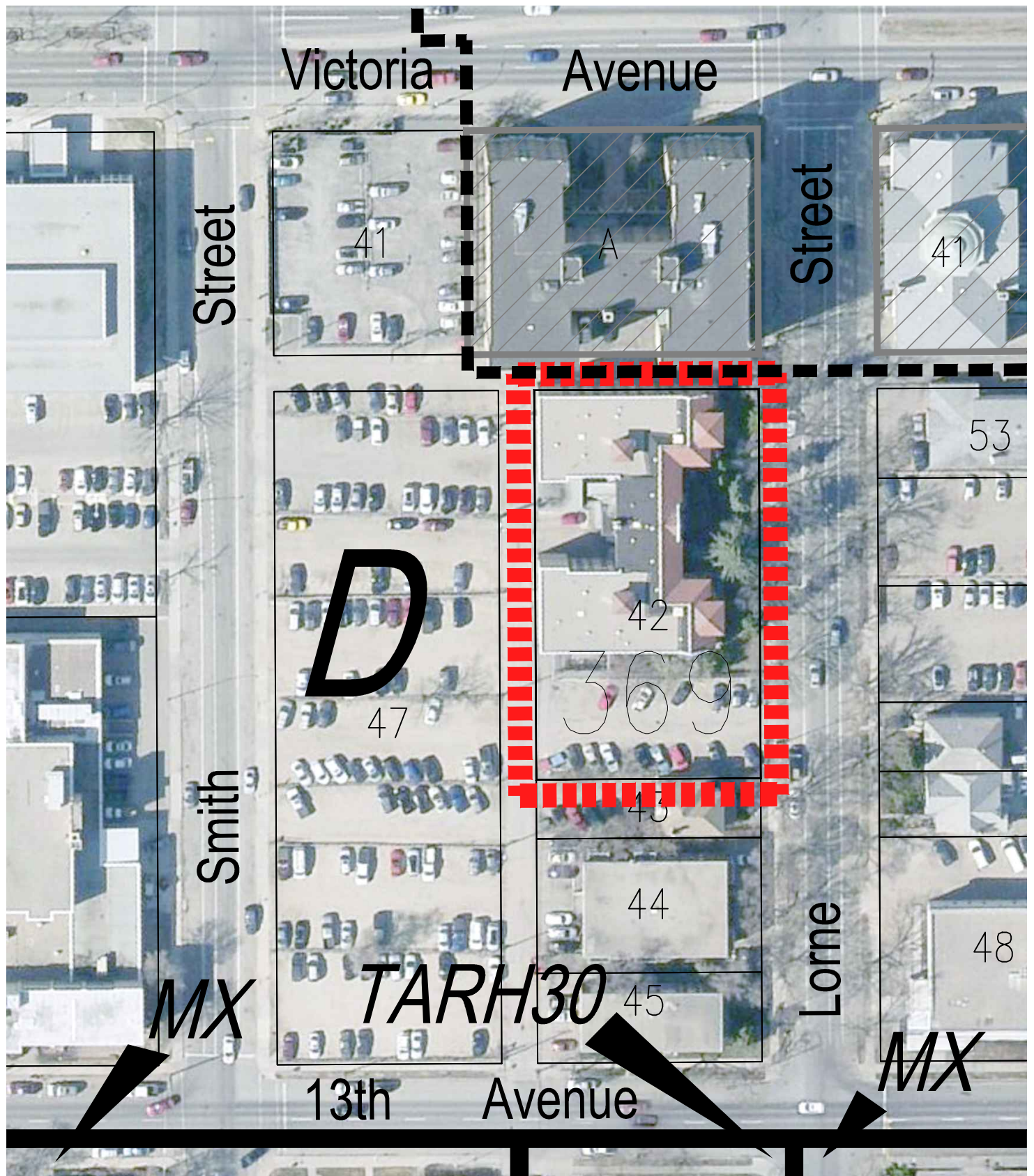
City Council's approval is required, pursuant to Section 11 of *The Heritage Property Act*.

Respectfully submitted,

MUNICIPAL HERITAGE ADVISORY COMMITTEE

A handwritten signature in black ink, appearing to read 'Ashley Thompson', followed by a horizontal line.

Ashley Thompson, Secretary



Subject Property

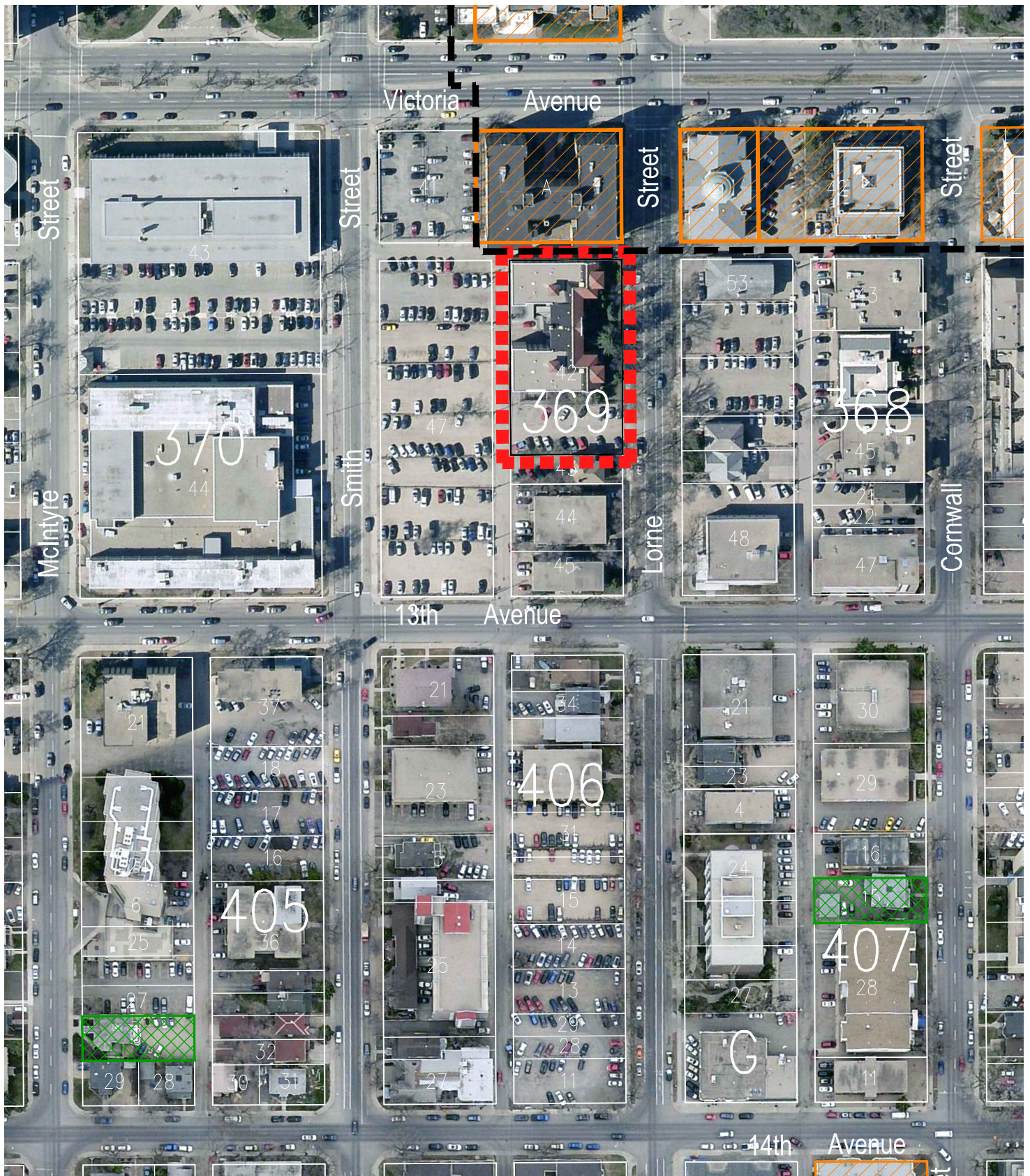


Municipal Heritage Property



Heritage Conservation District





Date of Photography: 2014



Subject Property



Municipal Heritage Property



Heritage Holding Bylaw listed



Heritage Conservation District





Planning Department

Project 16-H-02

Civic Address/Subdivision _____

2022 Lorne Street
Frontenac Apartments



Frontenac Apartments (1948) Image R78-84 Credit: Saskatchewan Archives Board



Frontenac Apartments (c. 1930) Image SAB R-A 33,690 Credit: Saskatchewan Archives Board

Planning Department

Project 16-H-02

Civic Address/Subdivision _____

2022 Lorne Street
Frontenac Apartments



Frontenac Apartments (2015)



Frontenac Apartments (1981) Image CORA-RPL A-076 Credit: City of Regina Archives

Planning Department

Project 16-H-02

Civic Address/Subdivision _____

2022 Lorne Street
Frontenac Apartments



Frontenac Apartments (1977) Image CORA-RPL A-816 Credit: City of Regina Archives



Frontenac Apartments (1970) Image CORA-A-1359 Credit: City of Regina Archives

Planning Department

Project 16-H-02

Civic Address/Subdivision _____

2022 Lorne Street
Frontenac Apartments

Statement of Significance Frontenac Apartments

Description of Historic Place

The Frontenac Apartments, located at 2022 Lorne Street, southwest of Regina's Victoria Park, is a four-storey, buff-coloured brick apartment building. The building is distinguished by its H-shaped plan, Spanish Colonial Revival Style architectural detailing and red tile roof.



Heritage Value

Designed by Van Egmond and Storey, this building was constructed in 1929 by Smith Bros. & Wilson. The aesthetic value of the building resides in its Spanish Colonial Revival style. This type of architecture was popular throughout North America from the 1910s to the 1940s. The Frontenac Apartments exhibits many of the stylistic influences that are often rich with detail, such as the red tile roof, curvilinear false end gables, central front gable with round vent and Tyndall stone accents and garlands, and staggered balconies with large eave brackets and ornamental metal railings. Other features include the rounded-arch doors and window openings with inset decorative tile pattern and pilaster-like carved window surrounds and stone sills with brackets. A wide stucco band which is decorated with tile patterns is prominent below the front eaves. In addition, the property has a stylized flag pole and tower-like projections which punctuate the north and south wings.

The historical value of the property also resides in its construction during one of Regina's boom periods. A significant feature of the 1926-29 construction boom was the completion of many modern apartment blocks in Regina, such as The Balfour, Frontenac, Mayfair and Qu'Appelle, which catered to middle and high-income tenants. Over 500 new suites were added to Regina's inventory between 1926 and 1929. A group of local businessmen formed a joint-stock company, Provincial Apartments Ltd., in the fall of

1928 to construct the Frontenac and Mayfair apartments specifically in response to the city's promise to General Motors of Canada to meet the expected housing needs of workers transferred from Oshawa and other cities to work in the new GM car manufacturing plant on 8th Avenue. The Frontenac has enjoyed high occupancy rates over the years, with many long-term tenants.

The Frontenac Apartments is also of historic value for its association with many prominent tenants such as Stanley E Storey of Van Egmond and Storey, the architectural firm that designed this building, the Hon. Howard McConnell, member of the Saskatchewan Legislative Assembly (1927-34), the Hon. J.H. Sturdy, member of the Saskatchewan Legislative Assembly (1944-1960 and Minister of Reconstruction and Rehabilitation in Tommy Douglas's first Cabinet), Dr. William Riddell, who made Officer of the Order of Canada in 1974, and George Porteous, Saskatchewan's Lieutenant Governor (1976-78).

Character-Defining Elements

Elements related to the design and construction of this apartment block, such as:

- Free-standing, four-storey building height and H-shaped massing, allowing for greater access to natural light in each suite.
- Set-back from the street, with formal planting in the area between the two main entrances.
- Steeply pitched, red tile roof.
- Curvilinear false end gables.
- Central front gable with round vent and Tyndall stone accents and garlands.
- Staggered balconies with large eave brackets and ornamental metal railings.
- Rounded-arch doors.
- Rounded-arch window openings with inset decorative tile pattern and pilaster-like carved window surrounds and stone sills with brackets.
- Wide stucco band below the front eaves which is decorated with tile patterns.
- Tower-like projections which punctuate the north and south wings.
- Single-hung sash windows with clear glazing.
- Stylized flag pole.

Elements which speak to the connection of the Frontenac with a significant period of construction activity in Regina, such as:

- Continued use of the apartment block for its original purpose.
- Proximity to the Balfour Apartments as part of an historic apartment block streetscape.
- The "Frontenac" sign above the main Lorne Street entrance.

Frontenac Apartments

Evaluation Form

HERITAGE ASSESSMENT		A	B	C	D	Total
Architecture (Maximum 30)						
	Style	16	8	4	0	
	Construction/Materials	8	4	2	0	
	Age	12	6	3	0	
	Architect/Builder	8	4	2	0	
	Exterior Details	4	2	1	0	
	Interior Details	6	3	1	0	
	Massing/Plan	4	2	1	0	
History (Maximum 30)						
	Persons	20	10	5	0	
	Events/Chronology	20	10	5	0	
	Context	25	12	6	0	
Total						60
VIABILITY ASSESSMENT		A	B	C	D	Total
Environment (Maximum 10)						
	Continuity/Setting	8	4	2	0	
	Landscape Quality	4	2	1	0	
	Landmark/Symbolism	10	5	2	0	
Usability (Maximum 15)						
	Zoning / Land Use / Compatibility	8	4	2	0	
	Adaptability	10	5	2	0	
	Servicing / Utilities	8	4	2	0	
	Recycling Costs	10	5	2	0	
Integrity & Present Condition (Maximum 15)						
	Site Originality	8	4	2	0	
	Alterations	8	4	2	0	
	Exterior Condition	5	2	1	0	
	Interior Condition	5	2	1	0	
	Ground Condition	5	2	1	0	
Total						39
GRAND TOTAL						99

May 11, 2016

To: Members,
Regina Planning Commission

Re: Heritage Designation Application (16-H-03)
Somerset Block - 1806 Smith Street

**RECOMMENDATION OF THE MUNICIPAL HERITAGE ADVISORY COMMITTEE
- APRIL 11, 2016**

1. That the application to designate the Somerset Block, located at 1806 Smith Street and including the lands legally described as Lot 41, Block 310, Plan No. 00RA12095, as Municipal Heritage Property be approved.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. Designate the subject property as Municipal Heritage Property.
 - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
 - c. Provide that any subsequent alterations to the property be consistent with the “Standards and Guidelines for the Conservation of Historic Places in Canada.”
3. That Schedule A of the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* (commonly known as the Heritage Holding Bylaw) be amended to remove the property listed as Item 1.34 (Somerset Block) upon designation.
4. That this report be forwarded to the May 30, 2016 City Council meeting for approval, to allow sufficient time for the service of the required notice of intention to pass the necessary bylaw and for advertising of the required public notice for the respective bylaw.

MUNICIPAL HERITAGE ADVISORY COMMITTEE – APRIL 11, 2016

The Committee adopted a resolution to concur in the recommendation contained in the report.

Councillor John Findura (non-voting), Joseph Ralko (Chairperson), Ken Lozinsky, and Ray Plosker, were present during consideration of this report by the Municipal Heritage Advisory Committee.

The Municipal Heritage Advisory Committee, at its meeting held on April 11, 2016, considered the following report from the Administration:

RECOMMENDATION

1. That the application to designate the Somerset Block, located at 1806 Smith Street and including the lands legally described as Lot 41, Block 310, Plan No. 00RA12095, as Municipal Heritage Property be approved.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. Designate the subject property as Municipal Heritage Property.
 - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
 - c. Provide that any subsequent alterations to the property be consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."
3. That Schedule A of the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* (commonly known as the Heritage Holding Bylaw) be amended to remove the property listed as Item 1.34 (Somerset Block) upon designation.
4. That this report be forwarded to the May 11, 2016 Regina Planning Commission meeting for a recommendation and to the May 30, 2016 City Council meeting for approval, to allow sufficient time for the service of the required notice of intention to pass the necessary bylaw and for advertising of the required public notice for the respective bylaw.

CONCLUSION

The Administration has determined that the Somerset Block, built in 1929, is of heritage value as a Municipal Heritage Property. The building is of high architectural and historical value for its:

- Pedestrian-oriented retail storefront design that was typical of the early twentieth century.
- Connection with the commercial and retail history of downtown Regina.
- Connection with original owners and contractors Hipperson Construction, a well-known local leader in the construction sector in Regina.

The designation of the Somerset Block as a Municipal Heritage Property is consistent with the heritage policy objectives of *Design Regina: The Official Community Plan Bylaw No. 2013-48* (Official Community Plan).

Accordingly, the Administration recommends approval.

BACKGROUND

The Administration has received an application to designate the Somerset Block at 1806 Smith Street as a Municipal Heritage Property. The subject property is listed under Schedule “A” to the Heritage Holding Bylaw.

Applications for designation as Municipal Heritage Property are considered in accordance with section 11 of *The Heritage Property Act*.

The owner intends to submit a corresponding application under the Heritage Building Rehabilitation Program, which would be considered separately by the Finance and Administration Committee and City Council.

DISCUSSION

Municipal Heritage Designation Application

The owner of the Somerset Block located at 1806 Smith Street proposes to designate the property as a Municipal Heritage Property. The Somerset Block is listed as Item 1.34 on Schedule A to the Heritage Holding Bylaw. The Heritage Holding Bylaw was adopted by City Council on September 11, 1989, pursuant to the requirements of Section 28 of *The Heritage Property Act*. The Heritage Holding Bylaw contains a list of buildings (Schedule A) that have been identified as having heritage value and that City Council may wish to designate as Municipal Heritage Properties. In the process of designating a property City Council approval is also required to remove the subject property listed from the Heritage Holding Bylaw.

The subject property is identified in Appendix A-1 and A-2 of this report, In addition, a photograph of the building is provided in Appendix A-3.1.

When an application for Municipal Heritage Designation is received, the Administration assesses the heritage value of the property and prepares the necessary decision items for the Regina Planning Commission and City Council. Typically, key activities undertaken include:

- Prepare a Statement of Significance on the heritage value of the property.
- Score the heritage value of the property using evaluation criteria.
- Advise stakeholders of the application.

Statement of Significance

A Statement of Significance documents the reasons why a property has heritage value and what elements must be retained in order to protect the heritage value of the property. The Statement of Significance guides how the City of Regina will apply the “Standards and Guidelines for the Conservation of Historic Places in Canada.” The Statement of Significance must form part of a Conservation Plan, which is a requirement of an application under the Heritage Building Rehabilitation Program. The Statement of Significance for this property is attached to this report in Appendix A-4.

The Somerset Block was built in 1929 and is a two-storey, brown-coloured brick commercial building at the corner of Smith Street and 11th Avenue. The building is distinguished by continuous store fronts along 11th Avenue and Smith Street. The aesthetic value of the building resides in its small-scale commercial design. It is an excellent example of pedestrian-oriented retail storefront design that was typical of the early twentieth century. The historic value of the property resides in its location. When the construction of the building was contemplated in the late 1920s, Regina's main retail and business area was centered along 11th Avenue and Scarth Street.

The building is also of historic value for its association with Hipperson Construction. Hipperson Construction was the original owners and contractors and maintained their office there from the early 1950s until recently. Hipperson Construction became a well-known local leader in the construction sector and responsible for constructing many of Regina's heritage buildings such as the Ackerman Building, the Qu'Appelle Apartments and many churches and schools.

Heritage Evaluation

The Administration has undertaken an evaluation of the property using criteria to identify the architectural and historic value of the subject property. The Administration's evaluation is attached to this report in Appendix A-5 and indicates that the property is of moderately high architectural and historic value and for viability due to its context in downtown Regina. The Somerset Block has a total evaluation score of 81 out of 100.

RECOMMENDATION IMPLICATIONS

Financial Implications

The property owner intends to apply for tax exemption under the Heritage Building Rehabilitation Program. The financial implications of the application will be addressed in a report to the Finance and Administration Committee.

Environmental Implications

Further, conservation of the building contributes to the City's broader policy objective under the Official Community Plan of promoting environmentally sustainable development.

Policy and/or Strategic Implications

One of the goals in the Official Community Plan is to support cultural development and cultural heritage including the protection, conservation, and maintenance of historic places. The Official Community Plan also establishes the City's role in this goal area to encourage property owners to voluntarily designate properties through the availability of incentive programs. In 2014, the Heritage Building Rehabilitation Program was updated to provide up to ten years of property tax exemption for approved conservation work. Since the update, three applications have been approved under the new Program by City Council.

This approach is consistent with the following policies within the Official Community Plan:

- Build partnerships and work collaboratively with community groups, other levels of government, and the private and voluntary sector to encourage cultural development opportunities and conserve historic places.
- Encourage owners to protect historic places through good stewardship and voluntary designation.
- Leverage and expand funding, financial incentive programs and other means of support to advance the conservation of historic places.

Heritage designation of the subject property, as well as its conservation, will enhance the building's long-term economic viability and protect its character-defining elements. Designation will also ensure the building's continued contribution to the historical and architectural character of the downtown Regina neighbourhood.

Other Implications

According to *The Heritage Property Act*, City Council's decision to designate a property as a Municipal Heritage Property should be based on an assessment of its heritage value. *The Heritage Property Act* does not require an assessment of the property's financial viability or the owner's plan to undertake work on a property.

If City Council wishes to proceed with designation and consider the matter at a subsequent meeting, the owners would have an opportunity to object to the proposed designation according to the process outlined in *The Heritage Property Act*.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

The Administration provided information on this application to the Regina Downtown Business Improvement District (RDBID) and heritage advocacy groups including Heritage Regina and the Architectural Heritage Society of Saskatchewan for comment.

Heritage Regina and the RDBID indicated that they support the application. Comments have not been received from the Architectural Heritage Society of Saskatchewan.

The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving written notification of City Council's decision.

In accordance with *The Heritage Property Act*, notice of City Council's intention to consider a designation bylaw will be:

- Served on the registrar and the property owner.
- Published in a least one issue of the Leader-Post.
- Registered in the Saskatchewan Land Registry against the title(s) for the parcel of land.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to Section 11 of *The Heritage Property Act*.

Respectfully submitted,

MUNICIPAL HERITAGE ADVISORY COMMITTEE

A handwritten signature in black ink, appearing to read 'Ashley Thompson', followed by a horizontal line.

Ashley Thompson, Secretary



Subject Property

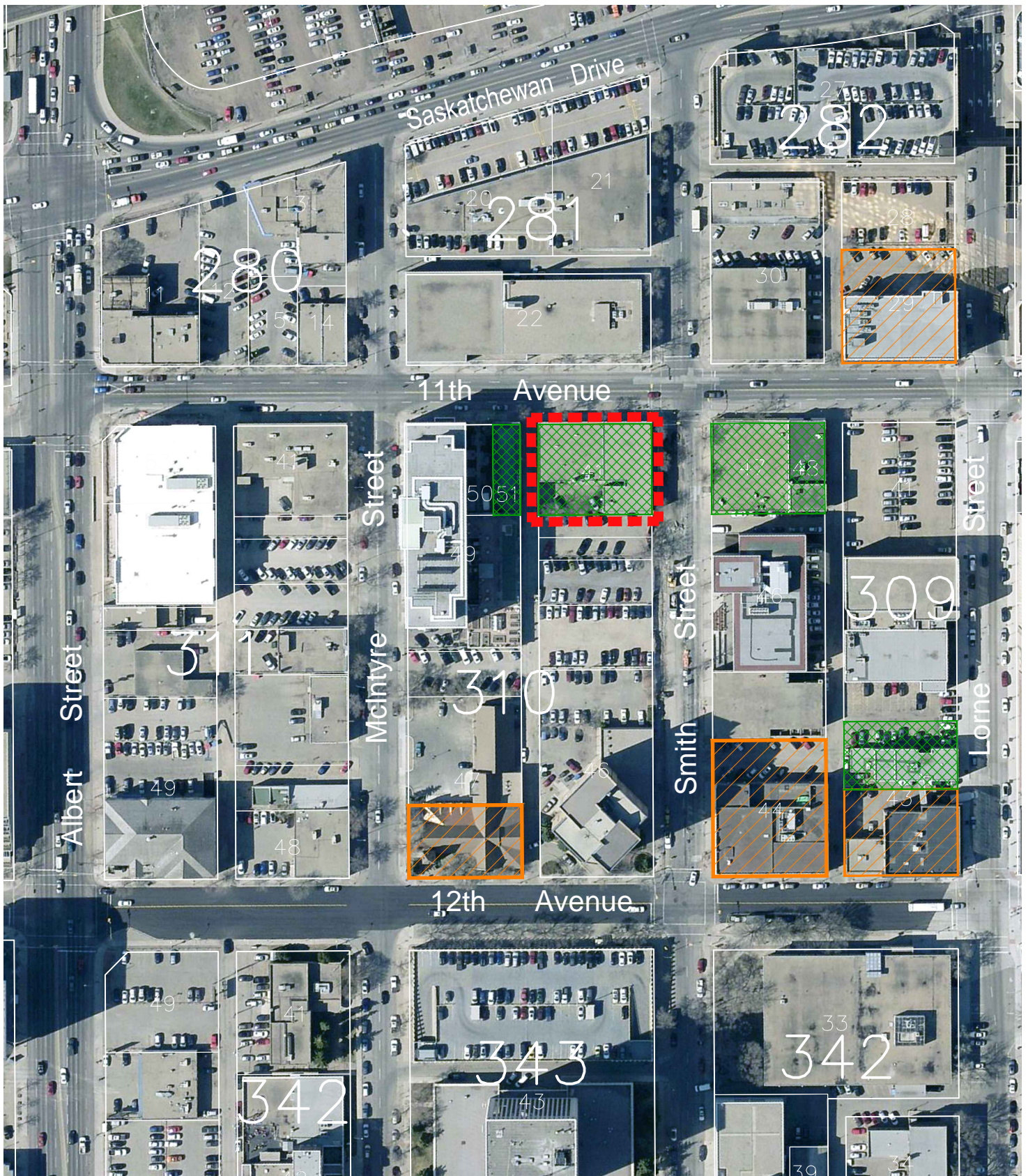


Heritage Holding Bylaw listed



Municipal Heritage Property





Subject Property



Heritage Holding Bylaw listed



Municipal Heritage Property

Date of Photography: 2012





Somerset Block c.1961 Image: CORA E-5_2410001) Credit: City of Regina Archives
Note: image is looking north along Smith Street

Planning Department

Project 16-H-03

Civic Address/Subdivision _____

1806 Smith Street
Somerset Block

**Statement of Significance
Somerset Block**

Description of Historic Place

The Somerset Block, located in downtown Regina at 1806 Smith Street, is a two-storey, brown brick commercial building. The building is distinguished by continuous store fronts along 11th Avenue and Smith Street.



Heritage Value

Designed in 1929 by the Regina firm of Reilly, Warburton & Reilly and constructed by the Hipperson Construction Company, the Somerset Block has value as a good example of pedestrian-friendly storefront design from the early twentieth century. The use of brick pilasters, entries and storefronts establish a pedestrian scale and rhythm. Constructed during Regina's 1926-29 building boom, the Somerset Block, along with the Lloyds Building (1929), Gray-Campbell Building (1926) and Yaeger Block (1928), contributes to an intact 11th Avenue streetscape centered on Smith Street. The use of a similar type of Claybank brick, stone accents and decorative tiles, particularly in the case of the Lloyds Building and Somerset Block, and the physical connection between the Lloyds and Gray-Campbell buildings, results in a visually-integrated landscape.

The value of the property also resides in the history of use of the building. Like many downtown commercial buildings from this period, the Somerset Block has experienced many changes in tenancy over the years. The ground floor has attracted various commercial tenants, and with the exception of Peerless Printing Ltd. which occupied the Smith Street site from about 1932 to 1965, most of the tenants have been short-term. The

second floor was mostly occupied by apartment suites until the mid-1950s. The building owners and original contractors, Hipperson Construction, has maintained their office here since the early 1950s.

Character-Defining Elements

Elements related to the design of this commercial building, such as:

- Two-storey, small-scale horizontal massing.
- Commercial form defined by continuous store fronts, contributing to a typical inter-war low-rise commercial streetscape.
- Brown-coloured brick.
- Brick pilasters accented with Tyndall stone blocks and decorative glazed tiles.
- Second floor windows outlined by a continuous brick soldier course with stone corner accents and sills.
- Semi-circular brick soldier course entrance with central keystone above the Smith Street entrance.
- Carved Tyndall stone building name panels.
- Lower façade defined by decorative stone banding, large display windows with clear glazing, recessed entryway, and base plates below the windows.
- Regular arrangement of second floor windows.

Elements which reflect the contribution of the building to a significant 11th Avenue streetscape, such as:

- Similar Claybank brick, Tyndall stone accents and decorative tiles.

Somerset Block

Evaluation Form

HERITAGE ASSESSMENT		A	B	C	D	Total
Architecture (Maximum 30)						
	Style	16	8	4	0	
	Construction/Materials	8	4	2	0	
	Age	12	6	3	0	
	Architect/Builder	8	4	2	0	
	Exterior Details	4	2	1	0	
	Interior Details	6	3	1	0	
	Massing/Plan	4	2	1	0	
History (Maximum 30)						
	Persons	20	10	5	0	
	Events/Chronology	20	10	5	0	
	Context	25	12	6	0	
Total						46
VIABILITY ASSESSMENT		A	B	C	D	Total
Environment (Maximum 10)						
	Continuity/Setting	8	4	2	0	
	Landscape Quality	4	2	1	0	
	Landmark/Symbolism	10	5	2	0	
Usability (Maximum 15)						
	Zoning / Land Use / Compatibility	8	4	2	0	
	Adaptability	10	5	2	0	
	Servicing / Utilities	8	4	2	0	
	Recycling Costs	10	5	2	0	
Integrity & Present Condition (Maximum 15)						
	Site Originality	8	4	2	0	
	Alterations	8	4	2	0	
	Exterior Condition	5	2	1	0	
	Interior Condition	5	2	1	0	
	Ground Condition	5	2	1	0	
Total						35
GRAND TOTAL						81