

**Ministry of Parks, Culture and Sport**

Heritage Conservation Branch

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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



Bruce Dawson
Manager, Historic Programs and Policy