



# **Regina Planning Commission**

**Wednesday, August 5, 2020  
4:00 PM**

**Henry Baker Hall, Main Floor, City Hall**



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**OFFICE OF THE CITY CLERK**

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**Public Agenda  
Regina Planning Commission  
Wednesday, August 5, 2020**

**Approval of Public Agenda****Adoption of Minutes**

Minutes of the meeting held on July 8, 2020.

**Administration Reports**

RPC20-25     Discretionary Use - 1915 & 1955 Retallack Street - PL202000087

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the proposed development of Dwelling, Group Care, Dwelling, Unit and Assembly, Community land uses located at 1915 and 1955 Retallack Street, being Lot A and B, Block 339, Plan No. 101887623 in the Cathedral neighbourhood.
2. Direct the Development Officer to issue a development permit subject to the following conditions:
  - a. The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.2 inclusive, prepared by 1080 Architecture Planning + Interiors, dated April 23, 2020;
  - b. The applicant shall enter into a Development Levy Agreement; and
  - c. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw 2019-19*.
3. Approve these recommendations at its August 26, 2020 meeting.



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**OFFICE OF THE CITY CLERK**

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RPC20-26 Heritage Designation - 1938 Dewdney Avenue

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the application for designation of the Cameron & Heap Wholesale Grocery building located at 1938 Dewdney Avenue (as shown in Appendix A-1 and A-2), being Lots 16 – 20, Block 201L, Plan OLD33, as a Municipal Heritage Property.
2. Instruct the City Solicitor to issue and serve notice of Council's intention to consider a bylaw to designate the Cameron & Heap Wholesale Grocery building as Municipal Heritage Property in accordance with *The Heritage Property Act*.
3. Instruct the City Solicitor to prepare the necessary Municipal Heritage Property bylaw to be considered by Council at its first meeting following the statutory notice period to:
  - a. designate the subject property as Municipal Heritage Property;
  - b. identify the reasons for designation and character-defining elements as stated in Appendix C, Statement of Significance, 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."
4. Upon adoption of a bylaw designating the subject property as Municipal Heritage Property, remove the property from the Heritage Inventory and add it to the register of designated property in Regina.
5. Approve these recommendations at its meeting on August 26, 2020.

RPC20-27 Heritage Inventory Removal – 56 Angus Crescent

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Remove the property known as the Bagshaw Residence, located at 56 Angus Crescent (as shown in Appendix A-1 and A-2), from the City's Heritage Inventory.
2. Approve this recommendation at its meeting on August 26, 2020.



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## OFFICE OF THE CITY CLERK

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RPC20-28    2017 2018 2019 Annual Report

**Recommendation**

Regina Planning Commission recommends that City Council receive and file this report.

**Adjournment**



AT REGINA, SASKATCHEWAN, WEDNESDAY, JULY 8, 2020

AT A MEETING OF 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 Barbara Young, in the Chair  
Councillor Jerry Flegel  
Councillor Andrew Stevens (Videoconference)  
Frank Bojkovsky (Videoconference)  
Biplob Das (Videoconference)  
Adrienne Hagen Lyster (Videoconference)  
Jacob Sinclair (Videoconference)  
Celeste York (Videoconference)  
Tak Pham (Videoconference)  
Steve Tunison (Videoconference)

Regrets: Cheri Moreau

Also in Attendance: Council Officer, Elaine Gohlke  
Legal Counsel, Cheryl Willoughby (Videoconference)  
Executive Director, City Planning & Community Development,  
Diana Hawryluk  
Director, Planning & Development Services, Fred Searle  
Manager, East Planning, Munir Haque (Videoconference)  
Manager, West Planning, Yves Richard (Videoconference)  
Senior City Planner, Michael Cotcher (Videoconference)  
Senior City Planner, Jeremy Fenton (Videoconference)

(The meeting commenced in the absence of Councillor Flegel.)

APPROVAL OF PUBLIC AGENDA

**Steve Tunison 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 forward by the Chairperson.**

ADOPTION OF MINUTES

**Celeste York moved, AND IT WAS RESOLVED, that the minutes for the meeting held on June 3, 2020 be adopted, as circulated.**

(Councillor Flegel arrived at the meeting.)

## ADMINISTRATION REPORTS

RPC20-22 1378 Hamilton Street - Discretionary Use - PL202000049 -

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### **Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the following proposed uses located at 1378 Hamilton Street, being Lots 21-24, Block 181, Plan No. OLD33, in Warehouse District: Food and Beverage, Restaurant; Retail, Trade; Institution, Training; Wholesale Trade, Indoor; Food & Beverage, Lounge; Service Trade, Clinic; Service Trade, Light; Service Trade, Personal.
2. Direct the Development Officer to issue a development permit subject to the following conditions:
  - a. The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.2 inclusive, prepared by Alton Tangedal Architect Ltd., dated January 27, 2017.
  - b. Future development must comply with City of Regina's Design Standards Manual and Standard for Drainage from Building Site and Parking Lot Development in order to obtain a building permit."
  - c. Installation or removal of any concrete and/or asphalt works on City of Regina rights of way required for the development may only be undertaken pursuant to a 3-Way Surface Works Agreement to be entered into between the owner/developer and the City.
  - d. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw 2019-19*.
3. Approve these recommendations at its July 29, 2020 meeting.

**Biplob Das moved that the recommendation contained in the report be concurred in.**

(Tak Pham arrived at the meeting.)

<b>Biplob Das</b>	<b>Yes</b>
<b>Frank Bojkovsky</b>	<b>Yes</b>
<b>Adrienne Hagen Lyster</b>	<b>Yes</b>
<b>Tak Pham</b>	<b>Yes</b>
<b>Jacob Sinclair</b>	<b>Yes</b>
<b>Steve Tunison</b>	<b>Yes</b>
<b>Celeste York</b>	<b>Yes</b>

<b>Councillor Jerry Flegel</b>	<b>Yes</b>
<b>Councillor Andrew Stevens</b>	<b>Yes</b>
<b>Councillor Barbara Young</b>	<b>Yes</b>

**The motion was put and declared CARRIED.**

RPC20-23 1700 Elphinstone Street - Discretionary Use - PL201900075

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**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for Restaurant, Food and Beverage located at 1700 Elphinstone Street, being Block FF, Plan No. 84R29489 Ext 1, in Evraz Place.
2. Direct the Development Officer to issue a development permit subject to the following conditions:
  - a. The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 inclusive, prepared by IBI Group and dated September 12, 2019 (A-3.1) and Reprise Architecture (A-3.2; A-3.3).
  - b. The Applicant shall enter into a Development Levy Agreement.
  - c. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw 2019-19*.
3. Approve amendments to the *Regina Zoning Bylaw No. 2019-19*, in relation to signage, such that signs within Evraz Place shall comply with the sign regulations applicable to the MLM – Mixed Large Market Zone.
4. Direct the City Solicitor to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
5. Approve these recommendations at its July 29, 2020 meeting, following the required public notice.

The following addressed the Commission:

- Tim Reid, representing Regina Exhibition Association Limited; and
- Ryan Babey, Colliers International, representing McDonald's Restaurants of Canada.

**Frank Bojkovsky moved that the recommendation contained in the report be concurred in.**

<b>Frank Bojkovsky</b>	<b>Yes</b>
<b>Biplob Das</b>	<b>Yes</b>

Adrienne Hagen Lyster	No
Tak Pham	Yes
Jacob Sinclair	Yes
Steve Tunison	Yes
Celeste York	Yes
Councillor Jerry Flegel	Yes
Councillor Andrew Stevens	Yes
Councillor Barbara Young	Yes

The motion was put and declared **CARRIED**.

#### RPC20-24 Cannabis Retailers - Zoning Amendments

##### **Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the amendments to *The Regina Zoning Bylaw, 2019 (No. 2019-19)* as specified in Appendix A.
2. Direct the City Solicitor to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. Approve these recommendations at its July 29, 2020 meeting, following the required public notice.

The following addressed the Commission:

- Jill Anderson, representing Tweed Regina;
- Jason Drummond, representing Farmer Jane Cannabis Co.; and
- Landyn and Lori Uhersky, representing Wiid Boutique Inc.

**Councillor Jerry Flegel moved that the recommendation contained in the report be concurred in.**

**Councillor Andrew Stevens moved, in amendment, that the cannabis report that is due in 2021 include an economic impact of legalization of cannabis.**

Councillor Jerry Flegel	Yes
Biplob Das	Yes
Adrienne Hagen Lyster	Yes
Tak Pham	Yes
Jacob Sinclair	Yes
Steve Tunison	Yes
Celeste York	Yes
Councillor Jerry Flegel	Yes
Councillor Andrew Stevens	Yes
Councillor Barbara Young	Yes

The amending motion was put and declared **CARRIED**.

The vote was called on the main motion, as amended.

Councillor Jerry Flegel	Yes
Biplob Das	Yes
Adrienne Hagen Lyster	Yes
Tak Pham	Yes
Jacob Sinclair	Yes
Steve Tunison	Yes
Celeste York	Yes
Councillor Jerry Flegel	Yes
Councillor Andrew Stevens	Yes
Councillor Barbara Young	Yes

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

#### ADJOURNMENT

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

The meeting adjourned at 5:53 p.m.

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Chairperson

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Secretary

## Discretionary Use - 1915 & 1955 Retallack Street - PL202000087

<b>Date</b>	August 5, 2020
<b>To</b>	Regina Planning Commission
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Planning & Development Services
<b>Item No.</b>	RPC20-25

### RECOMMENDATION

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Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the proposed development of Dwelling, Group Care, Dwelling, Unit and Assembly, Community land uses located at 1915 and 1955 Retallack Street, being Lot A and B, Block 339, Plan No. 101887623 in the Cathedral neighbourhood.
2. Direct the Development Officer to issue a development permit subject to the following conditions:
  - a. The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.2 inclusive, prepared by 1080 Architecture Planning + Interiors, dated April 23, 2020;
  - b. The applicant shall enter into a Development Levy Agreement; and
  - c. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw 2019-19*.
3. Approve these recommendations at its August 26, 2020 meeting.

## ISSUE

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1080 Architecture (Applicant), on behalf of YWCA Regina (Owner), proposes to develop a new YWCA facility (proposed development) at 1915 & 1955 Retallack Street (subject property), which is located in the Cathedral neighbourhood, in the Lucy Eley Park and former Victoria School site. There are several proposed uses within the development.

The subject property is zoned I – Institutional Zone under *Regina Zoning Bylaw No. 2019-19* (Zoning Bylaw). The proposed development has a range of land uses under the Zoning Bylaw including, Dwelling, Group Care and Assembly, Community which are discretionary uses within this zone. Dwelling, Unit is discretionary when accessory to a discretionary or permitted use. The development also includes Institution, Humanitarian and Institution, Day Care, which are permitted uses within this zone.

This application is being considered pursuant to *The Planning and Development Act, 2007* (Act); *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) and the Zoning Bylaw, including suitability based on the prescribed evaluation criteria for discretionary uses established in Part IE.3. The proposal has been assessed and complies with all applicable policies, regulations and standards. The subject property is located within the Cathedral Area Neighbourhood Plan and is identified as institutional and park space. The neighbourhood plan indicates the need for further childcare spaces, which is a part of the proposed development.

Pursuant to subsection 56(3) of the Act, City Council may establish conditions for discretionary uses based on the nature of the proposal (e.g. site, size, shape arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking, loading), but may not include conditions associated with architectural details.

## IMPACTS

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### Financial Impacts

The subject properties receive a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any new, or changes to existing, infrastructure that may be required to directly or indirectly support any proposed development in accordance with City standards and applicable legal requirements. The applicant is responsible for paying the applicable development levy. The subject property was formally City of Regina land and was transferred to YWCA in 2019.

### Policy/Strategic Impact

The proposed development does not conflict with any OCP policies and is consistent with the following OCP goals/ policies:

- Section C, Goal 1, Policy 2.2: *Direct future growth as either intensification on or expansion into lands designated to accommodate a population of approximately 300,000, in accordance with Map 1 – Growth Plan.*

This area is within the intensification area of Map 1 and is within the City Centre. This will bring not only residential growth to the City Centre, but new cultural and institutional uses.

- Section A, Goal 3, Policy 2.9: *Direct at least 10,000 new residents to the CITY CENTRE, which will accommodate the city's highest population and employment densities.*

The proposed development represents a net gain of 14 residential units from the existing YWCA on McIntyre Street. The proposed development will contribute positively to the objective on this policy.

- Section D11, Goal 4, Policy 13.14: *Work with others to ensure that all residents have secure access to basic needs, such as food, housing and other services.*

YWCA will provide amenities such as housing, childcare, and mental health services to marginalized residents.

- Section D11, Goal 5, Policy 13.21: *Collaborate with First Nations, Métis and Inuit communities and other levels of government to identify opportunities to support Aboriginal initiatives within the city.*

The proposed development provides several Aboriginal cultural spaces, including a sacred space.

- Section D11, Goal 1, Policy 13.5: *Encourage the provincial government and the community to establish locally-based attainable childcare facilities, which are essential to enabling parents to secure access to employment.*

The proposed development includes two child day care centres.

### **Other Impacts**

A Transportation Impact Assessment (TIA) was submitted and reviewed by Administration. The details and key finding of the TIA are including in the discussion section of this report.

There are no environmental implications.

### **OTHER OPTIONS**

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Alternative options would be:

1. Approve the application with specific conditions or amendments to the plan.
2. Refer the application back to Administration. If City Council has specific concerns with the proposal it may refer it back to Administration for further review. Referral of the report back to Administration will delay approval of the development until requested information has been gathered or changes to the proposal have been made.



3. Deny the application.

## COMMUNICATIONS

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The applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the Council meeting when the application will be considered. The Applicant will receive written notification of City Council's decision in accordance with *The Planning and Development Act, 2007*.

## DISCUSSION

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### **Proposal**

The applicant proposes to develop a building consisting of a women's shelter, an outreach centre, affordable housing, two child day cares, community space and a sacred space. The proposed development is intended to be on a site comprising 9350 square metres of land located within the Cathedral neighbourhood. This land includes Lucy Eley Park and the former Victoria School. It was transferred by the City to YWCA on January 28, 2019 (CR19-5) and will be comprised of several uses. Access will be provided via 12<sup>th</sup> Avenue, Retallack Street, and Rae Street.

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

<b>Land Use Details</b>	<b>Existing</b>	<b>Proposed</b>
Zoning	I - Institutional	I - Institutional
Land Use	Vacant Open Space, Active	Dwelling, Group Care Dwelling, Unit Assembly, Community Institution, Humanitarian Institution, Day Care
Building Area	Nil	8508 m <sup>2</sup>

<b>Zoning Analysis</b>	<b>Required</b>	<b>Proposed</b>
Number of Parking Stalls	46	48
Min. Lot Area (m <sup>2</sup> )	500m <sup>2</sup>	9407 m <sup>2</sup>
Min. Lot Frontage (m)	15m	82.3 m
Max. Building Height (m)	15m	13.5 m
Max. Floor Area Ratio	1.5	0.86
Max. Coverage (%)	75%	38%

### **Discretionary Use**

Within the I – Institutional Zone, Dwelling, Group Care and Assembly, Community are Discretionary Uses. Dwelling, Unit is discretionary when accessory to a discretionary or permitted use. The Institution, Humanitarian and Institution, Day Care are permitted within this zone. This facility will have a mix of uses that are complementary and serve as a community hub.

The proposed development requires 65 parking stalls. However, Table 1.T2.1 (1) in the Zoning Bylaw allows for up to a 30 per cent reduction in parking in the City Centre with no public amenity required. This mechanism exists due to the abundance of multi-modal transportation options in the City Centre and the proximity to transit corridors. The TIA identified that time-restricted parking and access to transit will negate the need for on-site parking. The proposed development is within the City Centre boundary. When applying this reduction, only 46 parking spaces are required, and the proposed development exceeds minimum parking requirements established in the Zoning Bylaw.

The subject property currently contains an open space which is identified as Parcel B on the attached Appendix A-1. This open space was named in honour of Lucy Eley who was a Cathedral Area resident who had a strong interest in community development and volunteerism. This open space is not a dedicated municipal reserve space meaning that it is not part of the formal dedicated park space for the neighbourhood. While it is not a dedicated park space the community has recognized this space as an open space opportunity for use by the community.

The proposed development will impact this area. However, the proposed development was designed in manner to retain as much open space as possible at the south end of the development site where Lucy Eley Park is located. In designing the area there has been focus on retention of as many trees as possible including the addition of new landscaping and trees. The YWCA is also constructing a playground at in this area and that the open space and playground will be available for community use. The applicant has indicated that it is their intent to recognize Ms. Eley on the site and that there will be further consideration and discussion to determine the appropriate recognition.

The proposed development conforms with the regulations and development standards in the Zoning Bylaw from a site design perspective and is deemed to be suitable for the location, as it has convenient access to the major roadways of Albert Street, Victoria Avenue and Saskatchewan Drive. It replaces a vacant site with a community use.

### **Community Engagement**

In accordance with the public notice requirements of *The Planning and Development Act, 2007*, neighbouring property owners within 75 metres of the proposed development received written notice of the application and a sign was posted on the subject site. The Cathedral Area Community Association was contacted and passed a motion to support this development. Comments from neighbouring properties are summarized in Appendix B.

The applicant organized and held a total of eight community consultations that took place between September 20, 2018 and July 6, 2020.

### **DECISION HISTORY**

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On January 28, 2019 City Council transferred this property to YWCA, at no cost, with the intended purpose of developing this facility (CR19-5).

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

Respectfully Submitted,



Fred Scarle, Director, Planning & Development Services

Respectfully Submitted,



7/22/2020

Diana Hawryluk, Executive Director, City Planning & Community Dev.

7/29/2020

Prepared by: Michael Sliva, City Planner II

### **ATTACHMENTS**

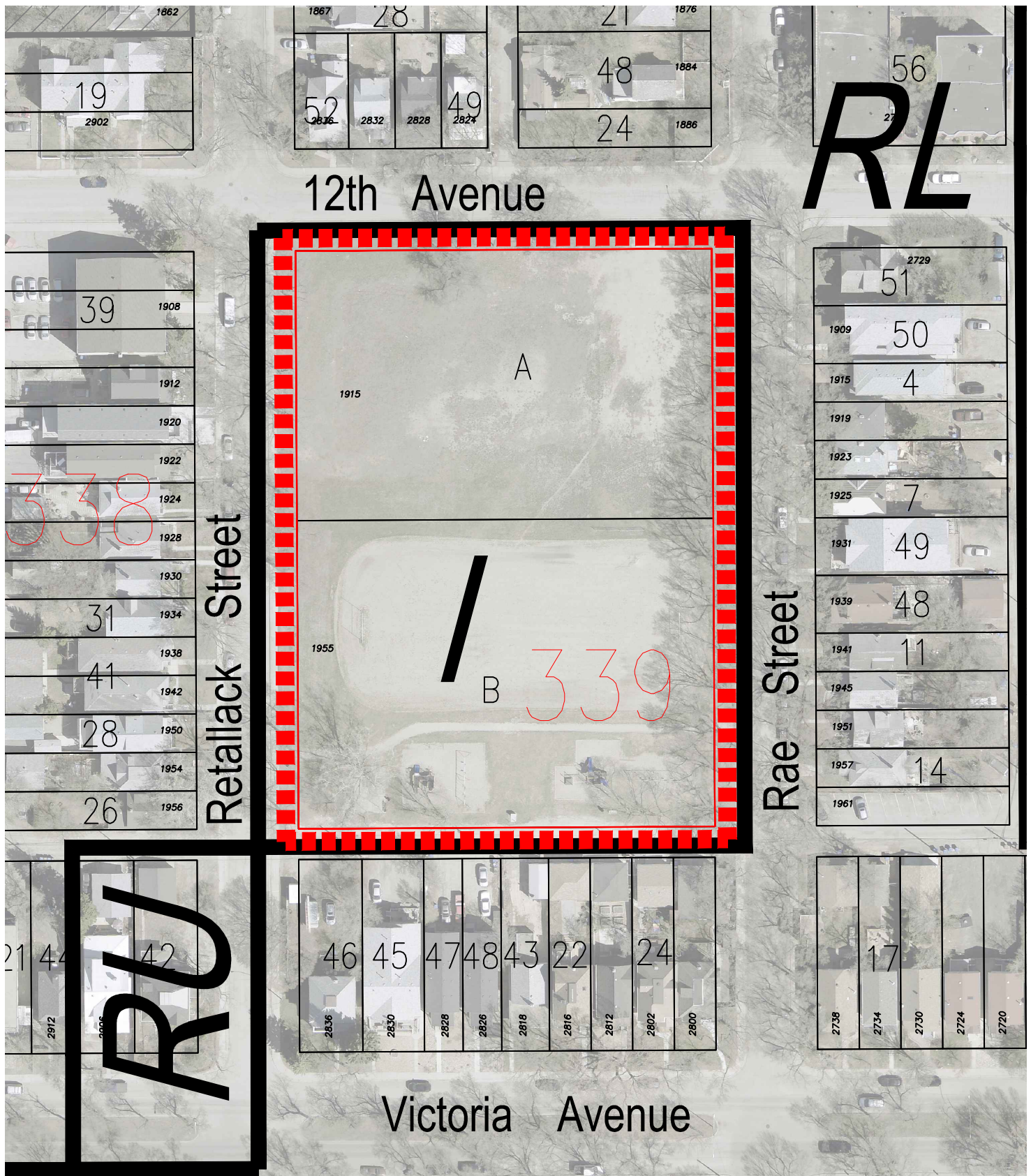
Appendix A-1

Appendix A-2

Appendix A-3.1


Appendix A-3.2

PL202000087 Appendix B



Date of Photography : 2018



 Subject Property





Date of Photography: 2018



Subject Property

Project PL202000087

Civic Address/Subdivision

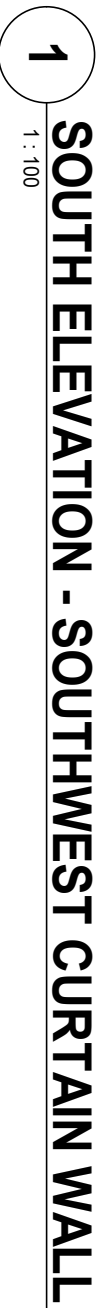
Discretionary Use


YWCA at 1915 and 1955 Retallack Street









- 1080**  
Architecture  
Planning +  
Interiors
- 
- 3434 Ropine Ave.  
Rogaine, SK, S4S 7J9  
1080architecture.com
- 306 721, 1080
- number TEN**  
architectural group
- Winipeg Office      Vancouver Office  
204 422 7880      250 562 1100
- number 10**
- architecture • interior design • planning

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT WITHOUT DELAY.

ISSUES & REVISIONS	
NO.	DATE DESCRIPTION
3	2020.04.22 ISSUED FOR DESIGN/NOTIFY/USE
2	2020.04.09 ISSUED FOR DESIGN DEVELOPMENT/RI
1	2019.12.19 ISSUED FOR DESIGN DEVELOPMENT

PROJECT TITLE

**YWCA CENTRE FOR  
WOMEN & FAMILIES  
REGINA, SASKATCHEWAN**

**DRAWING TITLE**  
**EXTERIOR ELEVATIONS**

DRAWN	JCIER
CHECKED	CL
DATE	2020.04.23
PROJECT NO.	18107
DRAWING NO.	



Public Notice Comments

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	11	<ul style="list-style-type: none"> <li>- A safe injection site is not wanted</li> <li>- Harms residential character</li> <li>- Should go in old Taylor Field site</li> <li>- Loss of green space</li> <li>- Too tall</li> <li>- Overburdens infrastructure on Rae Street</li> </ul>
<i>Accept if many features were different</i>		
<i>Accept if one or two features were different</i>	7	<ul style="list-style-type: none"> <li>- Needs water-based amenity</li> <li>- Parking lot too big</li> </ul>
<i>I support this proposal</i>		

**1. Safe Injection Site***Administration's Response:*

There is no Safe Injection Site planned for this facility. There is an outreach centre for people struggling with addictions

**2. Harms residential character***Administration's Response:*

The project provides a variety of benefits to the community that will enhance the residential area surrounding it as it:

- Provides community related services that will benefit the area,
- Designated to maintain amenity/park/playground space,
- Consistent with the purposes and intent of the Institutional Zone,
- Residential dwellings that will enhance the surrounding residential areas
- Community-focused design based on extensive public consultation
- Harm reduction services

YWCA will provide a mixture of community and residential spaces that fit within the high-density zoning of the neighbourhood.

**3. Should be in Taylor Field/ in wrong location***Administration's Response:*

Administration is considering the merits of this application for the subject property. This included determination of compatibility with surround land uses. Administration has reviewed this with policy OCP which includes policy to include community space and



amenities in all areas of the city. This development is only moving two blocks west of its current location and as such, it is a continuation and expansion of a benefit and services in close proximity to its previous location.

**4. Loss of green space**

*Administration's Response:*

While there is an overall loss of green space, the YWCA proposal preserves much green space and includes a playground on the southern edge of the property. As indicated in the discussion section the existing Lucy Eley Park is not part of the dedicated open space for the neighbourhood. However, the applicant has focused on maintaining as much open space at the South end of the site that will be available for Community use. This area will be landscaped and a new play structure developed.

**5. Height**

*Administration's Response:*

The Zoning Bylaw allows a maximum height of 15.0 metres in the I – Institutional Zone, while this proposal is 13.5 metres. The north side and west sides of the facility are only 11.3 metres tall. The development is consistent with other building form in reasonably close proximity to the site including low rise apartment buildings.

**6. Rae Street Infrastructure**

*Administration's Response:*

YWCA is upgrading drainage infrastructure to manage on-site runoff and store drainage. The proposal meets regulations for drainage.

**7. Different/Water-based amenity**

*Administration's Response:*

The City of Regina cannot specify the particular community amenities on site. Generally, the intent was to maintain some park amenity on site YWCA is replacing a playground with a playground.

**8. Parking**

*Administration's Response:*

The Zoning Bylaw requires 46 parking stalls for this development due to its location in the City Centre. The applicant is providing 48 parking stalls which exceeds the minimum parking requirements.

There are also concerns that this parking lot is too big, resulting in aesthetic concern. The Administration has attempted to balance these concerns with site design requirements and the need to meet the minimum parking requirements of the Zoning Bylaw.

## Heritage Designation - 1938 Dewdney Avenue

<b>Date</b>	August 5, 2020
<b>To</b>	Regina Planning Commission
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Parks, Recreation & Cultural Services
<b>Item No.</b>	RPC20-26

### RECOMMENDATION

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Regina Planning Commission recommends that City Council:

1. Approve the application for designation of the Cameron & Heap Wholesale Grocery building located at 1938 Dewdney Avenue (as shown in Appendix A-1 and A-2), being Lots 16 – 20, Block 201L, Plan OLD33, as a Municipal Heritage Property.
2. Instruct the City Solicitor to issue and serve notice of Council's intention to consider a bylaw to designate the Cameron & Heap Wholesale Grocery building as Municipal Heritage Property in accordance with *The Heritage Property Act*.
3. Instruct the City Solicitor to prepare the necessary Municipal Heritage Property bylaw to be considered by Council at its first meeting following the statutory notice period to:
  - a. designate the subject property as Municipal Heritage Property;
  - b. identify the reasons for designation and character-defining elements as stated in Appendix C, Statement of Significance, 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."
4. Upon adoption of a bylaw designating the subject property as Municipal Heritage Property, remove the property from the Heritage Inventory and add it to the register of designated property in Regina.

5. Approve these recommendations at its meeting on August 26, 2020.

## **ISSUE**

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The applicant, Nicor Developments Inc., on behalf of the owner, 576630 Saskatchewan Ltd., has requested to designate the Cameron & Heap Wholesale Grocery Building at 1938 Dewdney Avenue as a Municipal Heritage Property. Applications for designation as Municipal Heritage Property are considered in accordance with Section 11 of *The Heritage Property Act* (The Act) and the policies and procedures established by City Council March 2019.

## **IMPACTS**

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### Financial Implications

The property owner intends to submit a corresponding request for financial assistance under the Heritage Building Rehabilitation Program. The financial implications of that application will be addressed in a report to the Finance and Administration Committee.

Property tax exemption may be provided to the owner(s) of taxable property for a period of up to 10 years to a maximum value equivalent to 50 per cent of eligible conservation work costs; whichever is less.

The amount of the property tax exemption, including calculation of any percentage or portion and the determination of any cost, shall be conclusively determined by the City Assessor. The Amount shall only apply to the portion of the property containing the building structure or landscape with heritage value pursuant to Section 11(1) of *The Heritage Property Act*.

The tax exemption does not apply to local improvement fees, business improvement fees, and the nonexempt portion of taxes (i.e. laneway improvements) and other charges to tax accounts; these must be paid during the term of the agreement in the year in which they are due. No abatement of outstanding or current taxes will be negotiated.

### Environmental Implications

Conservation of the building contributes to the City's broader objective under the OCP of promoting environmentally sustainable development by conserving the built environment and optimising the use of existing infrastructure.

### Policy/Strategic Implications

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

### Section D8: Culture

Goal 1 – Support Cultural Development and Cultural Heritage: Enhance quality of life and strengthen community identity and cohesion through supporting cultural development and cultural heritage.

10.3. Identify, evaluate, conserve and protect Cultural Heritage, Historic Places, and cultural

resources, including but not limited to Public Arts.

10.5. Encourage owners to protect historic places through good stewardship and voluntarily designating their property for listing on Historic Property Register.

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 Regina's Warehouse District.

#### Other Implications

The *Heritage Property Act* defines heritage property to include "any property that is of interest for its architectural, historical, cultural, environmental, archaeological, palaeontological, aesthetic or scientific value" but leaves it to the municipality to make rules with respect to the criteria and procedures for the designation of property. The City has adopted the criteria and framework by which it conducts its own assessments.

#### Accessibility Implications

None with respect to this report.

### **OTHER OPTIONS**

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Committee and Council can choose to not approve the designation.

### **COMMUNICATIONS**

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The Administration provided information on this application to Heritage Regina, the Architectural Heritage Society of Saskatchewan, Regina Warehouse Business Improvement District and Saskatchewan Ministry of Parks, Culture and Sport.

Heritage Regina and Saskatchewan Ministry of Parks, Culture and Sport indicated in writing that they are supportive of the designation. The letters are attached to this report in Appendix D-1 and D-2 respectively.

No comments were received from the Architectural Heritage Society of Saskatchewan and Regina Warehouse Business Improvement District.

### **DISCUSSION**

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The subject property is currently listed on the City of Regina's Heritage Inventory. City Council adopted the Heritage Inventory Policy on March 25, 2019. The policy provides a means to manage historic properties through identification and a process of evaluation and classification of each property that retains heritage significance as Grade 1 or Grade 2.

Procedures supporting the policy guide Administration in its review of applications for heritage designation and demolition permit applications. 1938 Dewdney Avenue was evaluated by Administration in June of 2020, resulting in a Grade 2 classification. This classification recognizes the Cameron & Heap Wholesale Grocery's building's contribution to the Warehouse District as one of the oldest remaining warehouse buildings in the area, and its prominent location along the historic Dewdney Avenue streetscape. To evaluate the property, Administration used the Statement of Significance provided by the applicant and

attached as Appendix C, supplemented by additional City records, site visits, and visual inspections. Staff conducting the evaluation are responsible for management of the City's Heritage Conservation Program and their qualifications include PhD in Planning and a Master in Planning. The completed evaluation is attached as Appendix B.

Administration recommends designation for Grade Two properties with owner consent. In this case, the owner has initiated the process through an application for designation.

### **DECISION HISTORY**

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

The recommendations contained in this report requires City Council approval.

Respectfully Submitted,



Laurie Shalley, Director, Parks, Recreation & Cultural Services

Respectfully Submitted,

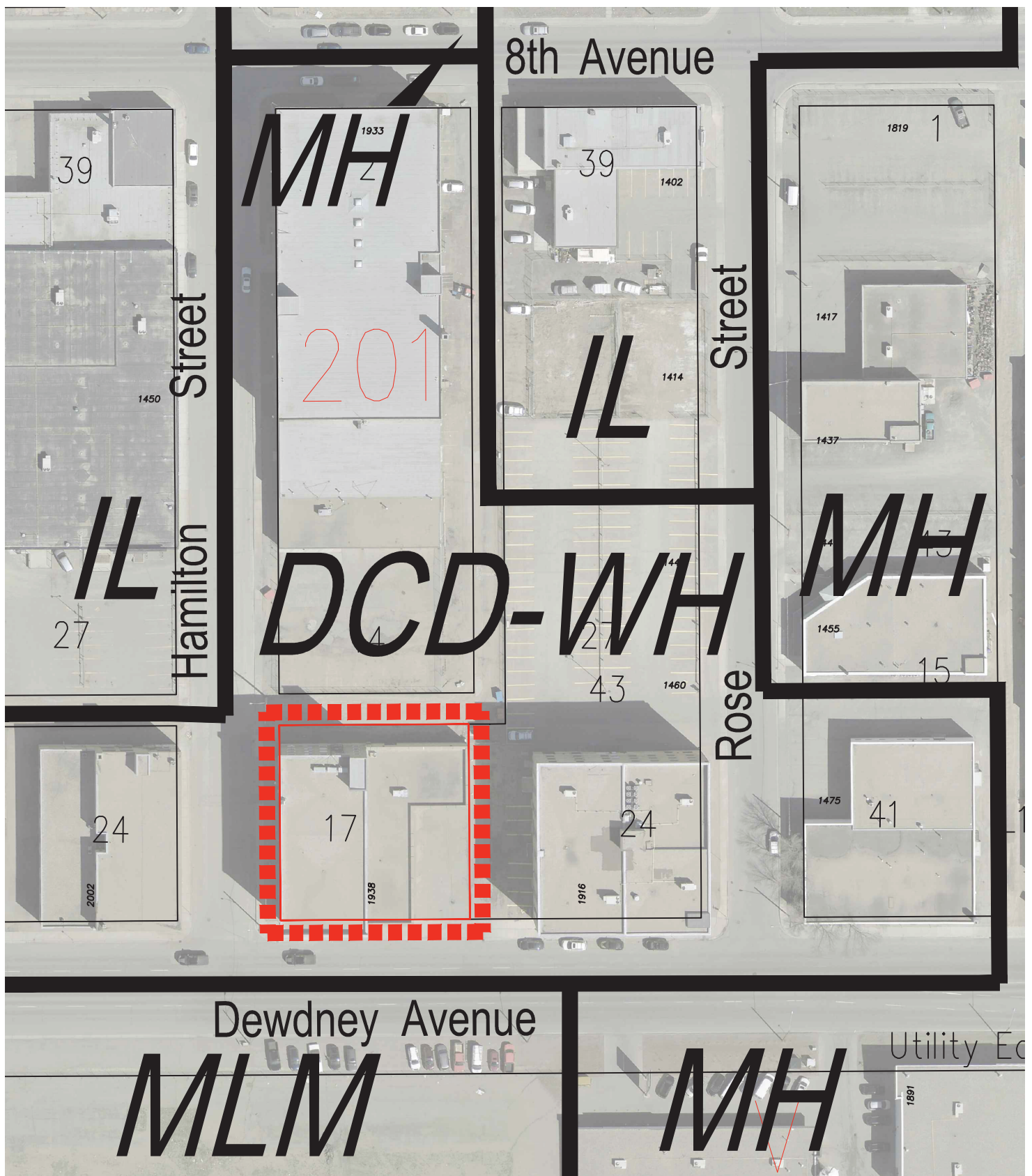


Diana Hawryluk, Executive Director, City Planning & Community Dev.

Prepared by: Aastha Shrestha, City Planner II

### **ATTACHMENTS**

Appendix A-1 Map  
Appendix A-2 Context Map  
Appendix B REG Evaluation Form  
Appendix C Statement of Significance  
Appendix D-1 Heritage Regina Response  
Appendix D-2 Saskatchewan Ministry of Parks, Culture and Sport Response



Date of Photography : 2018



1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

### Subject Property



Heritage Property

Project 20-H-02

Civic Address/Subdivision

Application for Municipal Heritage Property Designation  
1938 Dewdney Avenue






## Subject Property



Civic Address/Subdivision

Application for Municipal Heritage Property Designation  
1938 Dewdney Avenue

<p style="text-align: center;">City of Regina <b>HERITAGE INVENTORY EVALUATION FORM</b></p>	Evaluation Date    June 5, 2020
	Neighbourhood    Old 33
	Designation
<p>The place should be rated for each of the criteria below, in order to establish its relative significance. This will determine if the place merits inclusion on the City of Regina Heritage Inventory or not and whether it is Grade 2 (Neighbourhood-wide significance) or Grade 1 (City-wide significance).</p>	

Historic Place Name <b>Cameron &amp; Heap Wholesale Grocery Building</b>	
Municipal Address <b>1939 Dewdney Avenue</b>	Year of Construction <b>1912</b>
Architectural Style <b>Chicago and Stripped Classic</b>  Architect/Designer <b>Storey and Van Egmond</b>  Builder <b>Storey and Van Egmond</b>	Legal Address/Description <b>Plan: OLD33 Block: 201 Lot: 16 - 20</b>  Theme(s) <b>Economies (Extraction, Production and Distribution)</b>
Consultant	
Heritage Planner <b>Adefemi Adegeye</b>	
Contemporary Photo (6" Max. Width/Height)	
	



<h2 style="text-align: center;">Statement of Significance</h2>	Historic Place Name Cameron & Heap Wholesale Grocery Building
--	---

### ***Description of Historic Place***

The Cameron & Heap Wholesale Grocery Building is municipal property located on five commercial lots in the City of Regina's historic warehouse district. The property features a four-story, red brick building constructed in 1912 for the cost of \$45,000.00.

### ***Heritage Value of Historic Place***

The heritage value of the Cameron & Heap Wholesale Grocery building resides in its contribution to the historic integrity of Regina's Warehouse District. Constructed and prominently situated along the historic Dewdney Avenue streetscape during the pre-First World War period, the property is one of the oldest remaining warehouse buildings in Regina's Old Warehouse District. Regina was one of the "instant towns" created by the railroad. Businessmen first erected false fronted wooden stores to serve local customers. At the turn of the twentieth century, Regina established itself as the major shipping and distribution centre for southern Saskatchewan and permanent distribution warehouses like Cameron & Heap Wholesale Grocery Building replaced the wooden stores. It is estimated that over 1000 people worked in these Dewdney Avenue warehouses.

The heritage value of the Cameron & Heap Wholesale Grocery building also lies in its architecture. Constructed in an era when the Old Warehouse District symbolized economic optimism, rapid population growth and prosperity, the building is a representative example of the pre-First World War warehouse design of the time. Built for the Cameron & Heap wholesale grocery firm by Storey and Van Egmond, one of Regina's most prolific architectural firms, the warehouse was efficient and functional while conveying an image of stability and strength. The building was designed in one of Storey and Van Egmond's favorite pre-First World War architectural styles -Chicago and Stripped classic- which is expressed through the property's flat roof, vertical lines of the façade, rectangular window pattern and conservative decoration patterns. Storey and Van Egmond designed more than 17 of the warehouses in the Old Warehouse District.

### ***Character-Defining Elements***

The character defining elements include but are not limited to:

The heritage value of the Cameron & Heap Wholesale Grocery Building resides in the following character-defining elements:

- those elements which reflect its contribution to defining the character of the Old Warehouse district such as its height and prominent location on its original site along the historic Dewdney Avenue streetscape;
- those elements which contribute to its contribution to the historic integrity of Regina's Old Warehouse District such as the buildings construction date which establishes it as one of the oldest remaining warehouse buildings in the district and also includes historic building materials such as brick and Tyndall Stone;
- those elements which reflect the Chicago and Stripped Classic architectural style, such as the flat roof, vertical lines of the façade, rectangular window pattern and conservative decorative patterns.

<b>Statement of Integrity</b>	Historic Place Name Cameron & Heap Wholesale Grocery Building
-------------------------------	---

**Values Summary**

- The Cameron & Heap Wholesale Grocery Building is valued for its contribution to the historic integrity of Regina's Old Warehouse District.
- The Cameron & Heap Wholesale Grocery Building is valued as one of the oldest remaining warehouse buildings in the district
- The Cameron & Heap Wholesale Grocery Building is valued for its expression of Chicago and Stripped Classic architectural style.

Period of Significance  
1912

**Chronology of Alterations****Unknown Dates:**

- Addition of eastern block
- Basement windows closed off
- Window openings altered on the main floor
- All windows removed and boarded over with wood

**Aspects of Integrity**

<b>1. LOCATION</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Location is the place where a building, structure or landscape was constructed or established or the place where an historic activity or event occurred.			
<b>2. DESIGN</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Design is the combination of elements that create the landscape or the form, scale, massing, plan, layout, and style of a building or structure.			
<b>3. ENVIRONMENT</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Environment is the physical setting of an historic place. Whereas location refers to a specific geographic coordinate, environment refers to the surrounding character of the place.			
<b>4. MATERIALS</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Materials are the physical elements that were combined or deposited during a particular period(s) or time frame and in a particular pattern or configuration to form an historic place.			
<b>5. WORKMANSHIP</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. It is important because it can provide information about technological practices and aesthetic principles.			
<b>6. ASSOCIATION</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Association is a direct link between an historic and a significant historical theme, activity or event, or an institution or person.			

**Statement of Integrity**

The Cameron & Heap Wholesale Grocery Building maintains all the aspects of integrity necessary for it to convey its significance/heritage value(s).

The building maintains a good degree of integrity except for the removal of its original wood windows, and that the building is no longer associated with its original function. However, the building's original

form, scale, and massing are intact. The building retains its original design and elements of its original fabric.

Foundation: Could not be assessed using photographs provided.

Cladding: The brick is in good condition, though few vertical cracks, esp. below windowsill is evident. All Tyndall stone elements are in good condition.

Roof: Roof was not observable.

Roof elements: Brick parapet is in good condition.

Windows: All windows are removed and boarded over with wood. Basement windows are closed off. Most of the window openings are intact, except for the ones on the main floor on west side of the building. Decorative brick arches over the windows are intact.

Doors: Front door is replaced, and top portion is boarded over with wooden board. Tyndall Stone on the front doorstep is cracked and needs to be repaired. Two side doors are added to the west side of the building.

Other: Eastern block is a later addition to the building. Cement has been used to disguise and give an impression of Tyndall stone. Window design and size is not compatible with the original construction. The brick surface is painted instead of exposed bricks with pointed mortar joints which was used in original construction.

Criteria of Integrity		Historic Place Name The Cameron & Heap Wholesale Grocery Building			
Criteria	Level of Heritage Significance				
	N/A	Low	Moderate	High	
1. The place is closely and meaningfully associated with one or more themes, events, periods of time, or cultural traditions considered important in the history of Regina. ( <i>Historic</i> )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. The place is strongly associated with the life or work of a person, group of persons, or institution(s) of importance in Regina's history. ( <i>Historic</i> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. The place is important in demonstrating aesthetic characteristics and/or represents an important creative achievement in design, architecture, landscape architecture, planning, construction, materials, or technology. ( <i>Aesthetic, Architectural, Technical</i> )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. The community, or a social or cultural group within the community, is deeply attached to the place for social, cultural, or spiritual reasons. ( <i>Social, Cultural, Spiritual</i> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. The place, by virtue of its location, its symbolism, or some other element, serves to communicate the heritage of Regina to a broad audience. ( <i>Landmark, Symbolism</i> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. The place could yield important information that will contribute to the understanding of Regina's past. ( <i>Scientific, Educational</i> )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. The place possesses uncommon, rare or endangered aspects of Regina's cultural history. ( <i>Historic, Rarity</i> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. The place is important in the historic urban development of the neighbourhood or city. ( <i>Context, Landscape, Urban Context, Group Value</i> )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Based on the above criteria, does the place merit inclusion on the Heritage Inventory? (at least 1 'High' or 4 'Moderate')	<input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes		
Does the place possess city-wide significance for any of the criteria listed above? If yes, please explain: • No	<input checked="" type="checkbox"/> No (Result is GRADE 2)		<input type="checkbox"/> Yes (Result is GRADE 1)		
Does the place retain sufficient integrity to convey significance? If not, the place will not qualify.	<input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes		
<b>FINAL EVALUATION</b>	<input checked="" type="checkbox"/> Grade 2		<input type="checkbox"/> Grade 1		
Date Evaluated by City: June 11, 2020					
Date Approved by City: June 19, 2020					

## Additional Images

Historic Place Name  
The Cameron & Heap Wholesale  
Grocery Building

Additional Images (6" Max. Width/Height)



**Caption:** Historical photograph of the Cameron & Heap Wholesale Grocery Building

**Date:**

**Source:** Saskatchewan Archives

**Copyright:**

## Additional Images

Historic Place Name  
The Cameron & Heap Wholesale  
Grocery Building

Additional Images



**Caption:** View of west elevation of the Cameron & Heap Wholesale Grocery Building

**Date:**

**Source:** Nicor Group

**Copyright:**

## Additional Images

Historic Place Name  
The Cameron & Heap Wholesale  
Grocery Building

Additional Images



**Caption:** View of east elevation of the Cameron & Heap Wholesale Grocery Building

**Date:**

**Source:** Nicor Group

**Copyright:**



## **EXPLANATORY NOTES**

### **1.0 Eligibility for inclusion the Heritage Inventory:**

- Places must be at least 30 years old to be eligible for inclusion, recognizing buildings from the 1980s have been designated in other municipalities.
- Places include: buildings, structures, groups of buildings or structures, landscape features (gardens, but not individual trees unless commemorative), cultural landscapes, and engineering works.
- Excluded places include archaeological sites, individual trees unless commemorative, movable objects, and intangible heritage. UNESCO Convention on the Safeguarding of Intangible Cultural Heritage including oral traditions, performing arts, social practices, rituals, festive events, knowledge and practices concerning nature and the universe, or the knowledge and skills to produce crafts.

### **2.0 Assessing Level of Heritage Significance:**

Within each criterion, there should be a comparison of the place to similar places within the City of Regina in order to determine the relative merit of the place.

**CRITERIA 1** – This criterion assesses the place’s association with broad themes, events, periods of time and cultural traditions of local/civic history, including settlement patterns, economic growth or production, community development, cultural knowledge base and traditions, and government systems. The themes have been established in the City’s “Thematic Framework and Historical Context Statement.”

***N/A***

The place exhibits a limited connection to one or more of the identified city-wide historic themes or subthemes.

***Low***

The place exhibits a recognizable connection to one or more of the identified city-wide historic themes or subthemes.

***Moderate***

The place exhibits a significant connection to one or more of the identified city-wide historic themes or subthemes.

***High***

The place exhibits a direct connection to one or more of the identified city-wide historic themes or subthemes and is an excellent, tangible expression of one or more of the themes/subthemes.

**CRITERIA 2** – This criterion assesses the place’s association with a particular person, group of people or institution(s), including the importance of the architect, builder, landscape architect, or planner.

***N/A***

Little or no known historic association.

***Low***

Connected with a person, social or cultural group, or institution that is of limited importance to



the neighbourhood.

***Moderate***

Closely connected with a person, social or cultural group, or institution that is of considerable importance to the neighbourhood, or moderate importance to the city.

***High***

Closely connected with a person, social or cultural group, or institution that is of considerable importance to the city, province or nation.

**CRITERIA 3** – This criterion assesses the place’s architectural significance; its expression of style; its design details and features; its building materials; its method of construction; and its planning context.

***N/A***

An average example of a style, type, design or technology that remains common in Regina.

***Low***

A good example of a style, type, design or technology that is common in Regina or in a neighbourhood.

***Moderate***

A very good example of a style, type, design or technology in Regina or in a neighbourhood, or a good example of a style, type or design that is notably early or rare in Regina or in a neighbourhood.

***High***

An excellent example of a style, type, design or technology in Regina or one of few surviving and very good examples of a style, type, design or technology in Regina.

**CRITERIA 4** – This criterion assesses evidence of a strong/special association between the place and a particular community/cultural group.

***N/A***

The place possesses limited social, cultural or spiritual value.

***Low***

There is a weak social, cultural or spiritual connection between the place and a particular community/ cultural group.

***Moderate***

There is a moderate social, cultural or spiritual connection between the place and a particular community/cultural group.

***High***

There is a strong social, cultural or spiritual connection between the place and a particular community/cultural group.

**CRITERIA 5** – This criterion assesses the visual landmark status or cultural, spiritual or symbolic value of the place.

***N/A***

A place of no landmark or symbolic significance.

***Low***

A landmark in an immediate area or a place of symbolic importance to an immediate area.

***Moderate***

A major landmark within a neighbourhood or a place of symbolic importance to a neighbourhood.

***High***

A landmark of civic importance or a place of significant symbolic value to the city, province or nation.

**CRITERIA 6** – This criterion assesses the physical fabric, documentary evidence, or oral history relating to the place that could yield meaningful information about Regina's cultural history.

***N/A***

The place is not able communicate the history of the immediate area, neighbourhood, or city.

***Low***

The place communicates (physically or through documented/oral evidence) an aspect or aspects of the immediate area's history.

***Moderate***

The place communicates (physically or through documented/oral evidence) an aspect or aspects of history on a neighbourhood scale.

***High***

The place directly communicates (physically or through documented/oral evidence) an aspect or aspects integral to the historic or cultural development of Regina, or is of provincial or national importance.

**CRITERIA 7** – This criterion assesses how rare or uncommon the place is within Regina, or whether it is among a small number of extant places that demonstrate an important style, phase, event, etc.

***N/A***

There are a significant number of similar places.

***Low***

The place demonstrates an uncommon, rare or endangered aspect of the immediate area's cultural history.

***Moderate***

The place demonstrates an uncommon, rare or endangered aspect of the neighbourhood's cultural history.

***High***

The place demonstrates an uncommon, rare or endangered aspect of the city's cultural history.

**CRITERIA 8** – This criterion assesses the significance of the place (building, landscape, urban context) within the historic urban development of the neighbourhood and/or city, including its place within a group of similar buildings, landscapes, or cultural landscapes.

***N/A***

A place with little evidence of a recognizable historic pattern.

***Low***

A place that provides some evidence of an historic pattern of importance for the immediate area.

***Moderate***

A place that can be directly linked to the establishment of an historic pattern of neighbourhood importance.

***High***

A place that can be directly linked to the establishment of an historic pattern of civic importance.

### 3.0 **BASED ON THE EIGHT CRITERIA, THE PLACE MERITS INCLUSION ON REGINA'S HERITAGE INVENTORY WITH AT LEAST 1 'HIGH' RATING OR AT LEAST 4 'MODERATE' RATINGS**

**THRESHOLDS**

**Ranking:** If a place demonstrates **exceptional or outstanding** qualities for any of the criteria (above a 'High' level), it would be considered a **Grade 1** place with city-wide significance, whereas a place that does not exceed a 'High' level in any of the criteria would be considered a **Grade 2** place with neighbourhood-wide significance .

**Integrity:** This refers to the degree to which the heritage values of the place are still evident/authentic, and can be understood and appreciated (for example, the degree to which the original design or use of a place can still be discerned). This includes authenticity of materials, technology and design. If considerable change to the place has occurred, the significant values may not be readily identifiable. Changes that are reversible are not considered to affect integrity. In the City of Regina, degree of integrity is evaluated by a Statement of Integrity, included in this evaluation.

**Name of the Historic Place:** Cameron & Heap Wholesale Grocery Building  
**Other names:** Cameron & Heap Warehouse

**Date of Origin:** 1912

**Current Use:** Commercial

**Municipality:** Regina

**Street Address:** 1938 Dewdney Avenue

**Architect:** Storey and Van Egmond

### **STATEMENT OF SIGNIFICANCE:**

#### **DESCRIPTION OF THE HISTORIC PLACE:**

The Cameron & Heap Wholesale Grocery Building is property located on five commercial lots in the City of Regina's historic warehouse district. The property features a four-story, red brick building constructed in 1912 for the cost of \$45,000.00.

#### **HERITAGE VALUE:**

The heritage value of the Cameron & Heap Wholesale Grocery building resides in its contribution to the historic integrity of Regina's Warehouse District. Constructed and prominently situated along the historic Dewdney Avenue streetscape during the pre-First World War period, the property is one of the oldest remaining warehouse buildings in Regina's Old Warehouse District. Regina was one of the "instant towns" created by the railroad. Businessmen first erected false fronted wooden stores to serve local customers. At the turn of the twentieth century, Regina established itself as the major shipping and distribution centre for southern Saskatchewan and permanent distribution warehouses like Cameron & Heap Wholesale Grocery Building replaced the wooden stores. It is estimated that over 1000 people worked in these Dewdney Avenue warehouses.

The heritage value of the Cameron & Heap Wholesale Grocery building also lies in its architecture. Constructed in an era when the Old Warehouse District symbolized economic optimism, rapid population growth and prosperity, the building is a representative example of the pre-First World War warehouse design of the time. Built for the Cameron & Heap wholesale grocery firm by Storey and Van Egmond, one of Regina's most prolific architectural firms, the warehouse was efficient and functional while conveying an image of stability and strength. The building was designed in one of Story and Van Egmond's favorite pre-First World War architectural styles -Chicago and Stripped classic- which is expressed through the property's flat roof, vertical lines of the façade, rectangular window pattern and conservative decoration patterns. Storey and Van Egmond designed more than 17 of the warehouses in the Old Warehouse District.

## CHARACTER-DEFINING ELEMENTS:

The heritage value of the Cameron & Heap Wholesale Grocery Building resides in the following character-defining elements:

- those elements which reflect its contribution to defining the character of the Old Warehouse district such as its four-storey height and prominent location on its original site along the historic Dewdney Avenue streetscape;
- those elements which contribute to its contribution to the historic integrity of Regina's Old Warehouse District such as the building's construction date which establishes it as one of the oldest remaining warehouse buildings in the district and also includes historic building materials such as brick and Tyndall Stone;
- those elements which reflect the Chicago and Stripped Classic architectural style, such as the flat roof, vertical lines of the façade, rectangular window pattern and conservative decorative patterns.

### Sources:

- Brennan, J. William. *The History of Canadian Cities: Regina An Illustrated History*. Toronto: James Lorimer & Company and Canadian Museum of Civilization in collaboration with the Secretary of State, 1989
- Henderson's Directory. Regina, 1908-2000
- Herrington, Ross. "The Architectural Heritage of Storey and Van Egmond: A Preliminary Assessment" *A Report for Saskatchewan Culture, Youth and Recreation*, Regina, 2004
- Herrington, Ross; Ralko, Joe and Richard Wood. *Regina's Warehouse District: Bricks and Mortar-Pride and Passion*. Regina: Saskatchewan Publishers Group, 2013
- More, Constance. *A Heritage Walking Tour of the Warehouse Area. Regina Warehouse District*, 1982  
Regina Planning and Building Development. *The Warehouse Area*.



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Regina SK S4P 3A3  
P.O. Box 581

info@heritageregina.ca | heritageregina.ca  
facebook.com/heritageregina

June 29, 2020

Adefemi Adegeye  
City of Regina  
Development Services Department,  
Current Planning Branch,  
9<sup>th</sup> Floor, City Hall  
2476 Victoria Avenue,  
Regina, Saskatchewan S4P 3C8

Dear Adefemi,

Re: Cameron & Heap Wholesale Grocery Building – Municipal Heritage Designation

Heritage Regina fully supports a Municipal Heritage Designation for the Cameron & Heap Wholesale Grocery Building at 1938 Dewdney Avenue. We see the designation of this property as a significant element in sustaining our city's heritage for present and future generations.

Constructed in 1912, the Cameron & Heap Wholesale Grocery Building is one of the oldest warehouse structures still in existence in the Warehouse District. It was designed and built by Storey and Van Egmond, distinguished architects in the city who were well known for their designs of homes for prominent Regina citizens, and of institutions, schools, apartment blocks and businesses. The building's Chicago and Stripped Classic architectural style is representative of warehouse design in Regina during the early years of the twentieth century. The original design elements ("flat roof, vertical lines of the façade, rectangular window pattern and conservative decorative patterns" – Statement of Significance, page 2) are retained in the building, contributing greatly to the character of Dewdney Avenue's historic streetscape.

The City of Regina has long recognized the heritage value of the building, having included it on the Heritage Holding Bylaw List (now Heritage Inventory) since 1989. For many years, the building has also been part of the City's self-guided heritage walking tour of the Warehouse District.

The City's Thematic Framework and Historical Context document identifies the important influence early warehouses—like the Cameron & Heap Wholesale Grocery Building—had on local economic development and Regina's growth as a major distribution centre. It is interesting to note that an archival photo of the Cameron & Heap Wholesale Grocery Building is part of the document's section on warehousing. (page 69)

Historic places tell the stories of the people and events that shaped and continue to influence a community. By protecting the Cameron & Heap Wholesale Grocery Building through a heritage designation, we provide a tangible way for members of the public to learn about and connect with its story and to develop an appreciation for, and a sense of pride in, the rich cultural heritage of the Warehouse District.

On behalf of the Heritage Regina Board of Directors, I am pleased to support a Municipal Heritage Designation for the Cameron & Heap Wholesale Grocery Building.

Sincerely,

A handwritten signature in black ink, appearing to read "Jackie Schmidt". The signature is fluid and cursive, with a large initial "J" and a stylized "S".

Jackie Schmidt  
President

**From:** Dawson, Bruce PCS <bruce.dawson@gov.sk.ca>  
**Sent:** Friday, July 10, 2020 10:57 AM  
**To:** Femi Adegeye <AADEGEYE@regina.ca>  
**Subject:** [External email] RE: Heritage Designation Application - 1938 Dewdney Avenue

Dear Femi,

Thank you for the opportunity to comment on the proposed designation of the Cameron & Heap Wholesale Grocery Building. The Ministry of Parks, Culture and Sport encourages municipal designation of locally important heritage property where council considers it appropriate. We found that the statement of significance for this property effectively communicates its heritage value, and have only some suggested points of clarification for the document (see attachment).

Thank you again for keeping us apprised of the City's commendable efforts to conserve its built heritage resources.

Cheers

**Bruce Dawson**

**Government of Saskatchewan**

Manager, Historic Programs and Policy  
Heritage Conservation Branch  
Saskatchewan Ministry of Parks, Culture and Sport

2<sup>nd</sup> Floor - 3211 Albert Street,  
Regina, SK S4S 5W6

P 306-787-5777

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E [bruce.dawson@gov.sk.ca](mailto:bruce.dawson@gov.sk.ca)



## Heritage Inventory Removal – 56 Angus Crescent

<b>Date</b>	August 5, 2020
<b>To</b>	Regina Planning Commission
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Parks, Recreation & Cultural Services
<b>Item No.</b>	RPC20-27

### RECOMMENDATION

---

Regina Planning Commission recommends that City Council:

1. Remove the property known as the Bagshaw Residence, located at 56 Angus Crescent (as shown in Appendix A-1 and A-2), from the City's Heritage Inventory.
2. Approve this recommendation at its meeting on August 26, 2020.

### ISSUE

---

The owner of 56 Angus Crescent, the Bagshaw Residence, has applied for a demolition permit. The property is included on the Heritage Inventory, a list of 227 properties that have been identified as having potential for heritage designation. In alignment with the Heritage Property Act and the City of Regina's Heritage Inventory Policy, the demolition application has been put on hold for 60 days while the property's heritage significance is considered by City Council. The property can either be removed from the Inventory, allowing the demolition to proceed, or designated as a Municipal Heritage Property.

### IMPACTS

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#### Financial Implications

Designated Municipal Heritage Properties are eligible for financial incentives to support conservation.

#### Policy and/or Strategic Implications

*Design Regina: The Official Community Plan Bylaw No. 2013-48* provides overarching policy direction to support cultural development and cultural heritage, including support for

the protection, conservation and maintenance of historic places. Part A directs the City of Regina (City) to *Encourage owners to protect historic places through good stewardship and voluntary designation*. To balance protection and conservation objectives with the desire for owner consent and collaboration, City Council approved the Heritage Inventory Policy on March 25, 2019.

The City's role to encourage property owners to voluntarily designate their properties is supported by the availability of financial incentive programs. In 2014, City Council approved an updated Heritage Incentive Policy and the Heritage Building Rehabilitation Program which formalize processes and incentives to encourage designation.

#### Other Implications

*The Heritage Property Act* defines heritage property to include "any property that is of interest for its architectural, historical, cultural, environmental, archaeological, palaeontological, aesthetic or scientific value" but leaves it to the municipality to make rules with respect to the criteria and procedures for the designation of property. The City has adopted the criteria and framework by which it conducts its own assessments.

#### Accessibility Implications

None with respect to this report.

### **OTHER OPTIONS**

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#### Proceed to Designation

Pursuant to Section 11 of *The Heritage Property Act*, the authority to designate Municipal Heritage Property by bylaw rests with City Council. If Committee or Council disagree with the recommendation and wish to block the demolition, then they must direct Administration to proceed with designation and consider a designation bylaw 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* and the policies and procedures established by City Council March 2019. If designation is the preferred option, the following would need to be approved by City Council:

1. Approve designation of the Bagshaw Residence located at 56 Angus Crescent, as a Municipal Heritage Property.
2. Instruct the City Solicitor to issue and serve notice of Council's intention to consider a bylaw to designate the Bagshaw Residence as Municipal Heritage Property in accordance with *The Heritage Property Act*.
3. Instruct the City Solicitor to prepare the necessary Municipal Heritage Property bylaw to be considered by Council at its first meeting following the statutory notice period to:
  - a. designate the subject property as Municipal Heritage Property;
  - b. identify the reasons for designation and character-defining elements as stated in Statement of Significance to be prepared by the Administration;
  - c. provide that any subsequent alterations to the property be consistent with the "Standards and Guidelines for the Conservation of Historic Places in

Canada.”

4. Upon adoption of a bylaw designating the subject property as Municipal Heritage Property, remove the property from the Heritage Inventory and add it to the register of designated property in Regina.
5. Approve these recommendations at its meeting on August 26, 2020.

## COMMUNICATIONS

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The Administration provided information on this application to Heritage Regina, the Architectural Heritage Society of Saskatchewan, the Saskatchewan Ministry of Parks, Cultural and Sport, and the Cathedral Area Community Association.

Heritage Regina and Cathedral Area Community Association have indicated in writing that they oppose the application to remove the Bagshaw Residence from the Heritage Inventory and the proposed demolition of the property. The letters are attached to this report in Appendix D-1 and D-2 respectively.

The Saskatchewan Ministry of Parks, Cultural and Sport has provided their comments in writing. The email is attached to this report in Appendix D-3.

## DISCUSSION

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The subject property is currently listed on the City of Regina’s Heritage Inventory. City Council approved the Heritage Inventory Policy on March 25, 2019. The Policy provides a means to manage historic properties through identification, and a process of evaluation and classification of each property that retains heritage significance as Grade 1 or Grade 2.

Administration works closely with Inventory property owners to ensure they understand the incentives available for designated properties through the Heritage Building Rehabilitation Program. Ideally property owners commit to conservation and choose to apply for designation. Only in instances where the property is classified as Grade 1 and the owner has applied for a permit to demolish the property, would Administration recommend that City Council initiate the designation process when the owner is opposed. The threshold to meet Grade 1 within the evaluation process is steep to ensure that there is a means to identify those properties of the highest heritage value in Regina.

Procedures supporting the policy guide Administration in its review of applications for heritage designation and demolition permit applications. 56 Angus Crescent was evaluated by Administration in July of 2020, resulting in a Grade 2 classification. The Grade 2 classification recognizes the property’s association with Frederick Bagshaw, a person who made many contributions to Regina civic life in the early and mid twentieth century. It also acknowledges the importance of this property and others like it in the early development and character of the Crescents neighbourhood. To evaluate the property, Administration used the Statement of Significance provided by the applicant and attached as Appendix C, supplemented by additional City records, site visits, and visual inspections. Staff conducting the evaluation are responsible for management of the City’s Heritage Conservation

Program and their qualifications include PhD in Planning and a Master in Planning. The evaluation was then reviewed by additional Senior Planning staff and the Manager of Social & Cultural Development. All concurred with the assessment contained in the evaluation. The evaluation is attached as Appendix B.

Administration has notified the applicant of the opportunities to access incentives for designated properties. The owner does not wish to designate the property and has applied for a demolition permit.

## DECISION HISTORY

---

The recommendations contained in this report require City Council approval.

Respectfully Submitted,



Laurie Shalley, Director, Parks, Recreation & Cultural Services

7/24/2020

Respectfully Submitted,



Diana Hawryluk, Executive Director, City Planning & Community Dev.

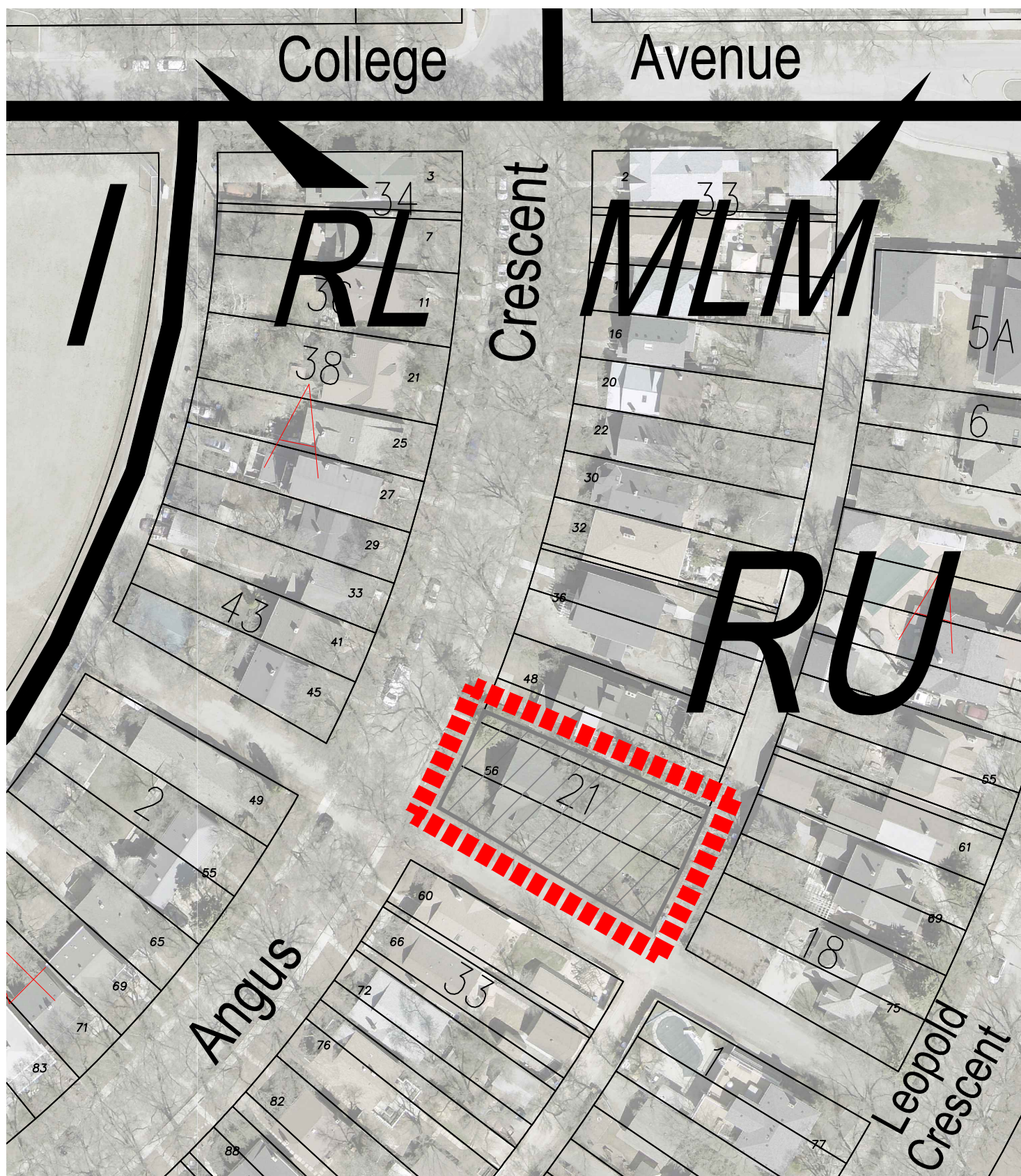
7/30/2020

Prepared by: Aastha Shrestha, City Planner II

## ATTACHMENTS

Appendix A-1 Map  
Appendix A-2 Context Map  
Appendix B REG Evaluation  
Appendix C Statement of Significance  
Appendix D-1 Heritage Regina Response  
Appendix D-2 Cathedral Community Association Response  
Appendix D-3 Saskatchewan Ministry of Parks, Culture and Sport Response





Subject Property



Heritage

Date of Photography : 2018



Project 20-H-05

Civic Address/Subdivision

Heritage Inventory Removal 56  
Angus Crescent





Subject Property



Heritage

Date of Photography: 2018



Project 20-H-05

Civic Address/Subdivision

Heritage Inventory Removal 56  
Angus Crescent



<p style="text-align: center;">City of Regina <b>HERITAGE INVENTORY EVALUATION FORM</b></p>	Evaluation Date    June 24, 2020
	Neighbourhood    Crescents
	Designation
<p>The place should be rated for each of the criteria below, in order to establish its relative significance. This will determine if the place merits inclusion on the City of Regina Heritage Inventory or not and whether it is Grade 2 (Neighbourhood-wide significance) or Grade 1 (City-wide significance).</p>	

Historic Place Name Bagshaw Residence	
Municipal Address 56 Angus Street	Year of Construction    1913
Architectural Style Craftsman Style  Architect/Designer Frederick Chapman Clemesha  Builder	Legal Address/Description  Theme(s) Capital City Development
Consultant	
Heritage Planner Femi Adegeye, Senior City Planner	
Contemporary Photo (6" Max. Width/Height) 	

<b>Statement of Significance</b>	Historic Place Name Bagshaw Residence
----------------------------------	--

### ***Description of Historic Place***

56 Angus Crescent is a residential property located on lots 20 and 21 of Block A in the City of Regina's historic Crescents neighbourhood. The property features a 1 ½-story, stucco and wood shakes clad house, known as the Bagshaw Residence, which was constructed in 1913. The property is currently listed on the City of Regina Heritage Holding Bylaw but does not have municipal heritage status.

### ***Heritage Value of Historic Place***

The heritage value of 56 Angus Crescent resides in its association with Frederick Bertram Bagshaw, a distinguished resident of Regina, Saskatchewan. Frederick B. Bagshaw commissioned Regina based Architect Frederick Chapman Clemesha to design the house in 1912, and Bagshaw occupied the house for fifty years from 1913-1963. Frederick B. Bagshaw was a prominent lawyer and political figure in Saskatchewan who served in the First World War as a Captain with the Regina North West Mounted Police Overseas Canadian Cavalry in the 16th Light Horse Regiment. Bagshaw was elected as a soldier's representative in the Legislative Assembly of Saskatchewan from 1917-1921. In 1929 Bagshaw was named to the enforcement council for the Wartime Price and Trade Board, it was for this work that Bagshaw was awarded the Order of the British Empire. Bagshaw was also appointed to the Regina Public Library Board in 1941 and chaired the board committee until 1962. To honour his work with the Regina Public Library Board a library science scholarship was set up in 1964 and named the Bagshaw Scholarship. From 1951-1958 Frederick Bagshaw held the position of the City Police Court Magistrate and was one of the oldest active Magistrates in Canada. A committed public servant, Bagshaw was involved with a variety of organizations throughout his life. His public service included work for the Canadian National Institute for the Blind, Maple Leaf Hostel and the Great War Veteran's Association. Bagshaw Place in Regina, SK was named for Frederick Bertram Bagshaw due to his long contributions to the City of Regina and the Province of Saskatchewan.

The heritage value of 56 Angus Crescent also resides in its architectural style. The exterior design of this residence is an example of the Craftsman Style, as exhibited in the low-pitched gable roof with its wide overhanging eaves, large single dormer, large porch, wooden double hung windows, and exposed wooden structural elements. 56 Angus Crescent was designed by Frederick Chapman Clemesha of the prominent Regina architectural firm of Clemesha and Portnall, which was renowned for its architectural contribution to the residential fabric of Regina.

The heritage value of the property also resides in its location within the Crescents neighbourhood of Regina, and its contribution to the historical architectural character of the Crescents. The development of the Crescents began before the First World War and continued for the next 30 years. Named for the concentric series of the three semi-circular streets that were proposed in the 1883 town-site survey, then further detailed in landscape architect Thomas Mawson's 1913 plan for the City of Regina. The Crescents neighbourhood is a prestigious neighbourhood known for its architectural merit, elm-shaded streets and its proximity to the parklands along Wascana Creek.

### ***Character-Defining Elements***

The heritage value of the Bagshaw Residence resides in the following character-defining elements:

- those elements which reflect its contribution to defining the character of the Crescents neighbourhood, such as its architectural form and façade;
- those elements which speak to the association of the property with Frederick Bagshaw, including its location on its original site;
- those elements which reflect Craftsman architectural style, such as the low-slope gable roof, large overhanging eaves, large single dormer, large covered front porch with pillars, exposed wooden structural elements, and the multi-pane double hung windows.



<b>Statement of Integrity</b>	Historic Place Name Bagshaw Residence
-------------------------------	--

## Values Summary

- The Bagshaw Residence is valued for its architectural form and façade that contributes to the character of the Crescent neighbourhood.
- The Bagshaw Residence is valued for its association with Frederick Bagshaw, including its location on its original site.
- The Bagshaw Residence is valued for its expression of Craftsman architectural style.

Period of Significance  
1913

## Chronology of Alterations

*Aspects of Integrity*

1. LOCATION	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Location is the place where a building, structure or landscape was constructed or established or the place where an historic activity or event occurred.			
2. DESIGN	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Design is the combination of elements that create the landscape or the form, scale, massing, plan, layout, and style of a building or structure.			
3. ENVIRONMENT	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Environment is the physical setting of an historic place. Whereas location refers to a specific geographic coordinate, environment refers to the surrounding character of the place.			
4. MATERIALS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Materials are the physical elements that were combined or deposited during a particular period(s) or time frame and in a particular pattern or configuration to form an historic place.			
5. WORKMANSHIP	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. It is important because it can provide information about technological practices and aesthetic principles.			
6. ASSOCIATION	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Association is a direct link between an historic and a significant historical theme, activity or event, or an institution or person.			

*Statement of Integrity*

The Bagshaw Residence maintains fair aspects of integrity necessary for it to convey its significance/heritage value(s).

Overall, the Bagshaw Residence is in fair condition with its form, scale, and massing largely intact. The house also retains a high degree of integrity of its original materials. However, some degree of deterioration due to a lack of maintenance is evident.

- Foundation: The material and general condition of the foundation could not be observed.
- Cladding: The exterior stucco cladding is in fair condition with a few hairline cracks noted. Vertical and horizontal cracks through mortar may require mason or structural engineer oversight. Wood shingle cladding on the second floor appears to be in fair condition, with some of these elements displaying deterioration.
- Roof: The roof exhibits no sagging or bulges; however, deterioration and missing shingles are evident. Paint deterioration on the wood soffit and brackets below the eaves is evident.

- Roof elements: Exposed rafter tails shows sign of paint deterioration. Gutters and rainwater leaders are present. However, some gutters and rainwater leaders show areas of rot or paint loss. This suggests they need to be cleaned.
- Windows: Most, if not all wood sashes, storms, and trim appear to be in good condition, but some of these elements are displaying paint deterioration and missing glass.
- Doors: The main entrance on the façade has been retained, featuring its original (or a very early) wood door with glass panel, which is in good condition.
- Porch: The design and materials of the front porch are original and in fair condition overall. There is minor staining on the wooden columns. Evidence of deterioration and water damage on wood elements esp. on the ceiling. Original stone pavers are in a good condition with few cracks.
- Chimney: External red brick chimney is original. Chimney does not appear to be leaning. Materials are in good condition overall. Brick is stained, but no evidence of missing brick or mortar noted.

Criteria of Integrity		Historic Place Name Bagshaw Residence			
Criteria	Level of Heritage Significance				
	N/A	Low	Moderate	High	
1. The place is closely and meaningfully associated with one or more themes, events, periods of time, or cultural traditions considered important in the history of Regina. ( <i>Historic</i> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. The place is strongly associated with the life or work of a person, group of persons, or institution(s) of importance in Regina's history. ( <i>Historic</i> )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. The place is important in demonstrating aesthetic characteristics and/or represents an important creative achievement in design, architecture, landscape architecture, planning, construction, materials, or technology. ( <i>Aesthetic, Architectural, Technical</i> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. The community, or a social or cultural group within the community, is deeply attached to the place for social, cultural, or spiritual reasons. ( <i>Social, Cultural, Spiritual</i> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. The place, by virtue of its location, its symbolism, or some other element, serves to communicate the heritage of Regina to a broad audience. ( <i>Landmark, Symbolism</i> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. The place could yield important information that will contribute to the understanding of Regina's past. ( <i>Scientific, Educational</i> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. The place possesses uncommon, rare or endangered aspects of Regina's cultural history. ( <i>Historic, Rarity</i> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. The place is important in the historic urban development of the neighbourhood or city. ( <i>Context, Landscape, Urban Context, Group Value</i> )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Based on the above criteria, does the place merit inclusion on the Heritage Inventory? (at least 1 'High' or 4 'Moderate')	<input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes		
Does the place possess city-wide significance for any of the criteria listed above? If yes, please explain:	<input checked="" type="checkbox"/> No (Result is GRADE 2)		<input type="checkbox"/> Yes (Result is GRADE 1)		
Does the place retain sufficient integrity to convey significance? If not, the place will not qualify.	<input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes		
<b>FINAL EVALUATION</b>	<input checked="" type="checkbox"/> Grade 2		<input type="checkbox"/> Grade 1		
Date Evaluated by City: June 30, 2020					
Date Approved by City: July 9, 2020					

## Additional Images

Historic Place Name  
Bagshaw Residence

Additional Images (6" Max. Width/Height)



**Caption:** Detail of front elevation of the Bagshaw Residence

**Date:** June 24, 2020

**Source:** The City of Regina

**Copyright:**



## Additional Images

Historic Place Name  
Bagshaw Residence

Additional Images (6" Max. Width/Height)



**Caption:** Detail of the front porch of the Bagshaw Residence

**Date:** June 24, 2020

**Source:** The City of Regina

**Copyright:**



## Additional Images

Historic Place Name  
Bagshaw Residence

Additional Images (6" Max. Width/Height)



**Caption:** Detail of the roof with dormer of the Bagshaw Residence

**Date:** June 24, 2020

**Source:** The City of Regina

**Copyright:**

## **EXPLANATORY NOTES**

### **1.0 Eligibility for inclusion the Heritage Inventory:**

- Places must be at least 30 years old to be eligible for inclusion, recognizing buildings from the 1980s have been designated in other municipalities.
- Places include: buildings, structures, groups of buildings or structures, landscape features (gardens, but not individual trees unless commemorative), cultural landscapes, and engineering works.
- Excluded places include archaeological sites, individual trees unless commemorative, movable objects, and intangible heritage. UNESCO Convention on the Safeguarding of Intangible Cultural Heritage including oral traditions, performing arts, social practices, rituals, festive events, knowledge and practices concerning nature and the universe, or the knowledge and skills to produce crafts.

### **2.0 Assessing Level of Heritage Significance:**

Within each criterion, there should be a comparison of the place to similar places within the City of Regina in order to determine the relative merit of the place.

**CRITERIA 1** – This criterion assesses the place’s association with broad themes, events, periods of time and cultural traditions of local/civic history, including settlement patterns, economic growth or production, community development, cultural knowledge base and traditions, and government systems. The themes have been established in the City’s “Thematic Framework and Historical Context Statement.”

***N/A***

The place exhibits a limited connection to one or more of the identified city-wide historic themes or subthemes.

***Low***

The place exhibits a recognizable connection to one or more of the identified city-wide historic themes or subthemes.

***Moderate***

The place exhibits a significant connection to one or more of the identified city-wide historic themes or subthemes.

***High***

The place exhibits a direct connection to one or more of the identified city-wide historic themes or subthemes and is an excellent, tangible expression of one or more of the themes/subthemes.

**CRITERIA 2** – This criterion assesses the place’s association with a particular person, group of people or institution(s), including the importance of the architect, builder, landscape architect, or planner.

***N/A***

Little or no known historic association.

***Low***

Connected with a person, social or cultural group, or institution that is of limited importance to the neighbourhood.



**Moderate**

Closely connected with a person, social or cultural group, or institution that is of considerable importance to the neighbourhood, or moderate importance to the city.

**High**

Closely connected with a person, social or cultural group, or institution that is of considerable importance to the city, province or nation.

**CRITERIA 3** – This criterion assesses the place’s architectural significance; its expression of style; its design details and features; its building materials; its method of construction; and its planning context.

**N/A**

An average example of a style, type, design or technology that remains common in Regina.

**Low**

A good example of a style, type, design or technology that is common in Regina or in a neighbourhood.

**Moderate**

A very good example of a style, type, design or technology in Regina or in a neighbourhood, or a good example of a style, type or design that is notably early or rare in Regina or in a neighbourhood.

**High**

An excellent example of a style, type, design or technology in Regina or one of few surviving and very good examples of a style, type, design or technology in Regina.

**CRITERIA 4** – This criterion assesses evidence of a strong/special association between the place and a particular community/cultural group.

**N/A**

The place possesses limited social, cultural or spiritual value.

**Low**

There is a weak social, cultural or spiritual connection between the place and a particular community/ cultural group.

**Moderate**

There is a moderate social, cultural or spiritual connection between the place and a particular community/cultural group.

**High**

There is a strong social, cultural or spiritual connection between the place and a particular community/cultural group.

**CRITERIA 5** – This criterion assesses the visual landmark status or cultural, spiritual or symbolic value of the place.

***N/A***

A place of no landmark or symbolic significance.

***Low***

A landmark in an immediate area or a place of symbolic importance to an immediate area.

***Moderate***

A major landmark within a neighbourhood or a place of symbolic importance to a neighbourhood.

***High***

A landmark of civic importance or a place of significant symbolic value to the city, province or nation.

**CRITERIA 6** – This criterion assesses the physical fabric, documentary evidence, or oral history relating to the place that could yield meaningful information about Regina's cultural history.

***N/A***

The place is not able communicate the history of the immediate area, neighbourhood, or city.

***Low***

The place communicates (physically or through documented/oral evidence) an aspect or aspects of the immediate area's history.

***Moderate***

The place communicates (physically or through documented/oral evidence) an aspect or aspects of history on a neighbourhood scale.

***High***

The place directly communicates (physically or through documented/oral evidence) an aspect or aspects integral to the historic or cultural development of Regina, or is of provincial or national importance.

**CRITERIA 7** – This criterion assesses how rare or uncommon the place is within Regina, or whether it is among a small number of extant places that demonstrate an important style, phase, event, etc.

***N/A***

There are a significant number of similar places.

***Low***

The place demonstrates an uncommon, rare or endangered aspect of the immediate area's cultural history.

***Moderate***

The place demonstrates an uncommon, rare or endangered aspect of the neighbourhood's cultural history.

***High***

The place demonstrates an uncommon, rare or endangered aspect of the city's cultural history.

**CRITERIA 8** – This criterion assesses the significance of the place (building, landscape, urban context) within the historic urban development of the neighbourhood and/or city, including its place within a group of similar buildings, landscapes, or cultural landscapes.

***N/A***

A place with little evidence of a recognizable historic pattern.

***Low***

A place that provides some evidence of an historic pattern of importance for the immediate area.

***Moderate***

A place that can be directly linked to the establishment of an historic pattern of neighbourhood importance.

***High***

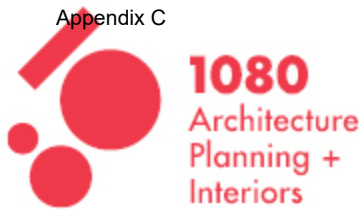
A place that can be directly linked to the establishment of an historic pattern of civic importance.

### 3.0 **BASED ON THE EIGHT CRITERIA, THE PLACE MERITS INCLUSION ON REGINA'S HERITAGE INVENTORY WITH AT LEAST 1 'HIGH' RATING OR AT LEAST 4 'MODERATE' RATINGS**

**THRESHOLDS**

**Ranking:** If a place demonstrates **exceptional or outstanding** qualities for any of the criteria (above a 'High' level), it would be considered a **Grade 1** place with city-wide significance, whereas a place that does not exceed a 'High' level in any of the criteria would be considered a **Grade 2** place with neighbourhood-wide significance .

**Integrity:** This refers to the degree to which the heritage values of the place are still evident/authentic, and can be understood and appreciated (for example, the degree to which the original design or use of a place can still be discerned). This includes authenticity of materials, technology and design. If considerable change to the place has occurred, the significant values may not be readily identifiable. Changes that are reversible are not considered to affect integrity. In the City of Regina, degree of integrity is evaluated by a Statement of Integrity, included in this evaluation.



**Name of the Historic Place:** Bagshaw Residence

**Date of Origin:** 1913

**Current Use:** Residential

**Municipality:** Regina

**Street Address:** 56 Angus Crescent

**Architect:** Frederick Chapman Clemesha

#### STATEMENT OF SIGNIFICANCE:

#### DESCRIPTION OF HISTORIC PLACE

56 Angus Crescent is a residential property located on lots 20 and 21 of Block A in the City of Regina's historic Crescents neighbourhood. The property features a 1 ½-story, stucco and wood shakes clad house, known as the Bagshaw Residence, which was constructed in 1913. The property is currently listed on the City of Regina Heritage Inventory but does not have municipal heritage status.

#### HERITAGE VALUE

The heritage value of 56 Angus Crescent resides in its association with Frederick Bertram Bagshaw, a distinguished resident of Regina, Saskatchewan. Frederick B. Bagshaw commissioned Regina based Architect Frederick Chapman Clemesha to design the house in 1912, and Bagshaw occupied the house for fifty years from 1913-1963. Frederick B. Bagshaw was a prominent lawyer and political figure in Saskatchewan who served in the First World War as a Captain with the Regina North West Mounted Police Overseas Canadian Cavalry in the 16<sup>th</sup> Light Horse Regiment. Bagshaw was elected as a soldier's representative in the Legislative Assembly of Saskatchewan from 1917-1921. In 1929 Bagshaw was named to the enforcement council for the Wartime Price and Trade Board, it was for this work that Bagshaw was awarded the Order of the British Empire. Bagshaw was also appointed to the Regina Public Library Board in 1941 and chaired the board committee until 1962. To honour his work with the Regina Public Library Board a library science scholarship was set up in 1964 and named the Bagshaw Scholarship. From 1951-1958 Frederick Bagshaw held the position of the City Police Court Magistrate and was one of the oldest active Magistrates in Canada. A committed public servant, Bagshaw was involved with a variety of organizations throughout his life. His public service included work for the Canadian National Institute for the Blind, Maple Leaf Hostel and the Great War Veteran's Association. Bagshaw Place in Regina, SK was named for Frederick Bertram Bagshaw due to his long contributions to the City of Regina and the Province of Saskatchewan.

The heritage value of 56 Angus Crescent also resides in its architectural style. The exterior design of this residence is an example of the Craftsman Style, as exhibited in the low-pitched gable roof with its wide overhanging eaves, large single dormer, large porch, wooden double hung windows, and exposed wooden structural elements. 56 Angus Crescent was designed by Frederick Chapman Clemesha of the prominent Regina architectural firm of Clemesha and Portnall, which was renowned for its architectural contribution to the residential fabric of Regina.

The heritage value of the property also resides in its location within the Crescents neighbourhood of Regina, and its contribution to the historical architectural character of the Crescents. The development of the Crescents began before the First World War and continued for the next 30 years. Named for the concentric series of the three semi-circular streets that were proposed in the 1883 town-site survey, then further detailed in landscape architect Thomas Mawson's 1913 plan for the City of Regina. The Crescents neighbourhood is a prestigious neighbourhood known for its architectural merit, elm-shaded streets and its proximity to the parklands along Wascana Creek.

#### SOURCES:

City of Regina. (2007) Crescents Walking Tour. *Regina Heritage Walking Tours: Eight Self-Guided Tours of Regina's Built History*. (4<sup>th</sup> ed). City of Regina.

Hayden, Dorothy. (1979) *Regina The Street Where You Live: Origins of Regina Street Names*. Regina Public Library.

Henderson's Directory. Regina, 1908-2000

HeinOnline. (1966). Frederick Bertram Bagshaw, Q.C.. *Obituaries*. Retrieved from: <https://heinonline.org/HOL/LandingPage?handle=hein.journals/sasklr31&div=20&id=&page=>

#### CHARACTER-DEFINING ELEMENTS:

The heritage value of the Bagshaw Residence resides in the following character-defining elements:

- those elements which reflect its contribution to defining the character of the Crescents neighbourhood, such as its architectural form and façade;
- those elements which speak to the association of the property with Frederick Bagshaw, including its location on its original site;
- those elements which reflect Craftsman architectural style, such as the low-slope gable roof, large overhanging eaves, large single dormer, large covered front porch with pillars, exposed wooden structural elements, and the multi-pane double hung windows.



P: 306.536.4247  
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Regina SK S4P 3A3  
P.O. Box 581

info@heritageregina.ca | heritageregina.ca  
facebook.com/heritageregina

July 20, 2020

Your Worship and Members of City Council,

Re: Bagshaw Residence, 56 Angus Crescent

Heritage Regina strongly opposes (1) the application to remove the Bagshaw Residence from the Heritage Inventory and (2) the proposed demolition of the property. We believe the conclusions of the Heritage Inventory Evaluation were based on incomplete information. In light of our research, it is our position that the home has great heritage significance and is fully deserving of protection and preservation.

The Bagshaw Residence is significant for a number of compelling reasons. **First**, it has a long association with owner Frederick Bagshaw. A highly regarded Regina lawyer, Mr. Bagshaw began his 51 years in the profession by articling with W.M. Martin (who later became premier and then Chief Justice of Saskatchewan). Mr. Bagshaw was appointed King's Counsel in 1929 and was awarded the Order of the British Empire for his work as enforcement counsel for the Wartime Prices and Trade Board for Saskatchewan during the 1940s. From 1952 to 1958, he was a Police Magistrate (today's Provincial Court judge), retiring at the age of 80. In retirement, Mr. Bagshaw was committed to finding a way to establish a rehabilitation program for alcoholics, the type of "offender" that frequently appeared in his courtroom. He believed alcoholism was a disease that required a medical approach to treatment rather than a legal offence that required a fine or time in jail.

Mr. Bagshaw served as a member of the Canadian army for the entirety of World War I, rising to the rank of Captain. He was a soldier-member of the Saskatchewan Legislature from 1917 to 1921, and was granted a brief leave from his duties overseas to attend sessions of the Legislature in Regina. He ran unsuccessfully in the provincial elections of 1921 and 1938.

Community involvement was important for Mr. Bagshaw. He was an active member of St. Paul's Anglican Church and performed in a number of Regina Operatic Society productions. He worked with the CNIB, was a member of the Great War Veterans' Association/Royal Canadian Legion, and was president of the Victorian Order of Nurses, the Royal Society of St. George and the Canadian Club. He served on the advisory boards of the YMCA, the YWCA and the Maple Leaf Hostel, and was legal adviser for the Girl Guides of Saskatchewan. He served as commodore of the Regina Boat Club and was Honorary Consul of Poland in Regina during World War II. Mr. Bagshaw was a member of the Regina Public Library Board for more than 20 years, receiving an honorary life membership award from the Saskatchewan Library Association in 1965. A scholarship in library science was named in his honour.

The City recognized Mr. Bagshaw's many contributions to the life and work of Regina by naming Bagshaw Place in Whitmore Park after him. In 1967, 8 months after his death, the province named Bagshaw Lakes in northern Saskatchewan in his honour. As a Leader-Post article about the designation stated, "Naming of the feature incorporates his name for all time among the honored place names of the province and honors his work as lawyer, police court magistrate and former member of the Legislature." (source: The Leader-Post, February 28, 1967)

Mrs. Bagshaw was also active in the community. She was a member of St. Paul's Anglican Church, the Canadian Red Cross Society, the IODE and the Women's Musical Club of Regina, and was an honorary life member of the Royal Society of St. George. She was very involved with the Girl Guides organization, helping to establish the group in the city in the early 1920s. She served as the city commissioner for Guides in the late 1920s and became the provincial commissioner in the 1940s. For her dedicated service, Mrs. Bagshaw received the Beaver Medallion, one of the highest national awards in the Girl Guides organization.

Mr. and Mrs. Bagshaw's contributions to the history of Regina, the province and Canada clearly warrant a rating of "high" on the Heritage Inventory Evaluation Form with respect to Criteria 2 namely, the property is "closely connected with a person, social or cultural group, or institution that is of considerable importance to the city, province or nation." (source: Heritage Inventory Evaluation Form Explanatory Notes, page 10) The current rating of "moderate" indicates importance only to the neighbourhood or city.

**Second**, the Bagshaw Residence was constructed in 1913. This makes the home an important part of the historical character of the Crescents neighbourhood. Elements of the home's Craftsman style are well represented in the building, including the large dormer, covered front porch, and multiple-pane double-hung windows. Some of the building's materials, such as the external red brick chimney, remain original to the house and provide insight into the craftsmanship in use at the time of construction.

In addition, the application of the architectural elements make the home's design uncommon in the neighbourhood. This would seem to merit a rating of "moderate" under Criteria 3 of the Heritage Inventory Evaluation Form namely, the property is a "very good example of a style, type, design or technology in Regina or in a neighbourhood, or a good example of a style, type or design that is notably early or rare in Regina or in a neighbourhood." (source: Heritage Inventory Evaluation Form Explanatory Notes, page 10) The current rating of "low" indicates a style, type, design or technology that is *common* in Regina or in a neighbourhood.

It is interesting that although the Statement of Significance for the home notes that the "general condition of the foundation could not be observed," the City of Regina's most current property assessment rates the building's quality as "very good."

The home's designer, Frederick Chapman Clemesha, was a prominent architect in the city during the early decades of the last century. He was the first president of the Saskatchewan Association of Architects and was internationally recognized for his design of a Canadian battlefield memorial installed at St. Julien, Belgium in 1923. A painted plaster version of the soldier's bowed head from the memorial is one of the artworks permanently installed in the rotunda of the Saskatchewan Legislative Building. A study model of the Belgium memorial is also part of the Legislative art collection. The same design of a soldier's bowed head may be found on the cenotaph in Victoria Park. Although the cenotaph work was attributed to a Montreal designer, local architects at the time

denounced it as an “exact copy” of Clemesha’s design—used without Clemesha’s consent. (source: The Leader newspaper, February 12, 1926)

As with Mr. and Mrs. Bagshaw, Mr. Clemesha’s connection to the home would seem to merit a rating of “high” under Criteria 2.

**Third**, the age of the Bagshaw Residence is also significant. Now 107 years old, the property is one of the few remaining homes of its era in the neighbourhood. It is located at its original site on one of the semi-circular streets that defines the Crescents neighbourhood and provides tangible evidence of the influence of the CPR’s original plans for the community and of the later Mawson Plan for the city. The historical homes in the neighbourhood, including the Bagshaw Residence, vividly illustrate the legacy of early citizens who brought beauty and character to their developing city. This aspect makes the Bagshaw Residence an excellent representation of the Capital City Development Theme outlined in the City’s Thematic Framework and Historical Context document and should be reflected in a “moderate” rating under Criteria 6 of the Heritage Inventory Evaluation Form namely, the home “communicates (physically or through documented/oral evidence) an aspect or aspects of history on a neighbourhood scale.” (source: Heritage Inventory Form Explanatory Notes, page 11) The current rating is “low.”

Without the support of the City, the survival of historical, architectural and cultural heritage in our neighbourhoods is not guaranteed. The City has a duty to be an active steward of heritage. It is not enough to have heritage policies that look good on paper but are not consistently or effectively put into practice. In the case of the Bagshaw Residence, the economic prospects of property redevelopment cannot be allowed to discount the value of a home that has great heritage significance. We know very well that every heritage property that is lost in our city is gone forever.

Your responsibility, as members of City Council, is to champion the preservation of significant heritage properties that tell the stories of our shared history and culture. On behalf of Heritage Regina, I urge you to protect and preserve the Bagshaw Residence by retaining its place on the Heritage Inventory and by denying the current application for demolition.

Sincerely,

Jackie Schmidt  
President





## CATHEDRAL AREA COMMUNITY ASSOCIATION

2900 - 13th Ave, Regina SK, S4T 1N7 • 306.569.8755 • CACA@sasktel.net

July 22, 2020

To: Femi Adegeye, Senior City Planner, City of Regina

[AADEGEYE@regina.ca](mailto:AADEGEYE@regina.ca)

Re: File No. (56 Angus Crescent)

Dear Mr. Adegeye,

The Cathedral Area Community Association is proud to represent one of the city's most historic neighbourhoods. Our vision statement mandates board members to work with others to "enhance the history, culture and character of the neighbourhood." Therefore, we are pleased to respond to a request for input on the future of the Bagshaw Residence at 56 Angus Crescent, a historic home that has earned a place on the City of Regina's Heritage Inventory.

Among the tens of thousands of buildings in Regina, including over 90,000 private homes, there are just 277 properties listed in the Inventory. These properties are a scarce non-renewable resource of great value to all. This is presumably why the City keeps an inventory, to help ensure the intrinsic and irreplaceable value of historic properties is not overlooked in planning decisions.

A number of inventoried properties are concentrated in our Cathedral neighbourhood, including in the scenic Crescents. These homes make the Crescents attractive to residents and tourists alike. In recent years, the CACA has supported the Cultural Trailway, a project to highlight the history of homes and shops in the neighbourhood with markers and an online walking tour; historic homes are part of our neighbourhood appeal.

The Bagshaw Residence, constructed in 1913, is a prime example of how historic neighbourhood homes are tied to the story of our city and its residents, as well as wider events such as, in this case, Saskatchewan's wartime history. We will not repeat what has been presented to you in the heritage assessment, which makes a clear case for its historic import. The assessment also makes a case for the architectural significance, a Clemesha and Portnall design that is an example of some of the unique personalized residential architecture that defines the Crescents.

Your policy states, "Historic places are integral in providing a sense of identity and place both for tourists and, more importantly, for local citizens." We are very aware of the positive impact to the Cathedral Area. Residents move here to be surrounded by interesting older properties, which do cycle between various states of gradual disrepair, renovation and rejuvenation. Every day we see older properties come alive again with loving care.

Given its significance, the Bagshaw Residence should have this opportunity. At last count there were just 16 listed properties remaining in the Crescents --- already too few, never mind losing one more. In fact, we would like to see this list expanded to be more inclusive of diverse histories, rather than slowly diminishing it.

Regina's Community Plan contains numerous references to heritage preservation throughout the document. The Plan does not stop short at putting properties on a list, but promises to "encourage owners to protect historic ownership through good stewardship" and to "build partnerships and work collaboratively" to protect our city's built heritage.

With this in mind, we recommend the Bagshaw Residence remain on the list and that the promised proactive measures in the Community Plan be instituted with the goal of protecting, preserving and enhancing this property. This course of action will have wider benefit to the historic Crescents streetscape, which is one of the most beautiful and distinctive -- yet also increasingly endangered -- features of the Cathedral Area and City of Regina. Otherwise, there is little point to having a Heritage Inventory, a heritage policy and a Community Plan that set heritage preservation as a goal.

Thank you.

Brad Olson, CACA President

**Ministry of Parks, Culture and Sport**

Heritage Conservation Branch

2<sup>nd</sup> Floor, 3211 Albert Street

Regina, Canada S4S 5W6

Phone: 306-787-5772

July 22, 2020

Adefemi Adegeye, Senior City Planner  
Social and Cultural Development  
City Planning & Community Development  
City of Regina

Dear Femi,

Thank you for the opportunity to review the documents related to your office's recommendation to remove 56 Angus Crescent from your Heritage Holding Bylaw for the purposes of authorizing a permit to demolish the property.

We've reviewed the materials provided and have no significant concerns with the evaluation which was conducted, although we might suggest that a 'moderate' ranking would be more appropriate under Criteria 3 based on the integrity of the exterior façade. However, we recognize that the change of this ranking, by itself, would not affect the overall scoring of the property under your criteria and the ultimate recommendation to remove it from protection under the bylaw.

Our larger comment would be on the way your evaluation process considers the historic character of a neighbourhood and how individual properties contribute to this character. While an individual property might not reach the bar for inclusion in the city's Heritage Inventory, we would caution that the piecemeal loss of "less significant" properties can still, over time, significantly impact neighbourhood character, especially if incompatible redevelopment occurs.

In this case, the statement of significance for this property identifies its contribution to the historic character of the Crescents area as a heritage value. The orientation of this house to face the laneway, combined with its exterior integrity, make it a notable property on the street where it centers a long run of properties that are primarily of similar age and which display a reasonable level of integrity. As such, this is a good block to view and reflect on First World War-era suburban development in the city, and this property, constructed in 1913, is amongst the oldest buildings on Angus Crescent and is a key contributor to this story. However, if this property cannot reach the bar for designation, it is unlikely that others in this stretch will either (unless there is significant associative value with a particular residence). As such, there is potential for the loss of the entire block over time or the emergence of a 'saw-tooth' streetscape where one is left with one or two historically-significant properties left out of context amongst many modern structures.

As such, you may want to look at how your process considers the contribution of individual properties within the context of a historic streetscape. As well, as a best practice, our office encourages municipalities to consider the use of architectural controls pursuant to sec. 73 of The Planning and Development Act, 2007 to ensure compatible infill in heritage neighbourhoods.

I hope that this information is helpful to your process and if you would like to discuss our comments further, please let us know.

Cheers

A handwritten signature in blue ink that reads "Bruce Dawson". The signature is fluid and cursive, with the first name "Bruce" and the last name "Dawson" clearly legible.

Bruce Dawson  
Manager, Historic Programs and Policy

## 2017 2018 2019 Annual Report

<b>Date</b>	August 5, 2020
<b>To</b>	Regina Planning Commission
<b>From</b>	City Clerk's Office
<b>Service Area</b>	Office of the City Clerk
<b>Item No.</b>	RPC20-28

### RECOMMENDATION

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Regina Planning Commission recommends that City Council receive and file this report.

### ISSUE

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This report provides an update on the activities of the Civic Naming Committee as required by the Terms of Reference.

### IMPACTS

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#### Policy/Strategic Impacts

The recommendation supports the Cultural Plan objective of “Conserve Cultural Heritage Resources” by ensuring that the naming of streets, parks and other civic assets celebrates Regina’s unique history and cultural diversity, and that it tells the whole story of Regina.

There are no financial, environmental, risk/legal, or other implications or considerations.

### OTHER OPTIONS

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No other options are available.

### COMMUNICATIONS

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This report will go to City Council via the Regina Planning Commission for consideration.

## **DISCUSSION**

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In 2017, 24 names were approved for use as a street or park name prior to the moratorium on applications to the Civic Naming Committee (Appendix 1).

In 2018, one name was approved for use as a street or park name after the Civic Naming Committee Guideline was passed (Appendix 2).

In 2019, 18 names were approved for use as a street or park name and 15 names were added to the Street Where You Live list to an existing street or park name.

Overall during the period of 2017-2019, total number of applications was down, due to the moratorium on naming and the general downturn in construction over the period.

Developers have also been selecting more names off the approved naming list in order to comply with the new Civic Naming Committee Guideline, namely 4.9.2 which requires that 25% of street or park names be selected from the Street Where You Live list. This has altered the former pattern where developers would nominate 30 to 50 new names for future use in a new concept plan.

Approved names with an Indigenous connection have been of particular interest to developers in order to comply with 4.9.1, which requires developers to collaborate with the Civic Naming Committee in order to achieve a target of 25% of street and 50% of park names within a new concept plan that have an Indigenous connection. Administration anticipates that there will be a future need for more Indigenous names on the Street Where You Live list that will best be achieved through an engagement and consultation process. There are no plans to proceed with this in 2020 in order to comply with COVID-19 social distancing protocol.

A moratorium remains in place for proposed name changes pending a report on methodology for re-evaluating the legacy of historical figures whose names are approved for use or already in use in the City of Regina. The report has been tabled to a future date in 2021. There have been informal inquiries into the name change process during the period of 2017-2019, but no formal requests have been made of the City Clerk to add an item regarding name changes to a City Council meeting at this time.

In 2019, the Civic Naming Committee brought forward RPC19-27, which was intended to reduce the list of approved but not yet used names on the Street Where You Live list. The recommendations in the report were approved. As a result, 51 names were removed from the list for various reasons. The name "Firefighters" was approved for use as a future park, with the intention to honour all recipients of the Fire Services Exemplary Service Medal within the signage at the future park. The 31 approved but not yet used names of firefighters on the Street Where You Live list were removed in order to accommodate this alternative honouring. The name "Riel" was also removed from the list for health and safety reasons, with Louis Riel's legacy to be honoured in an alternative way to be determined at a future

date. Plans for an alternative honouring of Louis Riel were added to the agenda of Reconciliation Regina.

## **DECISION HISTORY**

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The Terms of Reference (Appendix 3) require that an annual report be brought to City Council for information via the Regina Planning Commission.

In 2017 and 2018, applications were tabled pending the approval of a new Civic Naming Committee Guideline. The 2017 and 2018 annual reports were combined with the 2019 annual report because of the low volume of applications.


Respectfully Submitted,

Respectfully Submitted,



Amber Ackerman, Deputy City Clerk

7/30/2020



Jim Nicol, City Clerk

7/30/2020

Prepared by: Dana Turgeon, Historical Information & Preservation Supervisor

## **ATTACHMENTS**

Appendix 1 2017 2018 2019 Approved Names

Appendix 2 2018-OCC-G0005 - Civic Naming

Appendix 3 2020TORFinal



## **Honouree Names Approved for Use as a Future Street or Park Name**

### **“Argue” – CNC19-05**

Hazen Robert Argue, PC (1921-1991) was a Canadian politician, the last House leader of the Co-operative Commonwealth Federation (CCF). Argue represented Assiniboia and then Wood Mountain in Parliament, followed by serving 25 years as a Senator for Saskatchewan. He lost leadership of the newly merged New Democratic Party (NDP) to Tommy Douglas in 1960. Within six months he'd walked across the floor to the Liberal Party, arguing that farmers' interests were being overwhelmed by labour interests in the NDP. He became a Liberal MP in 1962, was defeated in 1963 and 1965, and then was appointed to the Senate as a Liberal. He was appointed Minister of State (Canada Wheat Board) in 1980 after the Liberal Party failed to win a single seat west of Winnipeg.

### **“Biden” – CNC18-02**

Len Biden is a long-serving community organizer in north Regina. Biden joined the Argyle Park Community Association in the 1990s, remaining as part of the community association through two subsequent name changes for the organization (Argyle Park Englewood, Argyle North). He has been the representative for Argyle North on the North Zone Board for multiple years. Biden was also involved in setting up and running the North Zone Soccer program when it was first being developed. Biden worked with Dr. Hanna and St. Timothy schools to ensure the schools were updated on community events. Biden also worked to run the Dr. Hanna lunch program for years until the Regina Public School Board took over the program's operation.

### **\*“Boychuk” - CNC17-02**

Marianne Boychuk received the Canadian Fire Services Exemplary Service Medal in 2016. The Fire Services Exemplary Service Medal is given out by the Governor General of Canada, honouring members of a recognized Canadian fire service who have completed 20 years of service, 10 of which have been served in the performance of duties involving potential risks. Applications are reviewed locally then sent forward to the federal level for selection.

### **“Burnett” - CNC17-08**

Prior to taking his seat on Regina City Council in 2012, former councillor Bryon Burnett served in a number of senior executive positions including as Assistant Deputy Minister in a number of ministries, President and CEO of the Regina Regional Economic Development Authority, Senior Advisor on Resource Market Development, Executive Director Grey Cup '95, General Manager of the Big Valley Jamboree, and CEO of Centennial 2005. Burnett has been an active volunteer in the City with a number of community organizations including; YMCA, Regina Food Bank, Can-Am Police and Fire Games, Western Canada Summer Games, W.S. Hawrylak School, and the India Canada Association. During his term on council, Burnett served on several committees, including the Board of Directors for the Canadian Western Agribition, the Board of Directors for the Conexus Arts Centre, and the Mayor's Housing Commission.

### **“Cote” - CNC17-10**

Antoine (Tony) Cote was born on the Cote First Nation Reservation (Treaty 4) to Frank and Ellen Cote, The youngest of 10 children, he has 7 brothers and 3 sisters. He was educated at the St. Phillips Residential School for 7 long years, then attended the Cote First Nation Day School for 2 years. At the age of seventeen, Tony joined the Canadian Armed Forces in 1952 and served with the 81st Field Regiment, Royal Canadian Artillery. In 1953 his unit was shipped to Korea and remained there for 14 months. Upon returning from Korea Tony re-enlisted, serving in both Canada and Germany until his release from the Army in 1958. Tony Cote was the founder of the Saskatchewan Indigenous Summer Games. He presents the most Improved Tribal Council at the Summer Games with the Tony Cote Award. His motivating goal for founding the Summer Games was to see more indigenous athletes participating in the Olympics. Tony is the recipient of the Tom Longboat in 1974, for outstanding sportsman and the Saskatchewan Order of Merit in 2008. He was inducted into the SK Sports Hall of Fame in 2011, and received the Queen's Diamond Jubilee in April 2013. He also worked at the First Nations University of Canada as the commissioner for many years. Tony Cote passed away in 2019.

### **“Dené” – CNC17-10**

Saulteaux, Dene, Michif, Nakota, Dakota and Lakota are the language groups of the Indigenous population in Saskatchewan. The Dené people traditionally inhabited the northern boreal and Arctic regions of Canada. The Dené language refers to all Northern Athabaskan speakers, who are spread across Alaska and northern Canada.

### **“Jaleta” - CNC17-05**

Ted Jaleta (1954-) was born in northwestern Ethiopia. While Ted's family was illiterate, his family sent him to school, believing that education was the key to changing his life. He studied at Kenya Polytechnic in Nairobi, Kenya, where he participated in a track club and was training for the Olympics when he participated in a peaceful demonstration

against the leaders of the coup that overthrew the last Emperor of Ethiopia. He was arrested, imprisoned and tortured. Ted escaped and immigrated to Canada as a refugee in 1982, becoming a Canadian citizen in 1985. He attended the University of Regina and has worked for the Canada Revenue Agency since 1991. Ted resumed his running career in Canada as a Masters athlete, ranked 7<sup>th</sup> in the world by Runners World Magazine in 1997 and named the SaskSport Master Athlete of the Year that same year. Jaleta has coached the University of Regina's men's and women's track and field and cross-country teams from 2004-2007, was involved in community volunteer and leadership work, and has been a motivational speaker for many years. His biography, *Never Give Up*, by Deana Driver, was published in 2006. He has received the Queen's Golden Jubilee Medal in 2002 and was inducted into the Saskatchewan Sports Hall of Fame in 2005. He carried the Olympic Torch in 2010. In 2014 he received an Honorary Doctor of Laws from the University of Regina.

#### **"Jerry Tell Park" – CNC19-01**

Jerry Tell was a local entrepreneur and volunteer. He was the owner and operator of Cindercrete, leading its expansion during the 1970s and 1980s, and later became a developer. Tell was also a member of Queen City Kiwanis, president of the Rotary Club of Regina, president of the Regina Boys Hockey League, a volunteer for Habitat for Humanity, Hospitals of Regina, and Luther High School. He painted Cindercrete trucks with the logos of nonprofits and community groups, including Crimestoppers and the Saskatchewan Roughriders, at his own cost.

#### **"McAlpine" – CNC19-08**

Dr. Douglas Fraser McAlpine (1919-2011) was born in Glasgow, Scotland. After receiving his medical degree from Glasgow University, McAlpine served with the Royal Army Medical Corps, achieving the rank of Lieutenant Colonel prior to his discharge in 1947. McAlpine, who specialized in anesthesia, immigrated to Regina in 1952. He was attracted to Canada because during his time playing semipro hockey in Scotland, he'd heard stories about Canada and was intrigued. McAlpine was instrumental in setting up the Intensive Care, Respiratory Therapy and Pulmonary Function Units in Regina, and was Medical Director from 1966-1991. He was a Professor and Assistant Clinical Professor of Anesthesia with the College of Medicine at the University of Saskatchewan. He was Chief of Anesthesia at the Pasqua Hospital, past President of the Canadian Anaesthetist's Society, a member of council for the Royal College of Physicians and Surgeons of Canada, and a committee member for the Saskatchewan Medical Association. He held life memberships in the Saskatchewan Medical Association and the Canadian Medical Association. McAlpine was also an avid golfer, tennis player and hockey player, winning tournaments and titles in all three sports at various levels. Highlights include his membership in the British Hockey Team for the 1939 World Championships, his performance in the Scottish National Hockey League from 1936 to 1940, and representing Saskatchewan in the Willingdon Cup (golf). He

participated in a number of community organizations, including serving as President of the Wascana Country Club, Governor of the Royal Canadian Golf Association, and serving as a member of the United Services Institute.

#### **“Morgan” – CNC19-06**

Rosa Margaret Morgan (1916-2006) was the daughter of Edwin Lorimer, a Regina City Councillor from the early 1900s, and his wife Betty. Rosa was a teacher by trade, attending Normal School in Regina and the University of Saskatchewan, where she received her Bachelor of Arts degree (Great Distinction) in English and Social Studies. Starting her career in one-room schoolhouses, Morgan taught in high schools in Star City, Prince Albert and Regina. After retirement from teaching, Morgan worked at the Information Desk of the Central Branch of the Regina Public Library until her retirement in 1981. Morgan was a Past President of the Superannuated Teachers of Saskatchewan, the Seniors Education Centre at the University of Regina, and the University Women’s Club of Regina. Morgan had honorary life memberships in these organizations as well as the Saskatchewan Teachers Federation, the Regina Council of Women, and All Saints Anglican Church and Altar Guild. She also received a Lifetime Achievement Award from the Canadian National Institute for the Blind for her years of service in tape recording university classes for visually impaired students.

#### **“O’Leary” – CNC19-02**

Major Michael John O’Leary VC (1890-1961) is an Irish recipient of the Victoria Cross who is often considered to be a Canadian recipient because he spent much of his adult life working in Regina for the North-West Mounted Police (NWMP) and the Ontario Provincial Police (OPP). O’Leary received the Victoria Cross in 1915 for single-handedly charging and destroying two German barricades defended by machine gun positions near Cuinchy, France. While in Regina he was commended for his bravery in capturing two criminals during a two-hour gun battle, for which he was presented with a gold ring as a reward. A member of the Irish Guards during his military service, O’Leary’s medals are on display at their Regimental Headquarters.

#### **\*“Parisian” - CNC17-02**

Trevor Parisian received the Canadian Fire Services Exemplary Service Medal in 2016. The Fire Services Exemplary Service Medal is given out by the Governor General of Canada, honouring members of a recognized Canadian fire service who have completed 20 years of service, 10 of which have been served in the performance of duties involving potential risks. Applications are reviewed locally then sent forward to the federal level for selection.

**\*“Pelletier” - CNC17-02**

Jeffery Pelletier received the Canadian Fire Services Exemplary Service Medal in 2016. The Fire Services Exemplary Service Medal is given out by the Governor General of Canada, honouring members of a recognized Canadian fire service who have completed 20 years of service, 10 of which have been served in the performance of duties involving potential risks. Applications are reviewed locally then sent forward to the federal level for selection.

**\*“Reiman” - CNC17-02**

Trevor Reiman received the Canadian Fire Services Exemplary Service Medal in 2016. The Fire Services Exemplary Service Medal is given out by the Governor General of Canada, honouring members of a recognized Canadian fire service who have completed 20 years of service, 10 of which have been served in the performance of duties involving potential risks. Applications are reviewed locally then sent forward to the federal level for selection.

**“Saulteaux” – CNC17-10**

Saulteaux, Dene, Michif, Nakota, Dakota and Lakota are the language groups of the Indigenous population in Saskatchewan. Saulteaux is one of the five linguistic groups of the First Nations in Saskatchewan. As a language, Saulteaux is a form of Anishinaabe language. Saulteaux also refers to the First Nations band found in Ontario, Manitoba, Saskatchewan, Alberta and British Columbia. The Saulteaux are a branch of the Ojibwe nations. Saulteaux First Nation is located near Cochin, SK

**\*“Seifert” - CNC17-02**

Myles Seifert received the Canadian Fire Services Exemplary Service Medal in 2016. The Fire Services Exemplary Service Medal is given out by the Governor General of Canada, honouring members of a recognized Canadian fire service who have completed 20 years of service, 10 of which have been served in the performance of duties involving potential risks. Applications are reviewed locally then sent forward to the federal level for selection.

**\*“Senkow” - CNC17-02**

Clifford Senkow received the Canadian Fire Services Exemplary Service Medal in 2016. The Fire Services Exemplary Service Medal is given out by the Governor General of Canada, honouring members of a recognized Canadian fire service who have completed 20 years of service, 10 of which have been served in the performance of duties involving potential risks. Applications are reviewed locally then sent forward to the federal level for selection.

**“Zeka” – CNC19-07**

Arben Zeka (1969-2002) was born and raised in Peja-Kosovo. He studied economics in Pristina before being forced to flee Kosovo in 1999 with his wife and mother. Zeka had been a tennis player in Kosovo prior to the war, and upon arriving in Canada he took a position as tennis instructor at the Lakeshore Tennis Club. As one of the first refugees from Kosovo, Zeka volunteered his time with the Open Door Society, serving as one of the first Albanian translators in Regina and assisting in settling more than 35 families in the Regina area. Arben Zeka was one of the founders and chief players for the “Black Eagles” soccer team. In 2002 Zeka and his wife Linda were killed in a house fire, leaving behind two children and Zeka’s mother.

### **Honouree Names Added to Existing Street Where You Live Entries**

#### **“Arora” - CNC17-04**

Ved Arora, a librarian with the Saskatchewan Provincial Library from 1970-1997, is currently President of the Saskatchewan Organization for Heritage Languages (SOHL) and Treasurer of the Multilingual Association of Regina (MLAR), where he has also served as president, vice-president and secretary. He has also served on the Regina Housing Authority Board of Directors; as chair for SaskCulture Inc. and member of the SaskCulture Award Committee, Centennial Student Employment Program Committee, Cultural Assistance Project Committee, and Multicultural Initiatives Fund Committee; member and treasurer of the Mosaic Committee; founding member and president of the India Canada Association of Saskatchewan; president of Hindu Samaj of Southern Saskatchewan; and treasurer of the Saskatchewan Library Association (SLA), president of the SLA’s Special Library Section, and member of the International Federation of Library Association’s (IFLA) Standing Committee on Interlending and Document Delivery. He was recipient of the SLA’s Frances Morrison Award in 1992, the City of Regina’s Mayor’s Community Volunteer Award for Multiculturalism in 1996, the Governor General’s Caring Canadian Award in 1997, SaskCulture’s Volunteer Award for Culture in 1998, and the Government of Saskatchewan’s Saskatchewan Volunteer Medal in 2001. Arora has authored several subject bibliographies on subjects such as the RCMP and Louis Riel and made significant contributions to Regina’s heritage language community, including as president of the Saskatchewan Organization for Heritage Languages (SOHL), author of several heritage teachers’ guides, and co-founder of the Heritage Language Teachers’ Certificate Program at the University of Regina.

#### **\*“Benson” - CNC17-02**

Dennis Benson received the Canadian Fire Services Exemplary Service Medal in 2016. The Fire Services Exemplary Service Medal is given out by the Governor General of Canada, honouring members of a recognized Canadian fire service who have completed 20 years of service, 10 of which have been served in the performance of



duties involving potential risks. Applications are reviewed locally then sent forward to the federal level for selection.

#### **\*“Boan” - CNC17-02 –**

Wayde Boan received the Canadian Fire Services Exemplary Service Medal in 2016. The Fire Services Exemplary Service Medal is given out by the Governor General of Canada, honouring members of a recognized Canadian fire service who have completed 20 years of service, 10 of which have been served in the performance of duties involving potential risks. Applications are reviewed locally then sent forward to the federal level for selection.

#### **“Dakota, Nakoda, and Lakota” – CNC17-10**

Dakota, Nakoda and Lakota are Siouan language groups formerly collectively called "Sioux". The Dakota people are typically divided into the Eastern Dakota, or Santee, and the Western Dakota, or Yankton and Yanktonai. The Eastern Dakota traditionally resided in the eastern Dakotas, central Minnesota and northern Iowa. The Western Dakota traditionally resided in the upper Missouri River area. Both groups have federally recognized tribes in the United States, and both groups have populations that migrated north into Canada after the Dakota Wars.

The Nakoda (sometimes spelled Nakota or Nakona) people broke away from the main branch of the Siouan-speaking people in earlier times. The Nakoda people separated from the Yankton-Yanktonai, or Western Dakota, group at an earlier time. In Canada, some branches of the Nakoda are known as Stoney.

The Lakota, sometimes known as Teton Sioux, are the westernmost of the three closely related peoples and language groups in the Siouan language. In the United States, the Lakota Sioux are a semi-autonomous nation within the United States by virtue of the treaty signed in 1877 that ceded the Black Hills to the United States. In Canada, the Lakota, Nakoda and Dakota peoples are recognized as First Nations but are not treaty Indians. In the United States the three nations are still sometimes referred to as Sioux, though this is not the preferred terminology in all cases.

For health and safety reasons, Dakota Drive honours all three peoples: Dakota, Nakoda and Lakota.

#### **“Fraser” – CNC17-07**

Prior to taking his seat on Regina City Council in 2012, former Councillor Shawn Fraser served as Executive Director of Carmichael Outreach, was a founding member of the Regina Car Share Cooperative, and Volunteer Coordinator for the Regina Folk Festival. During his term on Council, he served on several committees, including the Regina Planning Commission, Community and Protective Services Committee, Crime

Prevention Advisory Committee, Environment Advisory Committee, and the Regina Plains Museum Board of Directors.

**\*“Hanson” - CNC17-02 –**

Bradford Hanson received the Canadian Fire Services Exemplary Service Medal in 2016. The Fire Services Exemplary Service Medal is given out by the Governor General of Canada, honouring members of a recognized Canadian fire service who have completed 20 years of service, 10 of which have been served in the performance of duties involving potential risks. Applications are reviewed locally then sent forward to the federal level for selection.

**“Hincks” - CNC17-03**

Councillor Terry Hincks grew up in Regina and served four terms on Regina city council. He was heavily involved in the community, including serving on the Evraz Place Board, the Public Works and Infrastructure Committee, Board of Police Commissioners, and the Regina Exhibition Association’s Board of Directors. He coached minor hockey, baseball and football, high school football, and fundraised for several charities, including Cystic Fibrosis and Easter Seals. Hincks passed away on October 14, 2016.

**“Kress” – CNC19-10**

Wendelin Kress (1881-1980) was born in Odessa, Russia. After serving in the Russian Army during the Russo Japanese War, Kress and his wife Katharina immigrated to Canada with their two children, settling first in Balgonie, then in Morse, before moving to Mankota-Masefield district, where his brother lived. Wendelin Kress moved to Regina, working in excavation on the Eaton’s store basement, Blessed Sacrament Church, and the C.N.R. station. Kress then traded his Regina house for land in the Kendal district, where he operated multiple businesses as well as farming. Wendelin Kress was an original founding signing member of the Saskatchewan Wheat Pool. He retired to Pioneer Village Nursing Home in 1972, where he resided until his death.

**\*“Jackson” - CNC17-02**

Layne Jackson received the Canadian Fire Services Exemplary Service Medal in 2016. The Fire Services Exemplary Service Medal is given out by the Governor General of Canada, honouring members of a recognized Canadian fire service who have completed 20 years of service, 10 of which have been served in the performance of duties involving potential risks. Applications are reviewed locally then sent forward to the federal level for selection.

**“Murray” – CNC17-06**

Councillor Wade Murray served three terms on Regina city council. He was a member of several boards and committees, including the Board of Police Commissioners, the Regina Housing Advisory Committee, the Regina Regional Economic Development Authority, the Regina Crime Prevention Commission, the Regina Crime Prevention Advisory Committee, Regina's Warehouse Business Improvement District Board, the Civic Employees' Long Term Disability Plan Administrative Board, the Civic Employees' Superannuation and Benefit Plan Administrative Board, and CUPE Local 21 Casual Employees' and Elected Officials' Pension Plan Administrative Board.

### **"Richardson" - CNC19-02**

Arthur Herbert Lindsay Richardson VC (1872-1932) was a Canadian recipient of the Victoria Cross. Richardson emigrated to Canada from England in 1891 and joined the North-West Mounted Police (NWMP) in 1894. He joined the Strathcona's Horse in 1900 during the outbreak of the Second Boer War and became the first Victoria Cross recipient awarded by King Edward and the first Canadian under British command to receive the honour. Richardson, as part of the Lord Strathcona's Corps, engaged with the enemy at Wolve Spruit on July 5, 1900. Lord Strathcona's Horse, numbering 38, engaged at close quarters with 80 enemy combatants. Richardson, under heavy cross-fire and within 300 yards of the enemy, picked up an injured trooper whose horse had been shot while riding a wounded horse himself. Richardson returned to Canada in 1902 and rejoined the NWMP until ill health forced his retirement in 1907. He returned to England in 1916 and died there in 1932. His Victoria Cross is displayed at The Military Museums in Calgary, AB.

### **"Sharp" – CNC17-01**

Jack Sharp was born and raised in Regina. He spent his working life as an entrepreneur, owning and operating Western Furs and Westland Ventures in Regina. He was President of the Regina Jewish Community from 1970 to 1973 and the founder of both the Regina Business Association and the East View Rotary Club. He volunteered on many private committees, including the Saskatchewan Roughriders and the Ovarian Cancer Society of Saskatchewan.

### **\*"Wagner" - CNC17-02**

Ivan Wagner received the Canadian Fire Services Exemplary Service Medal in 2016. The Fire Services Exemplary Service Medal is given out by the Governor General of Canada, honouring members of a recognized Canadian fire service who have completed 20 years of service, 10 of which have been served in the performance of duties involving potential risks. Applications are reviewed locally then sent forward to the federal level for selection.

***\*Firefighters will be added to a future park named “Firefighters’ Park” and have been removed from use as a street or park name. See RPC19-27.***

## Corporate Guideline

Guideline Title:	Applies to:		Reference #
<b>Civic Naming Committee Guideline</b>  <b>Policy # 2018-4-CC</b>	Civic Naming Committee; All Employees; City Clerk; City Council		2018-OCC-G0005
Approved by:	Dates:		Total # of Pages
Regina Planning Commission and City Council	Effective:	26-Nov-2018	11
	Last Review:	01-Jan-2012	
	Next Review:	28-Jun-2019	
Authority:			
Policy 001-GEN-10			

### 1.0 Purpose

To establish a guideline for the naming and renaming of parks and streets where the sponsorship and naming rights policy does not apply.

This guideline is used to provide a framework for adjudicating applications submitted to the *Civic Naming Committee*. This guideline is also used to provide a framework for departments as applicable.

This guideline is driven by the Cultural Plan and the Truth and Reconciliation Commission's Calls to Action. In accordance with the Cultural Plan, the naming of streets and parks will celebrate Regina's unique history and cultural diversity and tell the whole story of Regina.

### 2.0 Scope

This guideline applies to the *Civic Naming Committee* and departments as applicable.

This guideline does not address issues relating to sponsorship by third parties. Refer to the sponsorship policy.

### 3.0 Definitions

*Arterial Road* – a high-capacity urban road, the primary function of which is to deliver traffic from *collector roads* to feeders or expressways at the highest level of service possible

*Civic Naming Committee* – Administrative committee that adjudicates street and park naming applications based on the approved Guidelines

*Collector Road* – a low-to-moderate-capacity road which serves to move traffic from *local roads* to *arterial roads* and which is designed to provide access to residential properties

*Directionals* – words that incorporate a cardinal or ordinal direction (e.g. North, South, Northwest, etc.)

*Duplicate Names* – names of honourees that are spelled identically, even if pronunciation differs between two honourees

*Knowledge Keepers/Elders* – a person recognized by a First Nations community as having knowledge and understanding of traditional culture of the community. Individuals possess knowledge and wisdom of spiritual and social traditions, coupled with the recognition and respect of community members. “Elder” is the most common contemporary English word for these individuals, although many First Nations utilize different traditional terms to describe these individuals.

*Local Road* – a low capacity road which provides access to residential properties. *Local roads* typically connect to *collector roads*.

*Master List of Street and Park Names* – a subset of the *Street Where You Live* dataset that includes all names approved by the *Civic Naming Committee* for use as a street or park name. Names may be reserved for a specific development or available for general use. List is available online at the Open Data website at <http://open.regina.ca/dataset/street-where-you-live-list>

*Name Suffix* – the way designator that accompanies a commemorative or administrative name to create a *total name* (e.g. Way, Road, Street, Crescent, etc.)

*Soundalike Names* – names that sound alike when the name is spoken aloud but that may be spelled differently, or that sound sufficiently similar that a person in distress may mispronounce the name in such a way to cause confusion for way finding (e.g. Hutchison, Hutchinson; Smith, Smyth; Johnson, Johnsen)

*Street Where You Live* – a dataset of names that have been used as street or park names or are approved to be used in future as street or park names. The dataset includes all non-numbered names of public and private roads, park names, and names that have been approved but not yet assigned to a street or park, also known as the *Master List of Street and Park Names*.

*Theme Naming* – names within a neighbourhood or subdivision that have a commonality to create a sense of place or belonging

*Topographic Feature* – surface feature or geographical contours of the land, both natural and manmade

*Total Name* – street name that includes both the commemorative or administrative name and the *name suffix* (e.g. Wascana Parkway, Albert Street)

*Tradition bearer* – a person or group of people (living or deceased) with a high degree of knowledge of and the skills required to perform or recreate specific elements of intangible cultural heritage, especially aspects that may be rare or in danger of being



lost, including oral traditions and expressions, performing arts, social practices, rituals and festive events, knowledge and practices that involve nature and the universe, traditional craftsmanship or knowledge of traditional activities related to living off the land and to household economy

*Treaty 4 Area Language Groups* – Language groups that can be found within the Treaty 4 area, whether signatories to Treaty 4 or not, including Cree, Saulteaux, Michif, Siouan (Lakota, Nakoda, Dakota), and Dene

#### **4.0 General Guidelines for Street and Park Names:**

- 4.1 All materials submitted to the *Civic Naming Committee* in conjunction with street and park name applications will be considered public information;
- 4.2 All new park and street names within the City of Regina must be approved by the *Civic Naming Committee* in accordance with these guidelines;
- 4.3 There will be no use of awkward, corrupt, discriminatory or derogatory names, and no discrimination with regard to religion; creed; marital status; family status (parent-child relationship); sex (including pregnancy); sexual orientation; disability (physical or mental); age (18 and over); colour; ancestry; nationality; place of origin; race or perceived race; receipt of public assistance; and gender identity in adjudicating names in accordance with these guidelines. Proposed names must be in compliance with the Saskatchewan Human Rights Code;
- 4.4 Approved names for streets and parks must not be problematic for dispatching emergency services personnel (i.e. *duplicate* or *soundalike names*.) Health and safety is the highest priority in street and park naming;
- 4.5 *Theme naming* for streets and parks within a neighbourhood or subdivision is permitted so long as the theme is in accordance with the guidelines. *Theme naming* that utilizes a common word as a prefix to the street name (e.g. Wascana, Green) will not be permitted;
- 4.6 All street and park names, regardless of language of origin, must be rendered in the modern English alphabet on the primary signage on the pole to facilitate way-finding and mail delivery. Additional signage featuring syllabics in one of the *Treaty 4 Area Language Groups* or other cultural groups with a strong connection to the area may be added as secondary signage;
- 4.7 *Directionals* may not be incorporated into the prefix of a street or park name (e.g. North Victoria Avenue, Northeast Pasqua Street, etc.);
- 4.8 Street and Park Naming Honours:

4.8.1 A person or persons who have:

- 4.8.1.1 Performed actions which have brought special credit to the City of Regina, Province of Saskatchewan, or Canada;
- 4.8.1.2 Fostered equality, enhanced community and/or reduced discrimination within the City of Regina, Province of Saskatchewan, or Canada;
- 4.8.1.3 Served in an elected capacity at the municipal, provincial, federal or Indigenous government level representing Regina and district for at least two terms;
- 4.8.1.4 To qualify under 4.8.1.1, an individual must have gone above and beyond the successful completion of duties associated with their profession. Longevity of service does not qualify as service above and beyond the successful completion of duties associated with their profession;
- 4.8.1.5 If a person qualifies for honour but is not in compliance with 4.4, the person's name shall be added to the *Street Where You Live* spreadsheet under the existing *duplicate* or *soundalike* street or park name;
- 4.8.1.6 In the case of an Indigenous person, the honouree may specify if they would like to use their English surname or a translated name or Indigenous name.

4.8.2 Concepts, traditions or *tradition bearer(s)* within the Indigenous community;

4.8.3 Names, titles or properties associated with the Royal Family, in keeping with Regina's nickname of "The Queen City";

4.8.4 A *topographic feature* within the neighbourhood in which the street or park resides:

- 4.8.4.1 A *topographic feature* name must not duplicate a street named for the neighbourhood;
- 4.8.4.2 A *topographic feature* name may honour a *topographic feature* that was formerly located in or near the neighbourhood where the street currently resides (e.g. a hill that has now been flattened, a creek that has now been diverted, a landmark now removed);

- 4.8.4.3 A *topographic feature* name may be either in English or one of the *Treaty 4 Area Language Groups*. If an existing street or park name in English has been derived directly from a *Treaty 4 Area Language Group*, a notation will be made in the *Street Where You Live* spreadsheet (e.g. Pasqua is derived from Paskwāw, for “prairie”).

#### 4.8.5 Flora or fauna native to Saskatchewan:

- 4.8.5.1 Flora or fauna names may be derived from a living or an extinct species;
- 4.8.5.2 Flora or fauna names may be either in English or one of the *Treaty 4 Area Language Groups*;
- 4.8.5.3 The same English root word may be translated into one or more of the *Treaty 4 Area Language Groups* and reused within the City of Regina;
- 4.8.5.4 If a flora or fauna name in two or more of the *Treaty 4 Area Language Groups* is not in compliance with 4.4, the flora or fauna name will be approved for use only once. A notation will be made in the *Street Where You Live* spreadsheet that the name is linguistically similar in multiple languages of the *Treaty 4 Area Language Groups* (e.g. This word is nearly identical in Siouan languages.);
- 4.8.5.5 If a flora or fauna name in English for an existing park or street has been derived directly from a *Treaty 4 Area Language Group*, a notation of the name’s origin will be made in the *Street Where You Live* spreadsheet (e.g. moose);
- 4.8.5.6 Primary signage must utilize the modern English alphabet, regardless of language of origin.

#### 4.9 Naming Quota Requirements:

- 4.9.1 Developers collaborate with the Civic Naming Committee to work toward achieving a target of 25% of street and 50% of park names within a concept plan bearing a name with an Indigenous connection.
- 4.9.2 Developers must select 25% of street or park names for new concept plans from the list of available street names as at January 1, 2018 until all street and park names are utilized from the list;

- 4.9.3 To allow for completion of existing neighbourhoods, street names that were approved for neighbourhoods and reserved for development companies as at November 1, 2017 may be counted within the 25% of street or park names required to be used from the list.

#### 4.10 Street or Park Name Translations:

- 4.10.1 An applicant may apply to have an existing street or park name translated into one of the *Treaty 4 Area Language Groups*;
- 4.10.2 The *Civic Naming Committee* will review all translation requests and present Administration with recommendations on the request;
- 4.10.3 Where appropriate, the *Civic Naming Committee* may consult with *Knowledge Keepers/Elders* on matters pertaining to the request and the translation;
- 4.10.4 For parks, the number of *Treaty 4 Area Language Groups* honoured will be left to the discretion of the Administration. There is no character limit to park signage, therefore park signage may honour multiple *Treaty 4 Area Language Groups*;
- 4.10.5 Each signpost will bear no more than two street name signs for a single street, one in English which is required for way finding and Canada Post, and one in the requested *Treaty 4 Area Language Group*;
- 4.10.6 Only one of the *Treaty 4 Area Language Groups* will be selected for signage for each road;
- 4.10.7 Signage requests for multiple languages within the *Treaty 4 Area Language Group* will be determined on a first come, first served basis, unless there is a logical reason that one language group would be preferred over another (e.g. if the name is derived from a specific *Treaty 4 Area Language Group*, if the commemorative name honours an individual with a connection to a particular *Treaty 4 Area Language Group*);
- 4.10.8 The Administration may place limits on translated street or park signs to control costs. The exact cost control mechanisms are left to the discretion of the Administration (e.g. limiting signage to a specific subdivision or neighbourhood, phasing in additional signage over multiple years);
- 4.10.9 Individuals, groups or organizations may offer to pay all or part of the cost for translated signs to facilitate timely placement of signage (e.g. crowdfunding, sponsorship, donations).

#### 4.11 Street or Park Name Changes:

4.11.1 Street or park name changes will be considered for review if the change meets one of the following criteria:

4.11.1.1 The name poses a threat to health and safety and/or wayfinding;

4.11.1.2 The name honouring a person has been misspelled;

4.11.1.3 The historical legacy of the namesake of a street or park has been found to be unfitting of honour (see 4.11.5)

4.11.2 Street or park name changes submitted under 4.11.1.1 or 4.11.1.2 are housekeeping changes. The City Clerk, working through the *Civic Naming Committee*, has delegated authority to approve a street or park name change under 4.11.1.1 or 4.11.1.2. City Council will be informed of any name changes approved by the City Clerk via the *Civic Naming Committee* annual report;

4.11.3 The proposed new name for a street or park must be approved first by the *Civic Naming Committee* in accordance with these guidelines;

4.11.4 In the case of a street or park name change submitted under 4.11.1.1, a new street or park name will be selected by the Administration, with preference given to names on the list of available street and park names;

4.11.5 Street or park name changes submitted under 4.11.1.3 will be adjudicated by City Council:

4.11.5.1 A report will be written by the Administration addressing the requested name change utilizing criteria approved by City Council;

4.11.5.2 Consultation with stakeholders and rights holders will be conducted before the report is written;

4.11.5.3 Criteria for the Administration to apply when writing a report addressing the historical legacy of the namesake of a commemorative name will be developed by the Administration in 2018 and submitted for consideration to City Council;

4.11.5.4 Until 4.11.5.3 is complete, requests for renaming under 4.11.1.3 will be tabled pending a report on 4.11.5.3 to City Council.

## 5.0 Specific Guidelines for Naming Streets:

- 5.1.1 When a street name honours a person or persons, surnames alone will be approved for use. Royal Family members may use a title and first name, or first name only (e.g. Prince George, Charlotte);
- 5.1.2 *Total names* for streets cannot exceed 18 characters, including spaces, to accommodate standard signage in use throughout the City of Regina;
- 5.1.3 While the City of Regina has no jurisdiction over the naming of private roads, the City of Regina will work with the developer/owner to create more meaningful address descriptions for structures located thereon and to align with all public roadway criteria to ensure public safety and way finding;
- 5.1.4 Whenever possible, the City of Regina will work with regional partners that have autonomous naming abilities (Provincial Capital Commission, Global Transportation Hub, Royal Canadian Mounted Police Depot Division, First Nations groups, rural municipalities or other agencies) to harmonize naming procedures in the Regina area in a manner that ensures public safety and way finding. This may include, but is not limited to: consultation, name vetting on behalf of the regional partner, reserving a name from the *Master List of Street and Park Names* for a regional partner, or performing the naming and addressing function on behalf of a regional partner on a fee-for-service basis.
- 5.1.5 *Arterial and Collector Roads:*
  - 5.1.5.1 All *arterial* and *collector roads* will be named by the City of Regina;
  - 5.1.5.2 All *arterial* and *collector roads* will be given a name with an Indigenous connection or tie;
  - 5.1.5.3 The City of Regina will consult with *Knowledge Keepers/Elders* from the Treaty 4 area and other stakeholders when naming an *arterial* or *collector road*;
  - 5.1.5.4 The consultation process will be a true consultation process, with selected names being reserved for use as an *arterial* or *collector road*;
  - 5.1.5.5 The structure and procedure for consulting with *Knowledge Keepers/Elders* is left to the discretion of the City of Regina.

5.1.6 Developers will be allowed to name all *local roads* within a concept plan in accordance with these guidelines;

5.1.7 Roads on Annexed Land:

5.1.7.1 The City of Regina will name all roads on annexed land;

5.1.7.2 The City of Regina will grandfather in common names for roads on annexed land whenever possible;

5.1.7.3 If common names for roads on annexed land are not in compliance with these guidelines, the City of Regina will select a new name for the road;

5.1.7.4 Wherever possible, first preference for new names for roads on annexed land will be given to names with an Indigenous connection.

5.1.8 Streets Named for Neighbourhoods:

5.1.8.1 One street within a neighbourhood plan may bear the name of the neighbourhood;

5.1.8.2 Any street bearing a name of a neighbourhood may not continue into another neighbourhood. The street must terminate within the named neighbourhood.

## **6.0 Specific Guidelines for Naming Parks:**

6.1.1 This policy does not apply to parks or features within a park where sponsorship has been provided by third-party organizations. In that case, the sponsorship policy will take precedence over these guidelines;

6.1.2 When a park name honours a person or persons, first and last names may be approved for use. Royal Family members may use a title and first name, or first name only (e.g. Prince George, Charlotte);

6.1.3 There is no character limit to park signage, therefore park names may include both first and last names;

6.1.4 The City of Regina shall consider park names that are in compliance with these guidelines, which are proposed by the following sources:

6.1.4.1 The local community association or zone board;

6.1.4.2 The developer of the park or subdivision;



6.1.4.3 User groups, organizations or residents of the area.

6.1.5 When a name is proposed for a specific park, the Community Services Department shall forward the proposed name for review by:

6.1.5.1 The affected community association in the case of a neighbourhood level park;

6.1.5.2 The affected zone board in the case of a zone level park;

6.1.5.3 The adjacent zone board and the adjacent community association in case of a new subdivision where a community association does not yet exist; and

6.1.5.4 The affected user groups in the case of a municipal park.

6.1.6 If the park is located on a joint use site involving the City of Regina and either the public or separate school board, or if the site is adjacent to a school, the Community Services Department shall consult with the school board prior to naming the park;

6.1.7 In the case of a proposed renaming, the Community Services Department shall arrange for a public consultation process in cooperation with the respective community association, zone board or user group to consult those affected by the name change;

6.1.8 Elements within zone and municipal parks that are distinct and separate such as athletic fields, pavilions, plazas and waterfalls may also be named in accordance with these guidelines at the discretion of the City of Regina.

## **7.0 Roles & Responsibilities**

The City Clerk, working through the *Civic Naming Committee*, has delegated authority to approve a street or park name change under 4.11.1.1 or 4.11.1.2.

The Office of the City Clerk is responsible for providing committee support for the *Civic Naming Committee*, including maintaining the list of street and park names approved for use.

The *Civic Naming Committee* is responsible for adjudicating street and park name applications in accordance with this guideline.

City Council is responsible for adjudicating street or park name changes submitted under 4.11.1.3.

City departments are responsible for ensuring that street and park names suggested for use in new neighbourhoods are in compliance with these guidelines.

**8.0 Related Forms**

Civic Naming Committee Commemorative Name Application  
Civic Naming Committee Treaty 4 Area Language Syllabics Application

**9.0 Reference Material**

None

**10.0 Revision History**

Date	Description of Change	(Re)-Approval Required (y/n)
26-Nov-2018	Initial Release.	Yes

## **CIVIC NAMING COMMITTEE**

### **AUTHORITY**

City Manager November 28, 2002  
City Council June 20, 2005  
City Council January 26, 2009  
City Council November 26, 2018

### **TERMS OF REFERENCE**

- Consider completed applications which identify names, events or other aspects of the environment on proposed park and street names in accordance with approved Policy
- Work with Regina Public Library Board staff and others in the community, as required to do background research on proposed names
- Make recommendations to the Regina Planning Commission on Policy changes
- Submit an annual report to City Council for information through the Regina Planning Commission on the names that were added to the master list, street and park name changes approved by the City Clerk under delegated authority, and any changes that were made to the Policy during the year

### **DELEGATED AUTHORITY**

Approve names to be added to a master list as possible park or street names for the City of Regina based on the approved Policy

### **COMPOSITION**

Total membership	7
Appointed/Nominated by City Manager	7

All members of the City of Regina administration

- |   |   |
|---|---|
| 1 | Representative from Planning and Development Services |
| 1 | Representative from Geospatial Solutions              |
| 1 | Representative from Social & Cultural Development     |
| 1 | Representative from Fire & Protective Services        |
| 1 | Representative from Roadways and Transportation       |
| 2 | Representatives from the Office of the City Clerk     |

### **TERM**

Ongoing

MEETINGS	At the call of the Chair (minimum 2 times per year)	
QUORUM	4	
ADMINISTRATIVE RESOURCE	Office of the City Clerk	(306) 777-7262
SECRETARY	Office of the City Clerk	(306) 777-7262

<u>Member</u>	<u>Term Expires</u>	<u>Telephone</u>
James Briggs	Ongoing	(306) 777-7468
Laura Markewich	Ongoing	(306) 777-7848
Mark Sylvestre	Ongoing	(306) 777-7321
Ben Mario	Ongoing	(306) 539-1722
Amber Ackerman	Ongoing	(306) 777-7264
Dana Turgeon	Ongoing	(306) 777-6721
Jacob Sprawson	Ongoing	(306) 530-8173