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Presentation to City Council at November 10, 2021 Meeting
Application for Section 24 Approval
1863 Cornwall Street

Brief - Presentation to City Council

1. Harvard Diversified Enterprises Inc. (“**Harvard**”) submits this written brief in support of its request to present at the Council meeting scheduled for November 10, 2021 pursuant to *The Procedure Bylaw*, Bylaw No. 9004. The particulars of presentation are as follows:

<u>Request Being Made:</u>	Approval of Harvard’s Section 24 Application for Demolition of the Burns Hanley Building (1863 Cornwall Street) (the “ Premises ”)
<u>Date of Meeting:</u>	November 10, 2021
<u>Subject/Topic:</u>	Harvard’s Application for Section 24 Approval
<u>Spokesperson:</u>	Rosanne Hill Blaisdell 2000, 1874 Scarth Street Regina, SK S4P 4B3 (306) 777-0600

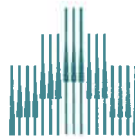
2. Below, Harvard will detail the request it is making and the presentation it will make respecting why that request should be granted.

I. THE DEMOLITION APPLICATION

3. The City considers the Premises a designated heritage property pursuant to *The Heritage Property Act* such that Council approval to demolish the Premises is required by s. 24 of that *Act*.

4. In July 2021, Harvard submitted an application to Council seeking its approval to demolish the Premises (the “**Demolition Application**”). Harvard had received a structural engineer’s report indicating that the Premises were “structurally unsound”, the Premises were “unsafe and should not be occupied for any reason” and there was “a safety risk to people and property outside of the building”.

5. With this report in hand, Harvard sought demolition expeditiously in order to eliminate the risk of potential injury to property and to people.



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II. HARVARD'S REDEVELOPMENT PLAN

6. Harvard acquired the Premises with the intent of consolidating adjacent properties as part of a future development parcel for a new commercial or mixed-use high-rise with active street-front amenities facing Victoria Park. That development requires holding land for some time until the economic growth and market demand would support the development. In the interim, Harvard has submitted a redevelopment plan (the “**Interim Plan**”). As the Interim Plan demonstrated, Harvard is committed to honouring the site’s historical significance, notwithstanding the requested demolition of the Burns Hanley building.

7. The Interim Plan contemplated that Harvard would infill the existing basement and install fencing alongside the existing building frontage. Within this, Harvard would create a small seating area interfacing the street edge of Cornwall Street in which it would:

- a. place greenery and seating
- b. place and display a historic plaque from the Premises at the site;
- c. place that plaque upon a pedestal built from the original exterior brick from the Premises; and
- d. incorporate symbols and art celebrating the Premises’ heritage into the fencing.

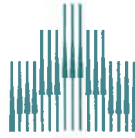
8. Through the Interim Plan, Harvard sought to provide a safe and secure area that is aesthetically appropriate, contributes to the vibrancy of downtown and that is reflective of the heritage significance of the site.

9. Harvard asked that the Interim Plan be approved for a period of five (5) years, with a review to be conducted at the end of that period. At that time, and going forward, Harvard intended to continue honouring the site’s heritage through adaptive re-use of character-defining elements, including the plaque and original exterior brick, and by incorporating symbols and art.

III. COMMUNITY SUPPORT

10. Since Harvard filed its Demolition Application, that Application has received the support of:

- a. Regina Downtown Business Improvement District;
- b. Heritage Regina; and



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- c. A Métis citizen, historian and instructor specializing in Métis Studies at the University of Regina (Russell Fayant) who confirms that while the site is important to Métis people, the building is not.

The Métis Nation - Saskatchewan has not commented on the Demolition Application despite the fact that Harvard reached out to them multiple times for comment.

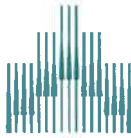
11. City Administration also supports Council approving the Demolition Application. City Planning and Community Development has recommended the approval of the Demolition Application through reports dated September 8 and October 6, 2021.

IV. SUBSEQUENT CONSIDERATION

12. With the recent result of the Regina Planning Commission meeting on October 6th, 2021, whereby the demolition application was recommended for denial to City Council, Harvard has undertaken further investigation and consideration below:

- a. While the roof of the Burns Hanley building can be temporarily repaired for a significant cost along with some rudimentary interim bracing, the building remains structurally unsound and not commercially viable without millions of dollars of investment. Harvard is not in a position to make this kind of investment.
- b. The result would be that the building remains vacant indefinitely, derelict and a haven for vagrancy and unsafe activity. This condition holds true for the Gordon Block on 12th ave.
- c. Harvard proposes instead, that a well designed, activated, programmable L shaped pocket park be built in the place of these two buildings. The Park could accommodate retail kiosks, exercise classes, pop-up movies, music, winterfest activities, indigenous murals and possibly art installations.
- d. Harvard further proposes that small portions of the facades of these buildings be dismantled and stored for future use to be incorporated into redevelopment on the site when such development is commercially viable.

13. If demolition is approved, Harvard will move expeditiously to ensure the safety to persons and property in the area is maintained. It will then proceed to design and create a thoughtful, dynamic, aesthetically appropriate pocket park when there is warmer weather, and will place construction fencing around the Premises in the meantime. That construction fencing will have hoarding displaying and messaging the site's history.



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V. HARVARD'S REQUEST

14. Therefore, Harvard asks that the Council grant its s. 24 application and provide Harvard with approval to proceed to demolish the Premises known as the Burns Hanley Building with the understanding that a demolition application will be forthcoming for the Gordon Block as well.