

February 23, 2015

To: His Worship the Mayor  
and Members of City Council

Re: Demolition of Potential Heritage Property  
2119 Halifax Street – The Tremaine Residence

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**RECOMMENDATION OF THE REGINA PLANNING COMMISSION  
- FEBRUARY 4, 2015**

1. That *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* be amended to remove the property listed as Item 7.12 (the Tremaine Residence located at 2119 Halifax Street) from Schedule A.
2. That the City Solicitor be instructed to prepare the required bylaw amendment.

*REGINA PLANNING COMMISSION – FEBRUARY 4, 2015*

The following addressed the Commission:

- Sue Luchuck, City Planner, provided a brief overview; and
- Shawn Farrow, representing Westland Ventures.

The Commission adopted a resolution to concur in the recommendation contained in the report. Recommendation #3 does not require City Council approval.

Commissioners: Phil Evans, Adrienne Hagen Lyster, Ron Okumura, Daryl Posehn, Laureen Snook and Kathleen Spatt were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on February 4, 2015, considered the following report from the Administration:

RECOMMENDATION

1. That *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* be amended to remove the property listed as Item 7.12 (the Tremaine Residence located at 2119 Halifax Street) from Schedule A.
2. That the City Solicitor be instructed to prepare the required bylaw amendment.
3. That this report be forwarded to the February 23, 2015 City Council meeting.

## CONCLUSION

The Administration has received a request to remove the Tremaine Residence at 2119 Halifax Street from Schedule A of the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* (commonly known as *The Heritage Holding Bylaw No. 8912*). A demolition permit has also been applied for.

Considering the condition of the property and alternate development plans, the property owner no longer wishes the property to be designated as Municipal Heritage Property. Given that the owner does not consent and the evaluation of the building, the Administration is recommending removal. In the past, City Council has not designated property without the owner's consent.

If City Council wishes to pursue municipal heritage designation, the Administration will issue a notice of Council's intention to pass a bylaw to this effect in accordance with the requirements of *The Heritage Property Act*. If City Council concurs with the recommendation to remove the subject property from Schedule A of *Bylaw No. 8912* and passes the required amending bylaw, the Administration will issue the requested demolition permit.

## BACKGROUND

An application was received to demolish the above referenced property, which is listed as Item 7.12 on Schedule A to *Bylaw No. 8912*. *Bylaw No. 8912* was adopted by City Council on September 11, 1989, pursuant to the requirements of Section 28 of *The Heritage Property Act*. *Bylaw No. 8912* contains a list of buildings (Schedule A) that have been identified as having architectural or historical heritage value. It provides that the Administration can deny any permit for alteration or demolition of a listed property for not more than 60 days from the date of demolition permit application.

The demolition permit was received on December 4, 2014. The applicant was advised that the property was listed on *Bylaw No. 8912* and was advised to submit a request to have the property removed from the bylaw. This application was received on December 19, 2014.

## DISCUSSION

An application has been received to demolish the detached dwelling at 2119 Halifax Street which is listed on *Bylaw No. 8912* (Item No. 7.12 The Tremaine Residence). The applicant also owns the detached dwellings at 2121 and 2125 Halifax Street and has received demolition permits for them. The applicant plans to provide additional parking on these three lots for the Crescent Annex Apartments, a 31 unit building, located at 2127-2135 Halifax Street. The applicant stated in his application that the three detached dwellings have been vacant for a number of years.

The detached dwelling at 2119 Halifax Street was built in 1910 with brick veneer, concrete block foundation and corner detailing. The façade has been altered with a stucco finishing. The architect and builder are not known. The architectural style of the building is thought to be Prairie Style, the same as 2121 Halifax Street. Photos of the exterior and interior of the detached dwelling are attached as appendices.

The first occupant was Cecil Tremaine who worked for the North West Mounted Police and later with the Regina Cartage and Storage Company. Since the style of the house is the same as 2121 Halifax Street, which is not listed on the Heritage Holding Bylaw, it could be assumed that the heritage value of the house is related to the occupants. However, there is little known about Cecil Tremaine other than for his association with the North West Mounted Police.

The Administration has undertaken an evaluation of the property using criteria developed by the Province of Saskatchewan to identify the architectural and historic attributes of the subject property. The Heritage Property Designation Criteria Evaluation Form (Appendix A-5) rates the property a 37 out of 100. This rating indicates the property has low architectural and historic value.

*Bylaw No. 8912* provides a valuable record of Regina's heritage resources. Currently, there are 236 listed properties. *Bylaw No. 8912* provides the Administration with an opportunity to further examine the heritage value of a listed property and to conclusively determine if Municipal Heritage Property designation is warranted. In this case, the property owner does not want designation. Given this and the condition of the building is poor, the Administration recommends the removal of the property from *Bylaw No. 8912*.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

None with respect to this report.

### Environmental Implications

None with respect to this report.

### Policy and/or Strategic Implications

One of the goals in *Design Regina: The Official Community Plan Bylaw No. 2013-48* is to support cultural development and cultural heritage, including support for the protection, conservation and maintenance of historic places. The Heritage Property Designation Evaluation completed by the Administration in Appendix A-5, indicates that the property is of relatively low architectural and historic value and therefore the Administration is recommending that the property be removed from the *Bylaw No. 8912*.

### Other Implications

None with respect to this report.

### Accessibility Implications

None with respect to this report.

## COMMUNICATIONS

The Architectural Heritage Society of Saskatchewan and Heritage Regina were notified of the request to remove the property from *Bylaw No. 8912*. Comments were not received prior to the finalization of this report.

The Heritage Community Association had no concerns with the removal and subsequent demolition due to the condition of the structure.

If City Council wishes to proceed with designation in accordance with *The Heritage Property Act*, the City's Notice of Intention to pass a bylaw to that effect would need to be:

- Served upon the property owner and the Provincial Registrar of Heritage Properties;
- Registered against the title to the property at the Provincial Land Registry; and
- Published in a least one issue of the Leader-Post.

## DELEGATED AUTHORITY

City Council's approval is required to amend *Bylaw No. 8912*. Alternatively and pursuant to Section 11 of *The Heritage Property Act*, the authority to designate Municipal Heritage Property, by bylaw, also rests with City Council.

Respectfully submitted,

REGINA PLANNING COMMISSION



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Elaine Gohlke, Secretary