

January 29, 2020.

Mayor Fougere and Members of City Council

**Re:** The Official Community Plan “Design Regina” Five Year Review  
From the Arnheim Assiniboia Place Neighbourhood perspective

A priority cited in Design Regina the Official Community Plan(OCP) for a complete community is a ... **“distinctive character, identity and sense of place.”** Accordingly, the plan ... “aims to ensure that this “key characteristic”, fundamental to Regina’s current and future built form, civic identity and culture“ is preserved” and that “existing neighbourhoods ... “are strengthened.”

The Arnheim Assiniboia Place neighbourhood’s varied collection of house forms including the enclave of World War II “Veterans Homes” clustered around Holland Park are typical of their period in time. This historic illustration of middle and working class homes dating from the early 1900’s is what makes this neighbourhood unique.

Since the late 1800’s to the present Arts and Crafts style homes have been popular throughout North America. Homes in the Arnheim Assiniboia Place neighbourhood, overwhelmingly exemplify this style. There are four types of Craftsman homes. Bungalow, Prairie Style, Four Square its sub Four Square Minimal and Mission Revival.  
**(Attachment A:)**

Variations of these house forms can be found throughout the neighbourhood. They include 1930’s Hip Roof Gabled, 1940’s and 1950’s CMHC design style bungalows, 1940’s World War II veterans’ homes and 20<sup>th</sup> Century Post Modern.  
**(Attachment A:1)**

Newer infills from 1950 to 2016 are almost all adaptations of the Craftsman style bungalows with the exception of a few newer often side by side two storey’s.  
**(Attachment A:2)**

These, period specific, infills fit with the character of this neighbourhood. In addition to its historical character the area ... “is a valuable asset for average to low income residents” as it provides a range of affordable housing for renters, seniors and those with special needs.

The City of Regina infill housing guidelines, incorporated into the new zoning bylaw, state ... “infill guidelines prioritize fit and compatibility with neighbouring dwellings.” Zoning Bylaw 9250, Chapter 6, 4.1 (2) (a) states the objective is to ... “encourage the maintenance, conservation, renewal of existing housing.” Renewal of many older homes has been undertaken at considerable cost to the owners.

In 2015, a construction company demolished a house, severed a 50 foot lot, and construct two massive infills at 725 and 729 Broadway Avenue that intrude into the

prevailing front yard setback. Since then several 33 foot high infills have been constructed in the area. Two of those structures, close to the Science Center and Wascana Park, are grotesque. One, given a permit to build at 2676 Atkinson St. was built at 2670 a tied parcel of 6.32 mts. That's violates the 7.5 mts. in the zoning bylaw.

These massive structures block the sun and destroy the potential solar power option for adjacent homes. That the City considered these massive buildings ... "to be compatible with the existing built form" suggests a disregard for or failure to understand the OCP policies. **(Attachment B)**

High density residential development should, as stated in goal 2.7 ... "be directed to "the CITY CENTRE, existing URBAN CENTRES and CORRIDORS". Confining densification to these areas with a transition area will eliminate sun blocking and loss of privacy for nearby residents.

The requirement to preserve the character and integrity of the unique Arnheim Assiniboia Place neighbourhood is embodied in Intensification goal 2.8 that requires "**intensification in BUILT OR APPROVED NEIGHBOURHOODS to be compatible with the existing built form.**" Realization of that goal and to ensure compatible built form for new homes requires the establishment of architectural controls for the area.

I am therefore asking that the Arnheim Assiniboia Place segment of the AI Ritchie Neighbourhood Plan be designated an Architectural Control District.

Presented to Regina City Council this 29<sup>th</sup> day of January 2020.

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Wilma Staff UMA/RMA ret.

### **Attachment A:** **Arts and Crafts Style Homes in the Arnheim Assiniboia East Neighbourhood**

**Craftsman Bungalow:** The traditional style of Craftsman. Many homes built in the 1920's and 1930's used Craftsman house plans copied from Sears and Eatons house plan catalogues.

**Prairie Style Bungalow:** Frank Lloyd Wright created the Prairie style which is a sub-category of the Craftsman. The houses are low slung with strong horizontal lines.

**Four Square House:** A two storey box comprised of four rooms on the first floor and four rooms on the second floor with an internal staircase."

**Four Square Minimal (Traditional Style) Bungalow:** A small one storey house with an attic and minimal decoration. It has a low or moderately pitched roof with minimal

overhang and side gables. The front door is underneath a front facing cross gable. No prominent shutters or chimney. The exterior siding is of wood, brick, or a mix of siding.

**Mission Revival Bungalow:** These houses mimic the Prairie Style with the exterior typically covered in stucco to look like the old missions of the west. Time constraints made it impossible to determine whether a 1914 home at 2729 Wallace St. is a Mission Revival style home.

#### **Attachment A 1:**

#### **Modified Arts and Crafts Homes in the Arnheim Assiniboia East Neighbourhood**

**Hip Roof Gabled Bungalow:** A one storey house with a pyramidal hip roof (all slopes are equal). Typically, it has double-hung windows that flank a central entrance. The original floorplan consisted of a kitchen, living room, and two bedrooms. This American Craftsman style was particularly popular across the North American prairies.

**CMHC Design Bungalow Style Home:** A one storey house built in the post WW 2 era late 1940's or 1950's.

**Wartime Veterans' Homes:** 1 and ½ and 1¾ storey homes that were mass produced after the 2<sup>nd</sup> WW through the Wartime Housing Limited program.

**Twentieth Century Post Modern:** Postmodern buildings have decorative elements, and features often borrowed from earlier periods. Often colors and textures unrelated to the structure or function of the building. They exhibit open floor plans and clean lines.

#### **Attachment A 2**

#### **Newer Infills and 2 Storeys 1950-2018**

Most of these homes are adaptations of the aforementioned styles.

#### **Attachment B**

#### **Incompatible Infills**

Infills constructed since the adoption of bylaw 2013-48 Design Regina the Official Community Plan

**ATTACHMENT A: CRAFTSMAN STYLE BUNGALOWS**

**Craftsman One Storey Bungalow**



**Prairie Style**





## Four Square



## Four Square (Minimal Traditional Style)





**Attachment A1**

**Modified Arts and Crafts Homes in the Arnheim Assiniboia East Neighbourhood**  
**CMHC Design Bungalow Style Home**



**Hip Roof Gabled House**



## Post World War II Veterans' Homes



## Twentieth Century Post Modern:





**Attachment A2 Newer Infills and Examples of 2 Storeys (Page 1 of 6)**







**Attachment A2 Newer Infills and Examples of 2 Storeys (Page 3 of 6)**



**Attachment A2 Newer Infills and Examples of 2 Storeys (Page 4 of 6)**



**2673 Reynolds St. 2009**



**2440 Atkinson St. 2011**





**Attachment A2 Newer Infills and Examples of 2 Storeys (Page 6 of 6)**



**2728 Broder St. 2004**



**2632-2636 Wallace St. 2008**



**Attachment B**  
**Incompatible Infills**

Built since the adoption of Design Regina the Official Community Plan

Bylaw 2013-48









