



Regina Planning Commission

**Saturday, February 20, 2021
9:00 AM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

**Revised Special Meeting Agenda
Regina Planning Commission
Saturday, February 20, 2021**

Approval of Agenda**Communications and Administration Report**

- RPC21-9 Laurie Nenson: Cook Residence - 3160 Albert Street
- RPC21-10 Ross Keith: Cook Residence - 3160 Albert Street
- RPC21-11 Jackie Schmidt, Heritage Regina: 3160 Albert Street - Cook Residence
- RPC21-12 Heather Quale: Cook Residence - 3160 Albert Street
- RPC21-13 Colan McCrum: Cook Residence - 3160 Albert Street
- RPC21-14 Mark Hanley: Cook Residence - 3160 Albert Street
- RPC21-15 Rod McDonald: Cook Residence - 3160 Albert Street
- RPC21-16 Gerald L. Gerrand, Q.C.- Cook Residence - 3160 Albert Street
- RPC21-17 Jeannie Mah, Architectural Heritage Society of Saskatchewan: Cook
Residence - 3160 Albert Street
- RPC21-18 Wayne Goranson - Cook Residence - 3160 Albert Street
- RPC21-19 Carmen Lien - Cook Residence - 3160 Albert Street
- RPC21-8 3160 Albert Street - Heritage Designation Bylaw Amendment, Zoning Bylaw
Amendment (Contract Zone), and Partial Street Closure of Hill Avenue
(PL202000128, PL202000160)

Recommendation

Regina Planning Commission recommends that City Council:

1. Deny the application to amend to *Bylaw 2019-7*, being *The Bylaw to Designate the Cook Residence at 3160 Albert Street as Municipal Heritage Property*, as shown on Appendix C.



OFFICE OF THE CITY CLERK

2. Deny the application to rezone the property located at 3160 Albert Street, on proposed Lot 21, Block 631 (as shown on the plan of proposed subdivision, attached as Appendix D) from R1 – Residential Detached Zone (RID – Residential Infill Overlay Zone) to C – Contract Zone to allow for the carrying out of a specific proposal which would include the development of a “Building, Stacked” land use consisting of 16 Dwelling Unit.
3. Deny the application to close a portion of Hill Avenue, as shown on the proposed subdivision, attached as Appendix D.
4. Approve these recommendations at its special meeting on February 25, 2021.

Adjournment

Dear Ms. Gohlke:

It has come to my attention that the debate regarding the Cooke house, 3160 Albert Street, is ongoing.

I wish to put on record my opposition to the proposed redevelopment for the following reasons:

1. Revising the zoning from single-family dwelling to multi-family dwelling will set a precedent for the destruction of the entire historic stretch of residential Albert Street between Regina Avenue and 23rd Avenue — a prestigious part of the city that has defined the architectural landscape for decades.
2. Revising the zoning from single-family dwelling to multi-family dwelling on a property already designated as heritage goes against the principles of preserving heritage. This property was originally developed as single-family, therefore, to maintain its history, it must remain that designation.
3. Unlike Toronto or Vancouver, The City of Regina contains numerous vacant lots well-suited to multi-family dwellings, many on bus routes, that owner of the Cooke House could acquire to realize his redevelopment. He has other options.

If you wish to discuss this matter further, I can be reached at the coordinates listed below.

Thank you for your attention to this matter.

LAURIE NENSON

Members of the Regina City Planning Commission:

I support the recommendation of the Administration in the above matter for the following reasons:

1. **Non Compliance with the Standards and Guidelines adopted by Regina** - The Cook House (3160 Albert) is a designated Municipal Heritage Property. No alterations or additions to this building can be permitted which do not comply with the Standards and Guidelines for Historic Properties in Canada, which have been adopted by the City of Regina. These guidelines provide that any addition must be “compatible with” and “subordinate to” the designated property. This proposal is in obvious violation of that standard. No other aspect of this proposed development can be considered until that preliminary issue is resolved. A great deal of everyone’s time (and especially the time of City staff) has been wasted by running a full application process on a development proposal which does not meet the first test.

The Administration’s Report (at Page 8) speaks to the Heritage Analysis. I agree with their conclusion that the proposed work is well outside what is acceptable under the Standards and Guidelines. In my opinion it is blatantly outside the Standards and Guidelines. If there is any doubt about that a properly qualified Architect could have been engaged to conduct that evaluation.

Furthermore, the complete demolition and reconstruction of certain elements is impossible for the City to police. There are a great many circumstances which could arise which would cause the project to not be completed. The proponent claims “that is what insurance is for”. Not so. This would require a bond of probably several million dollars. The proponent has in no way provided assurance that he is capable of guaranteeing that the work proposed can and will actually be carried out.

2. **Streetscape and Cultural Landscape** - The following objective is included in Regina’s Cultural Plan (at page 52): *Conserve and enhance the heritage values of areas, streetscapes, and cultural landscapes.* It goes on to say: “Use the zoning bylaw to ensure key elements of existing local heritage character are protected by development standards. The form, scale, and massing of new development in a predominantly early 20th century streetscape could be regulated by lower height limits among other standards for example.” This proposal is exactly what Regina’s Cultural Plan does NOT want.
3. **Unacceptable Location** - There are literally dozens of vacant sites in inner city Regina which would be perfect for the development the proponent wants to build. The City Administration should do everything they can to assist this developer in building his project on one of those infill sites. No developer is entitled to an upzone as a right. An upzone should only be allowed by the City if the project is of obvious benefit to the community affected. The affected community clearly does not consider that the proposal is an obvious benefit.
4. **Municipally Designated Heritage Property** – This is a Municipally Designated Heritage Property. The City just recently went through a long and thorough process to make that determination. This proponent knew the property was on the Heritage Holding List when he purchased the property. He was offered \$50,000 more than he paid for the property after it was formally designated and should have accepted that offer and moved on. He continues to suggest that his property rights have not been respected. The proponent not the City is the one who has the misunderstanding with respect to property rights. It is time for the City to make it clear to the proponent that the City has

designated this property and will use the full authority which it possesses to ensure that the building is protected.

This proposal should have been dismissed immediately as not meeting of the Standards and Guidelines referred to above. We should learn from this exercise and in the future should not consume the time of City staff and interested parties considering development proposals on Heritage sites until the "Heritage Analysis" (page 8) has been conducted.

Thank you for the opportunity to present my thoughts concerning this issue.

Ross Keith



February 20, 2021

Members of the Regina Planning Commission,

Re: Contract Zone Application and Proposed Redevelopment of
Heritage Property for Multi-Family Residential – 3160 Albert Street

Heritage Regina is strongly opposed to the applications for rezoning and redeveloping the Cook property at 3160 Albert Street. We submit that the City has a legal obligation to protect this designated property from the significant destruction and loss of heritage that would result if these applications were approved. We find the proposals to be completely unacceptable for several reasons.

Municipal Heritage Property Designation

1. The Cook Residence is a designated Municipal Heritage Property.

The Cook Residence was granted a Municipal Heritage Property Designation by a unanimous decision of City Council in October 2019. This means, under Bylaw 2019-7, the character-defining elements of the entire exterior of the Cook property, identified in its Statement of Significance, are “legally protected against demolition or significant change under *The Heritage Property Act of Saskatchewan*.” (source: Heritage Properties and Conservation page, City of Regina website) Through the designation, the City “ensures that any proposed alterations or changes will not significantly impact the heritage value and character-defining elements of the property.” (source: “Municipal Heritage Property Designation Guide,” Government of Saskatchewan, page 3). The proposal in this instance does not meet this threshold.

The journey of the Cook Residence from Heritage Inventory to Municipal Heritage Property Designation is well documented and still fresh in the minds of community members. Most people who have contacted Heritage Regina in the past few months express their confusion with the City’s “process” regarding the rezoning and redevelopment proposals. They question why we again seem to have to fight to save this heritage property and how the City can justify allowing these proposals to get to this point in the process when the redevelopment plans clearly seek to demolish most of the home’s exterior and destroy its heritage value and its place in Regina’s history.

2. The designation protects the property’s exterior character-defining elements.

The character-defining elements of the home’s entire exterior are integral to the heritage value of the home. According to the Statement of Significance, the character-defining elements of the exterior include, but are not limited to,

- location in the Lakeview neighbourhood
- continuous use as a residence
- sitting on a roughly square corner lot with a generous setback from the street

and components found in the following categories:

- residential form, scale and massing
- wood frame construction
- Tudor Revival style elements
- windows
- front entryway
- chimneys
- other elements such as the glass bottle bottoms installed in the rear gable peaks.

These character-defining elements of the exterior are not limited to the east and north faces of the building. They are part of the entire exterior of the residence. Their destruction, as proposed in the redevelopment plans, would contravene the protections legally granted to the Cook Residence through its Municipal Heritage Property Designation.

3. Alterations to a designated property must retain the property's heritage value.

According to the City's Development Application Circulation letter (written by Senior City Planner Ben Mario and dated September 3, 2020), "Any changes to the property must be consistent with the Heritage Designation Bylaw and the *Standards and Guidelines for Conservation of Historic Places in Canada*."

With respect to the rehabilitation guidelines of the *Standards and Guidelines for Conservation of Historic Places in Canada*, the following "additions or alterations to the exterior form"—which are **Not Recommended** by the guidelines—are apparent in the homeowners' proposals.

- Not Recommended – 11 – Constructing a new addition when the proposed functions and services could be accommodated by altering existing, non-character-defining interior spaces. (page 132)
- Not Recommended – 12 – Selecting a use that dramatically alters the exterior form; for example, demolishing the building structure and retaining only the street façade(s). (page 132)
- Not Recommended – 13 – Constructing a new addition that obscures, damages or destroys character-defining features of the historic building . . . (page 132)
- Not Recommended – 15 – Designing a new addition that has a negative impact on the heritage value of the historic building. (page 132)

The City's Responsibility

4. The City has an obligation to protect heritage properties in the community.

It is the responsibility of the City to uphold *The Heritage Property Act* and stand behind the City's own statements, programs, policies and bylaws with respect to protecting the significant value of heritage properties.

- General Standard 2 – The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed.
- General Standard 3 – Distinctive stylistic features, or examples of skilled craftsmanship that characterize a building, structure or site, shall be treated with sensitivity. (source: General Standards, Heritage Property Designation Criteria, City of Regina website)

These statements, programs and policies are in place to assist and guide the City's process of reviewing the redevelopment and rezoning proposals. With these plans, policies and bylaws in place to protect and conserve heritage properties the city needs to send back to the homeowners instructions to redesign their plans within the boundaries of the heritage designation, the City's heritage policies and the established residential zoning policies.

The Redevelopment and Rezoning Proposals

5. The redevelopment proposal does not support the conservation of a designated heritage property.

The homeowners are proposing to retain only the "front of the building facing Albert Street including the front facing gable and roof structure, chimneys, and all façade elements." (source: Ben Mario, Development Application Circulation letter, September 3, 2020) Doing this will not just remove the gabled sunroom on the south side of the house and its built-up corner boards, the concrete foundation and the glass bottle bottoms installed on the west side of the house. It will destroy all the rest of the home's exterior walls and all the character-defining elements that are part of them.

To be clear, the heritage designation for the Cook Residence is not based solely on the east-facing wall and a portion of the north-facing wall. It includes the entire exterior, even the parts not easily viewed by the public from Albert Street. We estimate that, according to the proposed redevelopment plans, **65% to 75% of the home's exterior will be demolished**. This goes against the *Standards and Guidelines for Conservation of Historic Places in Canada* (as identified earlier in this letter) and would contravene the protections legally granted to the Cook Residence through its Municipal Heritage Property Designation.

In addition, we are very concerned about the plan to relocate the east-facing and north-facing portions of the home on the site.

- First, the location of the home is identified in the Statement of Significance as a character-defining element. Relocating the home on the site would substantially change the current, generous setback of the home. The front yard setbacks on Albert Street require that all homes along the street, from Regina Avenue to 25th Avenue, need to be situated the same distance from the street. The homes along this stretch of Albert Street have had to comply with this standard. The proposed redevelopment is seeking a variance to the setback by several metres. This will significantly change the look of Albert Street.
- Second, relocating the home on the site is a form of demolition. According to *The Heritage Property Act*, “‘demolition’ includes removal of a structure from the location on which it existed at the time of its designation.” (source: *The Heritage Property Act of Saskatchewan*, c H-2.2, s 8) It is also in opposition to the *Standards and Guidelines for Conservation of Historic Places in Canada* (as identified earlier in this letter).

Again, these actions would contravene the protections legally granted to the Cook Residence through its Municipal Heritage Property Designation.

6. The rezoning proposal does not support the character of the Lakeview neighbourhood or of the Albert Street corridor across from the Legislative Grounds.

The west side of Albert Street, from Regina Avenue to 25th Street, is zoned for single-family or duplex homes. At a height of 11 metres, the proposed multi-family condominium complex would tower over its neighbouring homes, which measure 8.5 metres or less in height. In addition, the proposal requires a generous decrease to the front and side yard setbacks that are characteristic of this historic neighborhood and would change the look of both Albert Street and Hill Avenue. How does a proposed redevelopment of this magnitude not significantly diminish the heritage character of the Lakeview neighbourhood and the Hill Avenue/Albert Street corner?

The proposal seeks to close off a portion of the north driving/parking lane on Hill Avenue. This would eliminate on-street parking at the south side of the proposed building. With only ten spots provided for visitor parking at the proposed building site, additional guest parking would have to move to the streets west and south of the building, taking valuable space from neighbours and negatively impacting the character of their streetscapes.

The proposed change to the north driving/parking lane would also narrow the space for vehicles to turn from Albert Street onto Hill Avenue—a remarkably busy intersection. The section of Hill Avenue, from Albert Street to Retallack Street, is classified as a Category 2 road with respect to the City's winter maintenance policy. Narrowing the road near the intersection would not be compatible with the City's need to effectively and efficiently clear snow from the area. It may also interfere with access to the Hill Avenue utility corridor.

The Rights of Property Owners

7. Municipal policies and bylaws regulate the actions of citizens.

There is an expectation in urban communities that the City consider the greater good for its citizens when making decisions that affect the life and work of the city. The rights of individual property owners must be measured against the rights of other members of the community.

Because the actions of individual property owners can have a major impact on the property values and well-being of neighbours and the broader community, property owners do not have a blanket right to do whatever they like with their property. This is the reason the City has guidelines, policies, and regulations regarding such areas as noise and waste management building height, setbacks, type of structure and building use.

It is also the reason the City has developed policies and bylaws pertaining to the protection of designated heritage properties. These policies and bylaws apply to all Regina citizens. The owners of the Cook Residence cannot be exempted from them just so they can advance their property redevelopment interests.

Impact on the Community

8. How are the interests of the community being protected?

When people purchase a home in a neighbourhood that is zoned as residential detached, they have a reasonable expectation that the house next door will not suddenly change from a single family or duplex property to a three-story, multi-family condominium complex. This is particularly true in Regina's older, heritage neighbourhoods where people are drawn to the character of the homes, the mature landscaping, and the canopy of established trees.

The City's general standard regarding heritage property alterations and additions is clear.

- General Standard 8 – The contemporary design of an alteration or addition to an existing building shall not be discouraged, where it does not destroy or detract from significant architectural or historic features, and where such design is compatible with the height, proportions, scale, fenestration, directional expression, facing materials, and overall character of the existing building and/or surrounding properties.” (source: General Standards, Heritage Property Designation Criteria, City of Regina website)

The proposals **do not** measure up to this general standard.

9. What precedent would the approval of the proposals set for the city?

Heritage Regina as well as members of the community are concerned that if the City allows the proposed redevelopment and rezoning to go ahead, other heritage properties could also be changed into developments that do not fit the character of their neighbourhoods. We believe approving these proposals would set an extremely dangerous precedent and put the conservation of heritage properties at great risk.

By granting a heritage designation to a property, the City is making a promise to the citizens of Regina. It is promising to value the historical, cultural and architectural heritage of the community and protect the designated property from demolition or “unsympathetic alterations.”

When the City entertains the idea that destroying a major portion of a heritage property might create a “unique development opportunity,” then all the policies and programs the City has developed around heritage protection and conservation lose their credibility. The door is opened for people to champion new construction at the expense of designated heritage properties. **This is not acceptable.** In the case of the Cook Residence, there is too much at stake to allow property owners/developers to “roll the dice” and see if they can get around heritage protection policies and bylaws by repackaging demolition and redevelopment plans for the same property year after year.

Now is the time to step up and show decisively that a heritage property designation in the City of Regina really does stand for something. Heritage Regina urges the City to enforce the protections to which the Cook Residence is legally entitled and deny the proposed applications.

Sincerely,



Jackie Schmidt
President

February 15, 2021

Heather Quale
Regina, Saskatchewan
S4S 3N6

Regina Planning Commission – Cook House
City of Regina

RE: Preservation of the Cook House – 3160 Albert Street

Dear Sir or Madame:

I want to voice my opposition to rezoning the Cook House at 3160 Albert Street for the following reasons:

1. The reason we purchased in Old Lakeview was the tradition of preserving the beautiful old homes in the neighbourhood that provide a glimpse into our rich history. Those unique, historic homes add greatly to the fabric of the local community as well as the entire city.
2. Cook House has always been a single-family home which is the tradition in the neighbourhood. Converting it to a multi-family apartment building will ensure significant increase in traffic within the neighbourhood which will greatly impact the residents. During the presentation, Mr. Lien indicated that there would be no issue with traffic as Albert Street and the government buildings across the street already accommodate significant traffic. That is true, but the neighbourhood on the west side of Albert Street does not have the traffic. Adding multiple apartments means a significant traffic increase in the neighbourhood to accommodate the many apartment dwellers as well as guests, deliveries, etc. This will be a significant detriment to the neighbourhood.
3. The proposal to convert from a single-family home into a multi-family development and the annex of additional land from the city to accommodate the apartment building should not be allowed as it sets a precedent that would then become available to anyone else in the neighbourhood. There are several large lots in the area and this could incentivize people to redevelop their properties to increase the number of apartment buildings – increasing traffic, greatly reducing property value and thereby destroying the history of the area as no one can trust that architecturally inappropriate multi-family apartment buildings won't be placed throughout the neighbourhood.
4. This is a designated heritage property. Amending the designation and allowing it to be essentially demolished clearly indicates that the City does not believe in preservation of history or the designations that have been put in place. It also indicates that all other heritage properties are at risk.
5. There are plenty of opportunities within the city for multi-unit dwellings. This heritage property should not be sacrificed.

6. It is very disheartening to continually be repeating this discussion. When the City designated this home a heritage site, the conversation should have been over, and the debate put to an end. Instead, developers appear to be able to have designations changed on a whim to suit their financial benefit with no regard for the community members that they negatively impact.

Best regards,

A handwritten signature in blue ink, appearing to read "H. Quale". The signature is fluid and cursive, with a large initial "H" and a long, sweeping underline.

Heather Quale

Colan McCrum
Regina SK S4S 1P5

FEBRUARY 15, 2021

Regina Planning Commission

To Whom it May Concern,

I am writing this letter to you as a concerned citizen of the Lakeview neighbourhood in Regina. I am asking that you deny the development proposal for the historic Cook house (3160 Albert St). Not only do I live in the Lakeview neighbourhood, I share the alleyway with this lovely home. To be respectful of your time, I will limit myself to my three main concerns:

- (1) Public Safety. The alleyway between Albert Street and Angus Street will be the primary vehicular access to the development. Aside from using the alley for parking and garage access, this alley is used by residents for walking, cycling and games of tag / hide-and-go-seek by the neighbourhood children! In fact, both my children learned to ride their bikes in this same alley.

The width of this alleyway is 10 feet 3 inches (10'3"). An average SUV or sedan is over 6 feet wide (without sideview mirrors). Therefore, it is clear that two-way traffic in this alley is physically not possible. With 34 parking stalls available to this development, I would expect to see a minimum of an additional 68 vehicle trips down this alley per day. This could climb to well over 100 additional vehicle trips depending on the residents' activity level. Not only would everyone be required to drive the same direction, the risk for motor vehicle accidents with residents pulling out of existing garages / parking spots is extremely high. The alleyway will no longer be accessible for the residents of Lakeview.

Restrictions on the alley aside, the congestion that will occur by 34 additional vehicles trying to turn into the alley from the intersection of 21st Ave and Albert St and/or Hill Ave and Albert St will be detrimental to traffic flow at both of these intersections. The current traffic flow on Angus St between Hill Ave and 21st Ave is an existing problem. The City responded to our concerns and installed a STOP sign at the intersection of 21st and Angus St last year. The proposed development of the Cook residence is adding to this existing issue. Outside of traffic flow, there are also several concerns with parking on Hill Ave and Angus St that will become problematic if this development proposal proceeds.

- (2) The Disregard of Numerous City Bylaws for Personal Profit: I believe that city bylaws serve a valuable purpose and exist to protect neighbourhoods. These are the rules and principles that help define life for Regina residents. I do not believe that these bylaws should be disregarded in the pursuit of personal wealth. This development proposal is looking to be exempt from possibly four separate bylaws (three of which I have included below):

- (i) Heritage Designation Bylaw (2019-7). The development calls for the demolition of all but a portion of the Cook residence. A 12-foot deep front facade (minus the South Sunroom) would remain. The developer believes it may be possible to move this 12-foot deep facade around the property while digging out the underground parkade. When asked during the "Open House" what would happen if the Cook residence was damaged during the move, the developer's response was: "That's what insurance is for". This does not sound like an individual that has any regard for the historical significance of this property.

(ii) Contract Zone Approval to allow for a Multi-Family residential structure. Currently the Cook Residence is R1 Zone, which does not allow for this type of development.

(iii) Development Set-Back & Height. If the Cook residence were to survive the move, the developer has indicated that the facade would be within 1m in-front of the existing neighbor to the North. The new 3-story addition appears to be 4 to 5m in front of where the facade is being moved to. This clearly does not meet the setback guidelines. Finally, the developer indicated during the "Open House" that he requires 11m in height for the new building. My understanding is that the height permitted is 8.5m, which reflects the midpoint of the sloped roof of the Cook residence.

(3) Heritage Value of Lakeview and Surrounding Neighbourhoods. I live on Angus St in the Herold residence (built 1914) which is on the Heritage Regina inventory list. Every year my wife and I have an opportunity to speak to residents that are on an architectural walking tour of the Lakeview neighbourhood. We are proud to invest our money into the upkeep and preservation of our home. Regina is fortunate to have many significant historical homes & buildings that have survived the City's growth over several decades. These structures represent the very fabric of our neighbourhood and we cannot allow personal profit to destroy our heritage. If this proposal is approved to proceed, it will set a dangerous precedent for future heritage homes throughout Lakeview and Cathedral neighbourhoods.

Finally, I would like to express our family's pride in our neighbourhood and the homes within it. We chose to move here from Calgary in 2012 and were very purposeful in our decision to purchase on our street in Lakeview. We bought because we loved the neighbourhood's heritage and character, as well knowing it was zoned an R1 neighbourhood. We feel strongly that the City Planning Commission and City Council should honour the bylaws and choose to abide by the current City policies that are in place for a very good reason.

I urge you to deny this development proposal. Thank you for your time and consideration of this request.

Warm regards,

Colan, Kathy, Fynn and Maeve McCrum

Mark G. Hanley

Regina, SK.

S4S1T3

February 12, 2021

*Her Worship, Mayor Sandra Masters and
Members of Regina City Council*

Dear Mayor Masters and Members of Council:

*My family and our neighbours offer our support to the Lakeview
Community Association and Heritage Regina request to retain
the existing Heritage Corridor along Albert St between College
Ave and 25th Avenue.*

*My family and I have lived in this historic “Legislative”
neighbourhood for more than 40 years. The neighbourhood is a
testament to early planning foresight by Regina’s founders. as*

well as current planners and community development stakeholders.

People from all neighbourhoods in our City have dedicated themselves to preserve and maintain the community and its built heritage. Our friends and associates in cities like Edmonton, Saskatoon and Winnipeg share in a similar rich heritage of sylvan urban residential neighbourhoods, close to the downtown Core. It is a community value Regina residents are dedicated to maintain.

We are concerned that one of our Legislative precinct's most prominent historic residential structures, the former Cook residence at the corner of Albert St. and Hill Avenue, is being threatened by a demolition plan and proposed new development by its current owner, Mr. Carmen Lien.

Mr. Lien has asked the Council of the City of Regina for a permit to demolish the former Cook house on Albert Street and Hill Avenue and is, at the same time, asking his neighbours and the community to accommodate an intensive up-zoning development to add at least 16 new dwelling units and multiple parking spots at this site.

Mr. Lien's plan proposes a large underground concrete structure to accommodate some 24 vehicles for potential residents, as well as a significant above ground surface parking lot for at least

6-8 vehicles. It is presumed that much of the parking traffic will use Albert St, or Hill Avenue or the lane West of Albert Street, for access and egress to the site. It is important to note that the south and north lane traffic-count on Albert St is the highest count in the entire Lakeview subdivision and the West side of Regina with the exception of the Lewvan Drive corridor.

Mr. Lien has requested a permit to demolish all or most of the existing historic residential structure, promising to save and reuse "architectural details" salvaged at his discretion in the demolition process. Additionally, Mr. Lien, then proposes to build at least 16 newly designed condominium units on the lot, in part using some of the "salvaged" materials from the Cook residence as "architectural detail".

We believe this request is completely out of character for the historic Legislature corridor and the historic built environment of Albert St. and Old Lakeview.

Please allow me expand on the issues before City Council.

The proposed development would create a new, but much higher- density development on this important historic corridor. If permitted, it would become the highest density residential

development fronting on the West side of Albert St, between College Avenue and the Golden Mile Plaza.

Mr. Lien proposes to achieve maximum density coverage on the approximate 150'X125' lot. At least 16 garage structures, above and below ground, also are proposed on the west side of the property along the narrow north-south rear lane-way that was constructed in the 1920s era.

The current lane-way separates the lane west of Albert St. and the existing Angus St. single-family residences on the east side of the 3100 block of Angus St. Additionally, approximately eight (8) existing houses on the east side of Angus St. currently have garages, that can be accessed from this lane, to park and store their automobiles. Approximately the same number of garages on the west side of the same lane-way also use the current lane-way for access and egress.

Mr. Lien's plan would be certain to add significantly more new north and south-bound traffic to this already narrow Lakeview lane. Two or three more cars would be a small issue. However, the potential number of cars at Mr. Lien's new development could be double the number of the 16 units he proposes, as we recognize that many families utilize and park two or more vehicles. This neighbourhood was not built for future accommodation of high density development on small lots.

Existing residents have demonstrated for many years that they do not support high density infill developments to replace the existing built environment that has been in place for about 100 years in Lakeview.

Our request to Council is to deny the proposed demolition and re-development at 3160 Albert St.

We urge you to continue to support and reaffirm the importance of our historic built environment. It is arguably one of Saskatchewan's most significant heritage neighbourhoods and as important, the principal gateway to the site of Saskatchewan's Seat of Government.

Respectfully Submitted,

Mark Hanley, LCMC

Dear Regina Planning Commission:

I have lived on the corner of Regina Avenue and Angus Street since February 26th of 1973. That is forty-eight years. I love this neighbourhood of Old Lakeview. I raised my family in this community. My neighbours, and I, made a decision to live in a heritage neighbourhood filled with older homes. Most of us have spent a fair amount of money, restoring our homes, over the years. We have been quite diligent in maintaining the historical nature of these homes.

Now, we are faced with a property owner who has purchased a heritage home, of significant value to our community, and who wishes to turn the property into a sixteen-unit residence. This is not what we want. We want to maintain our heritage homes, we want homes to be single family residences, and we are opposed to this proposed development. There is a reason there are so many yellow signs in our community opposing this project. It is because we, the residents, are protective of our heritage community. Built heritage, once destroyed, changes everything. Thank you.

Rod McDonald

Gerald L. Gerrand, Q.C.

September 17, 2020

Via E-mail: proposeddevelopment@regina.ca

City of Regina
Planning and Development Services Department
Attention: Ben Mario, Senior City Planner
PO Box 1790
Regina, SK S4P 3C8

Dear Sir:

Re: Contract Zone Application PL202000128

I write in response to your Public Notice respecting the above referenced matter.

My wife, family and I have resided for over 50 years directly across the street from the subject house and property.

We strongly oppose the development proposal referenced in your Public Notice dated September 3, 2020, respecting the subject property. For over 100 years, Albert Street, from the bridge to 25th Avenue, has been single family residential properties, with a few single-suite rentals in some homes. The referenced proposal would significantly alter the character of this portion of Albert Street, introducing at this major intersection of Albert Street and Hillsdale, a multi-suite structure with underground parking.

There presently may be single family tenants in the odd house on Albert, but there has never been an apartment building accommodating up to 16 individual families or tenants. The proposal would significantly diminish the character and charm of Albert Street and Hill Avenue, that has prevailed for so many years. Neighboring single family properties would likely be diminished in value.

We hope the City rejects this proposal.

Yours Truly,



Gerald L. Gerrand, Q.C.



18th February, 2021

To: City of Regina Planning Commission, 20th February, 2021

The Architectural Heritage Society of Saskatchewan firmly supports Heritage Regina and the many concerned neighbours residing in the Lakeview community in the preservation of the historic Cook Residence at 3160 Albert Street.

We agree with the City of Regina that the Cook Residence is a site of architectural, historical, cultural and aesthetic value. We congratulate the City's administration for designating it as a Municipal Heritage Property on October 29, 2019.

People live in our Lakeview community for a reason. They believe that well-preserved historic neighbourhoods are important features of communities they prefer to inhabit. They know that conservation and adaptive reuse of historic properties means livable neighbourhoods and good quality of life.

Rehabilitation stimulates the local economy. It creates tax revenue and good jobs. It also reuses existing materials, reduces landfill, and limits impact of new infrastructure on your budget.

In *Early Domestic Architecture in Regina*, an exhibition at the MacKenzie Art Gallery, 1982, Director Carol Phillips said: "... something ominous is happening. The unique sense of place that was Regina is disappearing and looming in the future is an anonymous city (...where redevelopment is) turning Regina from a smaller beautiful city to the most ordinary of late twentieth century developments." Now, almost 40 years later, with no additions to the Heritage Holding list since 1989 (only losses), we must acknowledge that a sustainable city must respect and preserve the materials and craftsmanship of our built environment. Our domestic neighbourhoods are our history and our heritage: they give us joy, daily, visually, to deepen our love for our city.

We support the Regina Planning Commission recommendation to deny the application to rezone the property for a condo development of 16 Dwelling Units, and to deny the application to close a portion of Hill Avenue.

Sincerely,

Jeannie Mah

for Architectural Heritage Society of Saskatchewan

February 18, 2021

Wayne Goranson
Regina, Saskatchewan
S4S 3N6

Regina Planning Commission – Cook House
City of Regina

RE: Preservation of the Cook House – 3160 Albert Street

Dear Sir or Madame:

I want to voice my opposition to rezoning the Cook House at 3160 Albert Street for the following reasons:

The proposal to convert from a single-family home into a multi-family development and the annex of additional land from the city to accommodate the apartment building should not be allowed as it sets a precedent that would then become available to anyone else in the neighbourhood.

This is a designated heritage property. Taking away that designation and indicates that all other heritage properties are at risk. Taking away that designation opens Pandora's box with developers knowing there are no boundaries to development.

The arguments of the developer are clearly inconsistent with his actions. He publicly stated he purchased the property with the intention of restoration, however his first action was to apply for a demolition permit. He secondly argued a potential financial loss if he was not allowed to proceed but did not accept an offer that would have essentially eliminated his capital he claimed at risk. Finally he argued that the excessive and surprise costs of a renovation. As a Professional Engineer the promoter had the ability to assess or seek advice prior to his acquisition of the home. Clearly this home was purchased with the sole intention of a multi family development. I can therefore not believe the promoter's commitment to protect the façade or interior of the existing structure. Additionally he is asking the residents of Lakeview and citizens of Regina to accommodate his bad financial decision, setting a dangerous precedent, increasing traffic and risking property values.

Finally and most concerning are the promoters public comments that "the city administration want this project to go forward". If this is true I want to know what representations have been made to the promoter by city administration or city council? If his comments are not true it is simply further verification of the promoters inability to represent the truth and his true intentions of the property.

Best regards,

Wayne Goranson P. Eng.

Dear Members,
City of Regina Planning Commission,
RE: 3160 Albert Street

February 18, 2021

As the current homeowner of 3160 Albert Street (the “Property”), we are requesting the Regina Planning Commission recommends that City Council:

1. Approve the application to amend Bylaw 2019-7;
2. Approve the application to rezone the Property, on proposed Lot 21, Block 631 (as shown on the plan of proposed subdivision, from R1 – Residential Detached Zone (RID – Residential Infill Overlay Zone) to C – Contract Zone to allow for the carrying out of a specific proposal which would include the development of a “Building, Stacked” land use consisting of 16 Dwelling Unit;
3. Approve the application to close a portion of Hill Avenue (that is not used for vehicle traffic), as shown on the proposed subdivision plan; and
4. Approve these recommendations at its special meeting on February 25, 2021.

We commenced this project in early September 2018 and are committed to working with the City to see this project come to fruition in a way that respects the Property and also benefits the City and its residents. The Property is a balance of heritage conservation and financial feasibility. The goal of this project is to strike the proper balance between aligning with the OCP, Standards & Guidelines for the Conservation of Historic Places in Canada and achieve an outcome that satisfies the interests of all parties.



Figure 1 - East elevation, Albert Street

The proposed development (Schedule A) will restore the Property, also known as the Cook Residence, and provide more residential options to an already high-density location. With the Legislative Building and three major office buildings right across street, the Property is in the centre of a major employment area, close to public transit, rapid transit and situated along one of the busiest traffic corridors seeing nearly 30,000 vehicles per day. These are just a few of the planning amenities which make this a great site for high density. We would also suggest that the proposed development will make the Lakeview area a more complete neighbourhood overall with residents that will further support local businesses and schools.

The approval of this rezoning would create additional substantial benefits to the City of Regina that were not addressed in the Administration's report and must be considered by Council in making its decision regarding this proposed development.

1. Property taxes – the current property taxes for the Property are \$9,400.00 per year. The proposed development would generate approximately \$65,000.00 per year in property taxes for the City, an additional \$55,000.00 in property tax revenue (a nearly 700% increase).
2. Fees and Proceeds – The City would receive nearly \$150,000.00 in fees and proceeds from the sale of the surplus road right-of-way.
3. Local Economy Investment – The proposed development would be an \$8,000,000.00 investment to the local economy, a significant benefit to our local trades and other businesses, a factor that cannot be overlooked as we continue to navigate the effects of the COVID-19 pandemic.
4. Accessibility – Ten (10) of the 16 units will be 100% fully accessible. With an aging population of older homes in Lakeview that were not built with today's accessibility standards, this proposed development will provide families with fully accessible housing options within Lakeview, a truly unique opportunity.
5. Sustainability – the Property will be 100% sustainable. The design and construction of the development will follow the guidelines pursuant to LEED certification, Energy Star and Passive House principles. The proposed development will also incorporate the latest technology, with the intention that common areas will be Net-zero.

As stated numerous times in the Administration's report, the proposed development aligns with general policies of the OCP. The proposed development was designed to adhere to the requirements of the OCP and as such the proposed development does not contravene any section or policy of the OCP. The only matter of contention with respect to the OCP is that the Property is not located on a site that has been pre-determined to occupy density. With that said, it is important to remember that the Urban Corridor on south Albert Street in which the Property sits has been pre-determined to be an Urban Corridor, is less than 500m away from the Property and contains all the necessary infrastructure and services to support the proposed development.

Since September 2018, the parties involved have engaged various firms to provide structural engineering reports and inspections for the property (Appendix 1). Each report depicts a structure that requires extensive remedial work to the foundation and other portions of the home to ensure that the structure is on solid footing to allow for the home to continue to remain standing the next 100 years. Included herein are copies of the reports that identify significant issues with the Property, with the following being the most critical:

1. The home slopes from back to front due to settlement and sinking in the footings at the front of the structure (approx. 5 1/4"-7"). Non-adjustable support columns installed under main beams and solid concrete structural walls that are not adjustable are noted in basement. Significant cracking in walls on the main and 2nd floors, doors not fitting in their pockets and significant deflection in front of the basement steps due to non-adjustable columns. There is noted as well as settlement at front of building.
2. Knob and tube wiring still in service seen in attic and all plugs tested in the home are not grounded.
3. The attic has a base of vermiculite insulation that may contain asbestos. There is also evidence of rodents inhabiting the attic.
4. The home is heated by a boiler system and the following issues are noted:
 - a) The boiler is past its expected life expectancy;
 - b) The boiler pipes are wrapped in asbestos;
 - c) The boiler was previously oil burning and oil has leaked from the old line coming out of basement slab (no evidence of oil tank seen on site);
 - d) There are forced air ducts servicing the garage and as a result gas proofing into the main structure has been compromised;
 - e) There is a missing circulation pump;
 - f) The one operating circulation pump appears undersized; and
 - g) The basement boiler heat radiators appear inoperative.
5. Extensive Water damage on the Main Floor of the structure.
6. The roof is at the end-of-life span and will required to be replaced in the near future.

To remedy these major issues and rehabilitate the exterior of the structure will cost approximately \$2,000,000.00, making the restoration of the existing Property, as is, not financially feasible. The total cost of the renovation would be nearly \$3,000,000.00 to bring the entire property livable state.

We also wanted to address some of the development standards concerns the Administration identified in their report. First, the administration's analysis was based on a R1- Residential Detached Zone (Residential Intensification Overlay), where requirements are more restrictive than the current R1 Zone that is applicable to the Property. Second, it is important to note that the R1- Residential Detached Zone (Residential Intensification Overlay) is applicable to projects that include four (4) residential units or less. The proposed development has 16 units. Third, there are no known properties within a 100m radius of the Property that has used Residential Intensification Overlay.

Also in their report, the Administration identified three specific items for review which we would respectfully submit support the proposed development:

1. Height – The Administration has no concern as indicated in the report as the addition's parapet as it is equal to the height of the existing structure. We also want to point out that average height of a property on Albert Street from Regina Ave. to 23rd Ave is 8.53m, this restriction will require the no new construction will ever be built the above the average height and over time homes will

only become single level properties. We also disagree to with the administration's conclusion that as a built form we do not fit in. (Schedule B)

2. Front Setback – The current R1 setback is 6m, the legal setback to the neighbours is also 6m. As noted in the Standards & Guidelines for the Conservation of Historic Places in Canada, the front setback is intended to

“Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.”

Our architect believed it was important that existing structure (11m) and addition (7.65m) had different setbacks to draw great attention to the distinguishable characteristics of the Cook Residence from of the new structure. This was done with the guidance of the Planning Department to match the existing structure setback to our neighbours to the north. This setback also facilitates the most efficient ramp length for the underground parking and providing the safest work environment as we rehabilitate the Cooke Residence. (Schedule C)

3. FAR – the Far is the only real compromise that is required to be made. To rehabilitate the Cook Residence, we need to overcome the \$2M restoration cost. The only way to do so is the increase the square footage of the building. This practice is commonplace is the restoration of heritage places throughout Canada and is one of the core principles of Rehabilitating A Historical Place in the Standards & Guidelines for the Conservation of Historic Places in Canada.

Zoning Analysis	R1 Zone (Current)	Proposed	R1 Zone RID (Comparable)	RL Zone (Comparable)
Minimum Number of Parking Stalls Required	1/dwelling unit	34 Stall(s)	1/dwelling unit	1/dwelling unit
Minimum Lot Area (m ²)	325 m ²	1811 m ²	325 m ²	400 m ²
Minimum Lot Frontage (m)	10.5	39.6 m	10.5	14.6 m
Maximum Height (m)	11 m	9.6 m	8.5 m	20 m
Maximum Building Area (FAR)	0.75	1.3	0.75	3.0
Maximum Site Coverage	50%	49%	50%	60%
Minimum Setback, Front (m)	6.0	7.65	11.6	3.0
Minimum Setback, Rear (m)	3.5	6.85	3.5	3.5
Minimum Setback, Side (north) (m)	1.2	1.2	1.2	1.2
Minimum Setback, Side (south) (m)	.45	0.45	.45	.45

Our team of heritage consultants, architects and contractors have developed a concept that is a financially feasible and goes to great lengths to maintain the original structure and thereby preserving nearly all of the historical value of the structure and Property overall. Admittedly, there are some concerns identified by the administration in the report before Planning Commission that we are unable to address. However, our team is we committed to the process and are willing to make the following concessions and amendments to our proposal:

1. We would rehabilitate the west elevation including the large section of the south gable roof including the small gable dormer on the front facade. Doing so we will be able to restore an even greater percentage of the exterior facades and incorporate 100% of the entire structure into the new development.
2. We will salvage and restore the “beer bottles” that Mr. Cook incorporated into his design.
3. We will erect a historical plaque describing the life of the Cook Family and the historical heritage significance of the Cook Residence.
4. We will also relocate the sunroom and incorporate that structure as detach sun-room instead of an attached sunroom (further increasing the percentage of the original structure that will be preserved).

These amendments (Schedule A) will be designed and constructed to the highest level of heritage rehabilitation and in accordance with Standards & Guidelines for the Conservation of Historic Places in Canada. Additionally, we will reduce the residential units from sixteen (16) to thirteen (13) units. In doing so we will reduce our exterior parking requirements from ten (10) to six (6) parking stalls. The parking stalls will also comply with the City of Regina parking requirements of 7.5m length as indicated in the report. This will eliminate the transportation concerns that were identified in the report. With the reduction of exterior parking, a larger portion of the west side of the property can be developed with landscaping to provide the neighbours with greater privacy.

Upon review of all the materials, reports and proposed development plan, it is our sincerest hope that the Planning Commission, City Council and local residents concerned about the future of the Cook Residence understand and appreciate our deep-rooted commitment to preserving the historical heritage value of the Property with this development. We believe we have engaged the proper experts, conducted the necessary due diligence and listened to the concerns of the residents of Regina in designing this development to ensure that once completed Mr. Cook himself would approve! With that, I would encourage the Planning Commission to endorse this project and recommend City Council approve same.

Respectfully,

A handwritten signature in dark ink, appearing to read 'Carmen Lien', written in a cursive style.

Carmen Lien

Schedule A

Amended Development Plan



East elevation, Albert Street



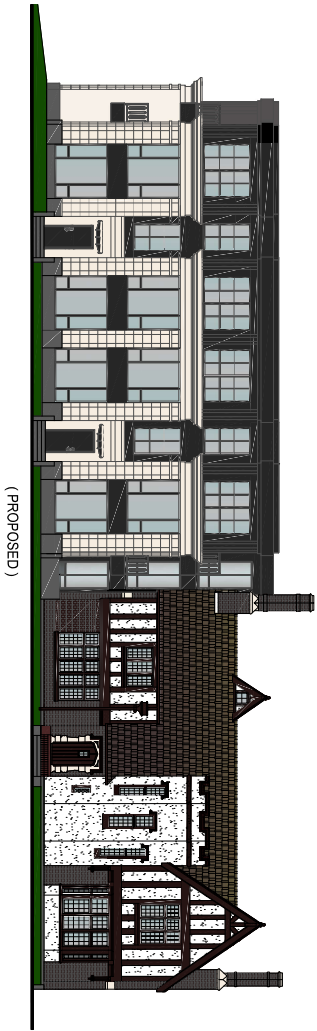
South elevation, Hill Ave. - Day



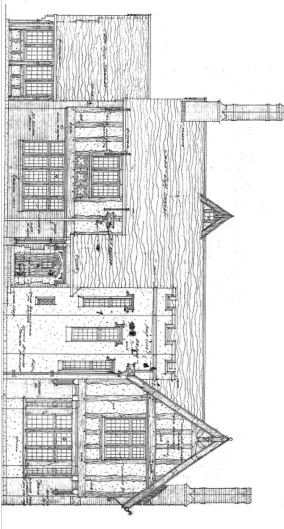
South elevation, Hill Ave. - Night



Southeast Corner, Albert Street & Hill Ave.

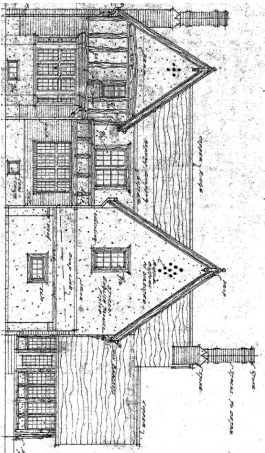


(PROPOSED)



(EXISTING)

① EAST ELEVATION (ALBERT ST.)
1:100

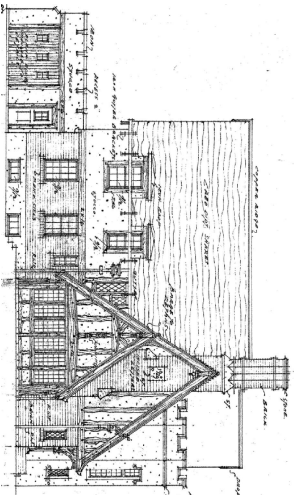


(EXISTING)

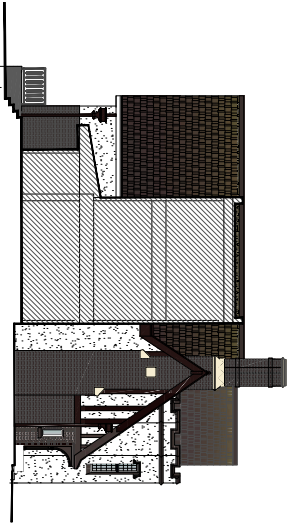


(PROPOSED)

② WEST ELEVATION
1:100



(EXISTING)



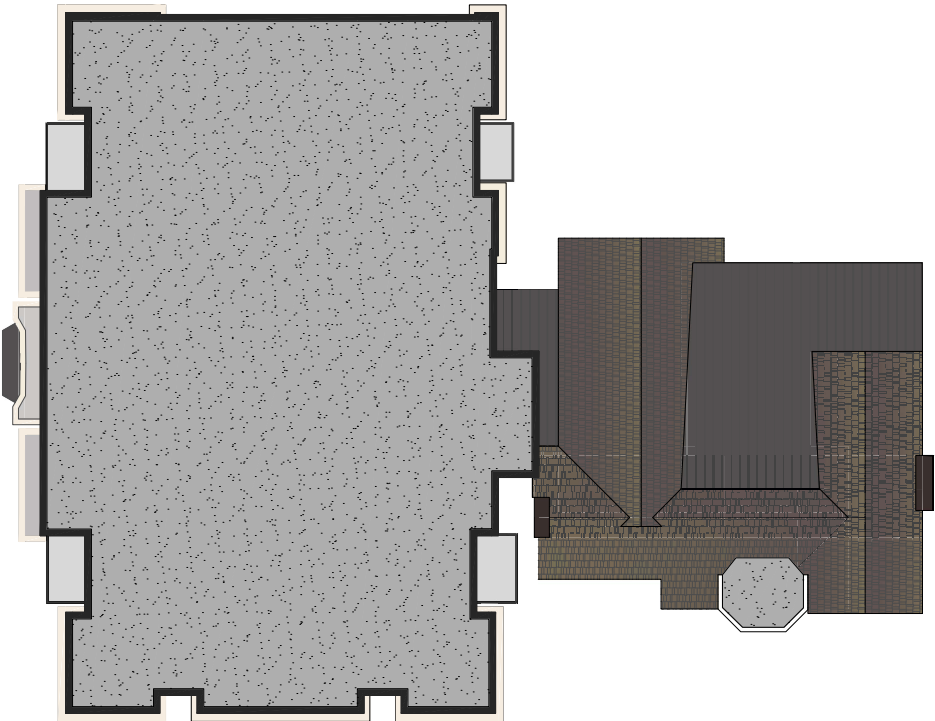
(PROPOSED)

③ SOUTH ELEVATION @ EXISTING RESIDENCE
1:100

Project Name
3160 ALBERT STREET
REVITALIZATION

City
REXMA, KANAWATCHIEWAN
Zone 24

Drawn By	Checked By	Designed By
Scale	Project No.	Date
1:100	21-02-18	
Revision	Drawn By	
0		



1 ROOF PLAN
1:100

Project Name
3160 ALBERT STREET
RENTALIZATION

City
REDEEM, KAMAYCHIKOVAN
Zone 24

ROOF PLAN

Drawn By
Scale
1:100
Project No.
21.02.18
Revision
0

SITE DATA	
OVERALL SITE 1999m ²	
BUILDING AREA 2267m ²	
CURRENT ZONING (R1)	PROPOSED CONTRACT ZONING
RESIDENTIAL DETACHED ZONE	
MAX LOT COVERAGE 50%	PROPOSED LOT COVERAGE 46.26m ² /1961.13m ² = 46.26%
MAX MAX. 17m HEIGHT 11m	PROPOSED MAX. 12m HEIGHT 12m
PROPOSED BUILDING HEIGHT 11m	PROPOSED BUILDING HEIGHT 11m
11.2m ² COMMON AREA	PROPOSED LANDSCAPING PROVIDED 24m ² + THE STALLS
PARKING SPOTS 1 STALL 8500	PROPOSED PARKING PROVIDED 24 STALLS (24 STALLS REQUIRED)
BIKE PARKING 2 SHORT-TERM	BIKE PARKING PROVIDED 4 SHORT-TERM 4 LONG-TERM UNDERGROUND BEFORE

LOADING REQUIREMENTS
CALCULATED IN ACCORDANCE WITH TABLE 10.76 RESIDENTIAL LOW-RISE PARKING REQUIREMENTS (2019 ZONING BY-LAW)

- PARKING SPOTS 1 STALL 8500m²
- BIKE PARKING 2 SHORT-TERM 4 LONG-TERM UNDERGROUND BEFORE
- REQUIRED 8 PROVIDED UNDERGROUND ADJACENT TO ELEVATOR LOBBY

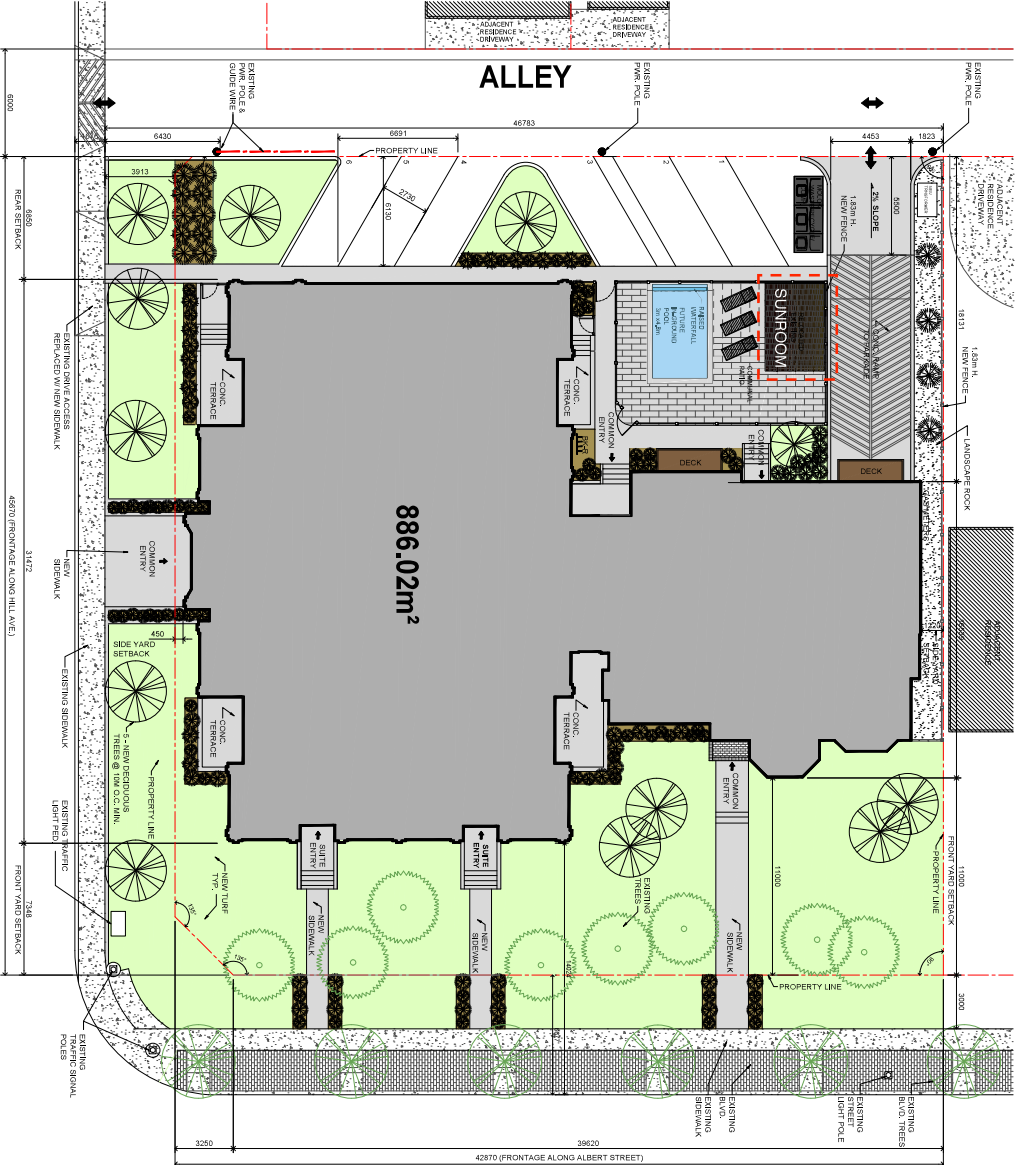
PARKING SPOTS PROVIDED	
TYPE	LOCATION
TYPICAL	8
COMPACT	7
ACCESSIBLE	1
	24

BICYCLE PARKING

- 4 SHORT-TERM AND 4 LONG-TERM PARKING SPOTS REQUIRED PER 10 CYCLES STALLS REQUIRED
- COMMON ENTRY
- 4 LONG-TERM BICYCLE STALLS ARE PROVIDED WITHIN UNDERGROUND PARKING AREA

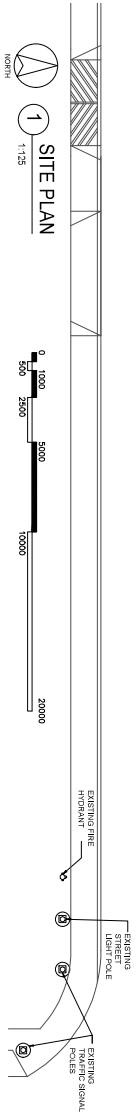
LANDSCAPING/SCREENING REQUIREMENTS

- CALCULATED IN ACCORDANCE WITH TABLE 10.77 RESIDENTIAL LOW-RISE ZONE TOTAL SITE LANDSCAPING REQUIREMENTS (2019 ZONING BY-LAW)
- BUILDING STACKED MINIMUM 15% TOTAL SITE TO BE LANDSCAPED, 1802.13m² x 0.15 = 270.34m² REQUIRED, 56.24m² PROVIDED, DOES NOT INCLUDE AREAS BETWEEN PROPERTY LINE AND INSIDE OF BUILDING
- 1 NEW DECIDUOUS TREE PER 100m² ALONG A REGISTERED RIGHT OF WAY
- 1 DECIDUOUS TREE PER 100m² ALONG A REGISTERED RIGHT OF WAY
- 1 ALBERT STREET 42.5m 5 TREES
- 5 NEW DECIDUOUS TREES PROVIDED ALONG HILL AVE
- 14 EXISTING TREES BEING MAINTAINED ALONG ALBERT STREET
- 50 SHRUBS TOTAL



HILL AVENUE

ALBERT STREET



EXISTING SITE PLAN

Project Name

3160 ALBERT STREET REVITALIZATION

City

REXDA, KAMATHICHERMAN

Site #

Site 34

Site Plan & Site Data / Zoning Requirements

Drawn By

1.125

Checked By

21.62.8

Revision

0

Scale

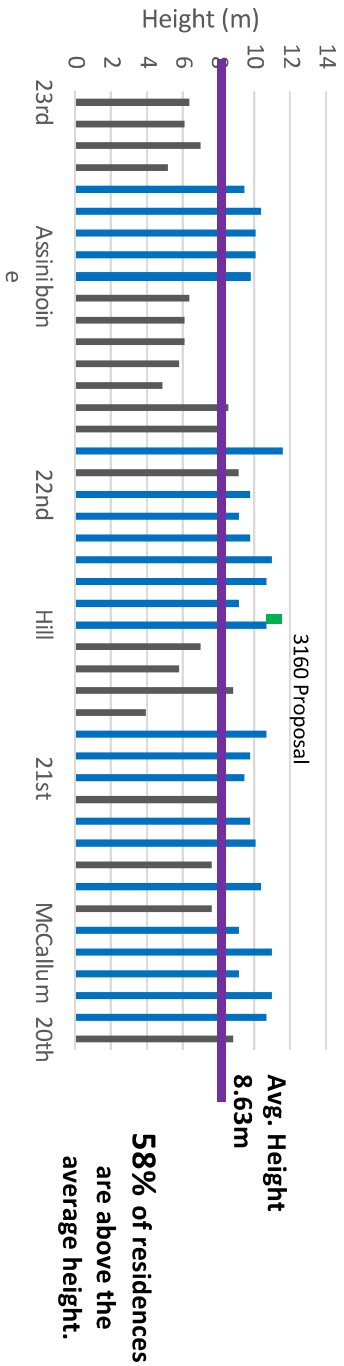
1:300

Schedule B

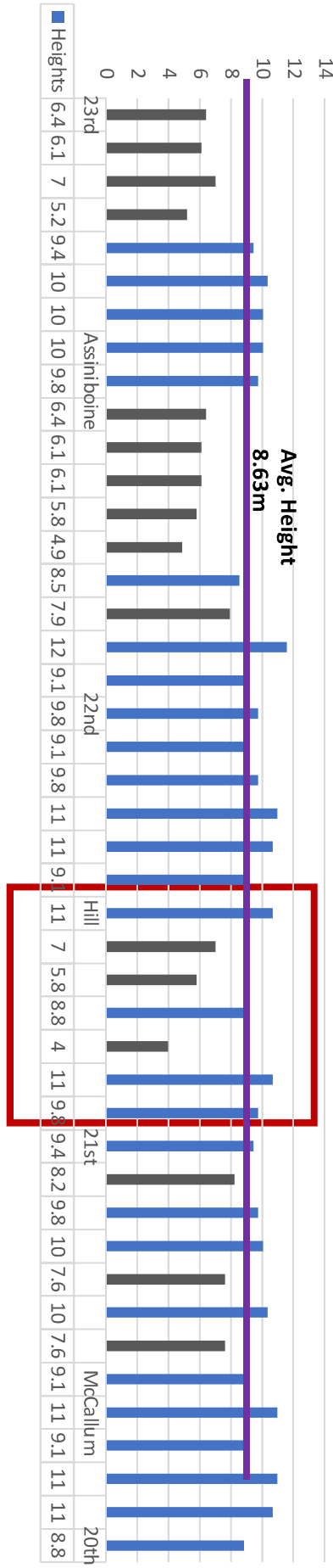
Built Form – Height

3160 Albert Street | Building Form - Height

Existing Albert Street Residences Heights

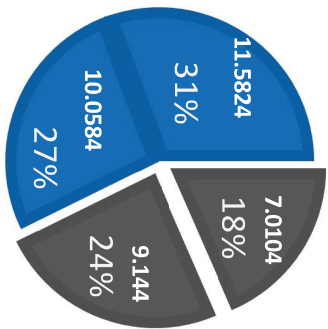


Existing Albert Street Residences Heights



Existing 3100 Block Albert Street Residences Heights

PROPERTY HEIGHTS



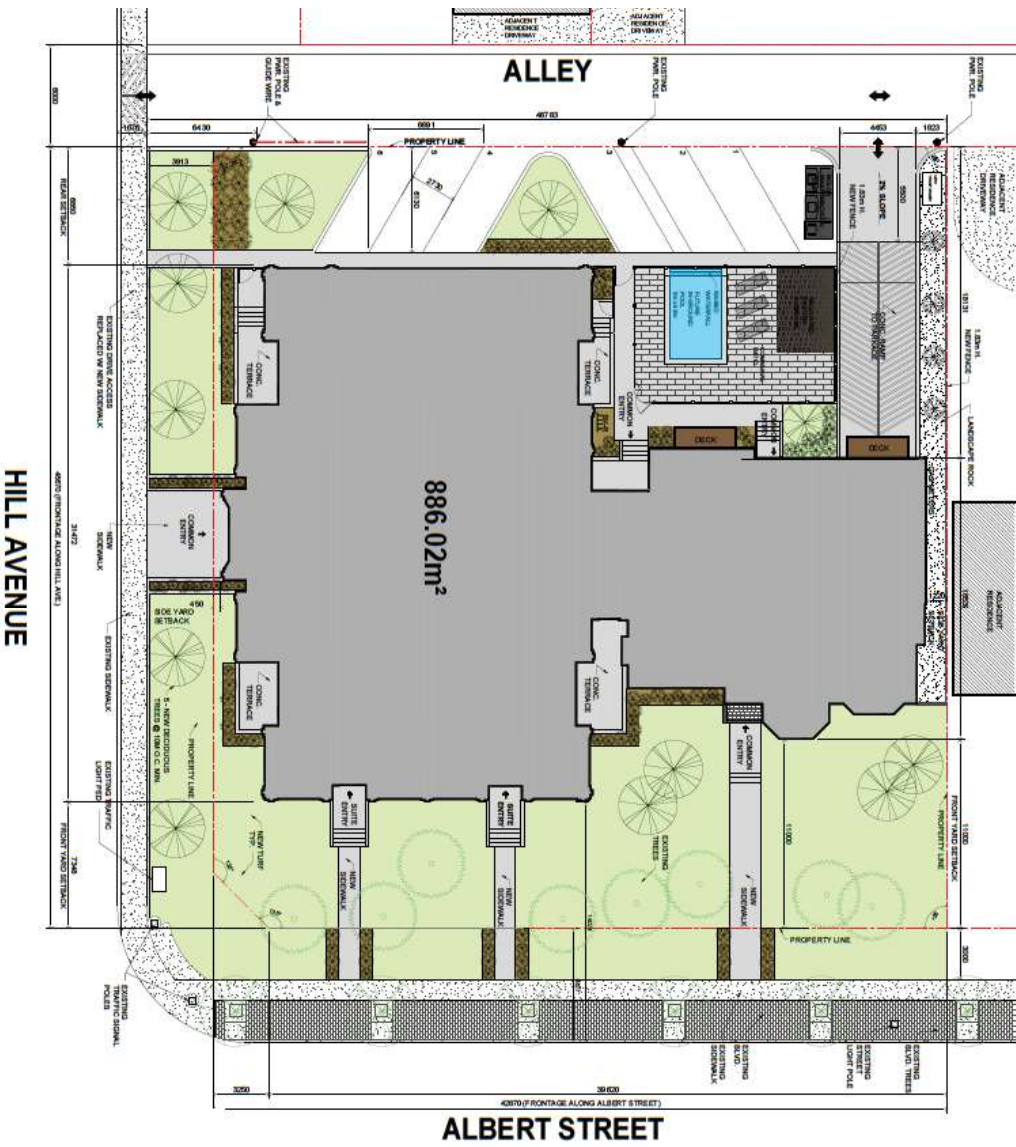
Schedule C

Built Form – Setback

3160 Albert Street | Building Form - Setback



- LEGEND**
- Average Setback ————
 - Legal Setback ————
 - Property Line - - - - -



Appendix 1

Inspection Reports and Structural Reports

March 14, 2019

Carmen Lien
62 Lowry Place
Regina, SK S4S 6C7

Re: Structural Engineering Inspection
3160 Albert Street, Regina, Saskatchewan

Dear Carmen:

As requested JC Kenyon Engineering has completed a structural engineering inspection of the house located at 3160 Albert Street in Regina, Saskatchewan. Our inspection was specifically focused on the issue of foundation shifting in the house.

Building Description

The 4,329 square foot two storey house was constructed in 1929. Based on the original construction drawings the building is constructed with conventional wood framing and is clad with stucco and masonry. The foundation consists of concrete foundation walls that range between 8" and 12" thick. The foundation walls are constructed on concrete strip footings. Several of the basement partition walls are load bearing concrete, also supported on concrete strip footings. The basement floor slab is a concrete slab on grade.

Observations

We visited the site on March 4, 2019 to visually inspect the building and again on March 13, 2019 to conduct a level survey of the main floor.

During our initial site visit we observed large cracks in several of the main and second floor plaster walls. The floors were uneven in many areas and water leaks had occurred on the south west corner of the dining room. We were unable to directly view the foundation walls in the basement because they were covered with finishes.

A level survey indicated that the ground floor on the west side of the building was approximately 187 mm (7.3") higher than it was on the east side of the of the building. In the living room space there was a difference of 105 mm (4.1") between the north-west and north-east corners. Figure 1 on the following page shows the points that were measured on the main floor.

Discussion

Differential movement of building foundations is common in Regina due to the expansive nature of the native clay soil. The clay soil will swell or shrink with changes in the moisture content. Footing foundations, which bear on the clay, are particularly susceptible to movement caused by swelling and shrinking of the clay. With the recent dry conditions in Regina, footings have undergone significant settlement, and at other times with more rain, heaving has been the problem.

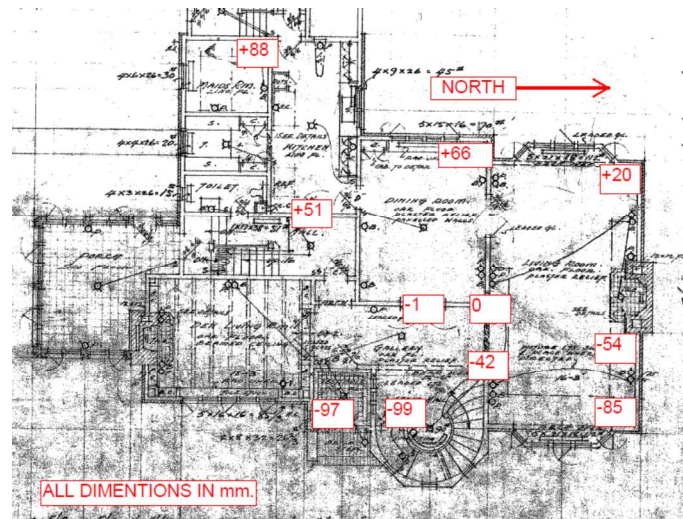


Figure 1: Main Floor Elevations

The survey of the main floor indicated that the centre of the building is high compared to the perimeter foundation walls and that the foundation walls have not moved uniformly. The highest point in the floor is over a load bearing concrete wall. The survey indicates that there has been significant differential movement of the foundations over many years.

To properly stabilize the foundation of this building, the footing foundations must be replaced with piles that extend deep into the soil. The existing footings must be isolated from the clay and all building loads must be transferred to the new piles. This system of underpinning allows re-leveling of the building structure and also protects the foundation from vertical movement. This system has been used on residential, institutional and government buildings in Regina including the Saskatchewan Legislative Building and the University of Regina's College Avenue Campus and Darke Hall. Underpinning a building is a significant undertaking and includes the following steps:

1. Removal of the basement floor slab
2. Excavation around the perimeter of the building and below the footings
3. Installation of piles and releveling of the building
4. Installation of piles to support the new basement floor slab
5. Installation of a new basement floor slab
6. Installation of waterproofing, drainage and backfill around the exterior of the foundation wall

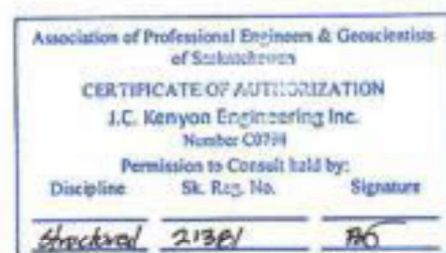
An estimate to underpin the building has been provided by W & R Foundation Specialists. They have underpinned multiple buildings in Regina and are experts in foundation stabilization. They estimate that underpinning of this building would cost between \$950,000 and \$1,050,000, and would take approximately 7 months to complete. The estimated cost of construction does not include costs for engineering, mechanical and electrical work associated with the underpinning, or re-landscaping costs associated with the work. In our opinion these items would add 10% to 20% to the estimate provided by W & R Foundation Specialists.

We trust that this report meets your needs at this time.

Yours truly,

JC KENYON ENGINEERING INC.

Brad Taylor, P.Eng.
Principal | Director of Engineering



PROPOSAL

Page No. of Pages



B L & SONS CONSTRUCTION LTD.

CONCRETE, FRAMING & GENERAL CONTRACTING
REGINA & AREA

GST #867665689

3 Vernon Crescent, Regina, Sask. S4R 7S7

Tel. (306) 721-6811 Cell: (306) 536-5854

Fax: (306) 721-6911

SUBMITTED TO Ledcor		TELEPHONE	DATE
STREET		JOB NAME	
CITY	PROVINCE	POSTAL CODE	JOB LOCATION 3160 Albert St.
CONTACT Mark	DATE OF PLANS		JOB TELEPHONE

We hereby submit specifications and estimate for:

- as per plan
- cast in place piles
- site to allow access for equipment by client
- remove basement floor slab
- excavate around the building and below footing
- install new piles for basement wall and floor
- releveling of building
- basement floor
- waterproofing, drainage
- backfilling

We Propose hereby to furnish material and labour - complete in accordance with above specifications, for the sum of:

Payment to be made as follows:

dollars (\$ **780,000.00**)

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, windstorm and other necessary insurance. Our workers are fully covered by the applicable workplace safety and insurance programs.

Authorized
Signature

[Signature]

Note: This proposal may be withdrawn by us if not accepted within _____ days

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____



Billing Address:

8134 Fairways West Dr.
Regina SK. S4Y 1A9

Office Address:

15 Innovation Dr
Emerald Park SK S7L 1B6
PH# 306-525-5764 Fax# 306-525-5715

Proposal

Date: September 19 /2019

Client Name: ledcore

Attention: mark

Email:

Project:

GRI Construction Group is pleased to submit this proposal for the foundation piling scope of work on the project above. This proposal is based off the noted documents and assumptions. Please advise if the scope of work changes or additional addenda's are assigned.

\$640,000.00 plus applicable taxes

Reference Documents:

- a) Structural and Architectural tender drawings and specifications
- b) Geotechnical reports and recommendations if available

Proposal Assumptions

- a) Cast in place Piles
- b) Client will provide an accessible, unrestricted access for conventional drill rigs, equipment and concrete trucks, to and from the drilling site
- c) all taxes GST & PST are extra, PST, (6%) will be charged unless a valid PST Vendor number is issued

Inclusions / Included in Scope of work

- a) removal of basement floor slab
- b) excavation around the perimeter of the building and below footings
- c) installation of piles and releveling of the building
- d) installation piles to support the new basement floor slab
- e) installation of a new basement floor slab
- f) installation of waterproofing ,drainage and backfill around the exterior of foundation wall
- g) this also includes a new basement if required rather than repairing the old one

Additional Unit Rates

Temporary casing and on-site pile length adjustments are not included in our pricing above, if required, unit rates would apply depending on soil conditions.

If you have any questions or concerns, please contact Tyler Dutka at 306-550-9083. This Bid is good for 30 days from the above date. Terms are net 30 days; handling fees do apply to all late payments.



Tyler Dutka, Piling Specialist/Site Supervisor

W. & R. FOUNDATION SPECIALISTS LTD.

HEAD OFFICE
9320 - 49 Street
Edmonton, Alberta
T6B 2L7
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March 22, 2019

JC Kenyon Engineering Inc.
2424 College Avenue
Regina, Saskatchewan
S4P 1C8

Attention: Mr. Brad Taylor, P.Eng., MBA

Dear Sir:

RE: Budget estimate for complete foundation restoration at the
former Cook Residence located at 3160 Albert Street in Regina

We have reviewed the plans of the original structure built in 1929 and the renovation plans of 1956 regarding this residence and have prepared a budget proposal to completely underpin the existing structure.

Assuming leveling and the installation of a structural slab throughout, a budget estimate to completely underpin the structure using a hydraulically jacked steel pipe pile system is in the range of Nine Hundred and Fifty Thousand dollars to One Million and Fifty Thousand dollars (\$950,000.00 to \$1,050,000.00) with a duration of approximately 6 ½ to 7 months.

It is assumed that the majority of the work would be completed from the interior of the structure. The price includes all design and installation costs for the foundation and basement slab restoration required but does not include allowance for associated architectural, mechanical or electrical restoration that may be required.

It is also assumed that the underpinning would be completed with no other trades active within the residence at that time.

The proposal does not make allowance for any relandscaping costs, the costs for utilities such as power and water during the work nor the 5% goods and services tax. It is assumed that the work would be completed under spring, summer or fall conditions.

We trust that this information is helpful. If you have

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any questions, please call.

Yours very truly,

W. & R. FOUNDATION
SPECIALISTS LIMITED

A handwritten signature in blue ink, appearing to read "R.J. Renneberg". The signature is fluid and cursive, with a large initial "R" and a long, sweeping underline.

R.J. Renneberg, P.Eng., FCSCE
FEC, FGC(Hon.), President & CEO

rjr

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CONSULTING ENGINEERS & BUILDING OFFICIALS

Date: January 24, 2019

To: Heritage Regina
c/o Ms. Jackie Schmidt
Mailing: P.O. Box 581, Regina, Saskatchewan, S4P 3A3
Physical: 276 Angus Crescent, Regina, SK S4T 6N4
Email: info@heritageregina.ca
Phone: 1 (306) 536-4247

Regarding: File #: 2019 - 1822
Report Type: Engineer's Report
Structural Assessment & Building Envelope Assessment
Municipality: City of Regina, SK.
Civic Address: 3160 Albert St.



1.0 General Project Introduction

49North Engineering Corp. (49North) was commissioned, by a party that wishes to remain anonymous, to complete an engineering assessment of certain aspects of the above noted property; and, to compile this report.

The anonymous party introduced 49North to the current Tenant(s) of the Property in May of 2018; and helped to make arrangements for access to the property with the current Tenant(s) after that introduction.

On January 23, 2019, 49North, while accompanied by the Tenant(s), conducted a non-exhaustive, non-invasive, and non-destructive visual assessment on the following specific aspect(s) of the building structure:

1. The existing structural aspects of the One-Unit Dwelling's substructure and superstructure for the house portion of the structure (attached garage not included);
2. The existing building envelope aspects of the One-Unit Dwelling's substructure and superstructure for the house portion of the structure (attached garage not included); and,
3. The existing condition of the interior finishes for the house portion of the structure (attached garage not included), only.

The visual assessment was carried out with copies of the original construction plans and specifications from 1929; and, with a copy of the 1956 renovation plans and specifications as well.

2.0 Purpose of this Report

It is the understanding of 49North, resulting from conversations with the anonymous party, that this report would be used to provide Heritage Regina with information that may help make a more compelling and informed argument to the City of Regina to place this building on the "Designated Heritage Property" list.

The purpose of this report is therefore to:

1. Briefly document structural condition of the above specific aspects of the building from the visual assessment;
2. Briefly document building envelope condition of the above specific aspects of the building from the visual assessment;
3. Briefly discuss the common / typical reasons that the building structure may be experiencing / undergoing structural changes / failures due to supporting soils;
4. Conduct a brief structural analysis of the above specific aspects of the building structure; based on the findings of the visual assessment;
5. Provide recommendations, in the form of a written report and/or engineered plans, containing the general details of any recommended remedies and/or repairs, if required; and,
6. Provide recommendations on precautionary measures that could be carried out / implemented to help mitigated and/or reduce the probability of additional adverse structural changes / failures from occurring in the building structure in the future.

3.0 Site Observations

Based on the January 23, 2019 site inspection, the building structure, exterior façade and interior finishes can be classified as being in good to excellent shape. Supporting documentation for the observations, assessment and recommendations can be found in the appendices to this report; and, may be downloaded

in PDF format by using the attached link(s).

3.1 General Observations

1. Based on plans and specifications provided to 49North for review, the original house appeared to be designed/constructed in 1929.
2. Based on plans and specifications also provided for review, it appeared that renovations to the original structure were completed in 1956.
3. The house portion of the building structure was two (2) storeys in building height above grade and consisted of both structural loadbearing exterior perimeter walls, structural loadbearing interior walls, and structural post and column support systems.
4. The house portion of the building structure is one (1) storey in building height below grade and consists of full depth foundation walls and footings (based on both site observations and the original plans and specifications from 1929).
5. The building's above-grade superstructure was of wood frame construction.
6. The above-grade superstructure was clad on the exterior with either brick, stucco, and wood-based claddings and trims around the entire perimeter of the house.
7. The roof of the house portion of the building structure was clad with cedar shake shingles.
8. The above-grade superstructure was clad on the interior with lathe and plaster wall and ceiling finishes, original hardwood flooring, and wood trim throughout the entire first and second levels of the house.
9. Hand crafted wood stair cases were also present throughout all levels of the house.

3.2 Substructure Specific Observations

1. The substructure generally appeared to match the original 1929 and 1956 plans and specifications provided to 49North for review.

3.3 Superstructure Specific Observations

1. The substructure generally appeared to match the original 1929 and 1956 plans and specifications provided to 49North for review.
2. The kitchen area of the house had some alterations that did not appear to be documented in the plans and specifications provided.

3.3 Differential Movement Observations in the Superstructure and Substructure

1. Vertical differential movement was not readily apparent on the exterior of the building structure around the perimeter. Typically, in brittle assemblies such as brick and mortar cladding, and/or stucco cladding, vertical differential movement is easily observed by stress induced cracking in these assemblies.
2. Some hairline cracking was observed in some areas of the exterior stucco cladding but appeared to be the result of expansion and contraction of the cement-based materials over the lifetime of the building to date.
3. There did not appear to be step cracking evident in the brick and mortar cladding around the perimeter of the building.
4. Differential movement was also however noted on the interior of the building structure in

approximately seven (7) locations where the lathe and plaster wall and/or ceiling finish(es) showed signs of stress induced cracking. This cracking was typically located in portions of the house where exterior walls changed directions (i.e. corners).

5. Elevations of the topside of the main floor, as well as second floor, were taken throughout the entire house area with a Bosch GLL-80P Professional Laser Level with an accuracy of $\pm 0.2\text{mm}/1.0\text{m}$ of horizontal distance.

6. Based on measurements taken while at site the following observations were noted:
 - a. The maximum vertical differential variance in elevations throughout the entire house area was approximately 5" to 5-1/4" on the 2nd floor.
 - b. The maximum vertical differential variance in elevations throughout the entire house area was approximately 5" to 5-1/4" on the 1st floor also.
 - c. Variance(s) in vertical elevations appeared to be due to both: settlement of the perimeter foundation system(s) – generally along the east and south sides of the house; and/or, heaving/settlement of the interior loadbearing walls and columns has caused vertical differential movements throughout the entire building structure.

3.4 Horizontal Movement Observations in the Substructure

1. No sill plate movement observed at the connection between the basement walls and the superstructure.
2. No inward horizontal basement wall movement was observed to be transmitted through any interior finishes.

4.0 Background and Discussion of Potential Active Highly Expansive Clay (PAHEC) Soils

This section of the report is intended to provide our clients with some education on the basics of soils commonly found in the Regina and Moose Jaw areas. It is also intended to provide a brief explanation of the problems that these soils often cause to building structures; and, to give insight to our clients as to why adverse structural effects / failures typically occur.

The Regina and Moose Jaw areas are home to Potentially Active Highly Expansive Clay (PAHEC) soils. These soils are often considered problematic soils by structural engineers, since they annually inflict millions of dollars in damages to houses and light building structures when these building structures are constructed on conventional shallow foundations (i.e. concrete spread footings, grade supported concrete slabs, and thickened edge concrete slabs). We estimate, based on published literature and observations of hundreds of building structures in the Regina and Moose Jaw areas, that over 65% of building structures with shallow foundations built on PAHEC soils will experience some minor damage during their useful lifespan; an additional 10% will experience significant damage; and, about 1-2% will experience damage that is economically beyond repair.

Knowledge of the problems and damage associated with PAHEC soils is extensive and can be found in publications throughout Canada and the United States. The influences such as: natural climate, local vegetation, site landscaping, sprinkler systems and watering practices, building construction and maintenance activities, on the behavior of deep deposits of highly expansive clay soils in Western Canada; have been investigated by the National Research Council of Canada, as well as others. Measurements of ground movements, soil moisture content and temperature changes have all been investigated, and

findings have demonstrated the extreme complexities of responses in natural and disturbed environments associated with building structure development.

PAHEC soils are associated with uneven vertical and/or horizontal movements, due to swelling and contraction that occurs with changes in moisture content within the clay. Typically, shallow foundations supported directly on PAHEC soils commonly experience cracked interior and/or exterior wall finishes, heaved and/or cracked concrete basement & garage slabs, disjointed utility lines, jammed doors, and similar types of issues that are at the least annoying to building owners. Typically, these damages are referred by structural engineers as "failures", since the "performance" of the overall building structure falls outside the scope of generally acceptable building performance levels imposed by building code(s).

PAHEC soil swelling is generally caused by expansion due to wetting of certain clay minerals from their dry or partially moist state; while PAHEC soil contraction is generally caused by drying of the clay minerals from their saturate or partially moist state. Arid or semiarid areas such as Saskatchewan, with seasonal changes in soil moisture content, experience a much higher frequency of swelling/contracting problems than areas that have higher rainfall and similar PAHEC soils.

No soil is completely solid. All soils consist of solid particles and voids. Although some soils, such as clays, may appear hard and solid when dry; when carefully examined they are found to consist of tiny particles, about 0.0025mm in diameter (or smaller) – typically invisible to the naked eye. Clay soils are composed of numerous and various elements such as: silicon, aluminum, iron, potassium, sodium, calcium and magnesium – with the amounts and kinds of minerals determining the nature and the inherent properties of the clay (such as the potential for swelling / contracting due to moisture changes). Clays are referred to as "cohesive" soils that can be readily molded when moist and will retain their molded shape even after pressure is removed. Clay particles bind together and may creep, compress and/or distort under load, thus making them "plastic" in nature.

Plastic soils are generally less desirable for providing foundation support to shallow foundations; and, are also less desirable as backfill materials around any type of foundation. The ideal shallow foundation supporting soils are "non-plastic" soils like sand and gravels.

Clay soils, whose volume expands significantly upon absorbing water, are generally described as "expansive" soils. Any expansion of clay soils can exert additional pressures / forces on foundations; and, any grade supported assemblies (such as concrete floor slabs and footings supported on the material) are often stressed to the point that noticeable movement and/or cracking is evident. The more dangerous "highly expansive" clay soils, such as those found in the Regina and Moose Jaw areas, can swell up to many, many times their original dry volume – exerting pressures of "many thousands of pounds per square foot" on any structure in which they are in contact.

Because there are more particles per unit volume in a clay soil, as compared to a sand or gravel soil, more swelling potential is possible. Drier clays have a greater swelling potential than wetter clays, because more layers of water molecules can be absorbed between the clay platelets in the dry state. Remolded clays (i.e. clays disturbed during construction activities) tend to swell more than undisturbed clays under similar moisture-density conditions, due to preferred orientation of clay platelets. The bonding of the clay particles in cemented clay prevents soil pressures as high as those in non-cemented clay. Preconsolidated clays may swell more than normal clays because of the addition of strain relief to the actual clay swelling. High plasticity clays have lower permeability, and often become self-sealing when wetted, requiring weeks

to years to become saturated and/or unsaturated. Lower plasticity clays that have higher permeability may, therefore, swell more rapidly and cause more damage than do some high plasticity clays.

Each building structure site is unique, and the soil(s) contained at that site are also unique. This is why some buildings that may be located on adjacent lots may move very differently from one another and/or experience varying degrees of failures when compared to each other. The swelling pressures generated by some clay soils can be significantly higher than the pressures for which the shallow foundations, walls, footings and slabs were originally designed / constructed to handle – if they were designed to handle any at all. PAHEC soil volume expansion can cause varying degrees of movement and/or distress to lightly loaded shallow footings, floor slabs, and foundation walls. This movement can be on the order of 50mm (2”) to 200mm (8”), in both the vertical and horizontal directions, and is by no means considered to be a one-time only occurrence. PAHEC soils constantly change in volume – shrinking and swelling continuously as the moisture content within the soil changes. Consequently, structural engineers and geotechnical engineers do not typically recommend that newly constructed building structures containing lightly loaded footings and/or grade supported elements be constructed directly on, within, or immediately above, PAHEC soils.

Where undisturbed PAHEC clays are covered with natural vegetation, soil moisture conditions are governed mainly by climate and the covering vegetation itself. Plants and trees act as efficient water pumps in removing moisture from the soils through the process of evapotranspiration. Many heavy clays, which have been seasonably frozen or cycled through wetting and drying, have a well-developed secondary structure in the form of fissures and cracks, which assist infiltration of surface water to deeper soil layers. The extremely lower permeability of the more massive, unstructured clay subsoils at greater depths inhibits soil moisture drainage or recharge from below.

Soil moisture contents in PAHEC soils typically become significantly more stable with depth. At a depth of around approximately 4.250m (14’-0”), in the Regina and Moose Jaw areas, the moisture content of PAHEC soils in the prairie region generally approach 25%-30%, and the activity level of these soils is typically reduced. Consequently, the swelling/contracting potentials of PAHEC soils at these depths typically approach zero.

Generally, if the weight per unit area of a structure, built on a swelling clay soil, is equal to the internal swelling pressure of the soil; the volume change can be held closer to zero. This guiding principle can often help to govern the design of a “shallow foundation” for a building structure when it is built directly on, within, or above PAHEC soils. However; structural engineers concerned with mitigating building structure movement(s) will often completely avoid building directly on, within or above such PAHEC soils; and, include in their designs: a “deep foundation system” (i.e. piles) instead. They will also provide an allowance for soil volume changes, (i.e. the designs include void spaces below foundation walls, grade beams, and slabs) in order to substantially reduce, or eliminate, swell pressures on building structures and components.

In order to provide a visual example for our clients to understand the differences between “deep” and “shallow” foundation systems, and the typical ways structural engineer’s “isolate” building structures from PAHEC soils, we have included illustrations in this report. Below are two figures, obtained from the 4th Edition of the Canadian Foundation Engineering Manual (CFEM), that show typical cross-sections of building structures; as well as, typical cross-sections of the surrounding ground and common site features. Figure 1 below shows a typical building structure on “shallow foundation” (i.e. spread footing foundation), along with a grade supported basement slab. Figure 2 below shows a typical building structure on a “deep foundation” (i.e. pile supported foundation), along with a suspended basement slab.

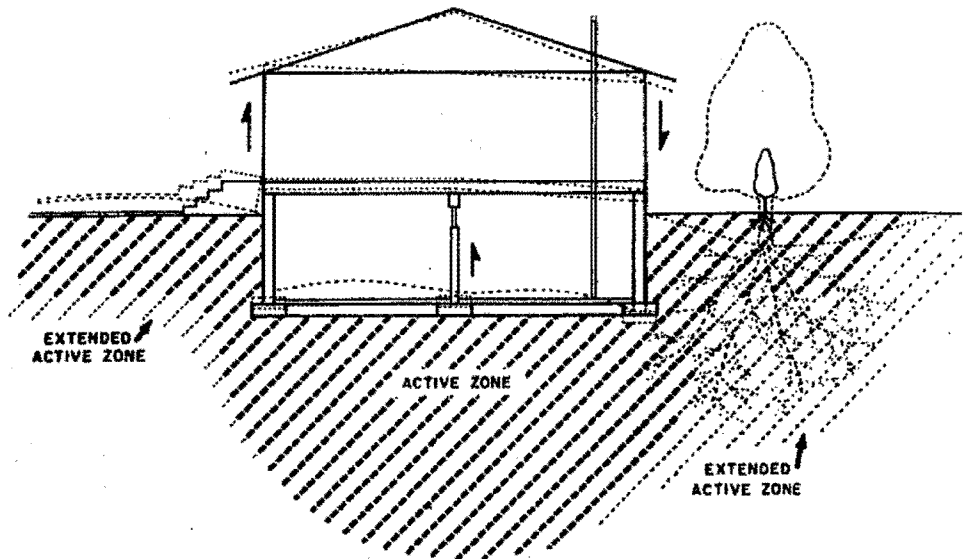


Figure 1 – Shallow Foundation System and Grade Supported Basement Floor Slab

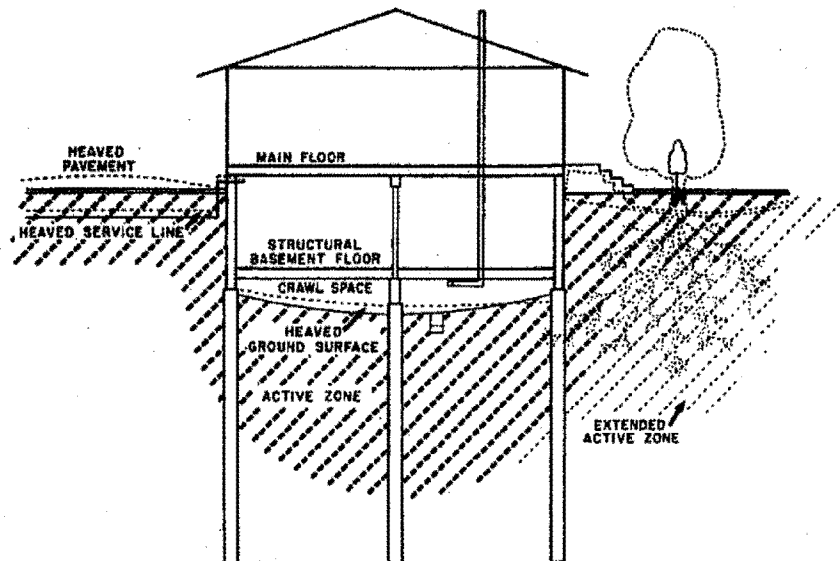


Figure 2 – Deep Foundation System and Suspended Basement Floor Slab

5.0 Structural Analysis of the Existing Superstructure and Substructure Systems of the House

Structural Engineers typically design and analyze all structural elements of a building structure for a certain acceptable limit of deflection and settlement; in addition to checking these elements for other items such as tension, compression, shear and moment resistance, etc. under specific loading conditions. Structural engineers also analyze building structures overall for a certain overall life expectancy.

The analysis is completed in accordance with the design standards referenced under the 2015 National Building Code of Canada (NBC) – such as CAN/CSA A23.3-14, "Design of Concrete Structures"; CAN/CSA S16-14, "Design of Steel Structures; and, CAN/CSA O86-14, "Engineering Design in Wood" – depending upon the composition of the structural element under analysis. The analysis considers "Limit States", which are separated into two broad categories, to determine whether "failures" are likely to occur.

LIMIT
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The first limit state analysis category is "Ultimate Limit States" (ULS); which includes items that deal with the "Ultimate Strength" of components, assemblies and/or materials (i.e. load carrying capacity, overturning, sliding, uplift, fracture and resistances to lateral earth pressures, etc.), and whether anything will "break" or "fail" in respect to this area of structural analysis.

The second category is "Serviceability Limit States" (SLS); which includes items that deal with the "Perceived Performance" of components, assemblies and materials (i.e. deflections, vibrations, permanent deformations, drywall cracking, foundation settlement, etc.), and whether anything will more-or-less "aesthetically fail" in respect to this area of structural analysis.

✓ Based on our visual observations, and subsequent structural assessment; 49North is of the opinion that this particular building structure is not at risk of any ULS failures. The basic structural system(s) throughout the superstructure and substructure are in excellent ULS condition.

Based on our visual observations, and subsequent structural assessment; 49North is of the opinion that this particular building structure shows a continued small risk of SLS failures. The differential vertical movements noted in the superstructure and substructure are easily correctable with foundation underpinning. Generally, the lathe and plaster interior finishes and foundation differential movements encountered are minimal and easily repairable. The basic system(s) throughout the superstructure and substructure are in excellent ULS condition.

✓ We have made recommendations in the following section of this report to mitigate vertical differential movements in the foundations. These recommendations are valid based on the building structure's condition at the time that this report was completed; and, provided that no significant changes occur with soil moisture content at the site, valid for at least another twelve (12) months.

6.0 Recommendations

This section of the report has been broken out into three sections. The first addresses vertical differential movement mitigation through the installation of underpinning piles. The second addresses exterior building envelope life expectancy extensions. While the last addresses additional precautionary measures that will help mitigate future adverse SLS effects from occurring.

6.1 Recommendation for the Installation of Underpinning Piles

Typically, when vertical elevations vary by less than two (2) inches, and there are no apparent ULS structural concerns related to failure of any building assemblies and/or components, we recommend that the teleposts be adjusted throughout the building area, and that underpinning piles do not need to be installed – unless requested explicitly by the Vested Party(ies). Construction tolerances at the time in which the building was built, as well as seasonal soil moisture content changes, typically cause vertical differential movements within this tolerance range. We make this suggestion in order to:

1. Negate the Vested Party(ies) from spending money unnecessarily; and,
2. Put the house on a constant slope that is nearly impossible to perceive to building occupants.

When, such as in the case of this structure, the elevations vary by more than two (2) inches and there are no ULS structural concerns we recommend that the teleposts be adjusted throughout the building area, and that underpinning piles be installed.

However; it is ultimately up to the property Vested Party(ies) as to whether the recommendations are completed – since the recommendation(s) have varying degrees of financial implications / costs associated with each of them. 49North does not want to force the Vested Party(ies) into a difficult financial position by saying, "the Vested Party(ies) must" complete the recommendations outlined below, especially when there are no ULS failure risks, such as in this case.

Our recommendation(s) are being provided as options that will allow the Vested Party(ies) to improve the SLS performance of the building structure for both the short term and long term.

Please note that we would advise the Vested Party(ies) to hire experienced Contractor(s) to complete the recommended work outline below. This will help the Vested Party(ies) to ensure that all work is completed in accordance with the remedial plans developed, and recommendations outlined in the balance of this report.

Please also note that it would be necessary to relocate some of the electrical and/or HVAC/plumbing services in the repair areas, remove and replace sections of the basement floor slab, and remove and replace exterior foundation backfill to complete the recommended work; and, have site locates completed as needed in order to carry out the work.

Connections to building service lines, such as natural gas lines, water lines, sanitary sewer, storm sewer and power lines, etc. would need to be monitored during underpinning activities – to ensure that no adverse effects occur – prior to beginning any work.

To help correct the present issues at this site, we would recommend that the foundation be underpinned, with piles, throughout the affected area(s). The underpinning piles may be installed either: from the exterior or interior of the foundation(s); or, from the interior of the foundation(s).

The underpinning method chosen by the Vested Party(ies) and Contractor(s) will be dictated by considering items such as: overall cost savings to the Vested Party(ies) for interior/exterior options, Vested Party(ies) budget limitations, time of year simplicity/complexity of each method; presence of exterior driveways and slabs, presence of interior finished spaces adjacent to the underpinning areas, etc.).

Where underpinning piles are selected to be installed from the exterior side of the building structure, the

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Vested Party(ies) and Contractor(s) can greatly reduce the lateral earth pressures on the building structure's foundation(s), and help to mitigate the possibility of water ingress/seepage into the foundation(s) through cracks (not that any were observed), by installing a new exterior dampproofing membrane, weeping tile system and sump pit, and by backfilling against the foundation(s) with free draining granular materials. This method, if selected, should include the following items in the underpinned areas:

3. Remove any driveway, patio, sidewalk, deck and/or similar structures in the affected area(s);
4. Excavate the existing foundation backfill materials to the underside/bottom level of the foundation structure(s), in the affected areas;
5. Clean the exterior surface of the foundation wall(s) adequately;
6. Install a new waterproofing membrane (Henry Baker Blueskin WP-200 membrane) as per the manufacturer's recommended installation specifications. The membrane must extend from 6" above the final ground surface elevation down the foundation(s) and over the footing (if present), terminating approximately ½" above the PAHEC soil. The projection above grade should be terminated with a manufacture approved fixation/termination method;
7. Install new 100mm (4") min. diameter weeping tile (wrapped in filter fabric) surrounded by free drainage rock along the edge of the foundation(s). The weeping tile should be sloped towards a new sump pit, installed in the building structure, and be provided with a sump pump and discharge line that is discharged to the rear yard away from the foundation(s).
8. Backfill the excavated area(s) with compacted free drainage aggregates up to 600mm (2'-0") below finished grade; and,
9. Either:
 - a. Backfill the upper 600mm (2'-0") with native PAHEC soils and slope this soil layer away from the foundation at a minimum of 5% grade; or,
 - b. Install a new 4" min. thick concrete patio/sidewalk/driveway slab reinforced with 10M rebar @ 16" o.c. at mid-depth of the new slab, over at least 8" of compacted Highways Type 33 Granular Base Course aggregate compacted to 98% SPD.

Where underpinning piles are selected to be installed from the interior side of the building structure, the Vested Party(ies) and Contractor(s) can install an interior weeping tile and drainage plane system as well. This system, if selected, would not alleviate foundation pressures caused by PAHEC soils on the exterior of the building (as it does not remove the PAHEC soils); however, it would help to mitigate the possibility of water ingress/seepage into the foundation(s) through cracks, and may be more affordable and cause less issues when considering related exterior work associated with the exterior installation option. This method, if selected, should include the following items in the underpinned areas:

1. Remove approximately 2'-0" (600mm) of the existing concrete floor slab directly against the foundation wall(s) in the affected area(s), including the existing 6mil polyethylene sheet radon/moisture barrier (if one exists) directly under the existing concrete slab;
2. Excavate the existing material(s) below the existing concrete floor slab to the level of the underside of the existing concrete footing and/or grade beam;
3. Install new 100mm (4") min. diameter weeping tile (wrapped in filter fabric) surrounded by free drainage rock along the edge of the foundation(s). The weeping tile should be sloped towards a new sump pit, installed in the building structure, and be provided with a sump pump and discharge line that is discharged to the rear yard away from the foundation(s).
4. Install a new 4" thick concrete floor slab reinforced with 10M rebar @ 16" o.c. at mid-depth of the new slab. The floor slab must be cast on a new 6 mil polyethylene sheet radon/moisture barrier

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(that is tied to the existing 6mil polyethylene moisture barrier under the balance of the slab (should one exist).

It is important for both Vested Party(ies) and Contractor(s) to note and understand that underpinning a portion of a building structure's foundation(s) will not completely rectify all issues related to SLS building movement (i.e. heaving and/or settling). Rather, underpinning a portion of the building structure's foundation(s) will help to mitigate further issues from occurring only in the underpinned locations – provided the foundation(s) is isolated from the PAHEC soils (i.e. the void form is installed between the new underpinning piles and PAHEC soils are not used as backfill against foundation(s)).

If underpinning piles are chosen to be installed from the exterior of the building, the Contractor(s) that the Vested Party(ies) engage to carry out the work, may adjust & re-level the building structure while installing the underpinning piles – provided that both the Vested Party(ies) and Contractor(s) understand, and accept, that there is a possibility that some adverse aesthetic effects (such as small cracking in brittle and/or rigid assemblies like brick, mortar, stucco, drywall and/or tile, etc.) may occur.

It is also highly recommended that during the underpinning activities that the existing concrete footings under the house foundation walls be isolated from the PAHEC soils below them with the use of 6" collapsible/compressible void forms and side boards to prevent soils from moving into the void(s) created by re-levelling the house.

Should the Vested Party(ies) and Contractor(s) accept the possibility of adverse effects; it is recommended that the Contractor(s) and the Vested Party(ies) jointly agree to an 'acceptable' tolerance related to the extent to which the building structure is re-levelled; since it is often impossible and/or impractical to completely re-level the house to the exact same elevation throughout – without excavating the entire building perimeter and installing underpinning piles around the entire foundation structure to relieve all effects related to soils under and against the foundation structure(s).

We suggest that the Vested Party(ies) and Contractor(s) agree to attempt to re-level the building structure to the extent that:

1. Adverse aesthetic effects such as cracking in brittle and/or rigid assemblies: such as cement board (i.e. Hardy Board ®) siding, stucco, drywall and/or brick, etc. are minimized;
2. The structure be re-levelled to a tolerance of within $\pm 1"$ of a mutually established and agreed to datum elevation; and,
3. Should the Contractor not be able to re-level the building structure to within the above suggested tolerance limit; that the Contractor(s) and Vested Party(ies) discuss the possibility / feasibility of installing additional underpinning piles around more of the foundation perimeter. Should this scenario occur, and the Vested Party(ies) and Contractor(s) agree to any additional costs; 49North should then be re-engaged for additional structural engineering services to provide revisions to the remedial plans.

The telepost(s) supporting the beam(s) should be adjusted during the underpinning process to help re-level the main floor system as the elevation of the exterior foundation walls are adjusted through the underpinning process. The teleposts should also continue to be re-levelled over a period of at least a few months after the underpinning process is completed. This recommendation is being included because the wood framed superstructure will take time to 'readjust' to the load redistribution attributed to the new underpinning piles.

Where foundation wall cracking could be encountered, it is recommended that the cracks in the concrete foundation(s) be filled concrete grout (where the crack widths are larger than 1/4" or be sealed with flexible sealant (such as Sonolastic NP1 Sealant, Sikaflex, or Vulkem caulking) where crack widths are smaller than 1/4". This will help mitigate infiltration by radon gas and moisture from the exterior soils into the building.

6.2 Recommendation for Exterior Building Envelope Life Expectancy Extension

We recommend that the following measures be implemented to extend the life expectancy of the building envelope:

1. Mortar joints in the exterior brick façade should be repointed in areas showing mortar degradation.
2. The cedar shake roof cladding, flashing, and eaves troughs and downspouts should be monitored as time moves on and replaced as they near the end of their life.
3. Stucco hairline cracking should be addressed to help mitigate the infiltration of exterior moisture into the building envelope – this can be achieved with either surface coating(s) over the original materials.
4. Ensure that parging is maintained, and repaired, on the exterior of the foundation(s) above grade level, so that moisture is not permitted to gain access into tiny cracks that may be present in the in the foundation wall.

6.3 Recommendation for the Implementation of Additional Precautionary Measures to Reduce Future SLS Failures

We recommend that the following precautionary measures be implemented as well at the Vested Party(ies) discretion:

1. If the property has a sprinkler system, ensure that the sprinkler systems (i.e. fittings and lines) are free of leaks so that moisture is not constantly leaking into the soil.
2. Avoid excessive use of the sprinkler system, or lawn watering system, so that the soils are not constantly dosed with excessive moisture.
3. Ensure that eaves troughs and downspouts work properly and that downspout extensions (at least 6'-0" (approx. 1.8m) in length) are in place to direct rainwater runoff away from the foundations. The further that the runoff can initially be discharge and direct rainwater away from the foundation(s) the better.
4. Ensure that positive grading (of at least 5%) is provided around the perimeter of the foundation so that rainwater, that hits the side of the building structure and runs down the exterior walls, is directed away from the foundation.

7.0 Closure

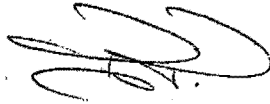
In order to provide a service to the anonymous party at a reasonable cost; 49North has completed a brief structural analysis, and compiled this report based on the information obtained from the brief, non-exhaustive, non-invasive, and non-destructive visual site inspection and plans/specifications provided only.

The observations, assessments, and recommendations contained within this report may therefore be based on assumed and/or extrapolated information where elements were concealed from view during the site inspection. Assemblies and/or individual structural components that were concealed from view during the visual site inspection cannot be commented on with explicit certainty. Therefore, the exact structural condition, adequacy, and/or life expectancy of all existing assemblies and/or all individual existing components within each assembly cannot be known.

The brief non-exhaustive structural analysis was made solely to provide a professional assessment of the structural condition of certain aspects of the existing structure; and, to provide a professional opinion on recommended repair/remedial measures that could be implemented to help correct observed issues with only those certain aspects of the structure. If the Vested Party(ies) and/or Contractor(s) would like us to carry out a more in-depth and/or detailed structural analysis (beyond the brief analysis referenced in this report) we can do so for an additional fee.

On-going maintenance and repairs may be required for the lifespan of this building; similar to all other building structures located in PAHEC soils employing the use of shallow foundation system(s).

Best Regards,



Ty Tweidt, B.Sc.E., P.Eng., Saskatchewan Class 3 Building Official
President / CEO / Senior Engineer / Senior Inspector
Cell: 1 (306) 541-3246



Appendix A – January 23, 2019 Site Inspection Photographs

January 23, 2019 Site Inspection Photographs may be downloaded from the following Sync.com File Folder:
<https://cp.sync.com/dl/0835bad00/9yhnygse-wk9kkgd8-kfknnwz2-y6cdxhwz>

Appendix B – As-Built Plans & Engineered Foundation Remedial Plans

Available upon request.

Appendix C – Structural Assessment Calculations

Available upon request.

Appendix D – Original 1929 Plans & Specifications

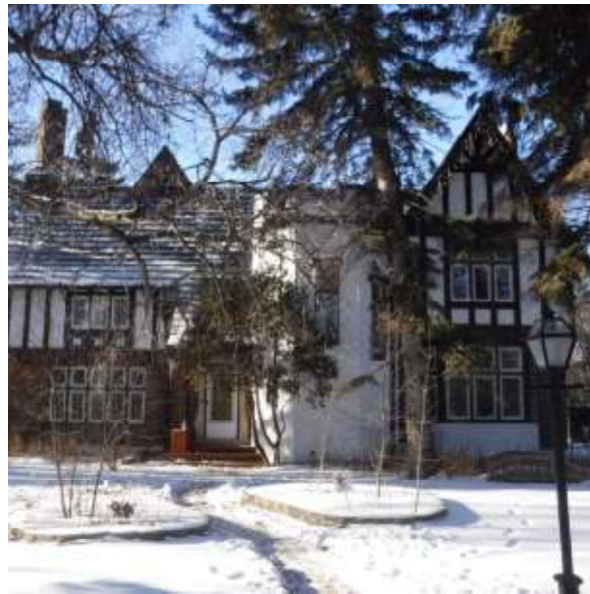
Original 1929 Plans & Specifications may be downloaded from the following Sync.com File Folder:
<https://cp.sync.com/dl/0835bad00/9yhnygse-wk9kkgd8-kfknnwz2-y6cdxhwz>

Appendix E – 1956 Renovation Plans & Specifications

1956 Renovation Plans & Specifications may be downloaded from the following Sync.com File Folder:
<https://cp.sync.com/dl/0835bad00/9yhnygse-wk9kkgd8-kfknnwz2-y6cdxhwz>

PROPERTY

**Prepared Exclusively For:
Carman Lien**



**Property Located At:
3160 Albert Street Regina, SK**

Inspection Date: 11/12/2018

Inspected By: Scott Mackay

Report #: 111218



CONTRACT / RECEIPT

File #: 111218

Inspection Address: **3160 Albert Street Regina, SK**

Date: 11/12/2018

Start Time: **12:30pm**

Finish time: 4:00pm

Weather conditions at time of inspection: 0 degrees

Type of house/residence; 2 storey

Approx. Age:

Client(s) Name(s): **Carman Lien**

Mailing Address:

Apt. #:

City:

Postal Code:

Phone # Home:

Business #:

Phone # Cell:

E-mail Address:

CONTRACT

I/we, the above named client(s) request an inspection of the inspection address noted above. The inspection is to be performed by the below noted inspection company (firm) in accordance with industry accepted Standards of Practice.

It is important for the client(s) to understand that the inspection is based on the limited visual inspection of the readily accessible aspects of the building. The report is representative of the inspector's opinion of the observable conditions on the day of the inspection. While this inspection may reduce your risks of home ownership, it is not an insurance policy, warranty or guarantee on the home. Neither the inspector nor the inspection firm will assume any risks related to this home's future performance, or lack thereof. This report is for the exclusive use of the contracted parties and may not be used by third parties without the prior written permission from the inspector/inspection firm.

I / we have read, understand and accept the terms & conditions as outlined here and on the page entitled "What You Should Expect from Your Inspection". Please initial here ____.

The Client(s), by signing below, agree to have read, understand and accept the terms of this contract.

Client(s)/Representative Signature(s) _____ Date: 11/12/2018

If Client(s) is (are) represented, please print name of representative.

RECEIPT

Base Fee \$400.00

Other

Tax \$20.00

Total Fee \$420.00

Inspection Firm Admiral Home Inspections Ltd.

Inspectors Name

Inspector Number
(if applicable)

Payment Form

Received By

(Signature)



WHAT TO EXPECT FROM YOUR HOME INSPECTION

1. **Purpose:** The purpose of the inspection is to attempt to detect the presence of home defects by performing a visual inspection of the property and it is a snapshot of the condition of the home today at the time of inspection. This report will not address environmental concerns or provide cost estimates.
2. **Scope:** The scope of the inspection is limited to the readily accessible areas of the property and is based on the condition of the property at the precise time and date of the inspection. Things can and do change and a home inspection will not stop these changes from occurring. Furthermore, as such, the report is not a guarantee or warranty that hidden defects do or do not exist. As a courtesy the INSPECTION COMPANY may point out conditions that contribute to possible home problems/defects but such comments are not part of the final report.
3. **Report:** The CLIENT will be provided with a written report of the INSPECTION COMPANY'S visual observations. The INSPECTION COMPANY is not able to determine all deficiencies from visual observations alone. Some deficiencies may go unnoted in the report and the client accepts this. The report is not intended to comply with any legal obligations to disclosure. The Home Inspector is a Generalist, not a specialist in all disciplines.
4. **Exclusivity:** The report is intended for the sole, confidential and exclusive use and benefit of the CLIENT and the INSPECTION COMPANY has no obligation or duty to any other party. The INSPECTION COMPANY accepts no responsibility for use by third parties. There are no third party beneficiaries to this agreement. This Agreement is not transferable or assignable. Notwithstanding the foregoing, the CLIENT understands that the INSPECTION COMPANY may notify the homeowner, occupant, or appropriate public agency of any condition(s) discovered that may pose a safety or health concern. Inspection is not Building code or By-Law compliance.
5. **Limitation of Liability:** It is understood the INSPECTION COMPANY and its associates are not insurers and that the inspection report shall not be construed as a guarantee or warranty of any kind. The CLIENT agrees to hold the INSPECTION COMPANY and their respective officers, agents and employees harmless from and against any and all liabilities, demands, claims, and expenses incident thereto for injuries to persons and for loss of, damage to, destruction of property, cost of repairing or replacing, or consequential damage arising out of or in connection with this inspection.
6. **Major Problems:** The purpose of the Home Inspection is to find and identify visible existing major problems apparent on the visual inspection of the home. Home Inspectors can greatly reduce the risk of a home purchase but it is impossible to totally eliminate the risk.
7. **Litigation:** The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the Province in which the INSPECTION COMPANY has its principal place of business. If the INSPECTION COMPANY is the substantially prevailing party in any such litigation, the CLIENT shall pay all legal costs, expenses and attorney's fees of the INSPECTION COMPANY in defending said claims.
8. **Environmental Concerns:** The inspection will NOT address environmental concerns including, but not limited to: air quality, water quality/quantity, sealed/underground fuel storage tanks, UFFI, asbestos, radon gas, molds, toxins, etc. The inspection report will also NOT address infestation by wood boring insects, rodents or other vermin. The CLIENT understands and acknowledges that it may be necessary to call on specialists in these areas to identify and evaluate these risks.
9. **Entire Agreement:** This Agreement represents the entire agreement between the PARTIES. No statement or promise made by the INSPECTION COMPANY or its respective officers, agents or employees shall be binding.
10. **Standards of Practice:** The inspection shall be completed in accordance within the CanNACHI Standards of Practice and Codes of Ethics.

The client is strongly advised to clarify anything that they don't understand.



1. ROOFING

#	SOP	✓	COMPONENTS: DESCRIPTION & COMMENTS
101	♦	✓	Main Roof: ✓ shingles <input type="checkbox"/> asphalt ✓ wood <input type="checkbox"/> clay <input type="checkbox"/> slate <input type="checkbox"/> concrete <input type="checkbox"/> metal <input type="checkbox"/> rubber approx. age of roof covering ?? years - according to <input type="checkbox"/> roof tune-up recommended
102	♦	✓	Lower Roof: ✓ shingles ✓ asphalt ✓ wood <input type="checkbox"/> clay <input type="checkbox"/> slate <input type="checkbox"/> concrete <input type="checkbox"/> metal <input type="checkbox"/> rubber approx. age of roof covering ?? years - according to <input type="checkbox"/> roof tune-up recommended <i>peeling</i>
103	♦	—	Flat Roof:
104	♦	✓	Flashings: <i>rust-damage</i>
105	♦	✓	Roof Penetrations:
106	♦	—	Skylights:
107	♦	✓	Chimneys: <i>Masonry</i> <input type="checkbox"/> metal liners recommend <input type="checkbox"/> rain cap recommended
108	♦	✓	Gutters & Downspouts: discharge method: ✓ on ground <input type="checkbox"/> below ground ✓ recommend downspout extension 4 to 6 feet away from house <i>loose - damage - leaking -</i>
109	♦	✓	Evidence of water penetration ✓ none found today

COMMENTS: ☐ See ADDITIONAL COMMENTS Sheet

#101- wood shingles are starting to show wear and aging in some areas, recommend monitor and roofer to address replacement of roof covering as necessary to prevent leaks and damage.

#102- peeling at seam in roll-on roofing over garage noted but most of roof not visible at time of inspection. Recommend roofer to address in spring to conform condition.

#104 & 108 rust/deterioration to cap flashings over garage edge and rust/deterioration, leaking and damage to metal gutters and downspouts in several areas. Recommend repair/replacement to adequately drain water away from building and to prevent moisture transfer at cap flashings on garage.

#104- evidence of past damming/moisture transfer at back lower roof and interior damage in dining room area. Recommend roofer to address repair to prevent further damage.

ROOFING PHOTOGRAPHS



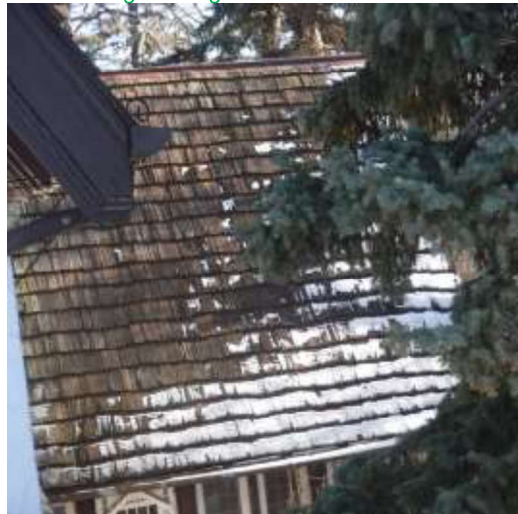
Rusted/damaged/leaking flashings, gutters, downspouts



Suspected leaking flashing at back lower roof-interior damage



House shingles at back



House shingles at back

Roofing Conditions & Limitations: Roof inspected by: ☐ ladder at edge ☒ binoculars ☒ walking on ☒ visual

☐ Restricted/No access to:

☒ Inspection restricted due to ☒ Height ☒ Slope ☒ Snow / Ice ☐ Rain/Wet ☐ Trees

☐ Potential danger / damage

☒ This report is an opinion of the general quality and condition of the roofing. As such the inspector cannot and does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now or is subject to future leakage. ☒ Gutters, downspouts and subsurface drains are not water tested for leakage or blockage. These components require regular maintenance to avoid water problems at the roof and foundation.

SOP	Standards of Practice: CanNACHI	<input checked="" type="checkbox"/>	Inspected	Date: 11/12/2018
◆	Observe and Report on Systems & Components	<input checked="" type="checkbox"/>	Not Inspected	Inspector Initials:
■	Perform Tasks noted in SOP	<input type="checkbox"/>	Not Applicable	Client Initials:



2. EXTERIOR

#	SOP	✓	COMPONENTS: DESCRIPTION & COMMENTS
201	♦	✓	Wall Surfaces: ✓ brick <input type="checkbox"/> vinyl <input type="checkbox"/> aluminum <input type="checkbox"/> wood <input type="checkbox"/> stone ✓ stucco <input type="checkbox"/> fibre board <i>cracks - damage</i>
202	♦	—	Exterior Foundation Wall: cracks: <input type="checkbox"/> minor <input type="checkbox"/> moderate <input type="checkbox"/> extensive ✓ not visible
203	♦	✓	Eaves, Soffits & Fascia: <i>deterioration</i>
204	♦	✓	Entryway Doors, Flashing & Trim: main door: ✓ metal ✓ wood other door(s): ✓ metal <input type="checkbox"/> wood <input type="checkbox"/> sliding glass
205	♦	✓	Windows, Flashing & Trim: frames: <input type="checkbox"/> metal <input type="checkbox"/> vinyl ✓ wood panes: <input type="checkbox"/> single ✓ double <i>operation</i>
206	♦	—	Window Wells: <input type="checkbox"/> recommend window well covers
207	♦ ■	✓	Garages: main door(s): <input type="checkbox"/> manual ✓ automatic ✓ not tested <i>storage</i>
208	♦	—	Carports:
209	♦	—	Porches: <input type="checkbox"/> concrete <input type="checkbox"/> wood <input type="checkbox"/> other
210	♦	—	Decks: <input type="checkbox"/> concrete <input type="checkbox"/> wood <input type="checkbox"/> other
211	♦	—	Balconies:
212	♦	✓	Stairs: <i>front</i>
213	♦ ■	—	Guard Rails & Hand Railings:
214	♦	✓	Grading: <i>flat - slopes towards: several areas</i>
215	♦	✓	Vegetation: <input type="checkbox"/> keep trimmed away from house <i>over grown - contact to building -</i>
216	♦	—	Retaining Walls:
217	♦	X	Patios / Walkways: <input type="checkbox"/> concrete <input type="checkbox"/> asphalt <input type="checkbox"/> paving/patio stones
218	♦	X	Driveways: <input type="checkbox"/> concrete <input type="checkbox"/> asphalt <input type="checkbox"/> paving/patio stones <input type="checkbox"/> other

COMMENTS: ☐ See ADDITIONAL COMMENTS Sheet

#201- cracking in brick and mortar joints in some areas, cracking in stucco with evidence of past moisture transfer through roof/stucco connection at back lower roof. Recommend contractor to address brick and stucco repairs to prevent further damage and/or moisture transfer.

#205- most winnows are inoperative due to storm windows installed on exterior.

#207- west garage door not tested due to storage at time of inspection.

#212- deterioration of bottom of front steps, recommend repair/replacement for safety.

#214- poor drainage away from the foundation in several areas and back concrete patio, recommend all areas are always graded away from the foundation to protect the concrete and to prevent seepage issues.

#215- overgrown vines and vegetation causing damage to stucco and facia boards, recommend removal to prevent damage.

EXTERIOR PHOTOGRAPHS



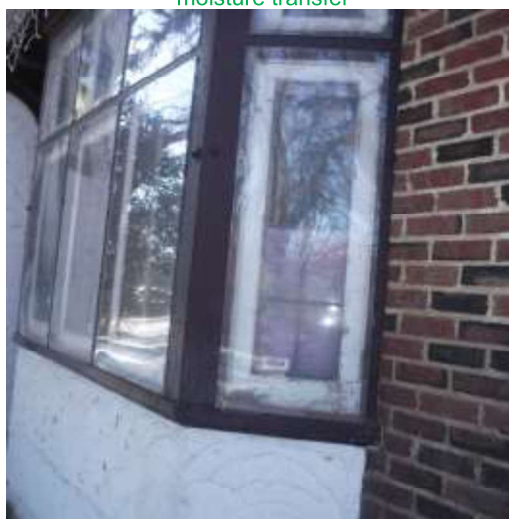
Cracking in brick and stucco



Water proofing installed over stucco at back due to suspected moisture transfer



Poor drainage away from the fountain in several areas



Covered windows

Exterior Conditions & Limitations: ☐ Restricted / No access to: ☒ Snow covering over: **most exterior surfaces**

☒ Restricted inspection due to trees / vines / shrubs. ☒ Grading not visible due to: **snow** ☒ This report does not include geological or soil conditions. For this information a Geotechnical Engineer should be consulted.

☒ Outbuildings such as storage sheds etc. not related to the house are not included in the inspection.

☒ This inspection does not verify or certify the safe operation on any automatic garage door opening mechanism.

SOP	Standards of Practice: CanNACHI	<input checked="" type="checkbox"/>	Inspected	Date: 11/12/2018
◆	Observe and Report on Systems & Components	<input checked="" type="checkbox"/>	Not Inspected	Inspector Initials: Client Initials:
■	Perform Tasks noted in SOP	<input type="checkbox"/>	Not Applicable	



3. STRUCTURE

#	SOP	✓	COMPONENTS: DESCRIPTION & COMMENTS
301	♦	✓	FOUNDATION: type: <input checked="" type="checkbox"/> formed concrete <input type="checkbox"/> concrete block <input type="checkbox"/> stone masonry <input type="checkbox"/> ICF <input type="checkbox"/> wood <input type="checkbox"/> other interior wall cracks: <input type="checkbox"/> minor <input type="checkbox"/> moderate <input type="checkbox"/> extensive <input checked="" type="checkbox"/> not visible
302	♦	✓	FLOORS:
303	♦	✓	-Beams: <input type="checkbox"/> masonry <input checked="" type="checkbox"/> metal <input type="checkbox"/> wood <input type="checkbox"/> not visible
304	♦	✓	-Columns: <input type="checkbox"/> masonry <input checked="" type="checkbox"/> metal <input type="checkbox"/> wood <input type="checkbox"/> not visible <i>not adjustable</i>
305	♦	✓	-Joists: <input checked="" type="checkbox"/> wood <input type="checkbox"/> engineered <input type="checkbox"/> not visible
306	♦	✓	WALLS:
307	♦	X	-Concrete: <input checked="" type="checkbox"/> formed <input type="checkbox"/> block
308	♦	—	-Wood Frame:
309	♦	—	-Brick:
310	♦	—	Arches / Lintels / Headers:
311	♦	✓	ROOF: <input type="checkbox"/> No attic access
312	♦	✓	-Sheathing: <input type="checkbox"/> OSB <input checked="" type="checkbox"/> planks <input type="checkbox"/> plywood
313	♦	✓	-Structure: <input checked="" type="checkbox"/> rafters <input type="checkbox"/> trusses
314	♦	✓	Chimney(s): as seen inside the house
315	♦	✓	Evidence of deterioration from insects / fire: <input checked="" type="checkbox"/> none found today
316	♦	✓	LOWEST LEVEL: <input checked="" type="checkbox"/> Basement <input type="checkbox"/> Crawl Space - Evidence of abnormal condensation: <input checked="" type="checkbox"/> none <input type="checkbox"/> slight <input type="checkbox"/> moderate <input type="checkbox"/> extensive - Evidence of prior moisture seepage: <input checked="" type="checkbox"/> none <input type="checkbox"/> slight <input type="checkbox"/> moderate <input type="checkbox"/> extensive - Anticipated moisture seepage: <input type="checkbox"/> low <input checked="" type="checkbox"/> typical <input checked="" type="checkbox"/> high

COMMENTS: ☐ See ADDITIONAL COMMENTS Sheet

#303-304- home slopes from back to front due to settlement and sinking in the footings at front (approx. 51/4"-6) non-adjustable support columns installed under main beams and solid concrete structural walls that are not adjustable noted in basement. Significant cracking in walls on main and 2nd floor, doors nit fitting in their pockets and significant deflection in front basement steps structure due to non-adjustable columns, structural walls and settlement at front of building. Recommend contractor to address all areas to prevent further damage and for level structure.

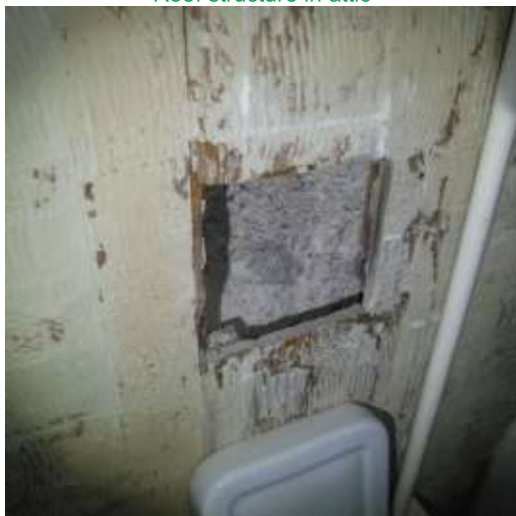
STRUCTURE PHOTOGRAPHS



Roof structure in attic



Main beam-non-adjustable columns



Concrete non-adjustable structural walls



Cracking in walls/ceilings from pressure and settlement

Structure Conditions & Limitations

Restricted/No access to:

☐ Attic Space inspected from access hatch

☐ Crawl Space inspected from access hatch.

☒ Concealed and or obstructed structural components not inspected.

☒ No engineering or structural analysis is performed during this inspection. A Structural Engineer should be consulted if necessary.

☒ This inspection does not verify the adequacy of any structural system or component.

✓ approx. 100 % of foundation wall not visible

SOP	Standards of Practice: CanNACHI	✓	Inspected	Date: 11/12/2018
◆	Observe and Report on Systems & Components	✗	Not Inspected	Inspector Initials:
■	Perform Tasks noted in SOP	—	Not Applicable	Client Initials:



4. INSULATION & VENTILATION

#	SOP	✓	COMPONENTS: DESCRIPTION & COMMENTS
401	♦	✓	ATTIC: <input type="checkbox"/> no attic access
402		✓	-Upper venting: <input checked="" type="checkbox"/> mushroom <input type="checkbox"/> turbine <input type="checkbox"/> gable <input type="checkbox"/> ridge <input type="checkbox"/> powered <input type="checkbox"/> none visible
403	♦	—	-Vapour barrier: <input type="checkbox"/> plastic <input type="checkbox"/> paper <input type="checkbox"/> spray foam <input type="checkbox"/> other <input type="checkbox"/> none found
404	♦	✓	-Insulation: <input checked="" type="checkbox"/> batt <input type="checkbox"/> blown/loose <input type="checkbox"/> spray foam <input type="checkbox"/> none found approx. thickness 4-6 inches. <input type="checkbox"/> recommend a top-up <i>vermiculite</i>
405	♦	—	-Lower Venting: <input type="checkbox"/> soffit <input type="checkbox"/> baffles <input type="checkbox"/> gable <input type="checkbox"/> not visible
406	♦	—	-Party Wall: <input type="checkbox"/> masonry <input type="checkbox"/> drywall
407	♦	✓	-Evidence of insects/rodents/pests: <input type="checkbox"/> none found today
408	♦	✓	LOWEST LEVEL: <input checked="" type="checkbox"/> Basement <input type="checkbox"/> Crawl Space
409	♦	—	-Vapour barrier: <input type="checkbox"/> none <input checked="" type="checkbox"/> not visible due to finished basement
410	♦	—	-Insulation: <input type="checkbox"/> none <input checked="" type="checkbox"/> not visible due to finished basement
411	♦	✓	-Ventilation: <input checked="" type="checkbox"/> basement windows <input type="checkbox"/> crawl space vents <input type="checkbox"/> none
412	♦	—	Wall insulation main & upper levels: <input checked="" type="checkbox"/> not visible
413	♦	—	Pipes in unheated areas: <input type="checkbox"/> Exterior Hose Bibs <input type="checkbox"/> garage <input type="checkbox"/> crawl space <input type="checkbox"/> attic <input type="checkbox"/> cold room
414	♦	—	Ducts in unheated areas: <input type="checkbox"/> garage <input type="checkbox"/> crawl space <input type="checkbox"/> attic <input type="checkbox"/> cold room
415	♦	✓	EXHAUST FAN VENTILATION:
416	♦ ■	✓	-Kitchen(s): <input type="checkbox"/> none <input type="checkbox"/> recirculating <input type="checkbox"/> exhausting <i>inoperative-discharge point</i>
417	♦ ■	✓	-Bathroom(s): <input type="checkbox"/> none <i>missing</i>
418	♦ ■	—	-Other(s): <input type="checkbox"/> HRV <input type="checkbox"/> laundry room
419	♦	✓	-Dryer Vent: <input type="checkbox"/> plastic <input type="checkbox"/> metal <input type="checkbox"/> recommend cleaning regularly

COMMENTS: ☐ See ADDITIONAL COMMENTS Sheet

#404- attic has a base of vermiculite insulation that may contain asbestos, evidence of rodents in attic (droppings, damaged insulation and large trap set up) Recommend vermiculite remain undisturbed for safety and professional to address rodent issues as necessary.

#416- inoperative kitchen exhaust fan, master bathroom fan is venting into attic, no fan installed in main bathroom. Recommend repair and all fans vent to the exterior.

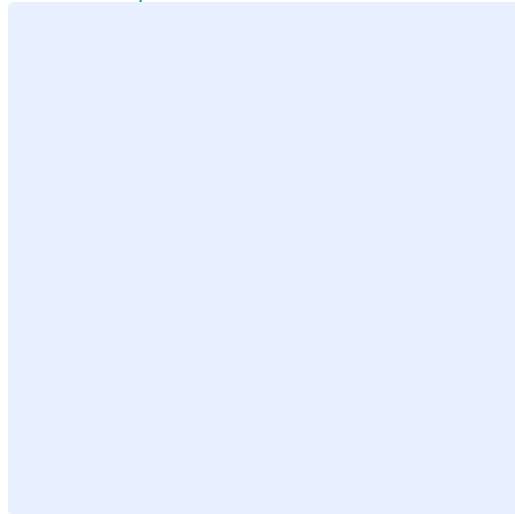
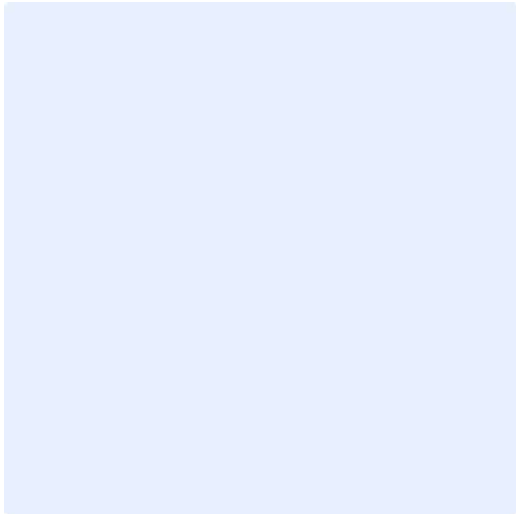
INSULATION & VENTILATION PHOTOGRAPHS



Attic insulation



Inoperative kitchen exhaust fan



Insulation & Ventilation Conditions & Limitations: ☒ Attic Space viewed from hatch ☐ Crawl Space viewed from hatch

☐ Restricted / No access to:

☒ Air / Vapour barrier continuity not inspected.

☒ Concealed insulation not inspected.

☒ Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection.

☒ Determining the adequacy of insulation and/or ventilation is beyond the scope of this inspection.

SOP	Standards of Practice: CanNACHI	<input checked="" type="checkbox"/>	Inspected	Date: 11/12/2018
♦	Observe and Report on Systems & Components	<input checked="" type="checkbox"/>	Not Inspected	Inspector Initials:
■	Perform Tasks noted in SOP	<input type="checkbox"/>	Not Applicable	Client Initials:



5. ELECTRICAL

#	SOP	✓	COMPONENTS: DESCRIPTION & COMMENTS
501	♦	✓	Service Entrance: ✓ underground <input type="checkbox"/> overhead
502	♦	✓	Service (Meter) Box 200 Amps. Voltage: <input type="checkbox"/> 120 ✓ 240 <input type="checkbox"/> not accessible
503	♦ ■	✓	Service Panel 200 Amps. Location: ✓ breakers <input type="checkbox"/> fuses <input type="checkbox"/> not accessible
504	♦	✓	-Wires:
505	♦	✓	- <input type="checkbox"/> Fuses ✓ Breakers <input type="checkbox"/> GFCI breakers <input type="checkbox"/> AFCI breakers
506	♦	✓	-Dedicated Circuits: <i>labels missing -</i>
507	♦	✓	Grounding: <input type="checkbox"/> water pipe <input type="checkbox"/> grounding rods ✓ not visible ✓ wire continuity not determined
508	♦	✓	Branch Circuit Wiring: ✓ copper <input type="checkbox"/> aluminum ✓ knob & tube
509	♦	—	-Knob & Tube: <input type="checkbox"/> recommend qualified electrician to inspect and maintain
510	♦	—	-Aluminum: <input type="checkbox"/> recommend qualified electrician to inspect and maintain
511	♦	✓	Junction Boxes:
512	♦ ■	✓	Receptacles: <input type="checkbox"/> grounded ✓ ungrounded <input type="checkbox"/> upgraded grounded <input type="checkbox"/> upgraded ungrounded <input type="checkbox"/> TR
513	♦ ■	—	-Ground Fault Circuit Interrupter Receptacles: <input type="checkbox"/> interior <input type="checkbox"/> exterior
514	♦ ■	✓	Switches:
515	♦	✓	Lights:
516	♦	✓	Cover plates:

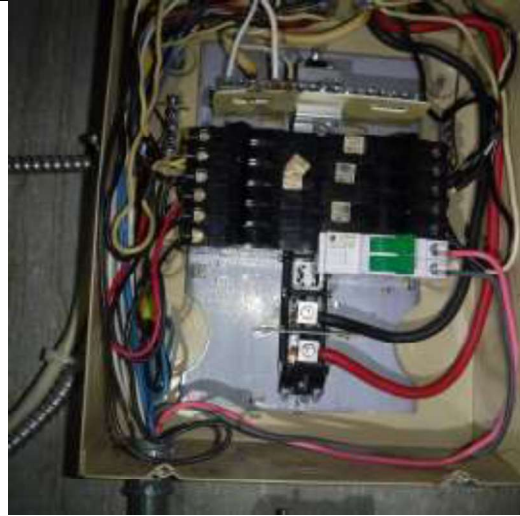
COMMENTS: ☐ See ADDITIONAL COMMENTS Sheet

#503- only 1-50amp breaker and 1-30 amp breaker noted in panel and several sub-panels being fed from main panel. Some Knob and tube wiring still in service seen in attic and all plugs tested in the home are not grounded. Recommend electrician to address all areas for adequate installation, operation and safety.

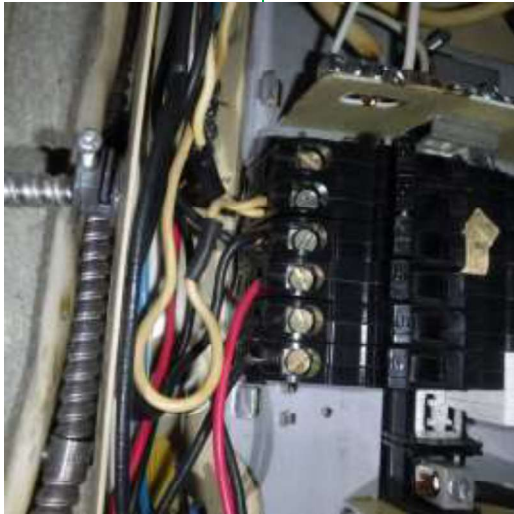
ELECTRICAL PHOTOGRAPHS



Main panel



Sub panel



Double tapped breakers in sub panel



Knob and tub wiring in service in attic

Electrical Conditions & Limitations:

- ☐ Restricted/No access to:
- ☐ Power disconnected / shut off.
- ☒ Concealed or obstructed electrical components not inspected.
- ☒ Aluminum wiring connections should be checked by a licensed electrician familiar with aluminum wire.
- ☒ Services less than 100 amps may need upgrading for operation of larger electrical appliances. ☒ Newer homes have "Ground fault circuit interrupter" (GFCI) protection for safety in wet areas, an upgrade is recommended for older homes not equipped with these devices.

SOP	Standards of Practice: CanNACHI	✓	Inspected	Date: 11/12/2018
◆	Observe and Report on Systems & Components	✗	Not Inspected	Inspector Initials: Client Initials:
■	Perform Tasks noted in SOP	—	Not Applicable	



6. HEATING & COOLING

#	SOP	✓	COMPONENTS: DESCRIPTION & COMMENTS
601	♦	✓	Description: <input type="checkbox"/> Furnace <input checked="" type="checkbox"/> Boiler <input type="checkbox"/> Electric Heating Efficiency: <input checked="" type="checkbox"/> conv. <input type="checkbox"/> medium <input type="checkbox"/> high Fuel: gas Capacity: output Btu's. Approx. age: yrs. - according to: Failure Probability: <input type="checkbox"/> low <input type="checkbox"/> medium <input checked="" type="checkbox"/> high (based on typical life cycle)
602	♦ ■	—	FURNACE: <input type="checkbox"/> Forced Air <input type="checkbox"/> Gravity Manufacturer: <input type="checkbox"/> recommend servicing by a licensed technician <input type="checkbox"/> recommend maintenance program
603	♦ ■	✓	BOILER: <input checked="" type="checkbox"/> Hot Water Manufacturer: <i>asbestos-operation</i>
604	♦ ■	—	ELECTRIC HEATERS: <input type="checkbox"/> Convection <input type="checkbox"/> Radiant <input type="checkbox"/> Baseboard <input type="checkbox"/> Other
605	♦	✓	Burnt gases exhaust method: <input checked="" type="checkbox"/> Metal flue piping <input type="checkbox"/> Chimney <input type="checkbox"/> Plastic vent pipes <input type="checkbox"/> Shared with :
606	♦	—	Fuel Storage: <input type="checkbox"/> Oil <input type="checkbox"/> Liquid Propane <input checked="" type="checkbox"/> Storage tank not inspected
607	♦	—	Presence of emergency shut-off safety controls:
608	♦	✓	Presence of permanent heat source / return air in each room:
609	♦ ■	✓	Thermostat: <input type="checkbox"/> programmable
610	♦ ■	—	Heat / Energy Recovery Ventilator:
611	♦	—	Electronic Air Filter:
612	♦ ■	—	COOLING: <input type="checkbox"/> Air Conditioner <input type="checkbox"/> Heat Pump Manufacturer: Approx. age: yrs. - according to: Failure Probability: <input type="checkbox"/> low <input type="checkbox"/> medium <input type="checkbox"/> high (based on typical life cycle)
COMMENTS: <input type="checkbox"/> See ADDITIONAL COMMENTS Sheet			
#603- boiler is past its expected life expectancy, asbestos wrapped pipes for boiler, boiler was previously oil burning and oil leak at old line coming out of basement slab (no evidence of oil tank seen on site), forced air dust servicing garage (making gas proofing compromised) one missing circulation pump, circulation pump on one zone appears undersized and basement boiler heat radiators appear inoperative. Recommend additional mechanical inspection for operation and safety and asbestos removal to be addressed by professional.			

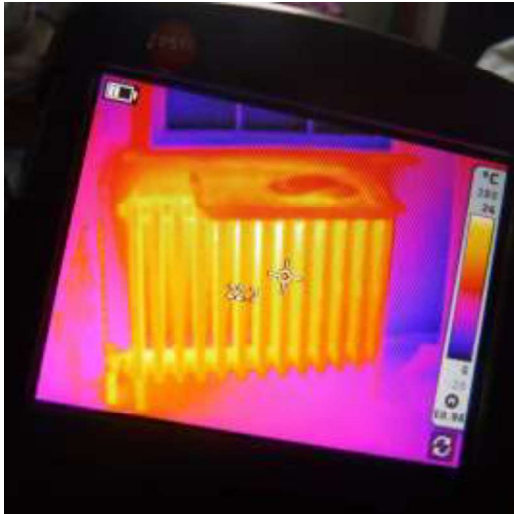
HEATING & COOLING PHOTOGRAPHS



Boiler



Air handler



Main/2nd floor radiators operational



Leaking oil line near boiler

Heating & Cooling Conditions & Limitations:

- ☐ Heating not tested. ☐ A/C not tested.

☐ Chimneys clean out not opened.

☒ Automatic safety controls not tested.

☒ Zone valves not tested or adjusted.

☐ Gas was shut off to house. ☐ Power disconnected / shut off.

☐ Fuel storage is not visible. ☐ Circulating pump not tested.
- ☒ Inspection of the furnace heat exchanger for evidence of cracks or holes can only be done by dismantling the unit. This is beyond the scope of this inspection. ☒ Thermostats are not checked for calibration or timed functions. ☒ Underground fuel storage tanks are not part of this inspection. ☒ No pressure tests are performed on coolant systems and no representation is made regarding coolant charge or line integrity.

SOP	Standards of Practice: CanNACHI	✓	Inspected	Date: 11/12/2018
♦	Observe and Report on Systems & Components	✗	Not Inspected	Inspector Initials:
■	Perform Tasks noted in SOP	—	Not Applicable	Client Initials:



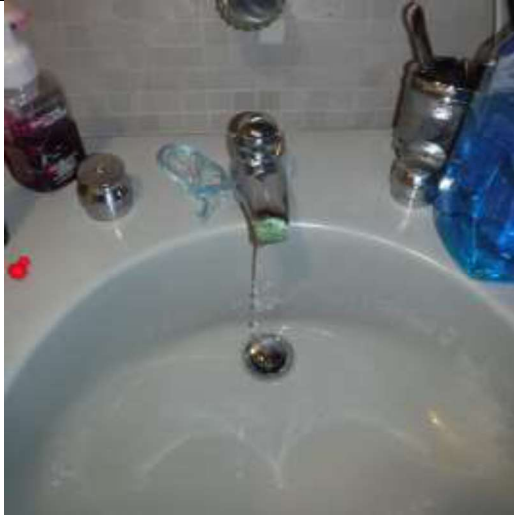
7. PLUMBING

#	SOP	✓	COMPONENTS: DESCRIPTION & COMMENTS
701	♦	✓	SUPPLY PIPING: <input type="checkbox"/> Public <input type="checkbox"/> Private 1 inch access Location: (into house) ✓ Copper <input type="checkbox"/> Plastic <input type="checkbox"/> Galv. Steel <input type="checkbox"/> Lead
702	♦	—	Pump / Pressure tank / Expansion tank :
703	♦	✓	DISTRIBUTION PIPING: (in house) ✓ Copper <input type="checkbox"/> Plastic <input type="checkbox"/> Galv. Steel <input type="checkbox"/> Lead Piping
704	♦ ■	✓	Water flow / Pressure: <input type="checkbox"/> above average ✓ average <input type="checkbox"/> below average
705	♦ ■	✓	WASTE PIPING: (in house) <input type="checkbox"/> Galv. Steel ✓ Plastic <input type="checkbox"/> Copper ✓ Cast Iron <input type="checkbox"/> Lead
706	♦ ■	✓	-P traps:
707	♦	✓	-Plumbing cleanout(s) location: ✓ Basement <input type="checkbox"/> crawl space <input type="checkbox"/> Garage <input type="checkbox"/> other <input type="checkbox"/> none found
708	♦	—	- <input type="checkbox"/> Private (septic system) <input type="checkbox"/> recommend professional septic inspection
709	♦	✓	- Floor Drains: ✓ Basement <input type="checkbox"/> crawl space <input type="checkbox"/> Garage <input type="checkbox"/> other <input type="checkbox"/> none found
710	♦ ■	✓	Sump Pit / Sump Pumps: <input type="checkbox"/> pit dry ✓ not plugged in <input type="checkbox"/> not tested
711	♦ ■	✓	WATER HEATER: <input type="checkbox"/> Electric <input type="checkbox"/> Oil ✓ Gas Approx. age rented yrs. Capacity 50 gal.
712	♦	✓	-Automatic safety controls <input type="checkbox"/> mixing valve
713	♦	✓	-Burnt gases exhaust method: ✓ Metal flue piping ✓ Chimney <input type="checkbox"/> Plastic vent pipes <input type="checkbox"/> shared with:
714	♦	—	-Fuel storage: <input type="checkbox"/> Oil <input type="checkbox"/> LP ✓ Fuel tank not inspected
715	♦	—	Laundry Tub: <input type="checkbox"/> washing machine discharge
716	♦	✓	Valves:
717	♦ ■	✓	Faucets: operation
718	♦ ■	✓	-Exterior hose bibs: <input type="checkbox"/> frost free ✓ interior shut off <input type="checkbox"/> anti-syphon <input type="checkbox"/> not tested
719	♦ ■	✓	Sinks:
720	♦	✓	Bathtub(s) and Enclosure:
721	♦ ■	✓	Toilet(s):
722	♦	✓	Shower Stall(s):
723	♦	—	Bidet:

COMMENTS : ☐ See ADDITIONAL COMMENTS Sheet

#717- faucet in main bathroom vanity runs full time, devices/faucets/tub surrounds and showers are very old and will require repair/replacement in the near future.

PLUMBING PHOTOGRAPHS



Leaking faucet in main bathroom



Main stack



Main water entry-meter



Sump put-pump inoperative

Plumbing Conditions & Limitations: ☐ Gas was shut off. ☐ Water was shut off. ☐ Fixtures not tested:

☐ Restricted / No access to:

☒ Concealed / Underground plumbing not inspected or judged for leaks or deterioration. ☒ Water treatment systems not inspected. ☒ Isolating / Relief and main valves not tested. ☒ Testing for water quality, lead and other hazardous materials is not part of this inspection. ☒ Integrity of septic tanks and leaching bed is of part of this inspection. A licensed installer should be consulted. ☒ Integrity and capacity of well water supply installations is not part of this inspection. A licensed well driller should be consulted. ☒ Solar heating systems are not part of this inspection.

SOP	Standards of Practice: CanNACHI	✓	Inspected	Date: 11/12/2018
♦	Observe and Report on Systems & Components	✗	Not Inspected	Inspector Initials:
■	Perform Tasks noted in SOP	—	Not Applicable	Client Initials:



8. INTERIOR

#	SOP	✓	COMPONENTS: DESCRIPTION & COMMENTS
801	♦	✓	Floors: ✓ wood ✓ ceramics ✓ carpet ✓ vinyl <input type="checkbox"/> laminate <input type="checkbox"/> stone <i>asbestos</i>
802	♦	✓	Walls: ✓ drywall ✓ plaster ✓ wood <i>damage –cracking</i>
803	♦	✓	Ceilings: ✓ drywall ✓ plaster <input type="checkbox"/> wood <i>damage -cracking</i>
804	♦	✓	Trim:
805	♦	✓	Stairways: <i>twisting-deflection</i>
806	♦ ■	✓	Guards:
807	♦ ■	✓	Railings:
808	♦ ■	✓	Doors: <i>inoperative</i>
809	♦ ■	✓	Windows: <i>damage-inoperative</i> <input type="checkbox"/> not opened due to season
810	♦	✓	Counters:
811	♦	✓	Cabinets
812	♦	✓	Separation Wall between garage & dwelling:
813	♦	—	Party Walls: <input type="checkbox"/> concrete <input type="checkbox"/> block <input type="checkbox"/> brick <input type="checkbox"/> drywall <input type="checkbox"/> not visible
814	♦		Smoke Detectors: <input type="checkbox"/> not installed on all levels ✓ not tested
815	♦	—	Gas Fireplace: <input type="checkbox"/> pilot not on <input type="checkbox"/> not tested <input type="checkbox"/> clean system before using
816	♦	X	✓ Wood Burning Fireplace <input type="checkbox"/> Wood Stove ✓ recommend W.E.T.T. Inspection
817	♦	✓	Evidence of water penetration: ✓ none found today
818	♦	✓	Evidence of abnormal condensation: ✓ none found today
			COMMENTS: <input type="checkbox"/> See ADDITIONAL COMMENTS Sheet

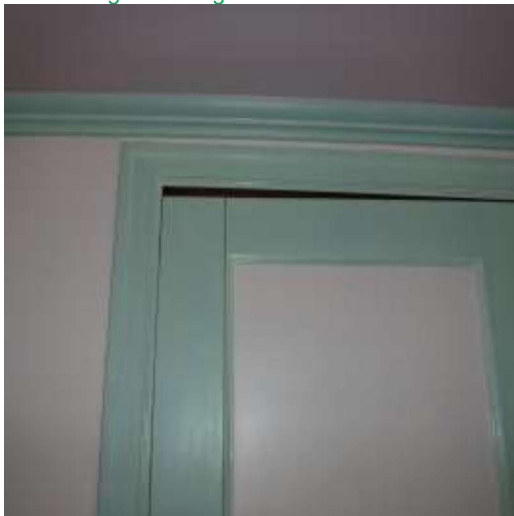
INTERIOR PHOTOGRAPHS



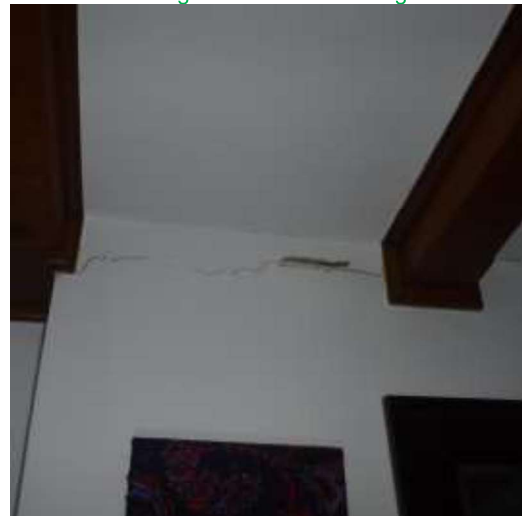
Large cracking in main floor stairwell



Damage to main floor ceilings



Doors no fitting due to pressure/settlement



Cracking in main floor walls

Interior Conditions & Limitations: ☐ Restricted/No access to:
furnishings. ☐ There is a lack of historical clues due to new finishes and/or recent construction.

☒ Restricted access due to storage /

☒ Suggest installing Carbon Monoxide Detector.

☒ Cosmetic finishes not commented on.

☒ Chimney efficiency is not commented on or judged.

☒ Condition of walls behind wall paper, paneling and furnishings cannot be judged. ☒ Determining odours or a stain is not included. ☒ Condition of flooring hidden by furniture, carpet or other covering is not inspected.

☒ Determining the rating of fire walls is beyond the scope of this inspection.

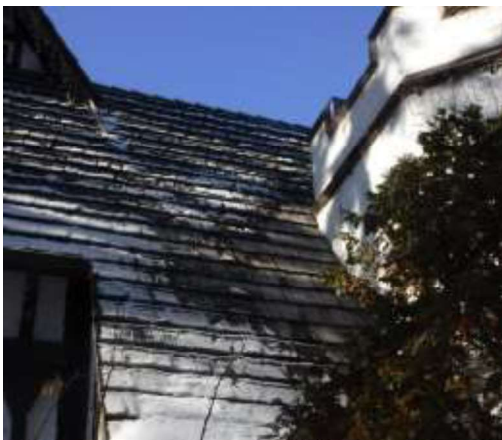
☒ The inspection does not address compliance of basement apartments and accessory units. Consult local Town/City regulatory requirements.

SOP	Standards of Practice: CanNACHI	<input checked="" type="checkbox"/>	Inspected	Date: 11/12/2018
◆	Observe and Report on Systems & Components	<input checked="" type="checkbox"/>	Not Inspected	Inspector Initials:
■	Perform Tasks noted in SOP	<input type="checkbox"/>	Not Applicable	Client Initials:

9. FORMS 1 TO 8 ADDITIONAL COMMENTS & PHOTOGRAPHS

COMMENTS

Roll-on roofing over garage, shingles at back/chimney

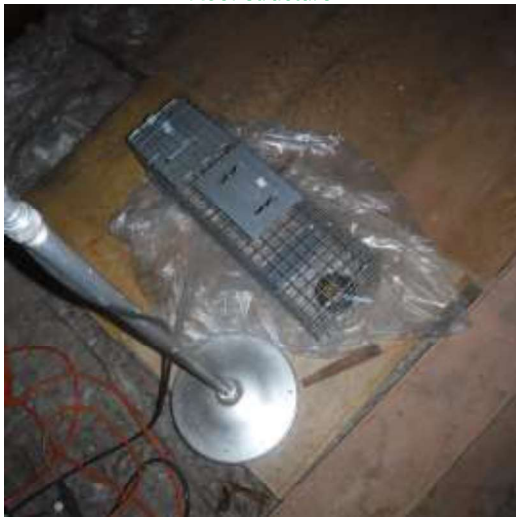




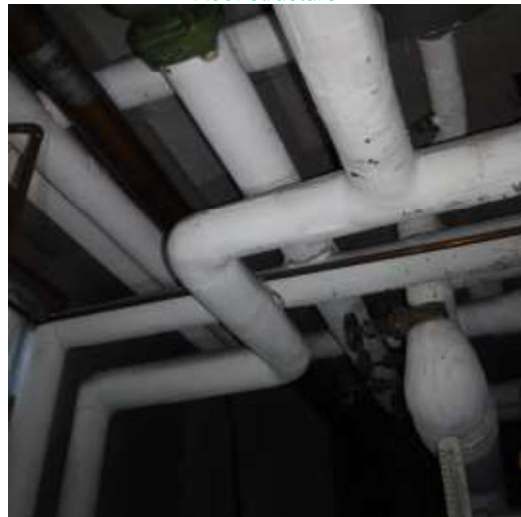
Roof structure



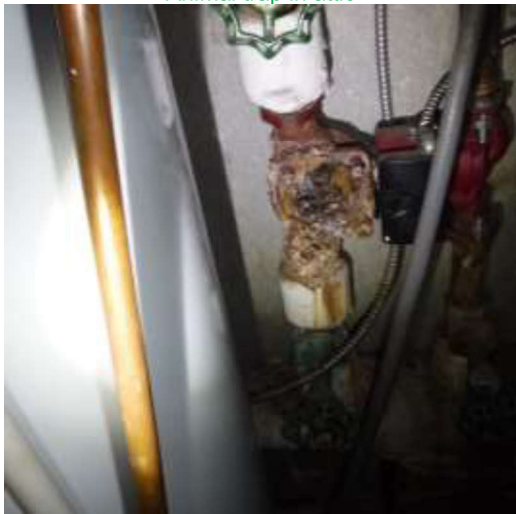
Roof structure



Animal trap in attic



Suspected asbestos wrapped boiler lines



Missing circulation pump-rust-deterioration



Kitchen panel



10. SUMMARY

Areas to focus on are:

#101- wood shingles are starting to show wear and aging in some areas, recommend monitor and roofer to address replacement of roof covering as necessary to prevent leaks and damage.

#102- peeing at seam in roll-on roofing over garage noted but most of roof not visible at time of inspection. Recommend roofer to address in spring to conform condition.

#104 & 108 rust/deterioration to cap flashings over garage edge and rust/deterioration, leaking and damage to metal gutters and downspouts in several areas. Recommend repair/replacement to adequately drain water away from building and to prevent moisture transfer at cap flashings on garage.

#104- evidence of past damming/moisture transfer at back lower roof and interior damage in dining room area. Recommend roofer to address repair to prevent further damage.

#201- cracking in brick and mortar joints in some areas, cracking in stucco with evidence of past moisture transfer through roof/stucco connection at back lower roof. Recommend contractor to address brick and stucco repairs to prevent further damage and/or moisture transfer.

#205- most winnows are inoperative due to storm windows installed on exterior.

#207- west garage door not tested due to storage at time of inspection.

#212- deterioration of bottom of front steps, recommend repair/replacement for safety.

#214- poor drainage away from the foundation in several areas and back concrete patio, recommend all areas are always graded away from the foundation to protect the concrete and to prevent seepage issues.

#215- overgrown vines and vegetation causing damage to stucco and fascia boards, recommend removal to prevent damage.

#303-304- home slopes from back to front due to settlement and sinking in the footings at front (approx. 5 1/4"-6) non-adjustable support columns installed under main beams and solid concrete structural walls that are not adjustable noted in basement. Significant cracking in walls on main and 2nd floor, doors not fitting in their pockets and significant deflection in front basement steps structure due to non-adjustable columns, structural walls and settlement at front of building. Recommend contractor to address all areas to prevent further damage and for level structure.

#404- attic has a base of vermiculite insulation that may contain asbestos, evidence of rodents in attic (droppings, damaged insulation and large trap set up) Recommend vermiculite remain undisturbed for safety and professional to address rodent issues as necessary.

#416- inoperative kitchen exhaust fan, master bathroom fan is venting into attic, no fan installed in main bathroom. Recommend repair and all fans vent to the exterior.

#503- only 1-50amp breaker and 1-30 amp breaker noted in panel and several sub-panels being fed from main panel. Some Knob and tube wiring still in service seen in attic and all plugs tested in the home are not grounded. Recommend electrician to address all areas for adequate installation, operation and safety.

#603- boiler is past its expected life expectancy, asbestos wrapped pipes for boiler, boiler was previously oil burning and oil leak at old line coming out of basement slab (no evidence of oil tank seen on site), forced air dust servicing garage (making gas proofing compromised) one missing circulation pump, circulation pump on one zone appears undersized and basement boiler heat radiators appear inoperative. Recommend additional mechanical inspection for operation and safety and asbestos removal to be addressed by professional.

#717- faucet in main bathroom vanity runs full time, devices/faucets/tub surrounds and showers are very old and will require repair/replacement in the near future.

Inspector's Initials:

Date: 11/12/2018

Clients Initials:

3160 Albert Street - Heritage Designation Bylaw Amendment, Zoning Bylaw Amendment (Contract Zone), and Partial Street Closure of Hill Avenue (PL202000128, PL202000160)

Date	February 20, 2021
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC21-8

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Deny the application to amend to *Bylaw 2019-7*, being *The Bylaw to Designate the Cook Residence at 3160 Albert Street as Municipal Heritage Property*, as shown on Appendix C.
2. Deny the application to rezone the property located at 3160 Albert Street, on proposed Lot 21, Block 631 (as shown on the plan of proposed subdivision, attached as Appendix D) from R1 – Residential Detached Zone (RID – Residential Infill Overlay Zone) to C – Contract Zone to allow for the carrying out of a specific proposal which would include the development of a “Building, Stacked” land use consisting of 16 Dwelling Unit.
3. Deny the application to close a portion of Hill Avenue, as shown on the proposed subdivision, attached as Appendix D.
4. Approve these recommendations at its special meeting on February 25, 2021.

ISSUE

The Applicant and Owner (Carmen Lien) proposes to redevelop the property at 3160 Albert Street to accommodate multi-family land uses (“Building, Stacked”). The property, particularly the existing dwelling situated thereon, also known as the “Cook Residence,”

was designated as a Municipal Heritage Property on October 29, 2019 (Bylaw No. 2019-7). The proposed development applications would require amendments to the existing heritage designation bylaw, amendments to *The Regina Zoning Bylaw, 2019* (Zoning Bylaw) to authorize the approval of a contract zone agreement to rezone the subject lands, and a street closure bylaw to allow for the sale of a portion of the existing Hill Avenue right-of-way to accommodate the proposed development.

Approval of a contract zone requires alignment with policies prescribed by *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP), including those applicable to built heritage and historic places, land use and built environment and others. The Administration does not support the proposal from a heritage perspective as the proposal does not align with policies pertaining to consideration of changes to heritage properties. Furthermore, although the OCP is generally supportive of residential intensification, policies for development in this location encourage development that demonstrates compatibility with the existing built form and neighbourhood character. The proposal does not sufficiently demonstrate compatibility with the surrounding built environment and Administration's position is that the proposal is not consistent with the established character of the area and streetscape along the west side of Albert Street. Therefore, Administration recommends denial of the proposed applications.

Applications required for this proposal are being considered pursuant to *The Planning and Development Act, 2007*; *The Heritage Property Act*; *The Cities Act*, the OCP and the Zoning Bylaw.

IMPACTS

Financial

The subject properties receive a full range of municipal services, including water, sewer and storm drainage. If the application is approved, the applicant would be responsible for the cost of any new or changes to existing infrastructure that may be required to directly or indirectly support any proposed development in accordance with City standards and applicable legal requirements. The owner/applicant would also be required to enter into a Development Levy Agreement prior to issuance of a development permit and will be responsible for the payment of any applicable levies.

Expenses related to the heritage property conservation are eligible for reimbursement under the Heritage Building Rehabilitation Program. No such application has been submitted yet.

Accessibility

The development would be required to conform to accessibility provisions of the *Uniform Building and Accessibility Standards Act*

Policy/Strategic

The proposed development relates primarily to the following OCP policies regarding intensification, compatibility of built form, housing, and heritage conservation, which are summarized as follows:

Section C – Growth Plan

Goal 1 – Long Term Growth: Ensure that sufficient developable land is protected for future city growth.

- Policy 2.2: *Direct future growth as either intensification on or expansion into lands designated to accommodate a population of approximately 300,000, in accordance with Map 1 – Growth Plan.*
- Policy 2.3: Direct at least 30% of new population to existing urban areas as the City's intensification target.

Goal 3 – Intensification: Enhance the city's urban form through intensification and redevelopment of built-up areas.

- Policy 2.7: Direct future higher density intensification to the CITY CENTRE, existing URBAN CENTRES and CORRIDORS and adjacent INTENSIFICATION AREAS where an adequate level of service and appropriate intensity and land use can be provided.
- Policy 2.8: Require intensification in BUILT OR APPROVED NEIGHBOURHOODS to be compatible with the existing built form and servicing capacity.

Section D5 – Land Use and Built Environment

Goal 1 – Complete Neighbourhoods: Require that NEW NEIGHBOURHOODS, NEW MIXEDUSE NEIGHBOURHOODS, INTENSIFICATION AREAS and BUILT OR APPROVED NEIGHBOURHOODS are planned and developed to include the following:

- 7.1.5 A diversity of housing types to support residents from a wide range of economic levels, backgrounds and stages of life, including those with specific needs;
- 7.1.8 A distinctive character, identity and sense of place;
- 7.1.9 Buildings which are designed and located to enhance the public realm, and contribute to a better neighbourhood experience;

Goal 6- Built Form and Urban Design: Build a beautiful Regina through quality design of its neighbourhoods, public spaces and buildings.

- 7.38 Consider impacts of alterations, development, and/or public realm improvements on or adjacent to an HISTORIC PLACE to ensure heritage value is conserved.

Section D6 – Housing

Goal 1- Housing Supply and Affordability: Increase the housing supply and improve housing affordability.

- 8.6 Support the conversion of non-residential and heritage buildings to new residential uses where appropriate.

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 on 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 ART identified on Map 8 – Cultural Resources, to reinforce a sense of place.
- 10.4 Protect, conserve and maintain HISTORIC PLACES in accordance with the "Standards and Guidelines for Historic Places in Canada" and any other guidelines adopted by Council.

The applicant's proposal aligns with some general policies in the OCP, but challenges policies more specific to the neighbourhood. The proposal would help to achieve infill targets to accommodate 30 per cent of new housing within the existing built area, encourage housing diversity, and contribute to a strong relationship between buildings and the public realm. However, the OCP does not support the proposed residential intensification in this location. The subject property is located within the "Built or Approved Neighbourhood" area of Map 1 – Growth Plan (Appendix E-1), which are "comprised of lands that are predominantly built or approved residential areas that will be subject to additional change through limited intensification in accordance with the OCP." While the OCP provides the flexibility to consider intensification on any site within the "Built or Approved Neighbourhood" policy area, intensification is not explicitly encouraged as a primary development objective as would be the case in an "intensification area" or "urban corridor." The OCP requires that any intensification within this policy area must be demonstrated to be compatible with the surrounding built form and servicing capacity.

The subject property is in the Lakeview neighbourhood, which is identified as a potential heritage district policy area (Appendix E-2). Therefore, retention of neighbourhood character, compatibility of built form, and heritage conservation are the paramount policy objectives for the neighbourhood. This is of particular importance in this case given the building has heritage designation. As detailed in the Discussion section of this report, the applicant's proposal challenges many criteria used to assess these policy objectives and the Heritage Designation Bylaw.

Rehabilitation of designated heritage properties can be an expensive proposition for property owners. The City currently provides up to 10 years in property tax exemptions to support conservation and is exploring additional options for incentives through a policy review that will be brought in front of City Council in October. Additional development can be a means to increase the financial viability of a heritage rehabilitation project. Any new development on the site would need to strongly align with heritage principles and demonstrate compatibility with surrounding built form to be supported. In the Administration's opinion, the current proposal does not align with the *Standards and*

Guidelines for the Conservation of Historic Places in Canada, which is the accepted national standard for assessment of changes to historic places.

OTHER OPTIONS

Alternative options would be:

- 1. Approve the applications.** Approve the application as proposed if City Council determines that the proposal aligns with the OCP and *Standards & Guidelines for the Conservation of Historic Places in Canada*. If City Council decides to approve the proposal, the referenced applications should be approved as well as the proposed closure of a portion of Hill Avenue and Administration should be instructed to prepare the necessary bylaws and contract zone agreement specifying conditions to give effect to those decisions to be brought forward for City Council's consideration at a separate meeting following the required public notice. This would allow Administration to review and approve permits within its authority to implement the decision of Council.
- 2. Direct the Administration to consider specific revisions to the proposal and the related applications or obtain more information in consultation with the applicant.** Administration would work with the applicant to identify and evaluate alternatives or gather additional information City Council deems necessary. After the information has been gathered, a supplementary report would be provided to City Council for further consideration and decision to approve or deny the proposal. City Council may move to refer the applications back to the Administration, identifying the specific amendments or information Council wishes to have considered when the matter is returned and directing that the supplementary report be considered first by Regina Planning Commission or brought directly back to City Council.
- 3. Repeal the Heritage Designation Bylaw.** The heritage designation of the property may be repealed, which would allow for outright demolition of the property. This option may be considered if City Council concludes that the property should not be rezoned to allow for multi-family residential development and that investment into the property to ensure continued reuse is not feasible. If City Council decides to remove the heritage designation from the property, the Administration should be instructed to issue and serve notice of City Council's intention to consider a bylaw to repeal Bylaw 2019-7. This would mean that any subsequent development proposals brought forward would need to be compliant with the R1 – Residential Detached Zone in the Zoning Bylaw.

COMMUNICATIONS

The Applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the Council meeting when the application will be considered.

DISCUSSION

The Applicant proposes to redevelop the property at 3160 Albert Street to accommodate multi-family land uses. The property, also known as the "Cook Residence," was designated as a Municipal Heritage Property on October 29, 2019 (Bylaw No. 2019-7). Key features of the applicant's proposed development are as follows:

- Portions of the existing building would be retained, which includes the front of the building facing Albert Street, less the sunroom to the south, which will be removed. This portion of the building would be relocated on the site to allow for construction of the new foundation and underground garage and then placed on a new foundation to align with the front setback of the property to the north. Approximately 50 percent of the existing building footprint other than the attached garage would be retained, and the rest would be demolished. Appendix A-1 shows the proposed building footprint on a current aerial photo.
- New additions to the building would include development to the rear and the south side of the retained heritage structure. Development behind the heritage front façade would be two storeys in height and consist of four residential units to be accessed from the original entry. Development to the south of the heritage structure would be three storeys and consist of 12 residential units to be accessed from three separate common entries from grade.
- Thirty-four (34) parking stalls are proposed to be accommodated on-site. Twenty-four (24) stalls would be accommodated below grade with an access from the rear alley. Ten (10) stalls would be accessed at surface grade directly from the lane.

To this end, the applicant has submitted the following applications requiring City Council's consideration and approval:

1. **Amendment to the Heritage Designation Bylaw (2019-7)** to remove references to the sunroom, concrete foundation, and glass-bottom bottles. Beyond these items identified by the applicant, Administration has determined that references to setback, windows and rooflines would need to be amended in the Bylaw, and "small gable dormer on front façade created by intersecting gable rooflines" would need to be removed if the application is approved.
2. **Amendment to the Zoning Bylaw** authorizing a contract zone agreement to allow for the carrying out of a specific proposal which would include the development of a "Building, Stacked" land use consisting of 16 residential units in this location. If approved, the development would be generally limited to the approved plans.
3. **Closure of a portion of the Hill Avenue right-of-way.** The applicant has requested to purchase a 3.25 meter wide portion of the boulevard between the subject property and sidewalk to allow for an expanded property and more development area. The City has entered into an agreement for sale of the requested land area with the applicant, conditional on Council passing a bylaw for the closure and sale of the right-of-way in accordance with *The Cities Act*. As these lands are under the control and management of the City

(effectively as the landowner), as the land has been deemed surplus. This application would only proceed if the other bylaw amendments are approved.

All three applications requiring Council's approval have been reviewed concurrently. While the proposed amendments to the Heritage Designation Bylaw is a separate matter from the proposed rezoning and street closure applications, and each application should be justified on its own merits, the ultimate purpose of each bylaw amendment is the same, which is to allow the approval of the applicant's proposal. Through this approach, the Administration intends to present all relevant information and the developer's intentions to all stakeholders involved rather than consider each component of the approval separately. If City Council does not support the proposed development, then there is no reason to approve any of the individual bylaw amendments which are required to accommodate the proposed development.

If Council approves the applications, the Administration would proceed to review other applications to which it has been delegated authority. These include a consolidation application to legally incorporate the portion of Hill Avenue right-of-way into the subject property; a heritage alteration permit to ensure the details of the development align with the designation bylaw and applicable heritage criteria; and a development permit, which confirms that development conforms to the approved contract and other development requirements, and allowing a partial demolition permit and a building permit to be issued. Permits would also be required to allow for demolition of a portion of the existing structure and for the temporary relocation and storage of the portion of the building that is to be retained on site.

1. Amendment to the Heritage Designation Bylaw (2019-7)

Through Bylaw 2019-7, City Council approved a Statement of Significance (SoS) for the property at 3160 Albert Street. The SoS describes the features of the property that convey its heritage value and the character-defining elements that must be conserved. For any heritage designated property, changes may be approved through a heritage alteration permit, so long as they align with the SoS and other heritage policies. In this case, the applicant has proposed changes to the SoS, which are detailed in Appendix C, to allow the proposed development to proceed. As part of the proposal, references to the "sunroom," "glass bottom bottles," and the "concrete foundation" as heritage defining features in the SoS would be removed.

When considering the proposed amendments to the SoS in isolation of the applicant's redevelopment proposal, the Administration has no major concerns. The proposed changes are not substantive. Removal of the reference to the concrete foundation from the character-defining elements within the designation bylaw is reasonable. If the glass bottle bottoms set within the rear gable are broken or otherwise not feasible to restore, then removal of that reference from the bylaw is also not concerning. Removal of the sunroom is a more significant change but could be considered so long as the remainder of the roofline referenced in the character-defining elements can be retained and visibility from the public right-of-way is ensured. The essential elements of the character-defining features would remain intact without these specific references.

However, the purpose of amending the SoS in the bylaw is to facilitate a proposed development. If compromises to the SoS are necessary to support a development that may

be supported by the OCP and heritage policies, then Administration would be open to supporting such minor amendments to Bylaw 2019-7. Within this proposal, Administration does not find the compromise to the heritage defining features to be minor or acceptable. Therefore, Administration recommends denial of the amendments to Bylaw 2019-7.

Heritage Analysis

As this property has been designated heritage (Bylaw 2019-7), the OCP directs that any changes to the property are evaluated in accordance with *Standards & Guidelines for the Conservation of Historic Places in Canada* (S&G) and the character-defining elements described within the heritage designation bylaw to determine the impact of the proposal on the degree to which the property would continue to convey heritage value. The S&G is not a rule book and must be applied with sensitivity, understanding that every property is unique in what conservation measures are both appropriate and feasible to ensure heritage value is retained. The S&G indicates that to adapt a historic place changes should take a minimalist approach and that the future intended use of the building should fit its structure and character, rather than adapting the structure to fit its future use. The S&G does not provide guidance on projects where the historic place or portions of the historic place are dismantled or demolished, as these methods do not align with conservation objectives.

Administration has concluded that, unlike the requested amendments to the designation bylaw itself, which were deemed to be minor in nature, the proposed interventions to the historic property that is to be retained would be extensive, ultimately compromising its heritage value even further. The largest and most concerning interventions are as follows:

- **Relocation:** The relocation of the historic place on the property impacts the generous setback, which is noted as a character-defining element in the SoS. The Cook Residence's existing generous setback and situation in the centre of the lot visually accentuates the historic place and marks the corner of the block. The historic place would no longer feature prominently on the lot as result of relocation. The S&G does not support moving a historic place particularly when the current location is a character-defining element.
- **Impact to rooflines:** The development proposes removing the west elevation and portions of the south elevation, including a large section of the roof. A steeply pitched roof with multiple overlapping gables is an important element of Tudor Revival style. The Cook Residence's roof lines are noted as a character-defining element in the SoS. Their removal serves to substantially change the appearance of the historic place. The S&G states that compromising the building's character-defining roof elements, structural integrity, or overall appearance are not recommended.
- **Addition:** The proposed addition obscures views of the historic place, and the character-defining roof lines from Hill Avenue and protrudes in front of the historic place. Standard 11 of the S&G advises that additions should be designed in a manner that conserves heritage value and character-defining elements. New construction is to be physically and visually compatible with, subordinate to, and distinguishable from the historic place. New additions are not to obscure, radically change, or have a negative impact on character-defining materials, forms, uses or special configurations.

Successful heritage conservation projects generally must reach a balance between adaptive reuse and preservation of the original structure. Each of these alterations, when reviewed individually, present significant changes to the historic place. However each one could have been considered on its own if the remainder of the project achieved a high standard of conservation. Taken together, the cumulative impact of the alterations proposed by the applicant will dramatically alter the exterior form of the historic place and compromise its heritage value. The proposed development represents a significant impact on the heritage designation bylaw beyond "minimal intervention." As such, the Administration does not support the application.

2. Amendment to Zoning Bylaw

A contract zone is a site-specific zone that is applied to accommodate unique development opportunities that require additional development control through conditions and direct approval of plans. The OCP allows for contract zones for developments that conform to the general intent of the OCP and which are compatible with existing adjacent development and contribute to the adjacent public realm (Policy 14.42). While the development would meet the requirements of a conventional zone (the RL Zone), the complexities of this development, if approved, are better managed through a contract zone agreement, which would permit only the carrying out of that specific proposal. Evaluation of the suitability of the zoning amendment application for the proposed development includes analysis of heritage and zoning and development-related policies.

Zoning and Built Form Analysis

The land use and zoning details of this proposal are summarized in the following tables:

Land Use Details	Existing	Proposed
Zoning	R1 – Residential Detached Zone (RID – Residential Infill Overlay)	C-Contract
Land Use	Building, Detached (1 Dwelling Unit)	Building, Stacked (16 Dwelling Units)
Building Area	402m ²	2367 m ²

Table 1. Proposed Land Use and Zoning

Zoning Analysis	<u>Required (Existing R1 RID Overlay Zone)</u>	<u>Required (Comparable RL Zone)</u>	<u>Proposed</u>
Minimum Number of Parking Stalls Required	1/ dwelling unit	1/ dwelling unit	34 stall(s)
Minimum Lot Area (m ²)	325 m ²	400 m ²	1811 m ²
Minimum Lot Frontage (m)	10.5 m	14.6 m	39.6 m
Maximum Height (m)	8.5 m	20 m	9.6 m
Maximum Building Area (FAR)	0.75	3.0	1.3
Maximum Site Coverage	50%	60%	49%
Minimum Setback, Front (m)	11.6m(approx.)	3.0	7.65m
Minimum Setback, Rear (m)	3.5	3.5	6.85
Minimum Setback, Side (north) (m)	1.2	1.2	1.2
Minimum Setback, Side (south) (m)	0.45	0.45	0.45

Table 2. Development Standards Analysis of Proposed Development

Table 2 above provides an analysis of the proposed development by comparing it to the existing R1 – Residential Detached Zone (Residential Intensification Overlay), which regulates development of the surrounding neighbourhood. The RL - Residential Low-Rise Zone would be the most appropriate conventional zone to accommodate a low-rise multi-family development in a different circumstance. The standards are provided for reference.

The analysis shows that the proposed development would not conflict with any zone standards of the RL – Residential Low Rise Zone, and the proposed development is appropriate for a site with that zone designation. However, since the surrounding property is zoned as R1 – Residential Detached Zone and policy pertaining to this site and surrounding neighbourhood focuses on compatibility of built form and character, the Administration's analysis is based on a comparison with the surrounding R1 – Residential Detached Zone rather than the RL - Residential Low-Rise Zone. The Lakeview neighbourhood is almost exclusively single detached residential. Residential development along Albert Street within the Lakeview and Crescents neighbourhood has a predominant character of large lots, wide setbacks and low-density residential land use. Although detailed architectural character is beyond the scope of conventional zoning or a contract zone agreement, the Lakeview Neighbourhood is also characterized by largely intact original and historical residential architecture.

Notwithstanding the proposed multi-family land use, which is not permitted in the R1 – Residential Detached Zone, the proposed building density as measured by floor area ratio; front yard setback; and to a lesser extent, the building height will contrast with the established residential neighbourhood character. First, under the existing zoning, the maximum floor area on the proposed lot is 1358 square metres, whereas the proposed building is 2356 square metres, which is 73.5 percent larger than the standard applied to the surrounding neighbourhood. The building will be larger in comparison to the other buildings in the neighbourhood and will not conform to the existing neighbourhood character in this regard and not consistent with the form and established pattern and character of development.

Secondly, the front yard setback deviates from the established character on Albert Street. The RID – Residential Infill Overlay Zone requires the front yard setback to match the abutting front yard setback to maintain consistency on the block face. The historic portion of the building approximately matches the setback to the north (11 metres), but the addition to the south protrudes to 7.65 metres. Other lots on the block face range in front yard setback between approximately 11 metres and nine metres. The front yard setback of the addition deviates from the established neighbourhood character of the block face.

Finally, the height of the proposed building is 1.1 metres higher than the existing zone allows, but Administration views this as a minor deviation that is of a lesser concern to neighbourhood character. The height difference of the three-storey addition is mitigated architecturally by material differentiation of the upper floor. The height of the addition's parapet is approximately equal to the height of the existing front-facing gable, and therefore there is already an established character of building height on this site. However, the height in combination with reduced setbacks and increased building massing together will result in a building that does not conform to the existing neighbourhood character.

Transportation

The property is located adjacent to the intersection of Hill Avenue and Albert Street, which is at the edge of the Lakeview neighbourhood. The additional residential units on the property would not significantly contribute to traffic in the vicinity, and the development would not result in any required changes to traffic controls. As such, no formal traffic study was necessary to evaluate the project. Based on industry standards, the Administration estimates the development would contribute approximately 34 vehicle trips per day to the immediate surrounding transportation network.

One key concern of local residents was the traffic impact of the development on the existing alley, which is often used for local residents' recreational purposes. The development would make use of the alley for access to all on-site parking. The alley's pavement width is relatively narrow, and there are few places where vehicles can pass each other, especially in winter months, which may result in local conflicts. However, the Administration maintains that the traffic generated by this development will be minor and could be accommodated on the existing road network. The pavement width immediately abutting the subject property may be widened to allow space for passing vehicles. Furthermore, if necessary, the alley may be posted as a one-way to minimize vehicle conflict. The surface parking that directly accesses the lane does not meet City standards, which require 7.5 metres in length rather than 6.0 metres, as shown. If Council wishes to approve the proposed development, Administration would require that this area be reconfigured to meet City standards and possibly allow for additional vehicle passage on the alley.

Closure of Right-of-Way and Consolidation

The Applicant, via the City of Regina's Real Estate and Land Development Branch, is also requesting to purchase a 3.25 metres wide portion of the boulevard within Hill Avenue and incorporate within the site to allow additional area for the proposed development. This would increase the developable area by approximately 188 square metres and has the effect of bringing the massing of the building closer toward Hill Avenue as opposed being set back behind a landscaped boulevard, which is unlike the physical character that exists elsewhere in the neighbourhood. Administration has confirmed that the boulevard space is not needed for use by the travelling public and surplus to the needs of the City's infrastructure or any other utility purpose. Closure of the boulevard would not result in any changes to the vehicle lanes or sidewalk. Although there is no technical concern with closure of the right-of-way, City Council should approve the closure only if it agrees with the proposed development. Otherwise, there is no practical purpose to sell the right-of-way, and it should be maintained as such.

Community Engagement

In accordance with the public notice requirements of *The Public Notice Policy Bylaw, 2020*, neighbouring property owners within 75 metres are required to be notified of the proposed Zoning Bylaw Amendment. As this development was anticipated to generate significant interest within the community, property owners as far as 300 metres were directly notified of the proposal by letter. Development notification signage was posted on the subject property upon initiation of the review.

Typically for a development of this nature, a public open house would be held to provide the public with an opportunity to learn more about the development. However, as a result of

restrictions from public health orders, the City held a virtual event on September 16, 2020. The event allowed an opportunity for the developer to provide information on the proposed project and City staff to answer questions on the policies and process. The public were able to submit questions to a moderator, who distributed questions to the appropriate persons. There were over 300 questions posed from 171 participants at the virtual event.

The public also had the opportunity to submit written comments by mail or through the City's website. The City received 1820 submissions. Although the City does not require disclosure of contact information or identity to be considered a valid comment, the City prepared maps showing the distribution of opposition and support of those that chose to submit these details (Appendix B-2 and B-3). Resident location information was included on 579 comment forms with 705 responses providing at least an email address. There were 1105 anonymous responses.

Appendix B-1 of this report provides a summary of comments provided and responses by Administration.

DECISION HISTORY

On October 29, 2019 City Council approved a Bylaw to Designate the Cook Residence at 3160 Albert Street as a Municipal Heritage Property (2019-7).

Respectfully Submitted,



Fred Scarle, Director, Planning & Development Services

Respectfully Submitted,



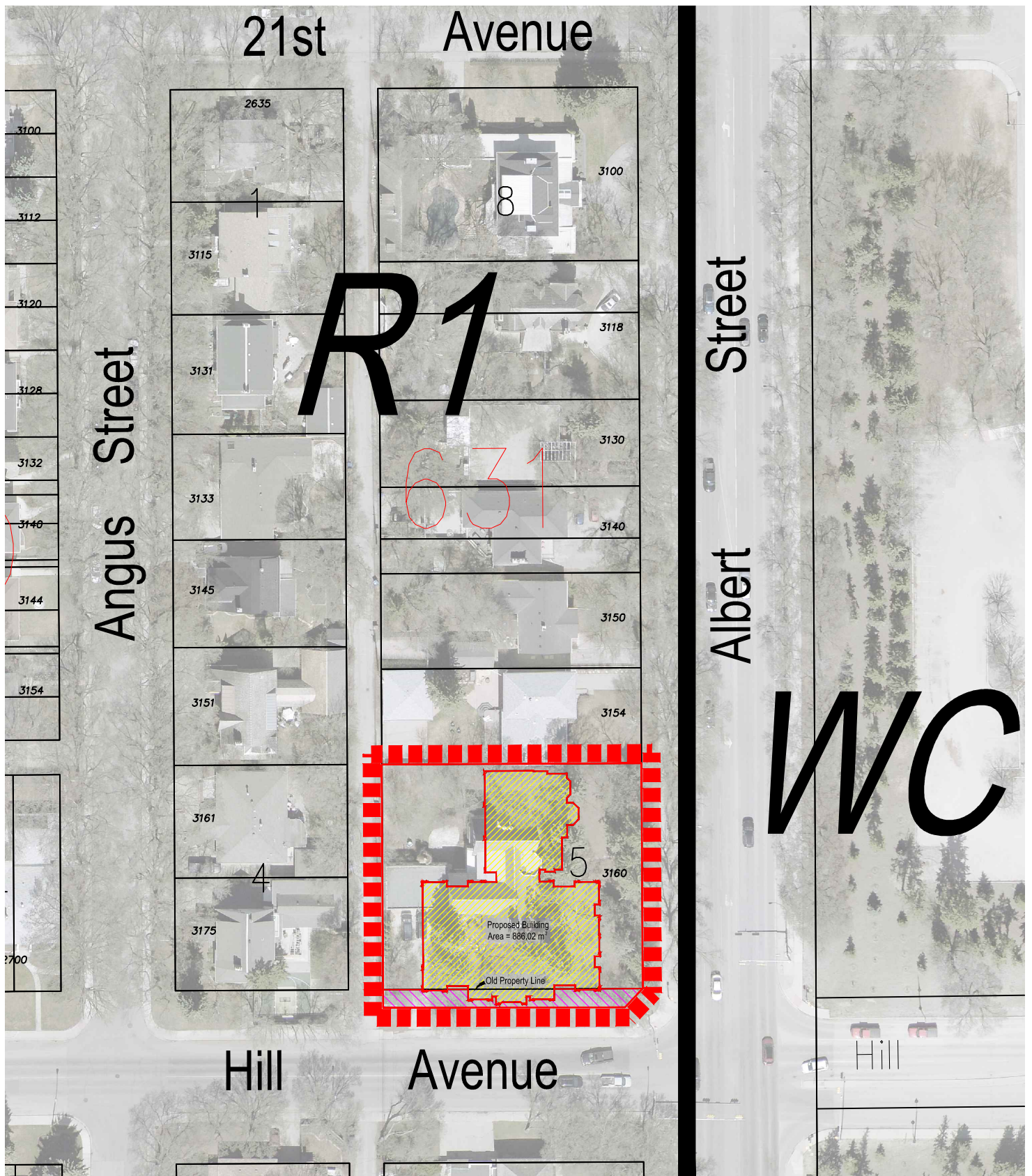
Diana Hawryluk, Executive Director, City Planning & Community Dev.

2/11/2021

Prepared by: {Ben Mario, Senior City Planner}

ATTACHMENTS

Appendix A-1
Appendix A-2
Appendix A-3
Appendix B-1
Appendix B-2
Appendix B-3
Appendix C
Appendix D
Appendix E-1
Appendix E-2



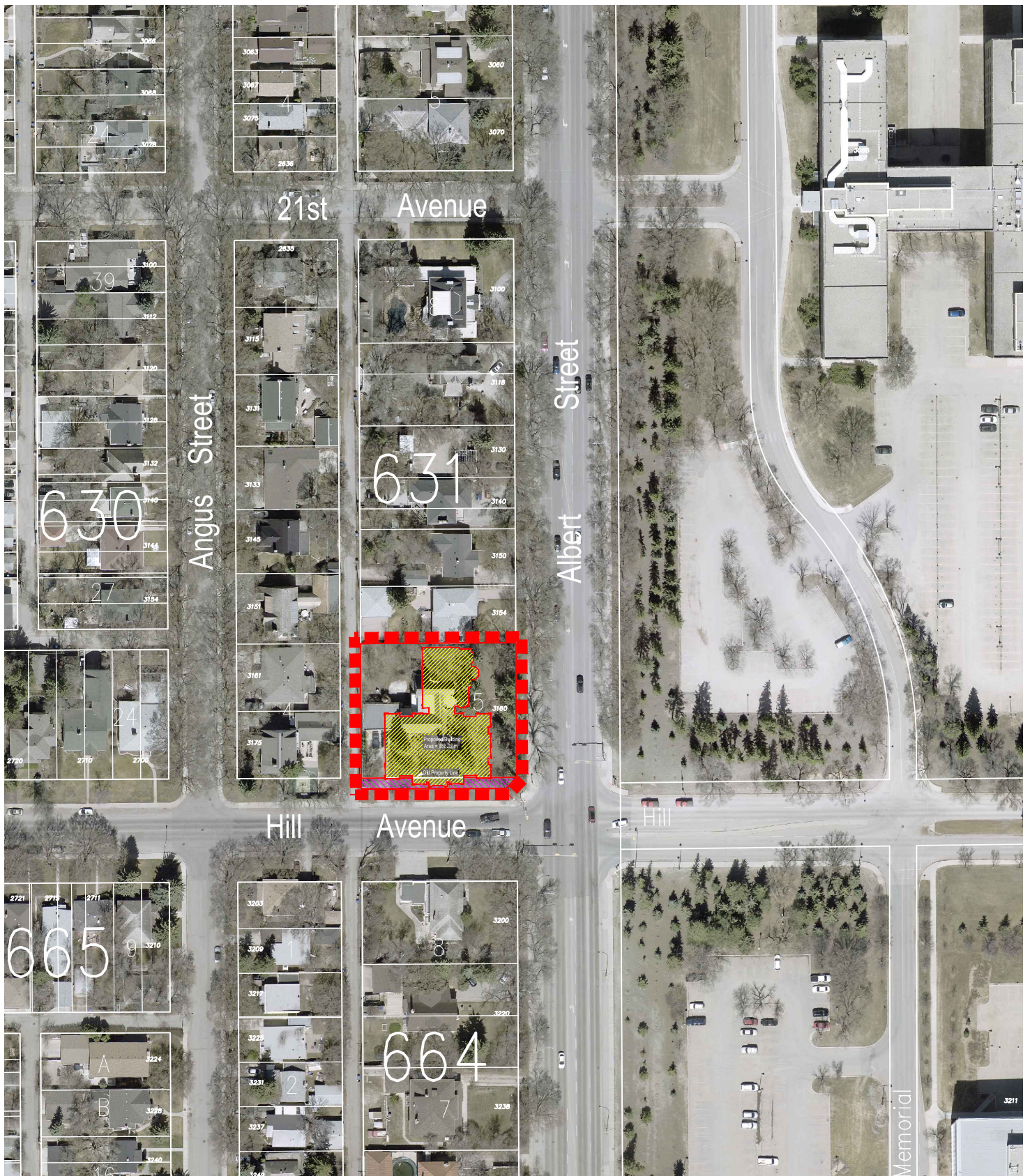
Subject Property



Area of Closed Right-of-Way

Date of Photography : 2018





Date of Photography: 2018



Subject Property

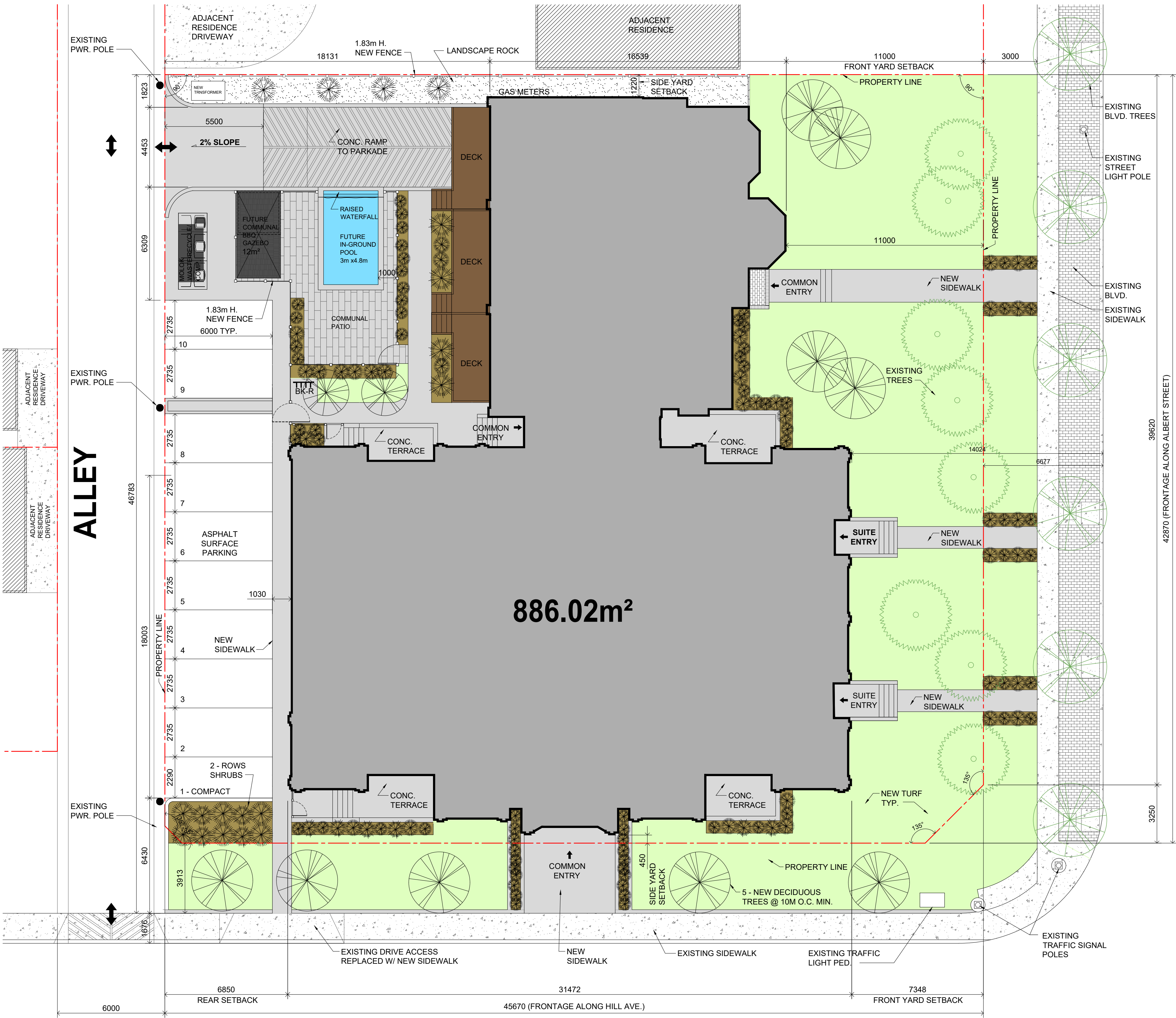


Area of Closed Right-of-Way



Project PL202000128

Civic Address/Subdivision 3160 Albert Street



SITE DATA	
OVERALL SITE: 1989m²	
BUILDING AREA: 2367m²	
CURRENT ZONING: (R1) RESIDENTIAL DETACHED ZONE	PROPOSED CONTRACT ZONING
MAX LOT COVERAGE: 50% MAX FAR: 0.75 MAX BUILDING HEIGHT: 11m	PROPOSED LOT COVERAGE: 882.06m²/1951.13m² = 45.2% PROPOSED FAR: 2356.06m²/1952.13m² = 1.207 (MAIN: 879.62m², SECOND 875.03m², THIRD: 601.41m² = 2356.06m²) PROPOSED BUILDING HEIGHT: 11m
LANDSCAPING AREA REQUIRED: 15%	PROPOSED LANDSCAPING PROVIDED: 24% + THE SPACE BETWEEN THE PROPERTY LINE AND BACK OF SIDEWALK.
PARKING RATIO: 1 STALL REQ'D PER DWELLING UNIT (16 UNITS)	PROPOSED PARKING PROVIDED: 34 STALLS (24 STALLS UNDERGROUND) 10 SURFACE STALLS OFF ALLEY.)
BICYCLE PARKING: 2 SHORT-TERM 1 LONG-TERM	BICYCLE PARKING PROVIDED: 4 SHORT-TERM, 4 LONG-TERM UNDERGROUND SECURE.

PARKING REQUIREMENTS:

CALCULATED IN ACCORDANCE WITH TABLE 3C.T6: RESIDENTIAL LOW-RISE PARKING REQUIREMENTS (2019 ZONING BYLAW)

PARKING STALLS:

- TYPICAL STALL: 2730mm x 5500mm.
- COMPACT STALL: 2440mm x 4900mm. UP TO 30% COMPACT STALLS PERMITTED.
- ACCESSIBLE STALL: 3900mm x 5500mm. MINIMUM 2% OF ALL STALLS REQUIRED TO BE ACCESSIBLE. 1 REQUIRED & PROVIDED UNDERGROUND ADJACENT TO ELEVATOR LOBBY.

PARKING STALLS PROVIDED		
TYPE	LOCATION	
	SURFACE	UNDERGROUND
TYPICAL	9	16
COMPACT	1	7
ACCESSIBLE	1	1
	10	24

BICYCLE PARKING

4 SHORT-TERM AND 1 LONG-TERM PARKING STALL REQUIRED PER 10 VEHICLE STALLS REQUIRED.
4 SHORT-TERM SECURE STALLS ARE PROVIDED WITHIN BACKYARD FENCE, WITH ACCESS TO REAR COMMON ENTRY.
4 LONG-TERM SECURE STALLS ARE PROVIDED WITHIN UNDERGROUND PARKING AREA.

LANDSCAPING/SCREENING REQUIREMENTS:


CALCULATED IN ACCORDANCE WITH TABLE 3C.T7: RESIDENTIAL LOW-RISE ZONE TOTAL SITE LANDSCAPING REQUIREMENTS (2019 ZONING BYLAW)

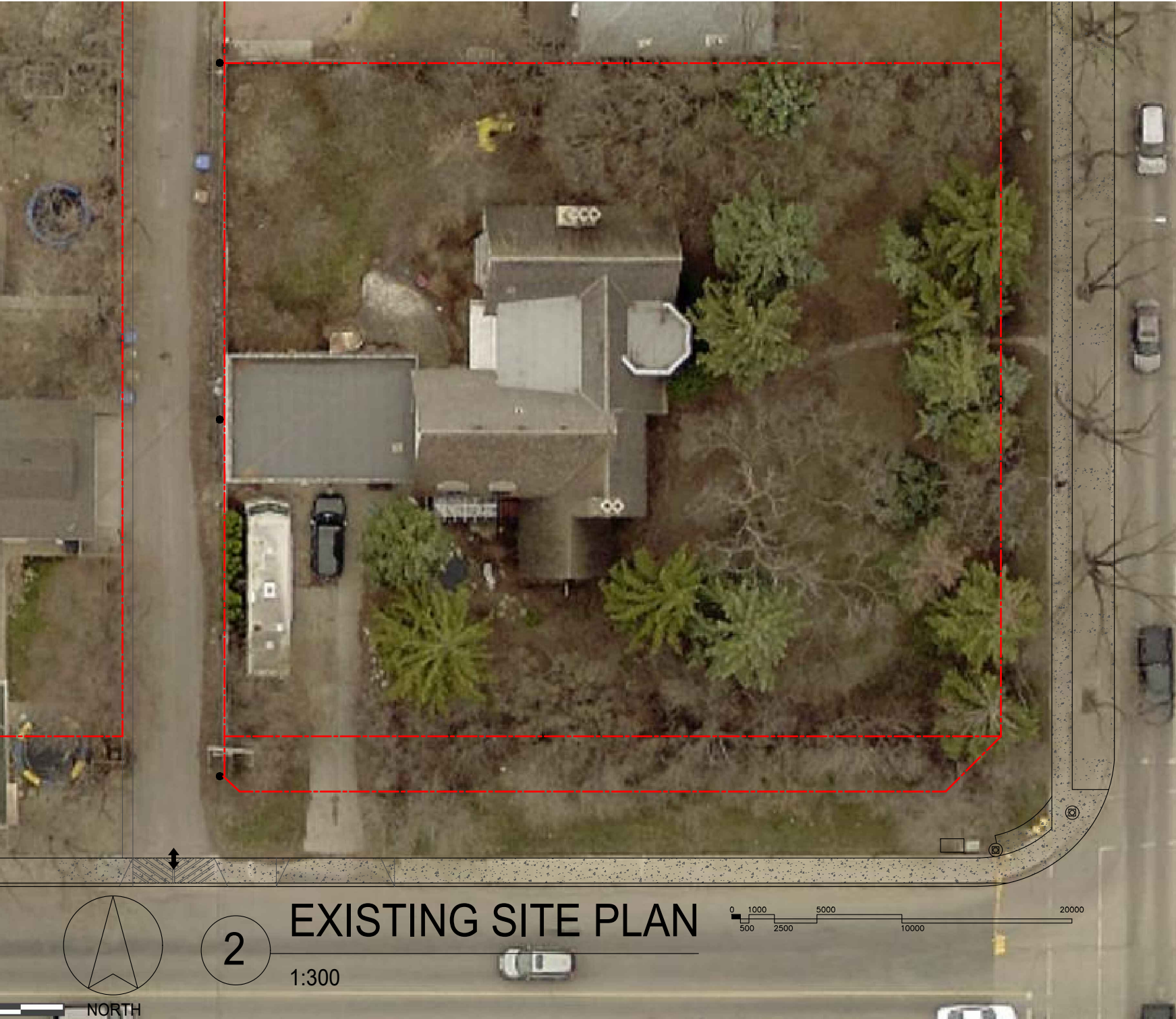
BUILDING STACKED: MINIMUM 15% TOTAL SITE TO BE LANDSCAPED. 1952.13m² x 0.15 = 292.81m² REQUIRED. 489m² PROVIDED. (DOES NOT INCLUDE AREAS BETWEEN PROPERTY LINE AND INSIDE OF SIDEWALK)

1 TREE PER 40m² OF REQUIRED LANDSCAPING: 8 TREES.
1 SHRUB PER 20m² OF REQUIRED LANDSCAPING : 15 SHRUBS
1 DECIDUOUS TREE PER 10m ALONG A REGISTERED RIGHT OF WAY.
HILL AVE 45.7m : 5 TREES
ALBERT STREET : 43.8m : 5 TREES

5 NEW DECIDUOUS TREES PROVIDED ALONG HILL AVE.
xx EXISTING TREES BEING MAINTAINED ALONG ALBERT STREET.
19 TREES TOTAL.
50 SHRUBS TOTAL.

REVISIONS PERTAIN TO THE REDUCTION IN SUBDIVISION PROPERTY BEING PURCHASED. SOUTH PROPERTY LINE HAS BEEN BE RELOCATED 910mm NORTH OF WHAT WAS ISSUED IN REV. 0.

	ISSUED FOR DEV. PERMIT REVISIONS	2020-07-21
	0 ISSUED FOR DEVELOPMENT PERMIT	2020-06-03
Rev.	Description	Date Y.M.D.
REVISION SCHEDULE		



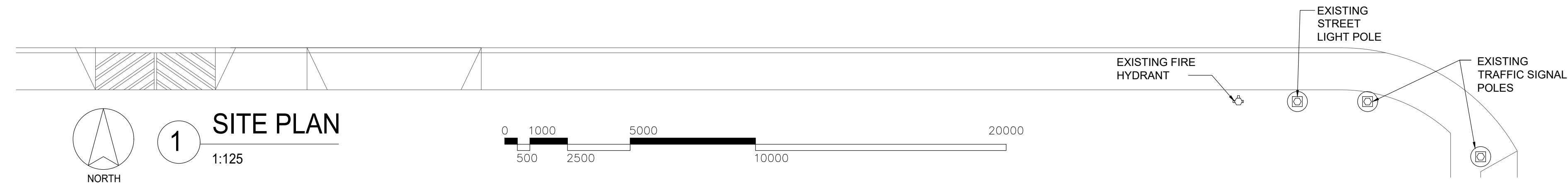
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3160 ALBERT STREET REVITALIZATION

City
REGINA, SASKATCHEWAN

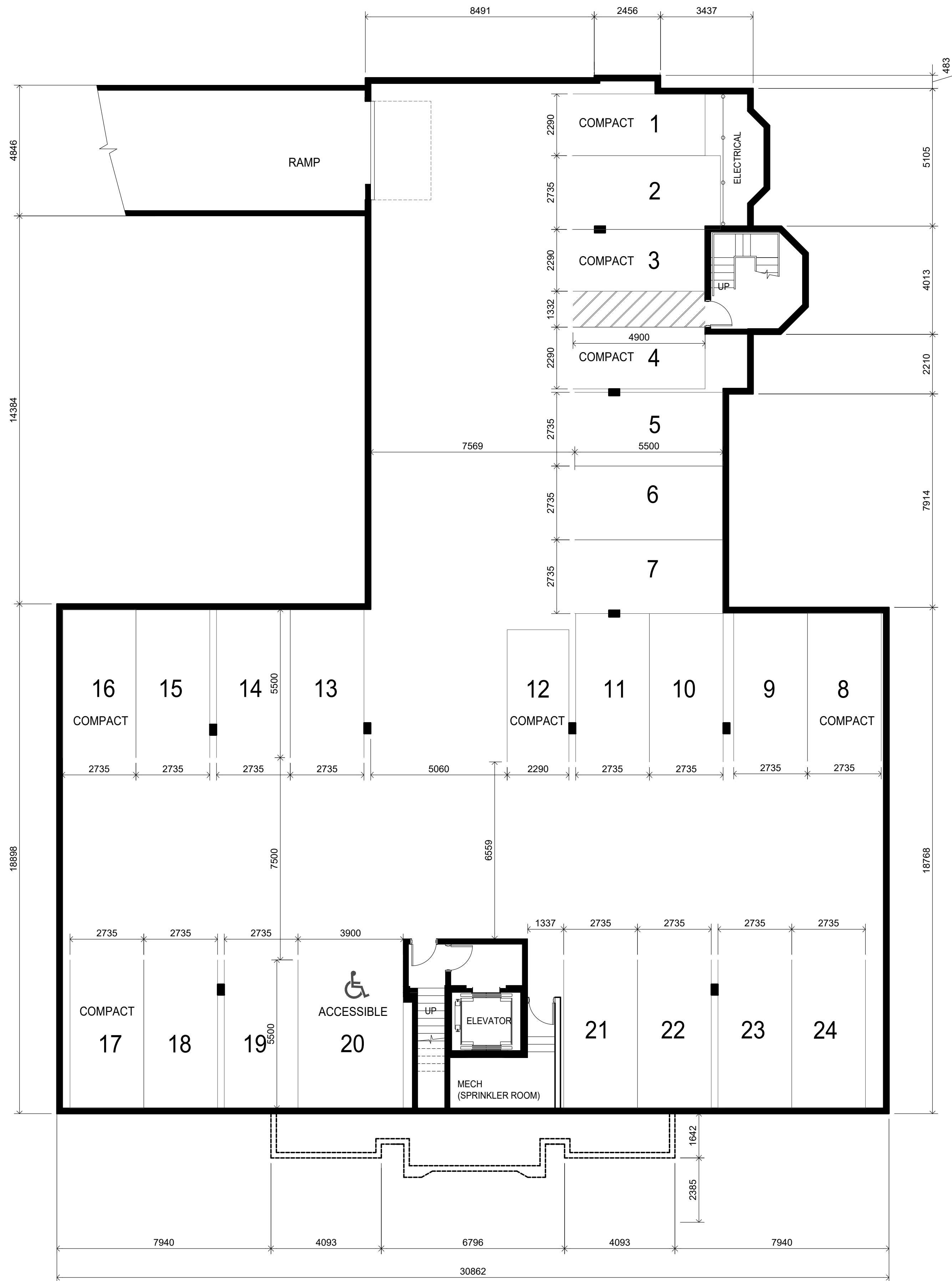
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SITE PLAN & SITE DATA / ZONING REQUIREMENTS

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Revision	Sheet Number	20.06.03

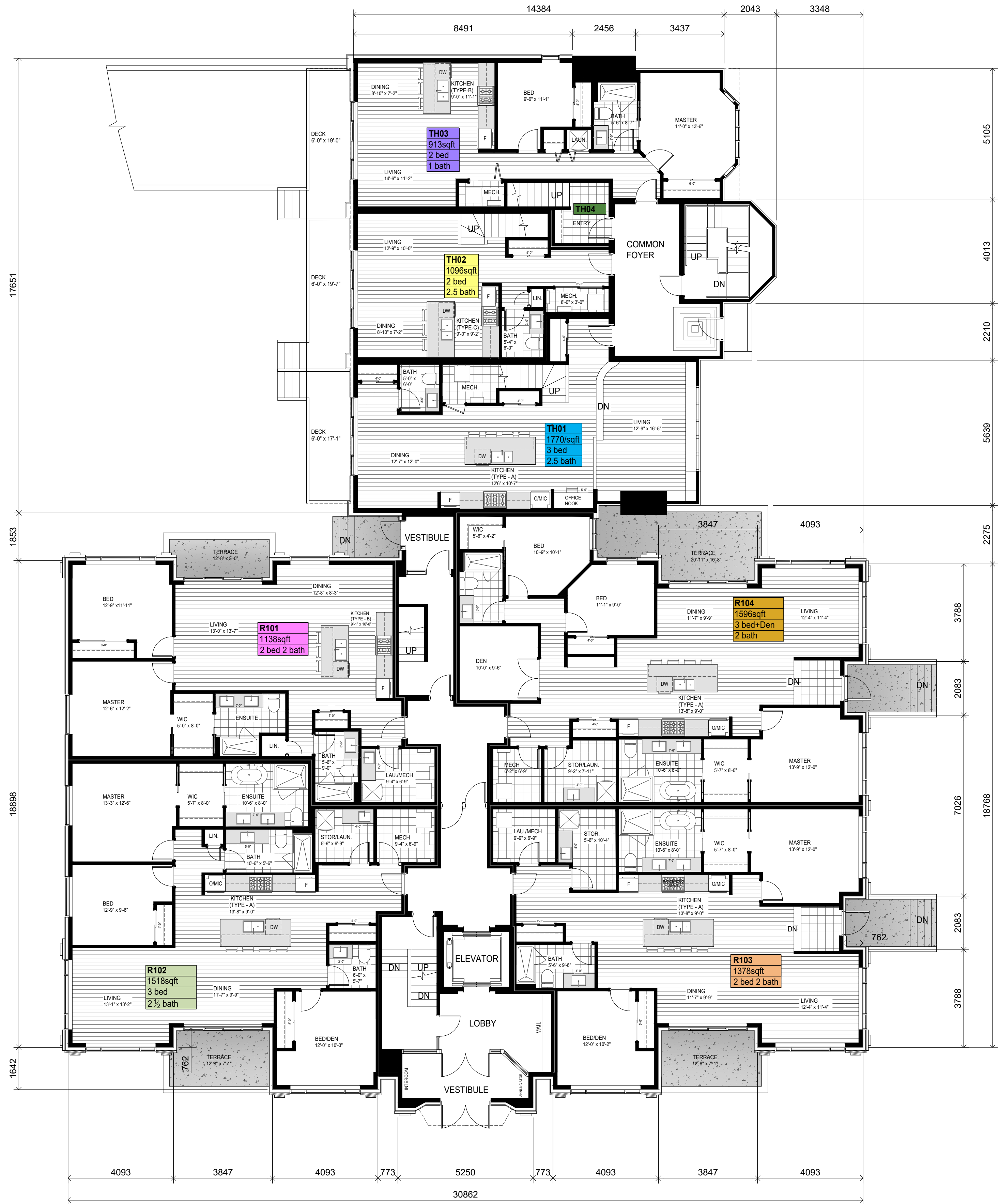
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1 SITE PLAN
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1 PARKADE FLOOR PLAN
1:100



2 MAIN FLOOR PLAN
1:100

REVISIONS PERTAIN TO THE REDUCTION IN SUBDIVISION PROPERTY BEING PURCHASED. SOUTH PROPERTY LINE HAS BEEN BE RELOCATED 910mm NORTH OF WHAT WAS ISSUED IN REV. 0.

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Rev.	Description	Date Y.M.D.
REVISION SCHEDULE		

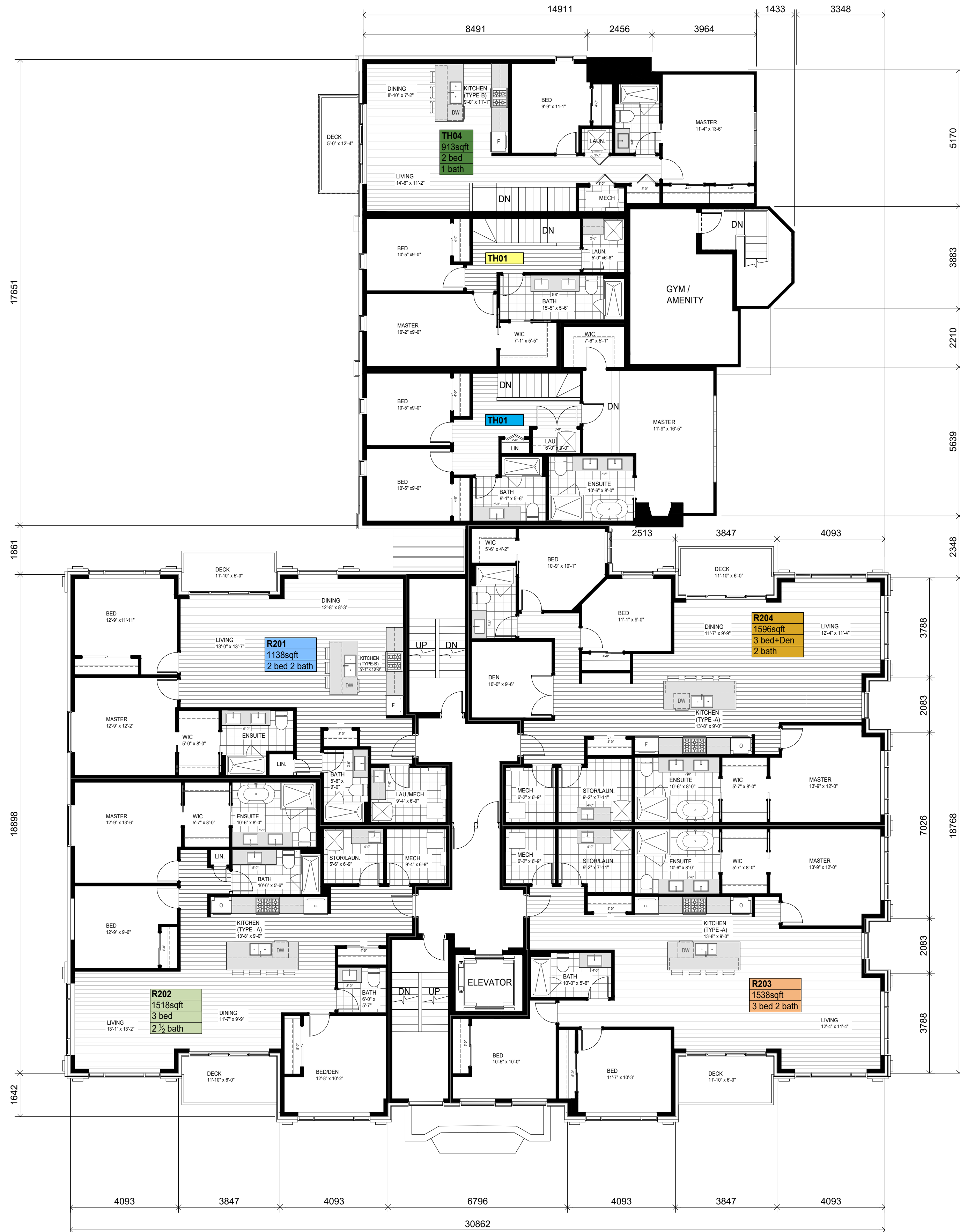
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City
REGINA, SASKATCHEWAN

Sheet Title
PARKADE FLOOR PLAN & MAIN FLOOR PLAN

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Scale	Project No.	Date
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Revision	Sheet Number	

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1 SECOND FLOOR PLAN
1:100



2 THIRD FLOOR / ROOF PLAN
1:100

REVISIONS PERTAIN TO THE REDUCTION IN SUBDIVISION PROPERTY BEING PURCHASED. SOUTH PROPERTY LINE HAS BEEN BE RELOCATED 910mm NORTH OF WHAT WAS ISSUED IN REV. 0.

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0	ISSUED FOR DEVELOPMENT PERMIT	2020-06-03
Rev.	Description	Date Y.M.D.
REVISION SCHEDULE		

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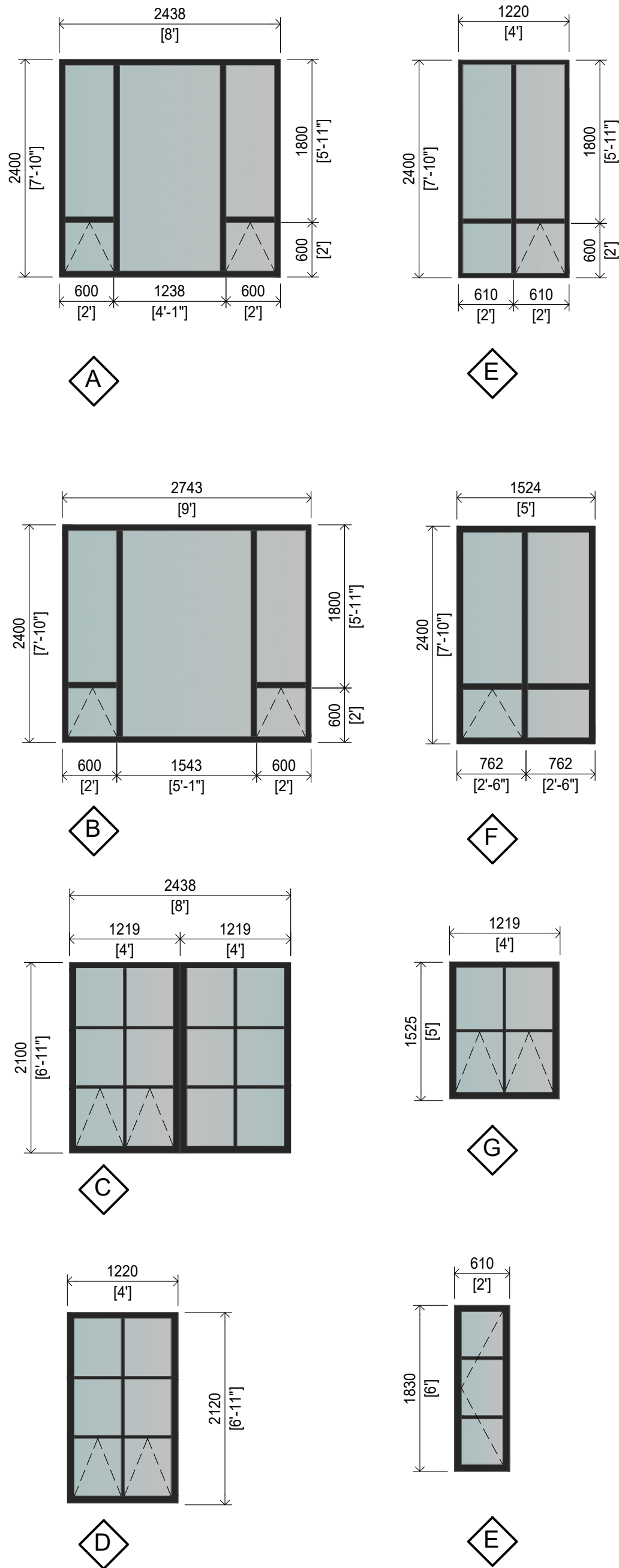
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THIRD FLOOR PLAN**

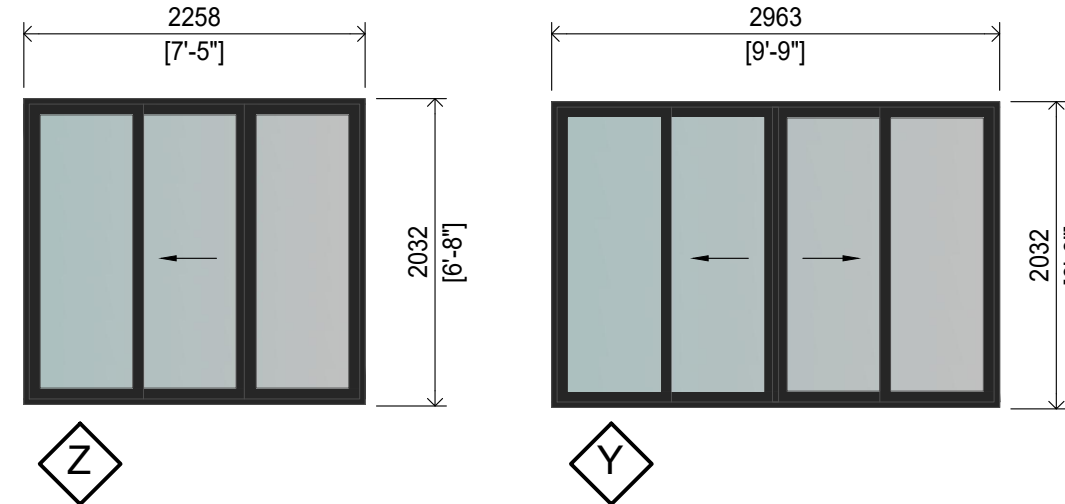
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Revision	Sheet Number	

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GLAZING SCHEDULE



PATIO DOOR SCHEDULE



T/O PARAPET
1010.100m
T/O ROOF
109.663m

T/O THIRD FLOOR
106.442m

T/O SECOND FLOOR
103.221m

T/O MAIN FLOOR
100.000m
T/O SIDEWALK
99.100m



1 EAST ELEVATION (ALBERT ST.)
1:100

T/O PARAPET
1010.100m
T/O ROOF
109.663m

T/O THIRD FLOOR
106.442m

T/O SECOND FLOOR
103.221m

T/O MAIN FLOOR
100.000m
T/O SIDEWALK
99.100m



2 SOUTH ELEVATION (HILL AVE..)
1:100

T/O RIDGE
109.453m

U/S OF CEILING
105.675m

T/O SECOND FLOOR
102.900m

T/O MAIN FLOOR
100.000m
T/O GRADE
99.100m



3 WEST ELEVATION
1:100

T/O PARAPET
1010.100m
T/O ROOF
109.663m

T/O THIRD FLOOR
106.442m

T/O SECOND FLOOR
103.221m

T/O MAIN FLOOR
100.000m
T/O SIDEWALK
99.100m

- NEW CONSTRUCTION
- 1 90 TYNDALL STONE VENEER
 - 2 STONE VENEER BASE
 - 3 EXPOSED CONCRETE WALL & STAIRS
 - 4 ACRYLIC STUCCO - CREAM
 - 5 PREFORMED CORNICE ACRYLIC STUCCO - CREAM
 - 6 PRE-FINISHED METAL SIDING - MATT BLACK
 - 7 PRE-FINISHED METAL BREAK SHAPES - MATT BLACK
 - 8 ROD IRON HANDRAIL
- RESTORATION
- A RE-POINT EXISTING BRICK VENEER
 - B RESTORE AND PAINT EXISTING STUCCO - TO MATCH EXISTING
 - C RESTORE AND PAINT EXISTING HALF TIMBER TRIM - TO MATCH EXISTING
 - D RESTORE AND PAINT EXISTING FACIA, RAFTER TAILS, EAVE TROUGHS AND SOFFIT.
 - E NEW CEDAR SHAKE ROOFING
- RESTORE EXISTING WINDOWS

REVISIONS PERTAIN TO THE REDUCTION IN SUBDIVISION PROPERTY BEING PURCHASED. SOUTH PROPERTY LINE HAS BEEN BE RELOCATED 910mm NORTH OF WHAT WAS ISSUED IN REV. 0.

Rev.	Description	Date Y.M.D.
0	ISSUED FOR DEV. PERMIT REVISIONS	2020-07-21
0	ISSUED FOR DEVELOPMENT PERMIT	2020-06-03
REVISION SCHEDULE		

Project Name
3160 ALBERT STREET REVITALIZATION

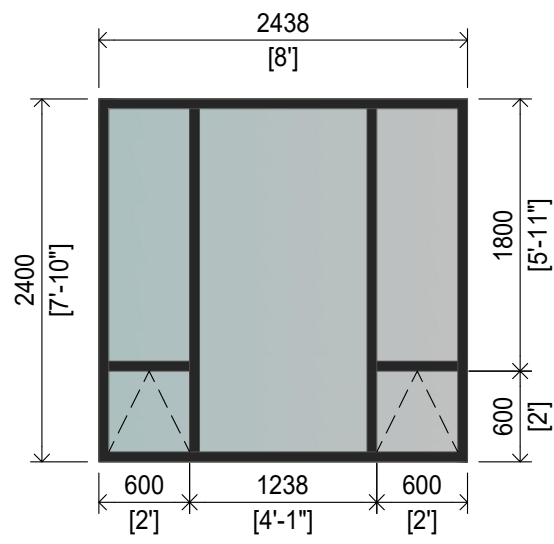
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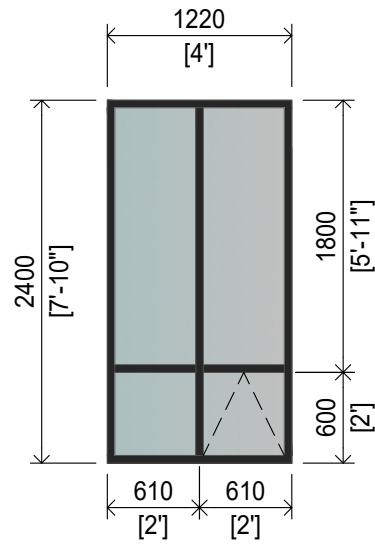
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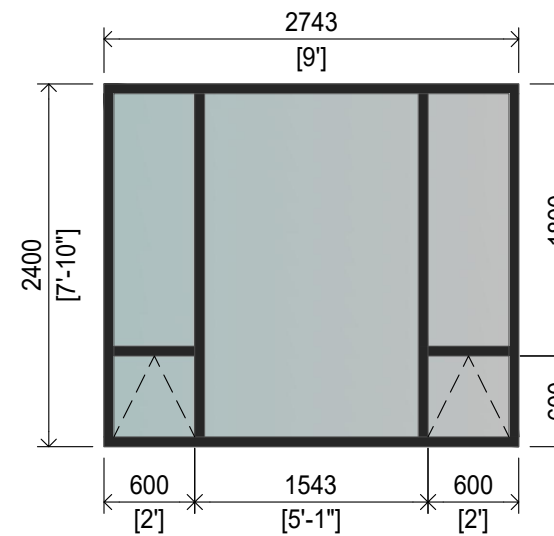
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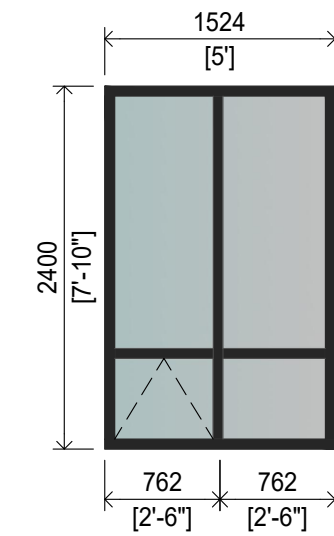
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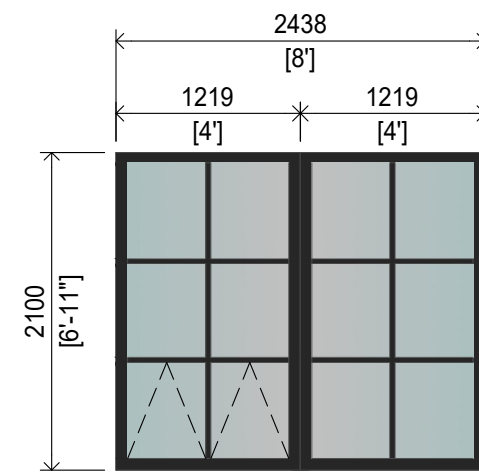
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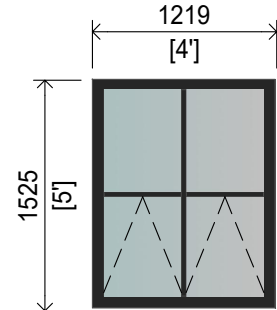
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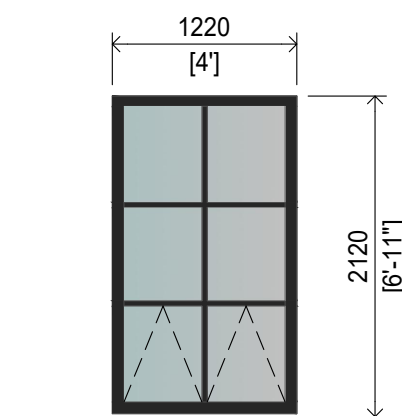
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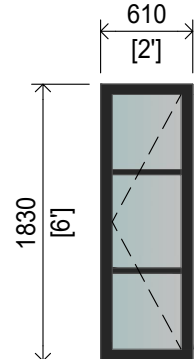
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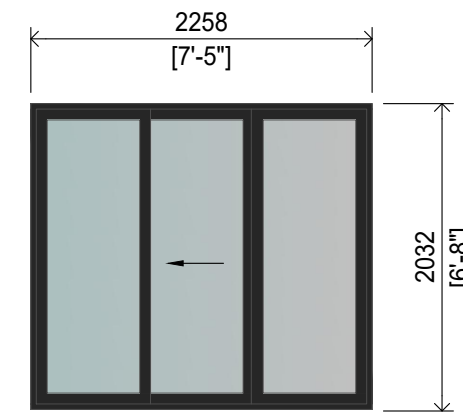


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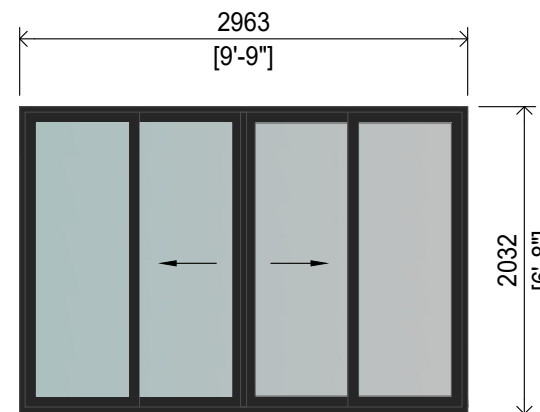


E

PATIO DOOR SCHEDULE



Z



Y

T/O PARAPET
1010.100m
T/O ROOF
109.663m

T/O THIRD FLOOR
106.442m

T/O SECOND FLOOR
103.221m

T/O MAIN FLOOR
100.000m
T/O SIDEWALK
99.100m

T/O PARAPET
1010.100m
T/O ROOF
109.663m

T/O THIRD FLOOR
106.442m

T/O SECOND FLOOR
103.221m

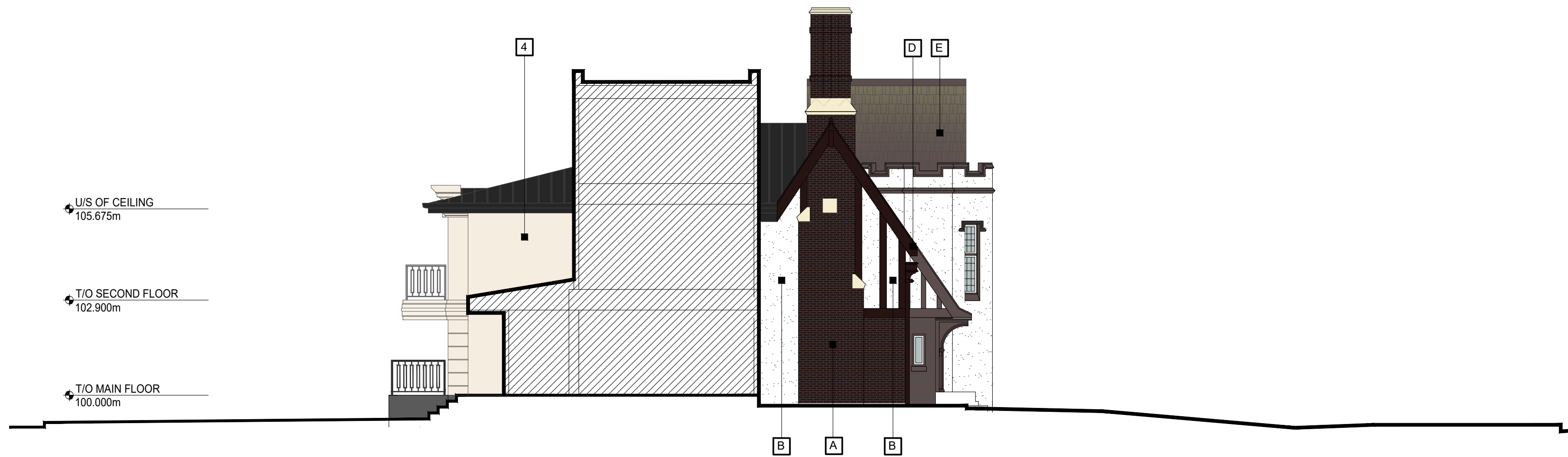
T/O MAIN FLOOR
100.000m
T/O SIDEWALK
99.100m

T/O GRADE
99.700m

U/S OF CEILING
105.675m

T/O SECOND FLOOR
102.900m

T/O MAIN FLOOR
100.000m



1 ELEVATION
1:100



2 NORTH ELEVATION
1:100



3 NORTH ELEVATION at RESIDENCES
1:100

NEW CONSTRUCTION

- 1 90 TYNDALL STONE VENEER
- 2 STONE VENEER BASE
- 3 EXPOSED CONCRETE WALL & STAIRS
- 4 ACRYLIC STUCCO - CREAM
- 5 PREFORMED CORNICE ACRYLIC STUCCO - CREAM
- 6 PRE-FINISHED METAL SIDING - MATT BLACK
- 7 PRE-FINISHED METAL BREAK SHAPES - MATT BLACK
- 8 ROD IRON HANDRAIL

RESTORATION

- A RE-POINT EXISTING BRICK VENEER
- B RESTORE AND PAINT EXISTING STUCCO - TO MATCH EXSITNG
- C RESTORE AND PAINT EXISTING HALF TIMBER TRIM - TO MATCH EXISTING
- D RESTORE AND PAINT EXISTING FACIA, RAFTER TAILS, EAVE TROUGHS AND SOFFIT.
- E NEW CEDAR SHAKE ROOFING
- RESTORE EXISTING WINDOWS

REVISIONS PERTAIN TO THE REDUCTION IN SUBDIVISION PROPERTY BEING PURCHASED. SOUTH PROPERTY LINE HAS BEEN BE RELOCATED 910mm NORTH OF WHAT WAS ISSUED IN REV. 0.

ISSUED FOR DEV. PERMIT REVISIONS 2020-07-21
0 ISSUED FOR DEVELOPMENT PERMIT 2020-06-03

Rev.	Description	Date Y.M.D.
0	ISSUED FOR DEVELOPMENT PERMIT	2020-06-03

REVISION SCHEDULE

Project Name
**3160 ALBERT STREET
REVITALIZATION**

City
REGINA, SASKATCHEWAN

Sheet Title
EXTERIOR ELEVATIONS

Drawn By Checked By Designed By

Scale Project No. Date
1 : 100 20.06.03

Revision Sheet Number

0 **3.2**

Public Consultation Summary**Total Responses**

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	600	<ul style="list-style-type: none"> • Density is too high • Traffic and pedestrian safety/ Alley is not suitable for an access. • Loss of heritage property/ more of the heritage building should be restored • Moving the structure is unnecessarily risky to the heritage property. • The building is too tall • Loss of mature trees on the property • Negative impact on surrounding property value • Loss of privacy of surrounding properties • Development does not fit the neighbourhood historical character • This will set a precedence for other rezoning applications in the neighbourhood. • The right of way should not be closed only to facilitate a development. • The neighbourhood is low density residential and a higher density does not fit. • There will be too many vehicles parked in the neighbourhood. • City should not have considered the proposal when it does not conform to heritage requirements.
<i>Accept if many features were different</i>	20	<ul style="list-style-type: none"> • Reduce the number of units • There should be more heritage structure maintained on the property. • Three storey apartment does not fit the area. • Addition does not match the existing Tudor style
<i>Accept if one or more features were different</i>	19	<ul style="list-style-type: none"> • Architectural style needs to match the neighbourhood. • There should be less parking from the alley. • 16 units is too many. • Site should be redeveloped in some way as the house is not in good repair and is neglected. • There will be too many garbage and recycling containers in the alley
<i>I support this proposal</i>	1171	<ul style="list-style-type: none"> • House is run down, so it's good there is investment in it. Unlikely anyone will want to reinvest in a single detached home here.

		<ul style="list-style-type: none"> • Good for higher density to use the infrastructure and pay taxes, discourage urban sprawl. • Good mix of old and new in the design • Units will bring younger population or empty nesters to the area • City should not tell owners what they can do on their property. • It's good to allow flexibility for heritage properties, encourages others to invest in heritage • It's unlikely that anyone will want to invest to restore the single detached home,
<i>Other</i>	10	

Responses with Contact Information

Response	Number of Responses
Completely opposed	414
Accept if many features were different	13
Accept if one or more features were different	6
I support this proposal	274
Other	<u>7</u>

Anonymous Responses

Response	Number of Responses
Completely opposed	185
Accept if many features were different	7
Accept if one or more features were different	13
I support this proposal	897
Other	3

1. The proposed density is too high.

Administration's Response:

Strictly based on zoning requirements a site of this size may be subdivided into three lots, and each developed into a single detached dwelling with a secondary suite for a total of six units. Therefore, the proposed development of 16 units proposes ten units more than could hypothetically be developed on a site of this size in the neighbourhood. Based on the requirements of the R1 – Residential Detached Zone. The proposed increase in density is a fundamental aspect of the proposal, which the Administration does not support. The density relates to the proposed additions to the heritage building, traffic impact, servicing, zoning, and policy related issues. No servicing issues related issues were identified in the review.

2. Traffic and pedestrian safety; the alley is not suitable for vehicle access.

Administration's response:

The proposed development is not of a scale that would require a traffic impact assessment. The Administration, using industry standards, would estimate two vehicle trips per day, to a total of 34 vehicle trips associated with the development. There would be no need to assess traffic signal changes or require changes to infrastructure to accommodate the development.

The Administration agrees that the lane is unusually narrow, likely because lots on the block are large, and most use front vehicle access. There is very little opportunity in the alley for vehicles to pass or pull over to give way to an oncoming vehicle, which may occur from time to time. If Council wishes to approve the development, Administration would recommend that pavement width of the alley be widened behind the subject property and surface parking be reconfigured to allow additional space for vehicle passage. If necessary, the alley may also be posted with one-way signage to avoid vehicle conflicts.

3. Loss of heritage property; the property should be restored not redeveloped. Lifting and moving the historical structure is unnecessarily risky.

Administration's Response:

The proposal has been reviewed in accordance with the Standards and Guidelines and heritage policies, and the Administration is not supportive. While full restoration of a property may be an ideal outcome from some perspectives, it may not always be possible. Changes to historic properties, such as additions, or adaptive re-use are allowable, but must conform to the Standards and Guidelines and other development policies to be permitted.

Administration does not support the applicant's approach to redevelopment, which includes partial demolition and removal of roof structures, lifting the remaining historical structure to a new location on the lot, and combining with building additions, as it does not represent a minimalist approach to heritage conservation. However, if Council agrees to the application, an engineer's report would be accompanied with the building and demolition permits to ensure there is a plan to ensure the structure remains intact.

4. The height of the building is too high.

Administration's Response:

An assessment of the height of the building is provided in the discussion section of the report.

5. Loss of mature trees on the property.

Administration's Response:

The City's Urban Forestry Branch commented that no City trees would be lost from this development. There is no requirement to maintain existing trees on site; however, protection

of existing trees would be encouraged. Landscape requirements may be fulfilled by a combination of newly planted or existing trees. The development would maintain a relatively high percentage of landscaped area. The Zoning Bylaw requires 15 percent of the site to be landscaped whereas approximately 24 percent is proposed.

6. There would be negative impact on property values as a result of this development.

Administration's Response:

Administration is not aware of any evidence that concludes that there will a negative impact on surrounding property values. The impact of the development on property values cannot be conclusively determined in advance and will be influenced by the resulting actions and perceptions of surrounding property owners and prospective purchasers.

7. Development does not fit the historical character of the neighbourhood.

Administration's Response:

As noted in the report the Administration agrees that the development does not suit the character of the neighbourhood and the historical requirements of the site and has a significant impact on the designation bylaw outside of "minimal intervention".

8. This will set a precedence for other rezoning applications in the neighbourhood.

Administration's Response:

This application considers rezoning of only this property. The decision will be based on the circumstances and information apparent to Council, and particular to the proposal on this property. Policy pertaining to increased residential density in the neighbourhood is not changing with this application. If any other applications are submitted for other properties they will be considered individually and within their own context.

9. The right of way should not be closed only to facilitate a development.

Administration's Response:

From time to time the City is approached to close portions of right of ways to consolidate with adjacent properties. These requests are considered on a case by case basis. A property owner interested in purchasing land is required to put up a non-refundable deposit, and a technical review is conducted to determine if the City has a need for the right of way. Sometimes there may be future infrastructure needs or there could be infrastructure within the right of way that needs to be protected, in which case the City would not sell the land. If there are no technical concerns then an application is formally submitted for review. Ultimately it is City Council's decision to close and sell the right of way or not. If it is confirmed through the review process that there is no need to maintain the right of way and deemed surplus to the City's needs, then Council typically closes it the right of way and it is consolidated with adjacent properties.

10. There will be too many vehicles parked in the neighbourhood.

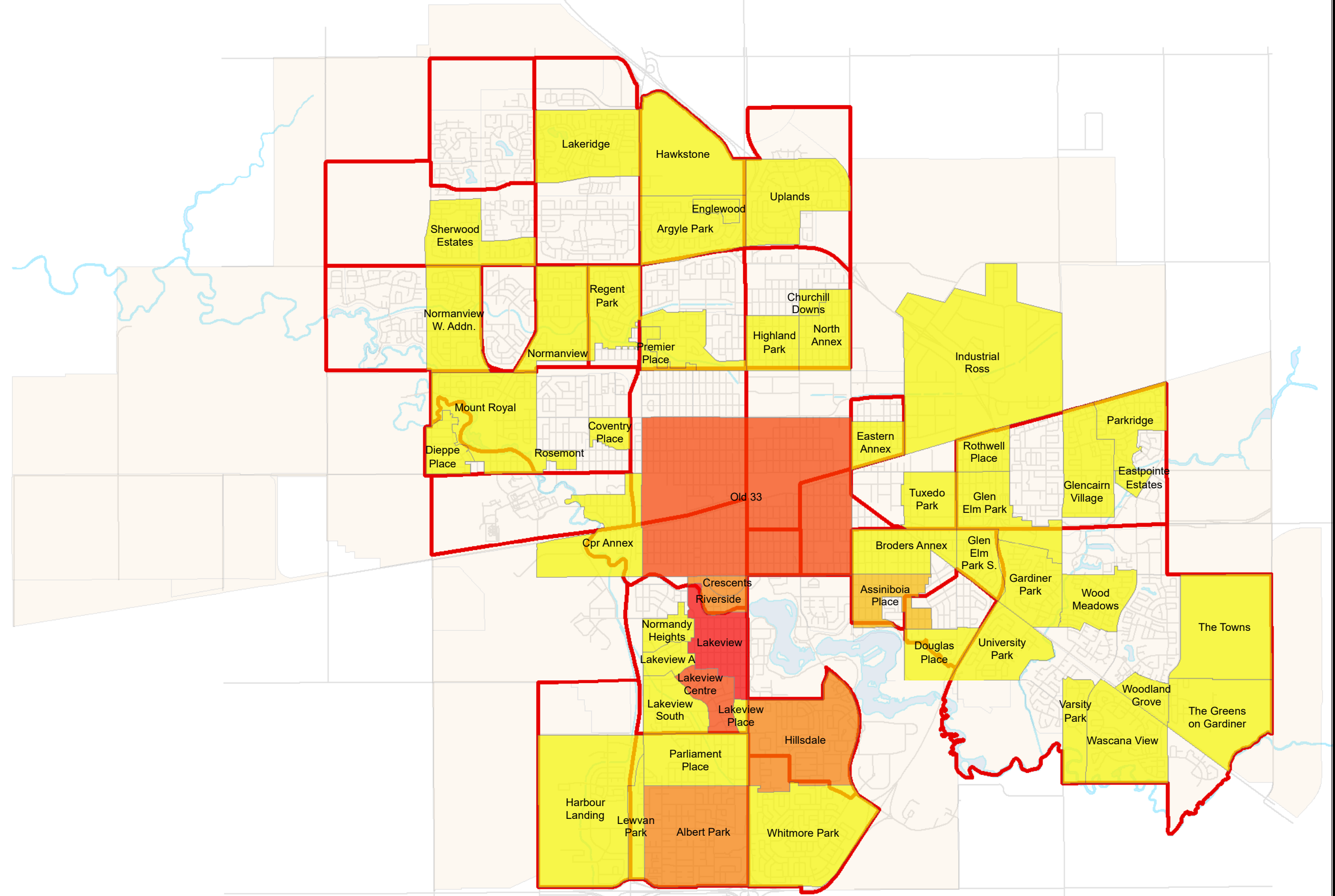
Administration's response:

The proposal includes space for up to two vehicles per dwelling unit, which is double the City's requirement. However, some parking space may be lost if the proposal is approved and the rear surface parking lot is required to be reconfigured. On-street parking would be permitted along the north side of Hill Avenue, providing spaces for eight or nine vehicles. Parking is not permitted on Albert Street and most of the parking lane on the south side of Hill Avenue is restricted.

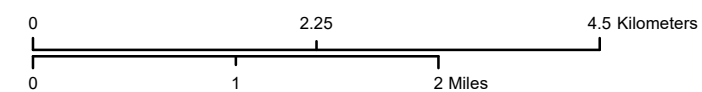
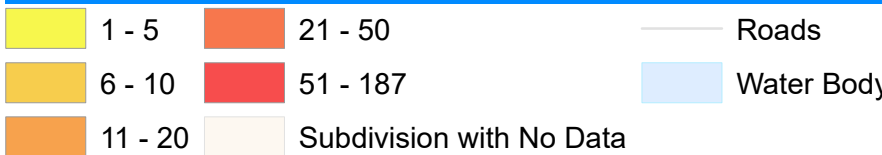
11. The City should not have considered the proposal when it does not conform to heritage requirements.

Since the Contract Zone amendment is required before the development may proceed, the heritage review is integral to the rezoning review. Any application for rezoning submitted in its complete form must follow the standard process and will be ultimately decided on by Council. It would not have been appropriate for Administration to reject the rezoning application based on concerns regarding heritage development. Property owners have an opportunity to apply for changes to bylaws that impact their property. Accepting an application for review does not mean that Administration supports the proposal. Administration's role is to evaluate a proposal through the review process and to provide a recommendation to Council.

Cook House - Completely Opposed	
Subdivision Name	Number of Response
Albert Park	14
Argyle Park	1
Assiniboia Place	6
Broders Annex	3
Churchill Downs	1
Coventry Place	1
Cpr Annex	1
Crescents	14
Dieppe Place	1
Douglas Place	2
Eastern Annex	3
Eastpointe Estates	1
Englewood	1
Gardiner Park	4
Glen Elm Park	1
Glen Elm Park S.	4
Glencairn Village	1
Harbour Landing	4
Hawkstone	1
Highland Park	1
Hillsdale	11
Industrial Ross	1
Lakeridge	1
Lakeview	187
Lakeview A	4
Lakeview Centre	25
Lakeview Place	1
Lakeview South	3
Lewvan Park	1
Mount Royal	1
Normandy Heights	3
Normanview	1
Normanview W. Addn.	2
North Annex	1
Old 33	31
Parkridge	2
Parliament Place	4
Premier Place	1
Regent Park	1
Riverside	12
Rosemont	1
Rothwell Place	1
Sherwood Estates	1
The Greens on Gardiner	1
The Towns	1
Tuxedo Park	1
University Park	1
Uplands	2
Varsity Park	1
Wascana View	3
Whitmore Park	5
Wood Meadows	3
Woodland Grove	1



LEGEND



LOCATION MAP

COOK HOUSE
COMPLETELY OPPOSED

Sustainable Infrastructure

City of Regina | **REGINA**
Infinite Horizons

BYLAW NO. 2019-7

BYLAW TO DESIGNATE
THE COOK RESIDENCE AT 3160 ALBERT STREET
AS MUNICIPAL HERITAGE PROPERTY

WHEREAS section 11 and 12 of *The Heritage Property Act* authorize City Council to enact bylaws to designate real property, including all buildings, features and structures thereon, to be of heritage value and to establish guidelines and controls to preserve and develop the heritage characteristics of designated property; and

WHEREAS City Council has determined that the property known as the “Cook Residence” and located at 3160 Albert Street, Regina, Saskatchewan is a site of architectural, historical, cultural and aesthetic value; and

WHEREAS not less than thirty (30) days prior to consideration of this bylaw, City Council has:

- a. Served a Notice of Intention on the Registrar of Heritage Property and all owners of property included in the proposed bylaw;
- b. Published a Notice of Intention in at least one issue of a newspaper in general circulation in the municipality; and
- c. Registered an interest in the Land Titles Registry against all titles for the parcels of land included in the proposed bylaw; and

THEREFORE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 **Designation.** The real property commonly known as the “Cook Residence” located at 3160 Albert Street, Regina, Saskatchewan, situate on lands legally described as:

Surface Parcel #109501736

Reference Land Description: Lot 5, Blk/Par 631, Plan No. AP3598, Ext. 0

is hereby designated as Municipal Heritage Property.

- 2 **Reasons for Designation.** The reasons for designation as Municipal Heritage Property are as follows:

- a. The residence is valued as an exceptional and highly intact example of a Tudor Revival style dwelling as illustrated by such elements as exterior masonry cladding, half-timbering on the upper floor, intersecting and steeply pitched

Approved as to form this _____ day of _____, 20____.

City Solicitor

gable roof lines, irregular window patterns, jettied upper storey, ornamental chimneys, and an impressive crenelated tower concealing an interior spiral staircase.

- b. The residence is valued as a significant representation of the suburban residential development in Regina's Lakeview neighbourhood during the Interwar period, just prior to the start of the Great Depression. The property is also valued for its estate-like residential character on Albert Street.
- c. The residence is further valued as a home designed by the noteworthy Regina architectural firm of William G. Van Edmond & Stanley E. Storey and stands as one of the most impressive examples of their residential work.

3 **Character Defining Elements.** The designations set forth in section 1 shall apply specifically to the exterior of the building and include, but are not limited to, the following character defining elements which embody the heritage value of the building, such as:

- a. Location in the Lakeview neighbourhood on the corner of Albert Street and Hill Avenue across the street from the legislative building and grounds.
- b. Sitting on a roughly square corner lot with a generous setback from the street.
- c. Residential form, scale, and massing as expressed by its: two-storey height with full basement irregular plan; multiple gable rooflines; two-storey flat roof tower; and one-storey gabled sunroom projection on south side of house.
- d. Wood frame construction including: concrete foundation; Fort William tapestry brick veneer with cream mortar; stucco cladding; and half-timbering.
- e. Tudor Revival style elements such as: brick and stucco exterior; decorative wood half-timbering; jettied upper storey supported by decorative wood brackets; multiple gable roof lines; small gable dormer on front façade created by intersecting gable rooflines; steeply pitched roofs with low eaves; open soffits with exposed rafter tails; pointed wooden bargeboards with drop wood finials in the gable peaks; narrow multi-assembly multi-light leaded glass windows; leaded glass transoms; recessed front entryway under eave of gable roof; built-up cornerboards on sunroom; brick window sills; tower with crenelated parapet; and twisted, multi-flue chimneys.

- f. Windows including: single assembly leaded glass window in ridge dormer; single assembly leaded glass windows, single assembly leaded glass windows with leaded glass transoms and prominent drip moulds; triple assembly leaded glass casement windows; triple assembly leaded glass casement windows with leaded glass transoms; and a bay window with leaded glass casement windows and leaded glass transom windows.
- g. Front entryway featuring: Tyndall stone door surround and steps; canopy formed by gabled main roof with closed tongue and groove soffit; decorative wood brackets; engaged wood post; and original oak front door with strap hinges and hardware.
- h. Chimneys including: two external brick chimneys and Tyndall stone caps, cast iron bracket, multiple twisted flues and concrete pots.
- i. Other elements such as the glass bottle bottoms installed in the rear gable peaks.

4 **Guidelines and Control.**

- a. Subject to subsection 4b, no person shall alter, restore, repair, disturb, transport, add to, move in any way, in whole or part, or remove any fixtures from the designated property, without the written approval of the Council of the City of Regina.
- b. The Council delegates to the Director of Planning & Development Services. Or his/her delegate, 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*.

5 *Bylaw No. 8912, commonly referred to as The Heritage Holding Bylaw, is amended by deleting from Schedule “A” thereof reference to Item 2.8 (R.H. Cook Residence, 3160 Albert Street) upon designation.*

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

READ A FIRST TIME THIS 28th DAY OF October 2019.

READ A SECOND TIME THIS 28th DAY OF October 2019.

READ A THIRD TIME AND PASSED THIS 28th DAY OF October 2019.

M. FOUGERE

Mayor

J. NICOL

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2019-7

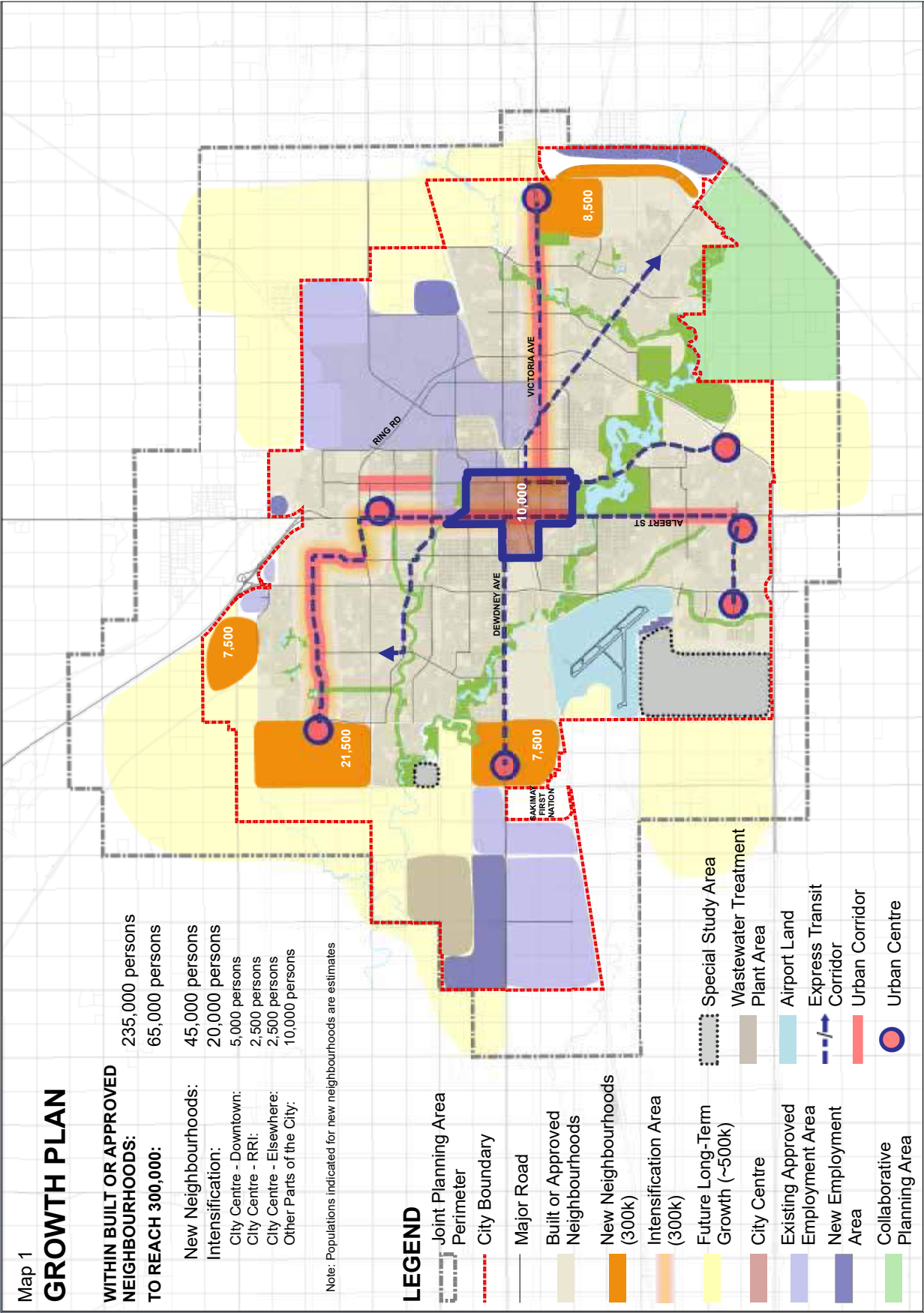
BYLAW TO DESIGNATE THE COOK RESIDENCE AT 3160 ALBERT STREET AS MUNICIPAL HERITAGE PROPERTY

PURPOSE:	<p>To designate as Municipal Heritage Property the property known as the R.H. Cook Residence, located at 3160 Albert Street, Regina, Saskatchewan.</p> <p>The bylaw also deletes reference to the property from <i>Bylaw No. 8912</i>, commonly referred to as The Heritage Holding Bylaw.</p>
ABSTRACT:	<p>The bylaw designates the property known as the R.H. Cook Residence, located at 3160 Albert Street, Regina, Saskatchewan, as Municipal Heritage Property and will apply specifically to the identified components of the exterior of the building.</p>
STATUTORY AUTHORITY:	<p>Section 11 and 12 of <i>The Heritage Property Act</i>.</p>
MINISTER'S APPROVAL:	<p>Not required.</p>
PUBLIC HEARING:	<p>Not required as no objections to the proposed designation were received pursuant to section 13 of <i>The Heritage Property Act</i>.</p>
PUBLIC NOTICE:	<p>Required, pursuant to subsection 11(2) of <i>The Heritage Property Act</i>.</p>
REFERENCE:	<p>Regina Planning Commission, January 9, 2019, RPC19-4. City Council Meetings January 28, 2019, CR19-4, March 25, 2019, September 30, 2019, CM19.14</p>
AMENDS/REPEALS:	<p>Amends <i>Bylaw No. 8912</i> (The Heritage Holding Bylaw).</p>
CLASSIFICATION:	<p>Regulatory</p>
INITIATING DIVISION:	<p>City Planning and Community Development</p>
INITIATING DEPARTMENT:	<p>Planning & Development Services</p>

<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <p>REG'D PLAN 3 NO. AP3598</p> <hr/> <p>PLAN NO. 12 101227519</p> <p>631</p> <hr/> <p>REG'D PLAN 4 NO. AP3598</p> <hr/> <p>REG'D PLAN 1 NO. AP3598</p> </div> <div style="width: 60%;"> <p style="text-align: center;">631 21</p> <p style="text-align: center;">HILL AVENUE</p> <p style="text-align: center;">ALBERT STREET</p> </div> </div>	<div style="border: 1px solid black; padding: 5px;"> <p>PLAN SHOWING</p> <p>PLAN OF PROPOSED SUBDIVISION</p> <p>OF ALL OF</p> <p>LOT 5, BLOCK 631, REG'D PLAN No. AP3598</p> <p>AND PART OF</p> <p>HILL AVENUE, REG'D PLAN No. P1652</p> <p>SE1/4 SEC 13, TWP 17, RGE 20, W2 Mer</p> <p>REGINA, SASKATCHEWAN</p> <p>2020</p> <p>SCALE = 1: 500</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>LANDOWNER: LOT 5, BLOCK 631, REG'D PLAN NO. AP3598</p> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <p>Adriana Gourgaris</p> </div> <div style="width: 45%;"> <p>Carmen Lien</p> </div> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 60%; border: 1px solid black; padding: 5px;"> <p>CITY OF REGINA APPROVAL</p> <p>THE SUBDIVISION PROPOSED HEREIN OUTLINED IN A BOLD DASHED LINE IS APPROVED UNDER THE PROVISIONS OF BYLAW NO. 7748-LA-B84 OF THE CITY OF REGINA.</p> <p>DATED THIS ____ DAY OF _____ A.D. 20__.</p> <p>_____ CITY CLERK</p> </div> <div style="width: 35%; border: 1px solid black; padding: 5px;"> <p>LANDOWNER: PORTION OF HILL AVENUE</p> <div style="text-align: center; margin-top: 10px;"> <p>City of Regina Acting City Clerk</p> </div> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 60%; border: 1px solid black; padding: 5px;"> <p>NOTES</p> <ul style="list-style-type: none"> - MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF. - SOME MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM THE FINAL PLAN OF SURVEY BY AS MUCH AS 1.0 METRES. - PORTION TO BE APPROVED IS OUTLINED WITH A BOLD DASHED LINE AND CONTAINS 0.20 ha (0.48 ac) </div> <div style="width: 35%; border: 1px solid black; padding: 5px;"> <p>SURVEYORS CERTIFICATION</p> <p>August 5, 2020 Date</p> <div style="text-align: center; margin-top: 10px;"> <p>Saskatchewan Land Surveyor</p> </div> <div style="text-align: center; margin-top: 10px;"> </div> </div> </div>
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MIDWEST SURVEYS INC.
405 MAXWELL CRESCENT
REGINA, SK
S4N 5X9
TEL: 306-525-8706

No.	DATE	REVISION / ISSUED	JOB No.	PAGE 1 OF 1
0	August 5, 2020	Plan Issued	RC-0137-20	0
SURVEYED BY: KP		CALCD BY: DS	DRAWN BY: DS	REVISION RC-0137-20



MAP 8: CULTURAL RESOURCES

