

Heritage Designation - 1938 Dewdney Avenue

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

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.

ISSUE

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

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

Committee and Council can choose to not approve the designation.

COMMUNICATIONS

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

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

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.

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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