



Various Properties - Heritage Inventory Removal

Date	November 28, 2023
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC23-33

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Remove the following properties (as shown in Appendix B) from the City's Heritage Inventory:
1927 Athol Street, 2639 McCallum Avenue, 1852 Retallack Street, 2210 Montague Street, 1522 11th Avenue and 2174 Halifax Street.
2. Approve this recommendation at its meeting on December 6, 2023.

ISSUE

In 2019, City Council approved a *Heritage Inventory Policy* and a five-year work plan that included the completion of research and evaluation of all properties listed on the Heritage Inventory. In 2022, the City of Regina (City) hired Donald Luxton and Associates to review and evaluate 40 properties on the City's Heritage Inventory. Of the 40 properties that were evaluated, six are recommended for removal from the Heritage Inventory. The properties being recommended for removal had significant loss of their original historical fabric elements primarily attributed to unsympathetic alterations and modifications or significant deterioration over time. None of these properties are designated properties.

IMPACTS

Policy/Strategic Impact

The *Heritage Inventory Policy* aligns with the City's Strategic Priority of Vibrant Community,

specifically the strategies to “Plan for the future of Regina and its community priorities” and “Prioritize a vibrant city centre.”

There are no accessibility, environmental, financial, labour, legal/risk, or other impacts.

OTHER OPTIONS

If Council determines that one or more of the properties listed in this report retains sufficient integrity to remain on the Heritage Inventory, Council may reject or alter the recommendation. Evaluated properties on the Heritage Inventory are considered “designation ready”. If the owner applies to have it designated, they will be eligible to apply for heritage incentives in the form of cash grants and tax exemptions. If the property remains on the Heritage Inventory and the owner does not apply for designation, they will still be eligible for cash grants.

COMMUNICATIONS

Administration sent out letters to Heritage Inventory property owners where there are identified heritage integrity issues. The letters informed them about the result of the evaluation and provided information about available incentives. They were also asked if they were interested in protecting and conserving their property through restoration and potential future designation. Responses were received from two property owners, both of whom indicated that they wanted their property to be removed from the Heritage Inventory.

The Heritage Sector Reference Group and the Heritage Conservation Branch of the Ministry of Parks, Culture and Sport received copies of the heritage evaluation of each property and were provided with an opportunity to comment.

Should Council approve the recommendations in this report, the property owners will be notified.

DISCUSSION

Historic places and heritage buildings are a source of civic pride and help tell the story of our community. The City has in place policies, bylaws, and incentives to support the identification and conservation of heritage properties. Background information about the City’s heritage programs and policies is provided in Appendix C.

Heritage Inventory

In 2019, City Council approved the Heritage Inventory policy as a replacement to the Heritage Holding Bylaw (Appendix D). The purpose of the policy is to ensure that properties with heritage value, that are not formally designated through the legislated process, are identified on the Inventory of Heritage Properties in Regina (Heritage Inventory).

Listing on the Heritage Inventory does not offer legal protection to a property and there is no

requirement for the property to be maintained in accordance with a standard different than other non-heritage properties in the City. The policy allows Administration to add properties to the Inventory to ensure that significant historic places are identified; however, Administration cannot remove properties from the Heritage Inventory without City Council approval. Since the approval of the Heritage Inventory policy in 2019, Council has removed two properties due to deterioration.

In 2019, Council also approved a five-year work plan (2020-2025) that included the completion of research and evaluation of all properties on the Heritage Inventory so that they become “designation ready” (Appendix E). The Heritage Inventory currently includes 195 properties, comprising 117 that are deemed designation-ready (i.e., evaluations have been completed) and 78 that are pending evaluation. It is expected that the evaluation of the remaining 78 properties will be completed by the fourth quarter of 2024, one year ahead of the scheduled work plan.

At the time the *Heritage Inventory Policy* was approved, Heritage Inventory properties were not eligible for incentives aimed at rehabilitation and maintenance, limiting Administration's ability to facilitate their upkeep. In 2022, Council approved a review and update to the Heritage Incentives Policy enabling owners of Inventory properties to access cash grants for the purposes of rehabilitation and maintenance, including prior to receiving official heritage designation. The Heritage Incentives Policy was also updated to focus on encouraging owners of heritage properties to voluntarily protect and conserve their buildings. An increase in annual designation applications in 2022 and 2023 is a positive signal that these adjustments are working.

Heritage Inventory Removal

The result of the research and evaluation of Heritage Inventory properties conducted, so far, identified five properties which have compromised heritage integrity and original historic fabric due to changes that have been made over the years. Additionally, a sixth property, 2174 Halifax Street was evaluated and determined to have significantly deteriorated over the years with recent fire damage exacerbating its condition. While some of the six properties are still in good condition, for the buildings to be considered for heritage designation, the property owners would need to be willing to submit a restoration plan to reinstate the original features, demonstrating their commitment to its conservation.

The Heritage Sector Reference Group and the Heritage Conservation Branch of the Ministry of Parks, Culture and Sport were provided with an opportunity to comment on the proposal to remove these properties from the Heritage Inventory. A summary of comments is provided in Appendix B. While the Heritage Sector Reference Group supported the removal of the six properties, comments provided by the Heritage Conservation Branch of the Ministry of Parks, Culture and Sport favored retention of 2210 Montague Street and 1852 Retallack Street on the Heritage Inventory due to the associated heritage value.

Where restoration of a property is not feasible or the owner is not interested in restoring the property, current policies and practices support the removal of properties from the Heritage Inventory. In the case of 1852 Retallack Street, the property owner has indicated that they are not interested in restoring the property to apply for future designation. In the case of 2210 Montague

Street, the property has not maintained sufficient heritage integrity to be considered designation ready. Statement of Significance and Evaluation forms for each of the properties are attached as Appendix F.

DECISION HISTORY

At its meeting held March 25, 2019, City Council considered item *CR19-20* and adopted a resolution to approve the Heritage Inventory Policy and Five-Year Work Plan (2020-2025).

Respectfully Submitted,



Autumn Dawson, Director
Planning & Development Services

Respectfully Submitted,



Deborah Bryden, Executive Director
City Planning & Community Development

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ATTACHMENTS

- Appendix A - Recommended Removal from Heritage Inventory
- Appendix B - Letter_HCB Comments re Removals from Heritage Inventory
- Appendix C - Heritage Backgrounder
- Appendix D - Heritage Inventory Policy
- Appendix E - Five Year Work Plan
- Appendix F - Statement of Significance and Evaluations