

BYLAW NO. 2020-59

THE CAMERON & HEAP WHOLESALE GROCERY BUILDING
HERITAGE DESIGNATION BYLAW

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

- 1 The purpose of this Bylaw is to designate as Municipal Heritage Property the real property and building known as the Cameron & Heap Wholesale Grocery Building located at 1938 Dewdney Avenue, Regina, Saskatchewan.

Authority

- 2 The authority for this Bylaw is sections 11 and 12 of *The Heritage Property Act*.

Designation

- 3 The real property described as:

Surface Parcel #107003450
Reference Land Description: Lot 16, Blk/Par 201 Plan No OLD33 Ext 0

Surface Parcel #107287061
Reference Land Description: Lot 17, Blk/Par 201 Plan No OLD33 Ext 0

Surface Parcel #107003449
Reference Land Description: Lot 18, Blk/Par 201 Plan No OLD33 Ext 0

Surface Parcel #107003438
Reference Land Description: Lot 19, Blk/Par 201 Plan No OLD33 Ext 0

Surface Parcel #111932557
Reference Land Description: Lot 20, Blk/Par 201 Plan No OLD33 Ext 28

including the building known as the Cameron & Heap Wholesale Grocery, the civic address of which is 1938 Dewdney Avenue, Regina, Saskatchewan, is hereby designated as Municipal Heritage Property.

Reasons for Designation

- 4 The property is designated for the following reasons:
- (a) The heritage value of the Cameron & Heap Wholesale Grocery building resides in its contribution to the historic integrity of Regina's Warehouse District. Constructed and prominently situated along the historic Dewdney

Avenue streetscape during the pre-First World War period, the property is one of the oldest remaining warehouse buildings in Regina's Old Warehouse District. Regina was one of the "instant towns" created by the railroad. Businessmen first erected false fronted wooden stores to serve local customers. At the turn of the twentieth century, Regina established itself as the major shipping and distribution centre for southern Saskatchewan and permanent distribution warehouses like Cameron & Heap Wholesale Grocery Building replaced the wooden stores. It is estimated that over 1000 people worked in these Dewdney Avenue warehouses.

- (b) The heritage value of the Cameron & Heap Wholesale Grocery building also lies in its architecture. Constructed in an era when the Old Warehouse District symbolized economic optimism, rapid population growth and prosperity, the building is a representative example of the pre-First World War warehouse design of the time. Built for the Cameron & Heap wholesale grocery firm by Storey and Van Egmond, one of Regina's most prolific architectural firms, the warehouse was efficient and functional while conveying an image of stability and strength. The building was designed in one of Storey and Van Egmond's favorite preFirst World War architectural styles -Chicago and Stripped classic- which is expressed through the property's flat roof, vertical lines of the façade, rectangular window pattern and conservative decoration patterns. Storey and Van Egmond designed more than 17 of the warehouses in the Old Warehouse District.

Character Defining Elements

5 The designation shall apply specifically to the exterior of the building and includes, but is not limited to, the following character defining elements which are considered to embody the heritage value of the property:

- (a) those elements which reflect its contribution to defining the character of the Old Warehouse district such as its four-storey height and prominent location on its original site along the historic Dewdney Avenue streetscape;
- (b) those elements which contribute to its contribution to the historic integrity of Regina's Old Warehouse District such as the building's construction date which establishes it as one of the oldest remaining warehouse buildings in the district and also includes historic building materials such as brick and Tyndall Stone;
- (c) those elements which reflect the Chicago and Stripped Classic architectural style, such as the flat roof, vertical lines of the façade, rectangular window pattern and conservative decorative patterns; and

- (d) those elements which reflect the building's original use such as the ghost sign on the east elevation.

Delegation of Authority

6 The Executive Director of City Planning and Community Development, or his/her delegate, is authorized to exercise all of the powers and duties of Council mentioned in section 23 of *The Heritage Property Act*, including the power to approve proposed alterations, repairs or restoral of the designated property, including as necessary replacement of building materials, in a fashion consistent with the existing architectural elements, appearance, colours and building materials, provided the same are consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada" as set forth in section D8 of *Design Regina: The Official Community Plan Bylaw No. 2013-48*.

7 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 30th DAY OF September 2020.

READ A SECOND TIME THIS 30th DAY OF September 2020.

READ A THIRD TIME AND PASSED THIS 30th DAY OF September 2020.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2020-59

THE CAMERON & HEAP WHOLESALE GROCERY BUILDING HERITAGE DESIGNATION BYLAW

PURPOSE:	To designate as Municipal Heritage Property the property known as Cameron & Heap Wholesale Grocery, located at 1938 Dewdney Avenue, Regina, Saskatchewan.
ABSTRACT:	The bylaw designates the property known as Cameron & Heap Wholesale Grocery, located at 1938 Dewdney Avenue, Regina, Saskatchewan, as Municipal Heritage Property and will apply specifically to the identified character defining elements of the exterior of the building.
STATUTORY AUTHORITY:	Section 11 and 12 of <i>The Heritage Property Act</i> .
MINISTER'S APPROVAL:	Not required.
PUBLIC HEARING:	Not required as no objections to the proposed designation were received pursuant to section 13 of <i>The Heritage Property Act</i> .
PUBLIC NOTICE:	Required, pursuant to subsection 11(2) of <i>The Heritage Property Act</i> .
REFERENCE:	Regina Planning Commission, August 13, 3030, RPC20-26. City Council Meetings August 31, 2020, CR20-77.
AMENDS/REPEALS:	N/A
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning and Community Development
INITIATING DEPARTMENT:	Planning & Development Services