

Heritage Inventory Removal – 56 Angus Crescent

Date	August 5, 2020
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Parks, Recreation & Cultural Services
Item No.	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

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

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

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

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

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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