

June 25, 2018

To: His Worship the Mayor
And Members of City Council

Re: Regina Planning Commission: Heritage Designation Application (18-H-01) Louis
Residence (1431 Victoria Avenue)

RECOMMENDATION

RECOMMENDATION OF THE REGINA PLANNING COMMISSION – JUNE 6, 2018

1. That the designation of the Louis Residence located at 1431 Victoria Avenue, being Lot 3, Block 360, Plan No. Old 33, Ext 0 & Lot 44, Block 360, Plan No. 101189998, Extension 5, as Municipal Heritage Property be approved.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. Designate the subject property as Municipal Heritage Property.
 - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
 - c. Provide that any subsequent alterations to the property be consistent with the “Standards and Guidelines for the Conservation of Historic Places in Canada.”
3. That the City Solicitor be instructed to prepare the necessary bylaw to amend Schedule A of the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* (commonly known as the Heritage Holding Bylaw) to remove the property listed as Item 6.26 (Louis Residence), upon designation.

REGINA PLANNING COMMISSION – JUNE 6, 2018

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

Recommendation #4 does not require City Council approval.

Councillors: Bob Hawkins, Mike O'Donnell (Chairperson) and Barbara Young; Commissioners: David Bale, Frank Bojkovsky, Simon Kostic, Andre Kroeger, Adrienne Hagen Lyster, Robert Porter and Steve Tunison were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on June 6, 2018, considered the following report from the Administration:

RECOMMENDATION

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2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. Designate the subject property as Municipal Heritage Property.
 - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
 - c. Provide that any subsequent alterations to the property be consistent with the “Standards and Guidelines for the Conservation of Historic Places in Canada.”
3. That the City Solicitor be instructed to prepare the necessary bylaw to amend Schedule A of the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* (commonly known as the Heritage Holding Bylaw) to remove the property listed as Item 6.26 (Louis Residence), upon designation.
4. That this report be forwarded to the June 25, 2018 meeting of City Council for approval, to allow sufficient time for service of the required notice of intention to pass the necessary bylaw and for advertising the required public notice for the respective bylaw.

CONCLUSION

The Administration has received an application to designate the Louis Residence, as a Municipal Heritage Property. The building is of architectural and historical value for the following:

- Location, set back on a raised, north-facing site in Regina’s Heritage neighbourhood.
- Residential form, scale and massing as expressed by its asymmetrical design; one and one-half storey height; full basement; side-gabled roof and projecting front entry.
- Storybook design features, including a jerkinhead roofline with open soffits and pointed vergeboards; shed-roofed front wall dormer; a projecting front entry with a steeply-pitched gable roof; recessed niche above entry; stucco cladding; rounded entry arch; concrete front entry stairs with stucco-clad stair cheeks with ashlar pattern, and wrought iron railings; eave brackets; window aprons; and multi-paned window assemblies.
- Variety of original wooden-sash windows, some with original brass hardware, including: double assembly 6-over-15 double hung windows in the Sun Room; 8 and 12-paned casement Palladian windows in the Living Room; 9-paned round windows in the side gables with coloured glass; and 6-over-1 double hung windows at the rear.
- Round-arched, wood-panelled front entry door, with round 9-paned glazed inset.
- Early attached garage at the basement level.

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

BACKGROUND

The Administration has received an application to designate the Louis Residence at 1431 Victoria Avenue as a Municipal Heritage Property. The subject property is listed under Schedule “A” to the Heritage Holding Bylaw as Louis Residence.

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

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

DISCUSSION

Municipal Heritage Designation Application

The applicant/owner of the Louis Residence located at 1431 Victoria Avenue, proposes to designate the property as a Municipal Heritage Property. The Louis Residence is listed as Item 6.26 on Schedule “A” to the Heritage Holding Bylaw.

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

The property is identified in Appendix A-1 and A-2 of this report. In addition, photographs of the building are provided in Appendix A-3.1.

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

The Administration has determined that the Louis Residence, constructed in 1937-38, is of heritage value recognizable for its architectural style and its historic significance. It has a notable contribution to the historic Victoria Avenue streetscape of Regina’s Heritage neighborhood. This

residence is a representation of multicultural Regina that was built and owned by a Chinese Canadian entrepreneur.

RECOMMENDATION IMPLICATIONS

Financial Implications

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

Environmental Implications

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

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

Policy and/or Strategic Implications

The proposal is consistent with the policies contained within Part A of the OCP with respect to:

Section D8: Culture

Goal 1 – Support Cultural Development and Cultural Heritage

Enhance quality of life and strengthen community identity and cohesion through supporting cultural development and cultural heritage

- 10.2 Consider cultural development, cultural resources and the impact of historic places in all areas of municipal planning and decision making.
- 10.3 Identify, evaluate, conserve and protect Cultural Heritage, Historic Places, and cultural resources, including but not limited to Public Arts.
- 10.5 Encourage owners to protect historic places through good stewardship and voluntarily designating their property for listing on Historic Property Register.

Other Implications

According to *The Heritage Property Act*, City Council's decision to designate a property as a Municipal Heritage Property should be based on an assessment of its heritage value. The Administration through its assessment determined that designation of this property has significant heritage value. In undertaking this assessment, the Administration considers the

heritage character defining elements as well as the historical occupancy. The historical and heritage importance of the importance of the subject property is detailed in the Statement of Significance in Appendix A-4.

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

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

The application was circulated to Heritage Regina and the Architectural Heritage Society of Saskatchewan. Heritage Regina responded to the circulation expressing their support on this application. The Administration followed up contact with Architectural Heritage Society of Saskatchewan following circulation of the proposal but was not able to obtain comments prior to the deadline for submission of this report.

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

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

- Served on the registrar and the property owner.
- Published in *The Leader-Post* on May 19, 2018.
- Registered in the Saskatchewan Land Registry against the title(s) for the parcel of land.

DELEGATED AUTHORITY

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

Respectfully submitted,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary