

Heritage Designation - 1770 Halifax Street

Date	January 6, 2021
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Parks, Recreation & Cultural Services
Item No.	RPC21-2

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Approve the designation of the original 1930 Municipal Justice Building located at 1770 Halifax Street (as shown in Appendix A), being Lot A, Block 289, Plan 90R36844, Ext 0, as a Municipal Heritage Property.
2. Instruct the City Clerk to issue and serve notice of Council's intention to consider a bylaw to designate the Municipal Justice Building as Municipal Heritage Property in accordance with *The Heritage Property Act*.
3. Instruct the City Solicitor to prepare the necessary Municipal Heritage Property bylaw to be considered by Council at its first meeting following the statutory notice period to:
 - a. designate the subject property as Municipal Heritage Property;
 - b. identify the reasons for designation and character-defining elements as stated in Appendix B, REG Evaluation Form attached 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."
4. Upon adoption of a bylaw designating the subject property as Municipal Heritage Property, remove the property from the Heritage Inventory and add it to the register of designated property in Regina.
5. Approve these recommendations at its meeting on February 10, 2021.

ISSUE

Administration has initiated the designation of the original 1930 Municipal Justice Building at 1770 Halifax Street, as a Municipal Heritage Property. Municipal Heritage Property are considered in accordance with Section 11 of *The Heritage Property Act* (The Act) and *The Heritage Inventory Policy* (2019-1-CPD) adopted by City Council on March 2019 which provides guidance on evaluation of heritage properties and how recommendations on designation or removal from the Inventory be brought forward to Council.

IMPACTS

Financial Implications

Designation and conservation of the original 1930 Municipal Justice Building represents an investment in Regina's built heritage and advances the priorities of the *Design Regina: The Official Community Plan, Bylaw No 2013-48* (OCP), Cultural Plan and the Recreation Master Plan in embracing built heritage and supporting heritage preservation.

Environmental Implications

Conservation of the building contributes to the City's broader objective under the OCP of promoting environmentally sustainable development by conserving the built environment and optimizing the use of existing infrastructure.

Policy/Strategic Implications

The proposal to designate 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.

- 10.3. 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.

Regina's Cultural Plan further elaborates on objectives for heritage conservation. Applicable to this report, under the objective *Demonstrate Leadership through the Management of the Heritage Conservation Program* the City is directed to "Demonstrate excellence in conservation as good stewards of City-owned historic places such as significant buildings, parks, cemeteries, and structures that are of cultural heritage value."

The Recreation Master Plan also places priority on embracing built heritage and supporting

heritage preservation.

Heritage designation of the original 1930 Municipal Justice Building, 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 Regina's Heritage Neighbourhood.

Other Implications

The Heritage Property Act defines heritage property to include "any property that is of interest for its architectural, historical, cultural, environmental, archaeological, palaeontological, aesthetic or scientific value" but leaves it to the municipality to make rules with respect to the criteria and procedures for the designation of property. Council adopted the *Heritage Inventory Policy* (2019-1-CPD) in March of 2019 which provides guidance on evaluation of heritage properties and how recommendations on designation or removal from the Inventory be brought forward to Council.

Accessibility Implications

None with respect to this report.

OTHER OPTIONS

If Council determines that the property does not have sufficient heritage significance to warrant designation, Council may reject the application and direct that the property be removed from the Heritage Inventory.

COMMUNICATIONS

The Administration provided information on this application to Heritage Regina, the Architectural Heritage Society of Saskatchewan, Heritage Community Association and Saskatchewan Ministry of Parks, Culture and Sport.

Heritage Regina and Heritage Community Association indicated in writing that they are supportive of the designation. The formal letter from Heritage Regina is attached as Appendix C to this report.

No comments were received from Saskatchewan Ministry of Parks, Culture and Sport, and Architectural Heritage Society of Saskatchewan.

DISCUSSION

The original 1930 Municipal Justice Building is currently listed on the City of Regina's Heritage Inventory. City Council adopted the *Heritage Inventory Policy* on March 25, 2019. The policy provides direction for managing properties that have been identified as having potential heritage value and a process of evaluation for determining whether properties

retain sufficient heritage significance to warrant formal designation to ensure their conservation.

The Municipal Justice Building is comprised of an original structure from 1930 and an addition that was constructed in 1953 and added to again in 1957.

Only the original structure from 1930 is on the Heritage Inventory and the subject of this report. The addition is not recommended to be considered for designation and is expected to be demolished allowing for new spaces including a multipurpose room/gymnasium.

Procedures supporting the policy guide Administration in its review of applications for heritage designation and demolition permit applications. Because this property is owned by the City of Regina, Administration contracted professionals from 1080 Architecture, Planning & Interiors, and SEPW Architecture Inc. to provide an objective evaluation of the property based on a statement of significance prepared by Administration, their own research, and a site visit. The evaluation took place in November of 2019, resulting in a Grade 1 classification. This classification recognized the original 1930 Municipal Justice Building's connection to the civic service history of Regina, as well as to the development and growth of the Regina Police Service. The completed evaluation is attached as Appendix B.

The original 1930 Municipal Justice building was not only the new home to the Regina Police Service, but its construction was also an unemployment relief project during the Great Depression. It helped form the historic streetscape along with the Old No. 1 Fire Hall. As Regina Police Service headquarters from 1931-1978, the Municipal Justice Building is on a prominent corner of the area historically known as Germantown, now the Heritage Community. The Municipal Justice Building is also notable as being on the site of major events including the On to Ottawa Trek and the Regina Riot.

Built in 1930 and designed by the architectural partnership of James Puntin, Frederick James O'Leary and Charles Coxall, the architecture of the Municipal Justice Building is indicative of a simplified Art Deco style of architecture.

The recommendation for designation of this property is consistent with the approach directed by the Policy – that Administration recommend Grade One properties for designation.

DECISION HISTORY

The Heritage Inventory Policy (2019-1-CPD) attached as Appendix D of this report was adopted by the City Council on March 25, 2019. The purpose of this policy is to ensure that properties with heritage value are identified on the Inventory of Heritage Properties in Regina (Heritage Inventory), which is organized according to a framework of themes for the City of Regina entitled "Thematic Framework & Historic Context Statement". This policy provides direction for the identification of historic places to enhance the quality of Regina's

environment for the benefit of present and future generations.

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

Respectfully Submitted,



Laurie Shalley, Director, Parks, Recreation & Cultural Services

Respectfully Submitted,



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

12/22/2020 12/30/2020

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ATTACHMENTS

- Appendix A Map
- Appendix B REG Evaluation Form
- Appendix C Heritage Regina
- Appendix D 2019-1-CPD