

BYLAW NO. 10077

DESIGNATION OF CERTAIN FEATURES OF THE
MAYFAIR APARTMENTS, AT 2915 14TH AVENUE, REGINA
AS MUNICIPAL HERITAGE PROPERTY

WHEREAS the Council of the City of Regina wishes to designate as municipal heritage property certain features of the building known as the Mayfair Apartments, located at 2915 14th Avenue, in the City of Regina;

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

1. Subject to section 2, the real property known as 2915 14th Avenue, Regina, situate on lands legally described as:

The most Northerly 67 feet in width throughout of Lot 41
Block 437
Regina, Saskatchewan
Plan 98RA28311

is hereby designated as Municipal Heritage Property.

2. The designation set forth in section 1 shall apply specifically to the exterior of the apartment building (hereinafter called “the designated features”).
3. The reasons for the designation as Municipal Heritage Property are as follows:
 - a. The building is situated on the former site of 14th Avenue Methodist Church, which was located there from 1912 to 1925, prior to the merger of its congregation with that of Westminster Presbyterian Church in response to formation of the United Church of Canada.
 - b. Completed in 1929, the building was constructed during an important period of economic prosperity and population growth in Regina, prior to the onset of the Great Depression.

- c. It was one of two Regina apartment buildings (the other being the Frontenac Apartments at 2022-24 Lorne Street) constructed at the same time for Provincial Apartments Ltd., a joint stock company created by several members of the local business community. The company was formed in response to the decision by General Motors of Canada to build an automotive assembly plant in Regina and in anticipation of significant relocation to Regina of workers associated with that industry.
 - d. The building was designed by the pre-eminent local architectural firm of Van Egmond and Storey and constructed at an estimated cost of \$100,000 by the prominent local contracting firm of Smith Bros. and Wilson, using materials, equipment and services that were supplied exclusively by local companies.
 - e. The exterior design and decoration of the building is an excellent, albeit late example of the Chateau style. It represents the most elaborate and consistent local application of that style, which was employed in at least two other Regina apartment buildings, also designed by Van Egmond and Storey and built during the latter half of the 1920s. The Chateau style was more commonly applied to railway hotels and some public buildings, erected in Canada prior to the Second World War.
 - f. Over much of their history, the Mayfair Apartments have accommodated a relatively large number of long-term and high-profile residents, who have led distinguished careers in the private, public and volunteer sectors and who, in some instances, have achieved provincial or regional prominence.
4. (1) Subject to subsection (2), no person shall alter, restore, repair, disturb, transport, add to, change or move, in whole or part, the designated features, without the written approval of the Council of the City of Regina.
- (2) The Council delegates to the Director of Community Services, or his designate, the power to approve maintenance of the designated features. "Maintenance" for the purposes of this section 4 includes painting, repairing and restoring, as well as necessary replacement of building materials, in a fashion consistent with existing architectural features, appearance, colours and building materials.

- 5. Bylaw No. 8912, commonly referred to as *The Heritage Holding Bylaw*, is amended by deleting from Schedule “A” thereof reference to Item 4.55 (the Mayfair Apartments).
- 6. This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 22nd DAY OF FEBRUARY 1999.

READ A SECOND TIME THIS 22nd DAY OF FEBRUARY 1999.

READ A THIRD TIME AND PASSED THIS 22nd DAY OF FEBRUARY 1999.

D.R. ARCHER
Mayor

R.M. MARKEWICH
City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

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**DESIGNATION OF CERTAIN FEATURES OF THE
MAYFAIR APARTMENTS, AT 2915 14TH AVENUE, REGINA
AS MUNICIPAL HERITAGE PROPERTY**

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| PURPOSE: | <p>To designate as Municipal Heritage Property the property known as the Mayfair Apartments, located at 2915 14th Avenue, Regina, Saskatchewan.</p> <p>The bylaw also deletes reference to the property from the Heritage Holding Bylaw.</p> |
| ABSTRACT: | <p>The designation will apply specifically to the exterior of the apartment building.</p> <p>The legal description of the designated lands differs from that set forth in previous reports to City Council. This is the result of a consolidation plan of portions of Plan Old No. 33 initiated by the Province of Saskatchewan.</p> |
| PUBLIC HEARING: | N/A |
| REFERENCE: | <p>Municipal Heritage Advisory Committee Report dated December 7, 1998 (HR98-21)</p> <p>City Council Report dated December 14, 1998 (CR98-272)</p> |
| AMENDS/REPEALS: | Bylaw 8912 (<i>The Heritage Holding Bylaw</i>) |
| CLASSIFICATION: | Regulatory |
| ORIGINATING DEPT.: | Community Services, Urban Planning Division |