

Heritage Building Rehabilitation Program - 1401 Robinson Street

Date	January 6, 2021
To	Executive Committee
From	City Planning & Community Development
Service Area	Parks, Recreation & Cultural Services
Item No.	EX21-2

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Approve a cash grant for the property known as Albert Library located at 1401 Robinson Street (as shown in Appendix A), in an amount equal to 50 per cent of eligible costs for the work described in Appendix B, with the following conditions:
 - a) That the property possesses and retains its formal designation as a Municipal Heritage Property in accordance with *The Heritage Property Act*.
 - b) That the property owner submits detailed written documentation of payments made for the actual costs incurred (i.e. itemized invoices and receipts) in the completion of the identified conservation work
 - c) That work completed and invoices submitted by December 15, 2021, would be eligible for the cash grant for up to 50 per cent of the cost of approved work.
2. Approve these recommendations at its meeting on January 13, 2021.

ISSUE

The applicants, Reverend Uttam Barua and Dr. K. Govender, on behalf of the Buddhist Centre of Regina Inc. are requesting a grant to assist in recovering costs associated with the roof repair under the Heritage Building Rehabilitation Program.

IMPACTS

Financial Implications

Section 28(a) of *The Heritage Property Act* enables City Council to provide grants to any person, organization, agency, association or institution with respect to a heritage property. The *Heritage Incentive Policy* provides for a cash grant of up to \$50,000 for tax exempt properties but limited to a maximum of 50 per cent of eligible conservation costs.

The estimated total project cost of the eligible work is \$23,865. Therefore, the project would qualify for a cash grant of approximately \$11,932.50. If actual costs exceed the corresponding estimates by more than 10 per cent, the owner shall provide full particulars as to the reason(s) for such overruns.

The proposed 2021 Operating Budget includes \$30,000 for cash grants allocated to the Heritage Building Rehabilitation Program.

Environmental Implications

The conservation work proposed will ensure the building continues to be used and maintained.

Policy and/or Strategic Implications

Conservation of Albert Library meets the following policies outlined in Part A of *Design Regina: The Official Community Plan Bylaw No. 2013-48*:

Section D5: Land Use and Built Environment

Goal 6 - Built Form and Urban Design: Build a beautiful Regina through quality design of its neighbourhoods, public spaces and buildings.

7.38 Consider impacts of alterations, development, and/or public realm improvements on or adjacent to an historic place to ensure its heritage value is conserved.

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.

10.1 Build partnerships and work collaboratively with community groups, other levels of government, and the private and voluntary sectors to encourage cultural development opportunities and conserve historic places.

10.4 Protect, conserve and maintain historic places in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada and any other guidelines adopted by City Council.

10.5 Encourage owners to protect historic places through good stewardship and

voluntarily designating their property for listing on the Heritage Property Register.

10.11 Leverage and expand funding, financial incentive programs and other means of support to advance cultural development, cultural resources and conservation of historic places.

OTHER OPTIONS

If Council determines that the property does not require the grant for conservation, Council may reject the application and provide reasons for the decision.

COMMUNICATIONS

The property owners and Heritage Regina have received a copy of this report for information.

DISCUSSION

City Council approved Bylaw No. 7716 (Appendix C), designating 1401 Robinson Street as a Municipal Heritage Property, on February 20, 1984. Albert Library was built in 1927 and marks the original location of one of Regina's first branch libraries. The Architect, Joseph Warburton, incorporated Gothic detailing in the entranceway and decorative features in Tyndal stone and Terracotta. The building is a landmark within the North Central community.

Conservation Work and Eligible Costs

A section of the roof is currently damaged, and the owners plan on replacing it. Two estimates of \$26,443 and \$23,865 were received from companies with experience in roofing. Based on the lower cost estimate of \$23,865 and the criteria in the Heritage Building Rehabilitation Program, the Administration has determined that the owners of the property on 1401 Robinson Street are eligible to receive a cash grant to a maximum of 50 per cent of the estimated total project cost. The exact amount of the grant to be disbursed will be based on the actual cost of the conservation work as identified in submitted invoices.

DECISION HISTORY

The Heritage Building Rehabilitation Program (CR 14-100) attached as Appendix D of this report was adopted by City Council on August 25, 2014. *The Heritage Incentive Policy* approved through this program allows the City to provide tax exemption for eligible conservation work performed for the maintenance of a Municipal Heritage Designated Property. The conservation work must be performed in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada. The policy does not limit the number of times a property can receive a cash grant. Council has discretion to approve additional grants to the same property, considering pressure on the program from other applicants and the availability of funding.

A cash grant of approximately \$18,700 was approved by the Financial and Administration Committee on January 15, 2020 to cover costs associated with the replacement of a steam heating boiler unit for this property. The report to the Financial and Administration Committee (FA20-1) is attached as Appendix E of this report.

Respectfully Submitted,

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Laurie Shalley, Director, Parks, Recreation & Cultural Services

12/22/2020

Prepared by: Aastha Shrestha, City Planner II

ATTACHMENTS

Appendix A Map

Appendix B Cost

Appendix C Designation Bylaw 7716

Appendix D CR14-100

Appendix E FA20-1