

May 28, 2018

To: His Worship the Mayor  
And Members of City Council

Re: Regina Planning Commission: Heritage Designation Application (18-H-02) Regina  
Cartage Building - 2220 Dewdney Avenue

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**RECOMMENDATION**

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION – MAY 2, 2018**

1. That the designation of the Regina Cartage Building (also known as Canada Customs Warehouse) located at 2220 Dewdney Avenue, being Lot 46, Block 204, Plan No. 101192600 Ext. 13 and Lot 20, Block 294 Plan No. Old 33, as Municipal Heritage Property, be approved.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
  - a. Designate the property as Municipal Heritage Property.
  - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
  - c. Provide that any subsequent alterations to the property be consistent with the “Standards and Guidelines for the Conservation of Historic Places in Canada.”
3. That the City Solicitor be instructed to prepare the necessary bylaw to amend Schedule A of the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* (Heritage Holding Bylaw) to remove the property listed as Item 8.12 Canada Customs Warehouse, 2220 Dewdney Avenue, upon designation.

***REGINA PLANNING COMMISSION – MAY 2, 2018***

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

Recommendation #4 does not require City Council approval.

Councillors: Bob Hawkins, Mike O'Donnell (Chairperson) and Barbara Young; Commissioners: David Bale, Frank Bojkovsky, Simon Kostic, Andre Kroeger, Adrienne Hagen Lyster, Robert

Porter and Steve Tunison were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on May 2, 2018, considered the following report from the Administration:

### RECOMMENDATION

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2. That the City Solicitor be instructed to prepare the necessary bylaw to:
  - a. Designate the property as Municipal Heritage Property.
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4. That this report be forwarded to the May 28, 2018 meeting of City Council for approval, to allow sufficient time for service of the required notice of intention to pass the necessary bylaw and for advertising the required public notice for the respective bylaw.

### CONCLUSION

The Administration has received an application to designate the Regina Cartage Building (also known as the Canada Customs Warehouse) located at 2220 Dewdney Avenue as a Municipal Heritage Property. The building is of architectural and historical value for:

- Its utilitarian design and Chicago School style of architecture reflected in its flat roof, undecorated façade and cornice, vertical lines and rectangular window pattern.
- Its contribution to the historic integrity and streetscape of the 2200 block of Dewdney Avenue in the historic warehouse district.
- Its association with the pre-First World War period of optimism and expansion in Regina.

- Its association with the Regina Cartage Company Ltd. formed in 1909 in response to the Regina Board of Trade and the Canadian Pacific Railway's need for a cartage company with strong financial backing and enough wagons and facilities to move freight from rail lines to businesses and from businesses to the rail line for shipping.

The designation of the Regina Cartage Building as a Municipal Heritage Property is consistent with the heritage policy objectives of *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, the Administration recommends approval.

## BACKGROUND

The Administration has received an application to designate the Regina Cartage Building at 2220 Dewdney Avenue as a Municipal Heritage Property. The property is listed under Schedule "A" to the Heritage Holding Bylaw as the Canada Customs Warehouse Building.

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

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

## DISCUSSION

The owner of the Regina Cartage Building, located at 2220 Dewdney Avenue, proposes to designate the property as a Municipal Heritage Property. The Regina Cartage Building is listed as Item 8.12 on Schedule A to the Heritage Holding Bylaw as the Canada Customs Warehouse.

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

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

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

The Administration has assessed the property and determined that the Regina Cartage Building, constructed in 1911, is of heritage value for its architectural style and its historic significance and contribution to the historic streetscape of Regina's Old Warehouse District.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

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

### Environmental Implications

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

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

### Policy and/or Strategic Implications

The proposal 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

- 10.2 Consider cultural development, cultural resources and the impact of historic places in all areas of municipal planning and decision making.
- 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.

### Other Implications

According to *The Heritage Property Act*, City Council's decision to designate a property as a Municipal Heritage Property should be based on an assessment of its heritage value. The Administration through its assessment determined that designation of this property has significant heritage value. In undertaking this assessment, the Administration considers the heritage character defining elements as well as the historical occupancy. The historical and heritage importance of the importance of the subject property is detailed in the Statement of Significance in Appendix A-4.

Prior to City Council considering this report and proceeding with designation, the owners and any interested parties have the opportunity to object to the proposed designation according to the process outlined in *The Heritage Property Act*.

### Accessibility Implications

None with respect to this report.

### COMMUNICATIONS

The application was circulated to Heritage Regina and the Architectural Heritage Society of Saskatchewan. The Administration was not able to obtain comments from Heritage Regina or the Architectural Heritage Society of Saskatchewan prior to the deadline for submission of this report.

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

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

- Served on the registrar and the property owner.
- Published in the *Leader-Post* on April 21, 2018.
- Registered in the Saskatchewan Land Registry against the title(s) for the parcel of land.

### DELEGATED AUTHORITY

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

Respectfully submitted,

REGINA PLANNING COMMISSION



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Elaine Gohlke, Secretary