

Jim Nicol

From: Jim Nicol
Sent: Friday, March 10, 2017 11:49 AM
To: Myrna Stark Leader; Layne Jackson; Alan Clay; Louise Folk; Fred Searle
Subject: RE: Travellers Building

Tracking:	Recipient	Read
	Myrna Stark Leader	Read: 3/10/2017 11:54 AM
	Layne Jackson	Read: 3/10/2017 2:58 PM
	Alan Clay	Read: 3/10/2017 11:50 AM
	Louise Folk	Read: 3/10/2017 11:51 AM
	Fred Searle	Read: 3/10/2017 12:26 PM

16(1)(a)(b)

jim

From: Myrna Stark Leader
Sent: Friday, March 10, 2017 11:10 AM
To: Layne Jackson <LJACKSON@regina.ca>; Alan Clay <ACLAY@regina.ca>; Louise Folk <LFOLK@regina.ca>; Fred Searle <FSEARLE@regina.ca>; Jim Nicol <JNICOL@regina.ca>
Subject: RE: Travellers Building

Hi Layne,
16(1)(a)(b)

Myrna

From: Layne Jackson
Sent: Friday, March 10, 2017 10:57 AM
To: Myrna Stark Leader <MSTARKLE@regina.ca>; Alan Clay <ACLAY@regina.ca>; Louise Folk <LFOLK@regina.ca>; Fred Searle <FSEARLE@regina.ca>
Subject: FW: Travellers Building

Good Morning,



City of Regina

From: Andrew Stevens
Sent: March-09-17 8:33 PM
To: Service_Regina Regina <Service_Regina@regina.ca>
Subject: Travellers Building

I have some questions regarding the Travellers Building and the recent fire:

1. Can the facade be saved and the owner forced to incorporate it into a new building?
2. Who paid for the demolition? If it's the City, how and when do we recover the cost from the owner?
3. Is the Travellers Building is a heritage property? If so, what has the owner done to protect the building?
4. I understand that the property was purchased from the City for \$20,000. Why so low considering the current owner claims that the building is worth a million?
5. What caused the fire?
6. Does the owner have insurance? Is it replacement coverage? If not, why not?

Andrew Stevens, PhD
Regina City Councillor (Ward 3)
Cell: 306-570-1402
www.andrewstevensward3.ca
Facebook @AndrewStevensWard3

Jim Nicol

From: Jim Nicol
Sent: Thursday, April 27, 2017 3:50 PM
To: Barbara Young; Bob Hawkins; Andrew Stevens; Lori Bresciani; John Findura; Joel Murray; Sharron Bryce; Mike O'Donnell; Jason Mancinelli; Jerry Flegel; Michael Fougere
Cc: Erna Hall; Myrna Stark Leader; Patrick Book; Diana Hawryluk
Subject: Travellers Building Status
Attachments: Memo - Travellers Building Status Apr 27 2017.pdf; ATT00001.htm

Attached for your information is a memo providing an update on the Travellers Building. A report on this matter will be on next week's agenda of the Regina Planning Commission.

If you have any questions, please contact Diana Hawryluk.

Jim Nicol

Memo

April 27, 2017

To: His Worship the Mayor and
Members of City Council

Re: Travellers Building - 1833 Broad Street

The Travellers Building located at 1833 Broad Street was designated as a Municipal Heritage Property on April 9, 2001. On March 7, 2017, the building was destroyed by fire. The following provides an update on the status of the site and expected next steps.

Fire Investigation and Demolition Permit Application

Following the fire, the Fire and Protective Services Department secured the site and engaged a contractor to demolish and push in the second storey walls to address potential collapse and impact on property and human life and a fire investigation was initiated. The Fire and Protective Services Department has since concluded its investigation and the site is no longer an active fire investigation scene. The property and debris including the portion of sidewalk in front of the property remains secured.

Given the size and scale of the building/site, the property is in an unsightly condition and as indicated above the sidewalk contains building debris and remains fenced. This has resulted in complaints from residents through Service Regina and on social media related to aesthetic concerns and the impact on pedestrian movement and safety. With the conclusion of the fire investigation, the Administration is following up with the property owner to address these current site conditions and will be proceeding with the review and issuance of a demolition permit application for the removal of the building material and structure. In addition, the Administration is requiring the owner to obtain a standard temporary use street permit through to the conclusion of demolition and site remediation.

The property owner is responsible to demolish and remediate the site. Once the demolition permit is issued the owner will have 10 days to initiate the work and the demolition completed within 30 days. 16(1)(c)

16(1)(c)

Memo

April 27, 2017

To: His Worship the Mayor and
Members of City Council

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The property owner is responsible to demolish and remediate the site. Once the demolition permit is issued the owner will have 10 days to initiate the work and the demolition completed within 30 days. Depending on the review process, demolition may start before the end of the May.

Heritage Bylaw Repeal

The fire event and subsequent demolition of perimeter walls resulted in complete loss of the building and destruction of the heritage character defining elements of the building.

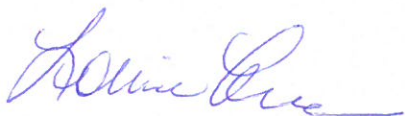
Given the current condition of the building, the Administration recommends repeal of Bylaw 2001-18, which designated the Travellers Building as a Municipal Heritage Property. City Council's approval is required pursuant to Part III, Section 18 of *The Heritage Property Act*. The Administration will be proceeding with the processing of the owners demolition permit application in advance of City Council's decision on the repeal bylaw due to the current conditions of the property.

On May 3, 2017 the Regina Planning Commission will consider the Administration's report to City Council which recommends that the Municipal Heritage Property bylaw be repealed. If approved by the Regina Planning Commission, City Council will consider the repeal of the bylaw at the May 29, 2017 meeting. If approved by City Council, the City will discharge the heritage interest on the property title. A Notice of Intention to Repeal the Municipal Heritage Property bylaw is being served on the owner and advertised in *The Leader-Post* on Saturday, April 29, 2017.

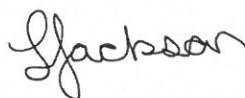
The agenda for the Regina Planning Commission meeting will be released the afternoon of April 28, 2017.

Should you have any questions please contact Louise at 306-777-7811.

Sincerely,



Louise Folk, Director
Development Services



Layne Jackson, Director (Fire Chief)
Fire and Protective Services

- c. Chris Holden, City Manager
- Byron Werry, City Solicitor
- Diana Hawryluk, Executive Director, City Planning & Development
- Kim Onrait, Executive Director, City Services
- Fred Searle, Manager, Current Planning Branch
- Michelle Lavallee, Manager, Building Standards Branch

From: Andrew Stevens
Sent: Wednesday, July 18, 2018 10:03 AM
To: Faye Globa <FGLOBA@regina.ca>
Subject: Fw: Travelers Building

Email 1... Not sure if these are relevant, but I'll include them just in case.

Andrew Stevens, PhD

Regina City Councillor (Ward 3)

Cell: 306-570-1402

www.andrewstevensward3.ca

Facebook @AndrewStevensWard3

From: David Kinvig
Sent: April 21, 2017 7:12 PM
To: Andrew Stevens
Subject: Travelers Building

Good evening Councillor Stevens

In response to your service request regarding the travelers building I hope the following information is of assistance.

On March 7, 2017 there was a fire at the Travellers' Building, a designated heritage property. Following the fire, the site was secured and a fire investigation was commenced.

The site is no longer an active fire investigation scene but the site remains secured. When it was an active fire investigation scene, the Fire Department engaged a contractor to push in the second story walls of the building due to the potential of collapse.

The site has been turned over to the property owner who is now responsible for securing the site and remediating the site.

The lead on the follow up is Fred Searle, Manager of Current Planning Branch, Development Services Department. On Monday Fred will hopefully be sending out a communication regarding this issue.

If you would like to discuss this further please feel free to call me anytime.
Thank You

David Kinvig
Deputy Chief
Regina Fire & Protective Services
Email dkinvig@regina.ca
Phone 306-540-6873

Kimberly Franklin

From: Service_Regina Regina
Sent: Thursday, March 09, 2017 4:44 PM
To: Mayor
Subject: RE: Contact Your City Councillor

Categories: SR

SR 1738115 has been forwarded to Current Planning for response

Council Member	Mayor Michael Fougere
To Contact:	
Your Message:	<p>In light of the recent fire and demolition of the Traveller's Building, I hope that council realizes that there needs to be more discussion around heritage buildings, heritage designation and maintenance. This building was lost long before the first lick of fire this week. It was demolition by neglect. Windows were left open for years and the weather allowed to get in. There was no effort made to keep the building in usable condition and everyone knew it. We are fortunate that the brick kept the fire contained to that one building and that, on a night with extreme wind and cold, no firefighters were lost. I know their job is to go into dangerous situations but this was needlessly bad. There's no point in keeping a building protected with heritage status if the owner is allowed to let it decay. Why isn't the city tougher on negligent owners? Since the fire, there has been some discussion on the Leader Post's Facebook feed with regard to other buildings that are just as bad and potentially could be the next fire. There needs to be a discussion around heritage status beyond what buildings to add and what tax incentives might be available. I would also really hate to see the Traveller's Building site become a parking lot. Follow the city plan on this one and make the owner do something.</p>
Would You Like a Reply?:	Yes
First Name:	28(1) Personal
Last Name:	
Address:	
City:	Regina
Province/State:	Saskatchewan
Postal Code/ZIP:	S4V2E4
Country:	Canada
Daytime Phone:	
Evening Phone:	
Email Address:	28(1) Personal



2017-03-10 08:01

Service Request # 1738115
Request Type HeritageProp
Request type description Heritage Properties
Request Date 2017-03-09 16:37
Taken By MAROBINS
Taken By Name MATTHEW ROBINSON
Contact Deadline 2017-03-10 16:37
Bouquet Concern

Information

Information

Area
Area description
Sub-area
Sub-area description
District
District description
Map #
Priority
Priority description
Responsibility DSCP
Responsibility description Current Planning
Project
Project description
Reference #
Source MO
of Calls 1

Request Location

Asset nbsp;nbsp;
Parcel ID
Property ID
GPS X 0.0000
GPS Y 0.0000

Location

Address type Intersection
Pre Dir
Street Name BROAD
Suffix ST
Post Dir
Compass Dir
Cross Street
Street 2 Name 11TH
Street 2 Suffix AVE
Street 2 Post
Direction
Cross Street
Street 3 Name
Street 3 Suffix
Street 3 Post
Direction
City, Province, REGINA
Postal Code
Province SK
Postal Code
Location

Additional Information

Call Details

Call Duration 00:05:16
of Calls 1
Taken By MAROBINS
Taken by name MATTHEW ROBINSON
Customer Contact
Requested? yes
Escalated? no

Contact

<i>Name</i> SEE BELOW <i>First, MI</i> SEE BELOW <i>Middle Initial</i> <i>Title</i> <i>Address</i> <i>Address Line 2</i> <i>City</i> <i>State/Province</i> <i>ZIP/PC</i> <i>Country</i>
<i>Day Phone</i> (306)777-7000 <i>Evening Phone</i> <i>Fax</i> <i>Mobile</i> <i>E-mail</i> <i>Contact Type</i> C

Customer Comments

Service Request has been created in response to an email to the Mayor. Please provide response to mavor@regina.ca within 24 hours with the associated service request number. Response to resident will come from staff in the Mayor's Office utilizing the correspondence/information provided by the department unless the Mayor's Office requests admin to reply.

In light of the recent fire and demolition of the Traveller's Building, I hope that council realizes that there needs to be more discussion around heritage buildings, heritage designation and maintenance. This building was lost long before the first lick of fire this week. It was demolition by neglect. Windows were left open for years and the weather allowed to get in. There was no effort made to keep the building in usable condition and everyone knew it.

We are fortunate that the brick kept the fire contained to that one building and that, on a night with extreme wind and cold, no firefighters were lost. I know their job is to go into dangerous situations but this was needlessly bad. There's no point in keeping a building protected with heritage status if the owner is allowed to let it decay. Why isn't the city tougher on negligent owners? Since the fire, there has been some discussion on the Leader Post's Facebook feed with regard to other buildings that are just as bad and potentially could be the next fire. There needs to be a discussion around heritage status beyond what buildings to add and what tax incentives might be available. I would also really hate to see the Traveller's Building site become a parking lot. Follow the city plan on this one and make the owner do something.

28(1) Personal

Other Calls

(No Data)

All Caller Comments

Taken By	First Name	Last Name	Call Date	Comments
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MAROBINS SEE SEE 2017-03- Service Request has been created in response to an email to the Mayor. Please provide response to
 BELOW BELOW 09 16:37 mayor@regina.ca within 24 hours with the associated service request number. Response to resident will come from
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28(1) Personal

Inspection

(Tab Not Loaded)

Log

Service Request Log Results

(No Data)

Attachments

(Tab Not Loaded)

Associations

(Tab Not Loaded)

Details

(Tab Not Loaded)

Kimberly Franklin

From: Fred Searle
Sent: Thursday, March 16, 2017 9:41 AM
To: Mayor
Subject: RE: SR 1738115 - Broad Street and 11th Avenue - MAYOR'S REQUEST

Hello Kimberley,

16(1)(b)

Please let me know if you have any questions.

Fred Searle, Manager
Current Planning Branch
Development Services Department
City of Regina

more information
Administrative Services

From: Mayor
Sent: Monday, March 13, 2017 4:24 PM
To: Fred Searle <FSEARLE@regina.ca>
Subject: RE: SR 1738115 - Broad Street and 11th Avenue - MAYOR'S REQUEST

Good afternoon Fred,

16(1)(b)

16(1)(b)

would be great.

If you could please look into this for me and get back to me that

Thanks,
Kimberly

Administrative Support
Office of the Mayor

P: 306.777.7339
F: 306.777.6824
E: kfranklin@regina.ca
Regina.ca



From: Fred Searle
Sent: Friday, March 10, 2017 11:11 AM
To: Mayor <Mayor@regina.ca>
Cc: Development Services Admin <DevServicesAdmin@regina.ca>; Louise Folk <LFOLK@regina.ca>; Liberty Brears <LBREARS@regina.ca>
Subject: RE: SR 1738115 - Broad Street and 11th Avenue - MAYOR'S REQUEST

Please find below a draft response to the above referenced Service Request:

16(1)(a)(b)



City of Regina

Office of the Mayor

April 3, 2017

emailed April 10th.

28(1) Personal

Dear 28(1) Personal

Thank you for taking the time to write to me about the recent fire and demolition of the Traveler's Building and heritage properties in the City of Regina.

The importance of protecting heritage and cultural assets in the community is very important to City Council and our community overall. This is reflected in policies contained within Design Regina: The Official Community Plan and in the recently adopted Cultural Plan which encourage owners to protect historic places through good stewardship and voluntarily designating their properties and to leverage historic preservation through financial incentives. To help in achieving this policy objective, City Council approved the updated Heritage Building Rehabilitation Program two years ago which has been successful in the renewal and designation of several heritage properties. In addition, in 2016 City Council directed the City Administration to undertake a review of the Heritage Conservation Program which will examine the process, criteria and management of heritage properties in our community. The review will include consideration of all available policies and tools used to conserve and protect historic places.

The City Administration has several conversations with the property owner including as most recent as last month. Through those discussions the City has continued to explore and understand the property owner's intentions and options for the building and sought clarity from the property owner on their next steps through this communication. The City has assessed the building and determined that it did not pose any imminent danger to public health and safety.

...../2

The future use of the property will be subject to consideration under the Downtown Zone regulations in the Regina Zoning Bylaw. The Bylaw sets land use and urban design standards which would prohibit the site from being used as a principal use surface parking lot. The urban design standards and building form based standards are in place to ensure that any redevelopment of property in the downtown contributes positively to the streetscape and creates an active and vibrant downtown.

Sincerely,



Michael Fougere
Mayor

April 7, 2016

28(1) Personal

VIA EMAIL:

Dear 28(1) ,

Thank you for taking the time to write to me about your concerns with the Travellers' Building on Broad Street. This is not the first time that this building has been flagged by Regina residents as an area of concern, and I could not agree more that the state of it is unacceptable, especially for a building with such prominent placement in our downtown.

The City has been limited in how it can deal with such cases. However, last month Council approved changes recently brought forward by our bylaw enforcement department that should help address some of the long-standing issues plaguing this property. The Property Maintenance Bylaw has been updated to require that abandoned structures be secured properly. Part of the provisions now introduced include a change for buildings that have been boarded up for some time: the bylaw will require that all windows and exterior doors be repaired to minimum standards after 90 days.

Changes to the Housing Standards Enforcement Team (HSET) that may apply to the Travellers' Building are also being pursued. We know that unoccupied and unmaintained properties become magnets for vermin, garbage dumping, fires, and crime, which is a concern for both the community and the various agencies that enforce health and safety standards. A rejuvenated HSET will be able to look at properties where safety has been comprised and attempt to mitigate those issues through a coordinated multi-agency response.

This new Community Standards Bylaw also lays out more defined terms, which will allow the City to more successfully pursue prosecution when compliance is not voluntarily achieved.

It is my hope that these changes will allow us the leverage to begin addressing the more immediate concerns around the health and safety of the Travellers' Building. I note that our Fire & Protective Services department is coordinating a meeting in the coming weeks with other city departments to discuss what specifically can be done.

Sincerely,

Michael Fougere
Mayor

Susan Lloyd

From: Jim Nicol
Sent: April-27-17 3:50 PM
To: Barbara Young; Bob Hawkins; Andrew Stevens; Lori Bresciani; John Findura; Joel Murray; Sharron Bryce; Mike O'Donnell; Jason Mancinelli; Jerry Flegel; Michael Fougere
Cc: Erna Hall; Myrna Stark Leader; Patrick Book; Diana Hawryluk
Subject: Travellers Building Status
Attachments: Memo - Travellers Building Status Apr 27 2017.pdf; ATT00001.htm

Attached for your information is a memo providing an update on the Travellers Building. A report on this matter will be on next week's agenda of the Regina Planning Commission.

If you have any questions, please contact Diana Hawryluk.

Jim Nicol

Memo

April 27, 2017

To: His Worship the Mayor and
Members of City Council

Re: Travellers Building - 1833 Broad Street

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Given the size and scale of the building/site, the property is in an unsightly condition and as indicated above the sidewalk contains building debris and remains fenced. This has resulted in complaints from residents through Service Regina and on social media related to aesthetic concerns and the impact on pedestrian movement and safety. With the conclusion of the fire investigation, the Administration is following up with the property owner to address these current site conditions and will be proceeding with the review and issuance of a demolition permit application for the removal of the building material and structure. In addition, the Administration is requiring the owner to obtain a standard temporary use street permit through to the conclusion of demolition and site remediation.

The property owner is responsible to demolish and remediate the site. Once the demolition permit is issued the owner will have 10 days to initiate the work and the demolition completed within 30 days. Depending on the review process, demolition may start before the end of the May.

Heritage Bylaw Repeal

The fire event and subsequent demolition of perimeter walls resulted in complete loss of the building and destruction of the heritage character defining elements of the building.

Given the current condition of the building, the Administration recommends repeal of Bylaw 2001-18, which designated the Travellers Building as a Municipal Heritage Property. City Council's approval is required pursuant to Part III, Section 18 of *The Heritage Property Act*. The Administration will be proceeding with the processing of the owners demolition permit application in advance of City Council's decision on the repeal bylaw due to the current conditions of the property.

On May 3, 2017 the Regina Planning Commission will consider the Administration's report to City Council which recommends that the Municipal Heritage Property bylaw be repealed. If approved by the Regina Planning Commission, City Council will consider the repeal of the bylaw at the May 29, 2017 meeting. If approved by City Council, the City will discharge the heritage interest on the property title. A Notice of Intention to Repeal the Municipal Heritage Property bylaw is being served on the owner and advertised in *The Leader-Post* on Saturday, April 29, 2017.

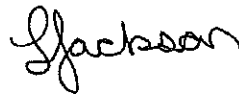
The agenda for the Regina Planning Commission meeting will be released the afternoon of April 28, 2017.

Should you have any questions please contact Louise at 306-777-7811.

Sincerely,



Louise Folk, Director
Development Services



Layne Jackson, Director (Fire Chief)
Fire and Protective Services

- c. Chris Holden, City Manager
- Byron Werry, City Solicitor
- Diana Hawryluk, Executive Director, City Planning & Development
- Kim Onrait, Executive Director, City Services
- Fred Searle, Manager, Current Planning Branch
- Michelle Lavallee, Manager, Building Standards Branch

19-Jan-17	Anonymous		The Travellers Building is an eyesore, can't something be done about it			
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City of Regina

Memo

May 9, 2018

To: Members of City Council

Re: Regina Downtown Neighbourhood Plan – 2017 Implementation Update

Non Responsive

The 2017 Downtown investment and activity highlights include:

Non Responsive

Non Responsive

Demolitions – The City issued two demolition permits in 2017 in the Downtown area. One was for the demolition of the Travellers Building located on 1833 Broad Street following a fire that destroyed the building and **Non Responsive**

Non Responsive The Travellers Building was demolished in March of 2017.

Non Responsive

Non Responsive

Non Responsive

Sincerely,



Shauna Bzdel,
Director, Planning

SK/kk

cc: Regina Planning Commission
Executive Leadership Team
Regina Downtown BID
Diana Hawryluk, Executive Director, City Planning & Development

Attachments: 2

IA\Wordpro\NGBH\DOWNTOWN\Downtown Implementation\2017 Update Memo\2017 RDNP Update Memo.docx

May 16, 2016

28(1) Personal

Dear 28(1) Personal ,

Thank you for taking the time to write to me about your concerns with the Travellers' Building on Broad Street. This is not the first time that this building has been flagged by Regina residents as an area of concern, and I could not agree more that the state of it is unacceptable, especially for a building with such prominent placement in our downtown.

The City has been limited in how it can deal with such cases. However, in February City Council approved changes that were brought forward by our bylaw enforcement department that should help address some of the long-standing issues plaguing this property. The Property Maintenance Bylaw has been updated to require that abandoned structures be secured properly. Part of the provisions now introduced include a change for buildings that have been boarded up for some time: the bylaw will require that all windows and exterior doors be repaired to minimum standards after 90 days.

Changes to the Housing Standards Enforcement Team (HSET) that may apply to the Travellers' Building are also being pursued. We know that unoccupied and unmaintained properties become magnets for vermin, garbage dumping, fires, and crime, which is a concern for both the community and the various agencies that enforce health and safety standards. A rejuvenated HSET will be able to look at properties where safety has been comprised and attempt to mitigate those issues through a coordinated multi-agency response.

A new Community Standards Bylaw also lays out what is not acceptable in more defined terms, which will allow the City to more successfully pursue prosecution when compliance is not voluntarily achieved.

...2

It is my hope that these changes will allow us the leverage to begin addressing the more immediate concerns around the health and safety of the Travellers' Building. I note that our Fire & Protective Services department is coordinating a meeting in the coming weeks with other city departments to discuss what specifically can be done.

Sincerely,

Michael Fougere
Mayor

May 16, 2016

28(1) Personal

Regina, SK S4R 1G6

Dear ²⁸⁽¹⁾
Personal

Thank you for taking the time to write to me about your concerns with the Travellers' Building on Broad Street. This is not the first time that this building has been flagged by Regina residents as an area of concern, and I could not agree more that the state of it is unacceptable, especially for a building with such prominent placement in our downtown.

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Sincerely,

Michael Fougere
Mayor

50388

FILE COPY



August 20, 2008
File No. 4840 GEN

28(1) _____, Manager
240 Argyle Street Properties Inc.
c/o 1850 Rose Street
Regina SK S4P 0J2

Dear 28(1)

**Re: Request for Information - Process for Consideration of Application to Repeal Designation of Municipal Heritage Property
Travellers Building - 1833 Broad Street**

This is in response to your letter dated May 26, 2008, which included a request for information regarding the process that would be followed by the City of Regina in considering a request for removal of the municipal heritage designation of the above-referenced property.

Statutory provisions/requirements pertaining to requests for the repeal of bylaws designating Municipal Heritage Properties, or for the demolition of such properties, are contained within Part III of *The Heritage Property Act* (i.e., Sections 17 to 20, 24 and 25). In both instances, a public review process is mandated, involving formal consideration by City Council in consultation with the City's Municipal Heritage Advisory Committee (MHAC).

In practice, the City Administration would circulate such requests to local and provincial heritage agencies, stakeholders and/or interest groups, as well as affected community interests (in this case, Regina Downtown and the Core Community Association). A report would then be prepared with a recommendation to approve the request, which could include any terms and conditions that might be considered appropriate, or to deny the request, for consideration by the MHAC. In turn, the MHAC would make a recommendation to Council.

If Council concurs with a recommendation to approve a request the **repeal of a designation bylaw**, it must authorize the Administration to publish a notice of its intention to do so. This notice must be published at least once in the local newspaper. Notice is also to be provided to all owners of the subject property, as well as to the Provincial registrar of heritage properties. All notices must be published or served at least 30 days before the date set for Council's formal consideration of a bylaw to repeal the designation.

The Act stipulates that any person may serve Council with an objection to the repeal of a designation bylaw, stating the reason for the objection and all relevant facts. If such an objection is received, Council must either refer the matter to the Saskatchewan Heritage Property Review Board for a hearing, or withdraw the proposed repeal. If the matter is referred to the provincial review board, Council will subsequently consider the board's report and may at its discretion either pass the proposed repeal,

notwithstanding the objection, or consent to the objection and withdraw the proposed repeal. Sections 14 to 16 of the Act deal with the conduct of the review board and Council's actions pursuant to a hearing and report.

If in the case of an **application to demolish a designated heritage property**, where Council denies the application, the applicant (presumed to be the property owner) may serve Council with an objection. Upon receipt of an objection, Council must either refer the matter to the provincial review board for a hearing and report, or consent to the objection and approve the application. If Council denies such an objection, the applicant shall not serve another objection with respect to the same property until the expiration of one year from the date of service of the original objection, unless Council consents to a shorter period.

Sections 21 and 22 of the Act provide more generally for any person to serve Council with an objection to a bylaw passed either to designate a property to or repeal a designation, where the objection is made at least six months after the date on which the bylaw was passed.

In the case of your current request to repeal the designation bylaw for the subject property, please be advised that this department is not in a position to consider this request, pending our receipt of a formal, detailed application or proposal for redevelopment of the subject property. Any such proposal should respond positively to the design principles that constitute the so-called "built form framework," which is expected to be an integral component of the new Downtown Plan that is currently under development. As well, the proposal should give serious consideration in its design to the incorporation of significant building elements (e.g., the building façade).

If you have any questions or wish to discuss this matter further, please contact the undersigned at 777-7758, or e-mail rbjerke@regina.ca.

Yours truly,



Robert Bjerke, Director
Planning and Sustainability Department

c: City Manager
General Manager of Planning and Development

January 15, 2001
File No. 99-H-4

To: Members,
Regina Municipal Heritage Advisory Committee

Re: Proposed Municipal Heritage Designation (99-H-4)
Travellers Building - 1843 Broad Street

BACKGROUND

An application has been received to designate the above-referenced commercial building at 1833-1843 Broad Street as Municipal Heritage Property. The Travellers Building is not currently listed on Schedule "A" to *Bylaw No. 8912* (commonly known as the Heritage Holding Bylaw). The subject property is located in the Old 33 Subdivision and is within the boundaries of both Regina's Market Square and the Core Community Group.

Applications for designation as Municipal Heritage Property are considered in accordance with *The Heritage Property Act*.

DISCUSSION

Documentation of the historical and architectural significance of the Travellers Building is provided in Appendix A to this report. It is the applicant's understanding that the proposed designation, if approved by City Council, would apply to only the building exterior. In order to determine the heritage significance of a property, the City of Regina employs an evaluation procedure in which consideration is given to the following criteria:

- 1) Heritage Assessment
 - (a) Architecture
 - (b) History
- 2) Viability Assessment
 - (a) Environment
 - (b) Usability
 - (c) Integrity/present condition

A heritage evaluation of the Travellers Building has been completed and is attached as Appendix B to this report. The Travellers Building scores reasonably well on the heritage evaluation and is a building that may be worthy of designation as a Municipal Heritage Property. The heritage significance of the building relates primarily to the prominence of the developer of the building (The Broder Development Company) and the prominence of the architect/designer of the building (William G. Van Egmond and Stan E. Storey Architects). The Travellers building was also one of many commercial buildings constructed in the late 1920's building boom in the City of Regina. Of further historic importance was the occupancy of the building between 1929 and 1959 by the Radway Lumber and Insurance Company whose president Norris Edward "Rad"

Radway was a prominent businessperson in the early history of the City of Regina. The building also contained a number of other notable occupants which are identified in Appendix A.

The proposed heritage design guidelines submitted by the applicant are attached to this report as Appendix C. The Administration has reviewed these design guidelines and find them to be acceptable.

There are currently no other heritage designated commercial buildings in the downtown area on Broad Street. The Travellers Building represents one of the last remaining pre-second world war commercial buildings worthy of designation in this precinct of the downtown.

It should be noted that there is a substantial amount of tax arrears owing on the subject property (\$407,672.78 as of December 27, 2000). As stated above, the Travellers Building is a building that may be worthy of designation as a Municipal Heritage Property. However, given the substantial tax arrears owing on the property it brings into question the economic viability of any building conversion that might be undertaken. There is pending litigation respecting the outstanding tax arrears with both the previous and current owner of the property. Under these circumstances this application can not be supported at this time.

This position may be reconsidered if the property owner submits a detailed financial analysis including verification of financing for redevelopment (which is acceptable to the City of Regina) and a plan to address the tax arrears. Further financial difficulty is encountered as assistance under the Municipal Incentive Policy for the Preservation of Heritage Properties can not be provided until all tax arrears are paid.

The subject property is currently zoned D – Downtown in which a variety of commercial and residential uses are permitted. The applicant advises at this time the second floor of the building would be converted to residential use (approximately 10 dwelling units) with the possibility of some retail use and parking on the main level.

CIRCULATION COMMENTS

Information pertaining to the proposed designation and a copy of the proposed heritage guidelines (submitted by the applicant) was circulated for review and comment to Heritage Regina, the Saskatchewan Architectural Heritage Society (SAHS), Regina's Market Square, and the Core Community Group for review and comment.

The director of Heritage Regina indicated, by telephone, that the organization is in support of the designation of the Travellers Building.

The executive director of SAHS provided the following written comments:

“We support the designation of the property and the restoration guidelines submitted by the applicant. The designation of another Storey and Van Egmond designated property will certainly enhance Regina's downtown core and contribute to the redevelopment and rehabilitation of adjoining neighbourhoods”.

Regina's Market Square did not provide comments prior to the deadline for submission of this report.

The Core Community Group indicated, by telephone, that it supports and encourages the retention and redevelopment of existing buildings within its neighbourhood. These types of redevelopment projects contribute significantly and positively to the vitality and vibrancy of the Core community.

BUDGET IMPLICATIONS

There are no budget implications associated with this proposal.

If the subject building were designated, the owner may request that an appropriate commemorative plaque, documenting the heritage significance of the property, be provided at the City's expense. Such a plaque would be installed in a publicly accessible location on the subject property.

COMMUNICATION PLAN

The applicant, Heritage Regina, the Saskatchewan Architectural Heritage Society (SAHS), Regina's Market Square, and the Core Community Group will be notified of City Council's decision.

If City Council wishes to proceed with designation of the subject property, a notice of intention to pass a bylaw to this effect will be:

- (a) served upon the property owner(s) and the Provincial Registrar of Heritage Properties;
- (b) registered against the title to the property at the Regina Land Title(s) Office; and
- (c) published in at least one issue of *The Leader Post*;

all in accordance with Subsection 11(2) of *The Heritage Property Act*.

ENVIRONMENTAL IMPLICATIONS

Ultimate designation of the Travellers Building as Municipal Heritage Property would ensure retention of one of the few remaining heritage significant commercial buildings in this precinct of the downtown which has seen the loss of many historically significant buildings including the Broder Building (Medical and Dental Building), J.W. Smith Block, and the Allen Theatre (Metropolitan Theatre).

DELEGATED AUTHORITY

Pursuant to Section 11 of the aforementioned Act, the authority to designate municipal heritage property, by bylaw, rests with City Council.

CONCLUSION

The Travellers Building, located at 1833-43 Broad Street, may be worthy of designation as municipal heritage property. However, this application can not be supported at this time given the high levels of tax arrears and the uncertainty this causes for project redevelopment financing. This position may be reconsidered if the applicant submits a financial viability assessment which

would include addressing the tax arrears and verification of conversion financing (acceptable to the City of Regina).

RECOMMENDATION

Your Administration recommends that the application to pass a bylaw to designate the Travellers Building on Lots 9 – 12 inclusive, Block 303, Plan Old 33, located at 1833-43 Broad Street as Municipal Heritage Property be DENIED in accordance with Subsection 11(2) of *The Heritage Property Act*.

Respectfully submitted,

A.R. Linner,
City Manager

Attachments

APPENDIX A

HERITAGE SIGNIFICANCE OF
TRAVELLERS BUILDING
1833-1843 BROAD STREET

The Travellers Building was developed in 1929 for the **Broder Development Company**. The building was designed by the prominent architectural firm of **William G. Van Egmond and Stan E. Storey**. The building was one of several commercial developments designed by this firm in this portion of the downtown in the late 1920's. The other buildings included the Broder Building (1930; Medical and Dental Building; demolished in 2000), the Hotel Champlain (now the Chelton Inn; 1926). The Dominion/Sterling Trust Building (1911-12; demolished in 1996), and the J.W. Smith Block (1907; demolished in 1996). The building was one of the last commercial buildings completed in Regina during the later half of the 1920's building boom. This was a period of relative prosperity and optimism before the onset of the Great Depression and the Second World War.

The historical importance of the building is based to a significant extent on its association with George Broder (Broder Development Company) and Norris Edward "Rad" Radway, early residents and prominent businesspersons in the development of Regina.

According to one source, **George Broder** was born in Balymote, Ireland in 1855. Another source indicated that he was born in Sligo County, Ireland in 1851. After nine years of government service in that country, Mr. Broder decided to follow some of his relatives who had immigrated to Canada, and arrived in Regina in April 1883. Soon after, he took up a homestead in the Craven/Last Mountain Lake district.

During the Northwest Rebellion of 1885, while freighting supplies for the Canadian Militia between Swift Current and Battleford, Mr. Broder was captured by a party of Indians and was held prisoner for three weeks. Reportedly, he was well treated and was released after his captors were defeated in a pitched battle.

Mr. Broder married **Helen McIntyre Reynolds**, a native of Belfast, (Northern) Ireland in either 1885 or 1886. The couple moved to Regina in 1886 and purchased a farm situated just beyond the towns eastern boundary (i.e., east of Winnipeg Street and south of Victoria Avenue) and established a dairy farm operation. Mr. Broder later became involved in real estate investment and development, including subdivision and development of his farm, which the City annexed in 1911 (this residential subdivision is known as Broder's Annex).

Mr. Broder was involved in the construction and sale of more than 200 homes. He was also active in the commercial development sector. In 1918, he built the Allen Theatre, which he owned until it was sold to the Famous Players movie chain in 1923 and renamed the Metropolitan Theatre. In 1926, he consolidated his building-related and financial interests by forming Broder's Limited, which included the subsidiary firms, the Broder Financial Agency and the Broder Lumber Company. The Broder Development Company was also the developer and original owner of the Hotel Champlain (1926), and was also responsible for development of the Broder Building (Medical and Dental Building at 1801 Rose Street) which opened in 1930.

George and Helen Broder had three daughters, all of whom remained in Regina: Ada Elizabeth (Betty), who married Charles Trevor Macpherson; Mabel, who married Neil J. Taylor; and Essie,

who married Norris E. Radway. All of their husbands became involved in various aspects of the Broder family business, which carried them through their working lives. Of particular importance to the historical importance of the Travellers Building was Essie Broder and Norris E. Radway.

Norris Edward "Rad" Radway was born in Latton, England in 1896. He arrived in Saskatchewan in 1913, and initially worked on a farm before coming to Regina in 1914 to enlist in the 28th Battalion for active service overseas during the First World War. In the following year, he became injured while fighting in France. Upon his discharge and return to Regina in 1918, after an extended recovery period in hospital abroad, Mr. Radway worked as a customs officer with the Dominion government for a few years. He married Essie Broder in 1920 and the couple established their first home at 904 – 16th (later College) Avenue. [It is interesting to note that during the later half of the 1920s, all four of the aforementioned "Broder" households lived on the same block face, i.e., 904,914,918 and 924 College Avenue.]

By 1922, Mr. Radway had commenced working for/with his father-in-law, assuming management of the Broder Lumber Company, located at 937 Victoria Avenue. With the formation of Broder's' Limited in 1926, he assumed the position of managing director, and continued as manager of the lumber company until 1928. By 1930, Mr. Radway had established his own Radway Lumber Company and Radway's Ltd., an insurance business in the newly constructed Travellers Building. The lumber companies yard was established on the "north side of 10th Avenue at Winnipeg Street". By 1943, that company had assumed control of the Broder Lumber Company and changed its name to the Broder-Radway Lumber Company, but in 1948 the name changed back to "Radway". He also had interests in Dominion Lime, Brick and Building Supplies, Ltd. and Concrete Mix (Regina) Ltd.

Mr. Radway remained active in his business interests until his retirement in 1959. He was one of the original members and directors of the Saskatchewan Motor Club (also located in the Travellers Building from 1931 to 1960), a member of the Royal Canadian Legion and the Canadian War Amputees Association, and served as a director of the Assiniboia Club. He loved hunting, fishing and spending time at the family cottage at Saskatchewan Beach. Mr. Radway died in July 1960, with his funeral held at St. Matthew's Church, followed by burial at the Regina Cemetery.

Essie (Broder) Radway worked as a clerk at the Cockshutt Plow Company before her marriage to Norris Radway. She was listed as owner of the family's second home at 2900 McCallum Avenue, where they lived from 1930 to 1939 and again from 1948 to 1959. Apparently, Mrs. Radway was intimately involved in the design of that house. In 1959, the retired couple moved to 49 Calder Crescent, where Mrs. Radway continued to reside, after her husband's death until 1982. Thereafter, she was a resident of the Santa Maria Senior Citizens Home until her death, circa 1988.

The couple had two sons, who both worked with their father at Radway Lumber and assumed control thereof after his death. The company remained in operation until 1970. **Norris E.B. Radway, Jr. (Ted)** continued to reside with his parents until at least 1957, at which time he married. Ted and Jacoba Radway appear to have left Regina upon the closure of the lumber company. **William B. Radway** worked briefly as a clerk with the Royal Canadian Legion and the Dominion Income Tax Department before joining his father and brother in the family business. William and his wife Ann continued to reside in Regina after his retirement; he died circa 1982.

The Travellers Building can not be tied to any specific architectural style. However, it is a very distinctive commercial building for its period (pre-second world war). The front façade of the building is symmetrical in appearance, characterized by regularly spaced brick pilasters and brick parapets at roof level. A cornice extends the full length of the building above the second floor. The applicant is proposing to develop a similar cornice above the main floor level. It is also proposed that the brick pilasters on the main level of the building be restored.

The Travellers Building is also a unique commercial building from this era in that it was built to accommodate a varied mix of commercial tenants. The main floor originally housed an automotive dealership and automotive repair service, while the second floor was used as a ballroom and dance studio with a mix other commercial users/professional offices including the offices of the Radway Lumber and Insurance Company.

Over the years the building has housed many businesses and organization too numerous to mention in the context of this report. Some of the other most noteworthy occupants of the building included:

- Arcadia Ball Room 1929 to 1945;
- Saskatchewan Motor Club 1931 to 1960;
- Bus Depot 1936 to 1949;
- Saskatchewan Civil Service Association 1945 to 1958;
- Dun and Bradstreet Canada Ltd., 1945 to 1977;
- Wartime Housing Ltd., (later Canada Mortgage and Housing Corporation 1945 to 1951);
- St. Johns Ambulance Association 1949 to 1964;
- Ed's Lunch 1929 to 1949; and
- Group Medical Services 1949 to 1964.

References

The Morning Leader and The Leader Post, Regina (Various Articles)

Regina: The Queen City – Earl G. Drake, 1955

Regina: The Street Where you Live: The Origins of Regina Street Names (3rd Edition) – Lillian and Stewart Mein, Editors, 1992

Saskatchewan and Its People (Volume III) – John Hawkes, 1924

Saskatchewan Henderson's Regina Directory (various years)

July 19, 2018
File No. 99-H-4

REPORT TRANSMITTAL FORM

Re: Proposed Municipal Heritage Designation (99-H-4)
Travellers Building - 1843 Broad Street

Attached is the above-referenced report for submission to the Regina Municipal Heritage Advisory Committee meeting scheduled for January 15, 2001.

If there are any questions regarding the report, please contact Fred Searle at 777-7541.

INTERESTED PARTIES

YES

NO

Additional Comments:

DEPT. HEAD/DESIGNATE

Instructions to the City Clerk's Office:

TRAVELLER'S BUILDING

Recommendation of the Municipal Heritage Advisory Committee – February 12, 2001:

1. City Council's intention to designate the Traveller's Building, located at 1833 – 43 Broad Street which lands are legally described as "Lots 9 to 12 inclusive, Block 303, Plan Old No. 33", as Municipal Heritage Property, be ADVERTISED in accordance with subsection 11(2) of *The Heritage Property Act*;
2. The City Solicitor be requested to prepare for consideration by City Council the necessary bylaw to designate the subject building as Municipal Heritage Property, which designation shall apply more specifically to the exterior of the building.
3. All future alterations and repairs that affect the building exterior be subject to compliance with the Heritage Conservation and Design Modification Guidelines appended to this report as Appendix C.
4. In accordance with Section 23 of *The Heritage Property Act*, the designation bylaw provide that the authority to approve any exterior alterations consistent with the aforementioned guidelines be delegated to the Development Officer, who in turn may determine that more formal consideration is required by the Municipal Heritage Advisory Committee and City Council.

March 5, 2001

TRANSMITTAL FOR PUBLIC NOTICE

**Re: BYLAW NO. XXXX – Designation of the Travellers Building located at
1833-43 Broad Street as Municipal Heritage Property**

Documents are being forwarded herewith for advertising/service of notices in connection with a proposed designation as Municipal Heritage Property (99-H-4; CR01-27).

FOR ATTENTION OF PUBLIC AFFAIRS

Documents:

1. **Notice of Intention:** [e-mail]
2. **P.M.T.:** Yes [hand-deliver] No
3. **Advertising Request (Form 1176):** [hand-deliver]

Information:

1. **Date for Advertising:** March 10, 2001
2. **Contacts:** Urban Planning: Fred Searle – 7541
City Solicitor's: Barry Windsor – 7989

FOR ATTENTION OF CITY CLERK – COUNCIL AGENDA – April 9, 2001

Documents:

1. **Draft Bylaw and Abstract:** Enclosed
 To be forwarded at later date
2. **P.M.T.:** Yes [hand-deliver] No
3. **Services of Notices** Yes [See Below] No

Commented [d1]: Enter Contact Name, Address, Postal Code, Telephone No. and Fax No.

The City Solicitor's Office will attend to the
Mailing of Notices to:

1. Mr. Bruce Lindblom (Property Owner)
2. Mr. Bill Henderson, Prairie Restoration Ltd.
(applicant/agent for property owners)
3. The Registrar, Heritage Branch, Saskatchewan
Municipal Affairs and Housing
4. The Registrar, Regina Region Land Titles
Office

Notice of Intention to Designate Municipal Heritage Property

Pursuant to Subsection 11(2) of *The Heritage Property Act*, the Council of the City of Regina hereby gives notice of its intention to adopt a bylaw designating as Municipal Heritage Property certain features of the structure civically known as the Travellers Building, 1833-43 Broad Street, Regina, Saskatchewan, situated at the site legally described as:

Lots 9-12 inclusive
Block 303
Plan No. Old 33.

The reasons for the proposed designation, which shall apply specifically to the exterior of the structure, are as follows:

1. The Travellers Building was developed by Mr. George Broder a prominent businessperson in the early history of Regina, who was responsible for the development of several other commercial buildings in the city. Also, Mr. Broder was involved in the construction and sale of more than 200 homes on his former farm east of Winnipeg Street (now known as Broder's Annex).
2. The building was designed by the prominent local architectural firm of Van Egmond and Storey.
3. The building, which opened in 1929, was one of the last commercial buildings completed in Regina during the later half of the 1920s. This was an important period of economic prosperity and population growth for the city before the onset of the Great Depression and the Second World War.
4. The building was designed to accommodate a wide variety of commercial tenants. The main floor originally housed an automotive dealership and repair service, while the second floor was occupied by the Arcadia Ballroom and dance studio (1929 to 1945). Other notable tenants have included:
 - Radway Lumber & Insurance Co., 1929 to 1959;
 - Saskatchewan Motor Club, 1931 to 1960;
 - Bus Depot, 1936 to 1949;
 - Saskatchewan Civil Service Association, 1945 to 1958;
 - Dun and Bradstreet Canada Ltd., 1945 to 1977;
 - Wartime Housing Ltd. (later Canada Mortgage and Housing Corporation), 1945 to 1951;
 - St. John Ambulance Association, 1949 to 1964; and
 - Group Medical Services, 1949 to 1964.

The aforementioned bylaw will be considered by City Council at its meeting on April 9, 2001. Any person(s) wishing to make representation or to express any objections to the proposed designation shall do so in the form of a written notice, giving reasons for objecting, if applicable, and all relevant facts, to the City Clerk, 15th Floor, City Hall, not later than 3 days prior to the Council meeting. Should parties wish their written submission to be duplicated and circulated to Council members with the Council's agenda, delivery to the City Clerk should be made prior to 1:00 p.m. on Thursday, April 5, 2001.

DATED THIS 10th DAY OF MARCH, 2001.

R.M. Markewich,
City Clerk

THE HERITAGE BUILDING MATERIALS STRATEGY

August, 2001

1. BACKGROUND

Heritage is a timeless resource held in trust for the benefit of present and future generations. It forms the foundation of Regina's identity and cultural well being. It is a tangible connection to the past that reflects the attainments of the people who have lived here. It represents an important record of the historic and cultural development of the city, which creates a unique sense of place that contributes to the special character of Regina. The city's architectural heritage constitutes not only an irreplaceable asset that provides a unique insight into the richness and diversity of the past, it is also a key tourism generator and economic catalyst that can be used to promote Regina as a unique heritage destination.

The history of Regina as viewed through its architectural heritage, brings a greater appreciation and enrichment into the lives of the city's residents. Regina has taken special efforts to safeguard our architectural heritage. While the fundamental priority of the City is to preserve our heritage buildings, this may not always be possible in the face of rapid change. There is, therefore, a need to develop options for salvaging and reusing portions or features of buildings proposed for demolition which have significant historical, architectural or cultural value to the city when no reasonable alternative to demolition can be found.

2. PURPOSE

The purpose of The Heritage Building Materials Strategy is to encourage the conservation of Regina's architectural heritage by identifying, salvaging and managing the adaptive reuse of heritage materials from buildings proposed for demolition.

3. OBJECTIVES

The underlying objectives of the strategy are as follows:

- 3.1 To develop a process for salvaging heritage building materials from properties proposed for demolition.
- 3.2 To consider options for encouraging property owners to donate salvageable heritage building materials to the City of Regina and to discourage them from disposing of the materials at the City landfill.
- 3.3 To develop a program for the reuse of heritage building materials in the possession of the City.
- 3.4 To facilitate the reuse and recycling of building materials and reduce the amount of debris sent to the City landfill.

4. DEFINITIONS

- 4.1 Demolition: The complete or partial removal or destruction of any property.
- 4.2 Director: Means the Director of Community Services of the City of Regina and anyone acting or authorized by the Director to act in his or her behalf.
- 4.3 Dispose: To get rid of.
- 4.4 Heritage Building Materials: Any man-made structure, fixture, artifact or element which in its own right has historical and/or architectural significance to the heritage of Regina and contributes to the city's unique sense of time and place.
- 4.5 Heritage Value: The historical, cultural, architectural, artistic or educational worth or usefulness of the heritage building material.
- 4.6 Inspect: Includes to survey, photograph, measure and record.
- 4.7 Recycle: To convert to reusable material.
- 4.8 Reuse: To use again or further use.
- 4.9 Salvage: To save from loss or destruction for future use.

5. DESIGNATION

5.1 Purpose

The purpose of designation is to identify, preserve and protect heritage properties in Regina.

5.2 The Nature of Municipal Heritage Designation

It is the mandate of the Municipal Heritage Advisory Committee to make recommendations to City Council regarding the designation of heritage properties. Designation of a property allows Council to control alterations to land and buildings as well as demolition or removal of a property considered to have heritage value. If the owner wants to make alterations which are likely to affect the reasons for designation, he or she must apply to Council for permission to do so. Council may grant permission, refuse it, or grant it upon certain terms and conditions. Similarly, the owner must seek Council's permission to demolish or remove a building on the designated property. Again Council may approve or refuse the application.

5.3 The Criteria for Designating Municipal Heritage Properties

The City of Regina has a set of criteria to guide the City in determining whether a building or structure warrants designation. Both the heritage value of the property and the viability of maintaining the site are considered when determining whether a property warrants designation. A complete description of the criteria is provided in The City of Regina's Heritage Property Designation Criteria.

6. THE HERITAGE BUILDING MATERIALS REVIEW COMMITTEE

6.1 Goal

The goal of The Heritage Building Materials Review Committee (HBMRC or Review Committee) is to promote heritage conservation by working with property owners and demolition contractors to identify, salvage and arrange for the adaptive reuse of heritage materials from buildings proposed for demolition.

6.2 Terms of Reference

The role of The Heritage Building Materials Review Committee is:

6.2.1 to inspect potential heritage building materials and recommend those materials that should be salvaged for the purpose of reuse;

6.2.2 to administer the Heritage Building Materials Reuse Program (see section 8.0);

6.2.3 to provide knowledge and expertise; and

6.2.4 to facilitate heritage conservation by acting as a liaison between the City of Regina, property owners, demolition contractors and other stakeholders.

6.3 Composition

The committee shall consist of a maximum of eight community members and two City of Regina representatives. The members from the community shall represent a cross-section of non-profit organizations, professional associations and individuals with relevant heritage, technical and professional expertise.

6.4 Appointment

Members shall be appointed by the Director of Community Services. They shall hold office for a term of two years.

6.5 Meetings

The committee shall meet as often as is necessary to carry out the terms of reference.

6.6 Administrative Committee

It is important to note that the Review Committee is an internal administrative committee of the City of Regina. The committee is intended to serve as a working partnership between the City of Regina and the heritage community. Members will work together to fulfill the committee's terms of reference. Logistical support for the committee will be provided by the City.

6.7 Accountability

Recommendations from the committee related to heritage building materials shall be provided in written form to the Director of Community Services.

7. SALVAGE

7.1 Purpose

The purpose of salvaging heritage building materials is to preserve portions or features of buildings or exterior structures, which have significant historical, architectural or cultural value to the city or province, from proposed demolition for the benefit of present and future generations.

7.2 Controlling Demolition

Designation of heritage properties or listing of potential heritage properties in *The Heritage Holding Bylaw* does not permanently prohibit demolition. Owners who wish to demolish a designated municipal heritage property in whole or in part must apply to City Council to have the designation removed or amended. Owners who wish to demolish property listed in the *Heritage Holding Bylaw* may apply for a demolition permit. Approval of the application for demolition is automatically withheld for 60 days. This period of time offers the City an opportunity to determine the heritage value of the property and explore options to conserve the threatened structure if heritage designation of the property is determined to be warranted.

Depending on the circumstances there are several alternatives to demolition the City of Regina may pursue:

- 7.2.1 Convince the owner to change plans through persuasion that the heritage importance of the building is irreplaceable, must be maintained and will be a worthy asset in any development or use of the site.
- 7.2.2 Suggest alternate uses for the building or property.
- 7.2.3 Offer advice on integrating the heritage property within some larger scheme.
- 7.2.4 Offer incentives to make conservation of the property more beneficial.
- 7.2.5 Persuade the owner to sell the heritage property to a purchaser who will conserve it.

The challenge is to find an acceptable solution that will conserve the heritage property yet allow the flexibility to accommodate the needs of the property owner. If no reasonable solution can be found within the 60 days and the owner of a property listed in the *Heritage Holding Bylaw* does not agree to extending the negotiating period, the owner may apply for and receive the requisite demolition permit. If the property has been designated a heritage site, but the owner makes application to City Council and it removes the designation, the property may be demolished.

7.3 The Criteria for Acquisition

The following criteria shall be used by the City of Regina to determine whether heritage building materials are salvageable from properties when no acceptable alternative to demolition exists.

- 7.3.1 The material should possess heritage value in its own right. In other words it should have historical, cultural or architectural significance for the city or the province.
- 7.3.2 The heritage material should be able to be reused in other buildings, open space or in educational and cultural displays.
- 7.3.3 The heritage material should lend itself to being placed in the public domain. This includes either public or private property that is accessible to the general public. For example, public open space accessible to the public could include a park while private open space accessible to the public could include a shopping mall.
- 7.3.4 The heritage material should be something that the City or other suitable agency has the means to house and conserve.
- 7.3.5 The cost of salvaging the heritage material shall not be prohibitive to the owner.
- 7.3.6 The cost of transporting and/or housing the heritage material shall not be prohibitive to the City of Regina.

7.4 The Authority for Accepting Donations

The authority for the City of Regina to accept donations of heritage building materials resides in section 169 of *The Urban Municipality Act, 1984*, which provides as follows:

“A council may accept in the name and on behalf of the urban municipality any bequest or gift of pictures, paintings or objects of art, money or other personal property or land or buildings.”

Heritage building materials are personal property. The decision as to when the City of Regina shall enter a consensual agreement with the owner of a property to donate heritage building materials to the City is delegated from City Council to the Director of Community Services.

7.5 The Procedure for Salvaging Heritage Building Materials

The Heritage Building Materials Review Committee shall use the following procedure to recommend the salvaging of heritage materials from buildings proposed for demolition:

- 7.5.1 If the City of Regina receives a demolition application for a property listed in *The Heritage Holding Bylaw*, the City in consultation with the heritage community will assess whether the building or structure warrants designation as a Municipal Heritage Property and make a recommendation to the Municipal Heritage Advisory Committee. The heritage community may bring to the attention of the City properties in danger of demolition that may have heritage value but are not listed in the Heritage Holding Bylaw. With the agreement of the property owner, the property may be considered for

designation, or if this is not feasible, consideration may be given to salvaging heritage building materials from the site.

7.5.2 Because time is of the essence, when an application for demolition is received by the City for a property listed in the *Heritage Holding Bylaw*, Urban Planning Division will provide a copy of the permit to Community and Leisure Services Division who will arrange for the Heritage Building Materials Review Committee to visit the site. The Heritage Building Materials Review Committee should proceed as if the property were to be demolished and determine as soon as possible whether the heritage building materials warrant salvaging by applying the Criteria for Acquisition.

7.5.3 If the property is determined to have heritage value but no acceptable option to demolition exists that both the City and the property owner can agree on, the Heritage Building Materials Review Committee may recommend to the Director of Community Services that the City arrange for a consensual agreement with the owner to salvage heritage building materials that satisfy the Criteria for Acquisition. The cost of salvaging the heritage material shall be the responsibility of the owner.

7.5.4 If the Director of Community Services approves the recommendation of the Heritage Building Materials Review Committee for a consensual agreement, the City of Regina will commission an independent evaluation to determine the fair market value of the heritage building materials donated to the City. Upon receipt of the independent evaluation and approval by the Director of Community Services, the evaluation shall be submitted to the Finance Department. If Finance is satisfied that the value is reasonable, they will issue a receipt for the donation. The decision to accept the value on the receipt rests with Canada Customs and Revenue Agency.

7.5.5 The Heritage Building Materials Review Committee shall arrange for the salvaged heritage building materials to be housed by the City or a suitable agency and included in the City inventory (see section 8.2 Inventory).

7.6 Recognition for Heritage Donations to the City

Property owners who donate heritage building materials to the City of Regina will receive:

7.6.1 an official certificate from the City of Regina signed by the Mayor recognizing the property owner's heritage donation to the city;

7.6.2 mention in the honour roll announced at the annual Municipal Heritage Awards in recognition of individuals who have made a contribution to preserving the city's heritage in the past year; and

7.6.3 the name of the donator may be included in the interpretive signage explaining the heritage value of the material when it is placed back in the public domain.

8. THE HERITAGE BUILDING MATERIALS REUSE PROGRAM

8.1 Purpose

The purpose of The Heritage Building Materials Reuse Program is to promote reuse as an environmentally sound and socially beneficial method of conserving heritage building materials proposed for demolition and placing them back in the public domain.

8.2 Inventory

The Heritage Building Materials Review Committee shall develop and maintain an inventory of heritage building materials in the City's possession. The inventory shall include:

- 8.2.1 a description of the material;
- 8.2.2 a photograph of the building material;
- 8.2.3 the measurements of the building material;
- 8.2.4 photographs of the structure before demolition and any original architectural drawings that are available;
- 8.2.5 a statement of its historical, cultural or architectural value to the city, the province, or Canada;
- 8.2.6 a plan to house and maintain the building material;
- 8.2.7 the location where the building material may be viewed.

8.3 Eligibility

Individuals, groups or organizations with an interest in reusing heritage building materials may apply for specific items in the inventory. The program should be of interest to heritage organizations, architectural firms, landscape architectural firms, land developers, civic departments, arts and culture individuals and groups, community associations and zone boards.

8.4 The Application Process

Proposals shall be submitted to the City of Regina. Each application must include the following information:

- 8.4.1 A description of the project including:
 - 8.4.1.1 the benefits the project will provide to the community;
 - 8.4.1.2 the project location;
 - 8.4.1.3 a site plan showing how the heritage material will be used in relation to new or existing structures or elements; and
 - 8.4.1.4 an explanation as to how the heritage material will be interpreted for the benefit of the public.

8.4.2 If the applicant is not the owner of the land, a letter of approval from the owner must be included with the application.

8.4.3 Organizations must provide evidence (ie: bank statement) of sufficient funds to cover the cost of the project.

8.5 The Criteria for Evaluating Projects

The Heritage Building Materials Review Committee shall review applications from interested parties and apply the following criteria in evaluating projects:

8.5.1 the project shall be of benefit to the community;

8.5.2 the project or space within which the heritage building material is utilized shall be accessible to the general public;

8.5.3 the use of the heritage building materials shall be used in a context or manner which enhances or complements its heritage value; and

8.5.4 depending upon the historical, cultural or architectural significance of the heritage material there may be a requirement that it remain in Regina or Saskatchewan.

8.6 Ownership

The recipient of heritage building materials received through the Heritage Building Materials Reuse Program will assume ownership of the material. If the heritage material is placed in the private sector in a location accessible to the general public, the recipient will assume ownership. If the heritage material is placed in public open space by a community organization, the organization will assume ownership. If the City of Regina places heritage material in a public open space, it will retain ownership.

8.7 Responsibilities of the Recipient

Recipients are responsible for the following:

8.7.1 The recipient is responsible for arranging and paying for the delivery of the heritage material.

8.7.2 The recipient shall assume all costs associated with the project.

8.7.3 The recipient shall ensure that the heritage material is accessible to the general public.

8.7.4 The recipient shall install for the benefit of the general public interpretive signage explaining the heritage value of the material.

8.7.5 The recipient shall protect the heritage material and preserve it in good condition.

8.7.6 The recipient shall use the heritage material according to the plan approved by the applicable City department.

8.7.7 Once the City of Regina has:

8.7.7.1 inspected the installation of the heritage material and ensured compliance with the approved plan; and

8.7.7.2 transferred ownership of the material to the recipient;

8.7.8 the City assumes no further responsibility for the project. Any costs incurred for the maintenance of the heritage material or as a result of damage, vandalism or loss of the material, are the responsibilities of the recipient.

8.8 Timelines

Applications for heritage building materials in the City's inventory may be made at any time.

8.9 The Approval Process

The Heritage Building Materials Review Committee will review the applications for heritage building materials in the City inventory. Organizations will be notified by mail whether their request was approved. Successful applicants will be required to sign an agreement with the City that outlines the recipient's responsibilities. Once the agreement has been signed the applicant may arrange to pick up the building material.

8.10 Financial Requirements

The applicant will be responsible for all costs associated with the project. The applicant may be charged any costs incurred by the City of Regina in evaluating, transporting, or housing heritage material donated to the City of Regina.

8.11 Implementation and Inspection

The City of Regina will inspect the project to ensure compliance with the approved plan. If the recipient fails to comply with the approved plan within the period specified by the City, the City may require the return of the heritage building material at the recipient's expense.

8.12 Time Limitation

After heritage building materials have been in the City's inventory for five years:

8.12.1 The heritage material will be made available to the heritage community for disposal. The recipient will be given six months to dispose of the material and remove it from the inventory.

8.12.2 After six months if the heritage material has not been disposed of, the City may relax the criteria and allow the material to leave the province or arrange for the sale of the material or its destruction if there is no interest.

8.13 Promotion

The program will be advertised on the City of Regina Web Site, the City Page of *The Leader Post* and in heritage, architectural, landscape architectural, arts and culture and open space journals.

9. REUSE AND RECYCLING

9.1 Background

The City of Regina is committed to reuse and recycling. Reuse involves using salvaged building materials in its existing form. Recycling usually involves transforming the material by crushing or shredding so it can be put back into commerce. Reuse should be the priority since it not only conserves natural resources, but also the energy involved with manufacturing products. The priority should be to reuse as much as possible and then to recycle as much as possible. Reuse and recycling create jobs and stimulate economic development in a non-polluting energy efficient manner. In some cities lower cost reuse building materials have made it possible for lower income persons to obtain needed products at prices they can afford. The potential for reuse and recycling is vast. Huge benefits can result when the public sector and private sector work together to increase reuse and recycling. One area where potential exists to increase reuse and recycling and reduce the amount of solid waste disposal is with the demolition of buildings.

9.2 Purpose

The purpose of reuse and recycling is to provide an environmentally sound and economically beneficial method of saving energy, preventing waste and reducing the amount of waste deposited at the City landfill.

9.3 Materials to be Reused or Recycled

The following materials, if not deemed to have significant heritage value, may be considered for reuse or recycling: lumber, bricks and masonry, doors, windows, metal products, toilets, sinks, tubs, cabinets, electrical fixtures or other materials. Reused materials must be demonstrated to still meet the applicable material standards as specified in the National Building Code of Canada.

9.4 Application for a Demolition Permit

In order to encourage the reuse and recycling of building materials, property owners who apply for a demolition permit shall receive a pamphlet advising:

- 9.4.1 the City of Regina will issue a receipt for heritage building materials donated to the City;
- 9.4.2 the Saskatchewan Heritage Foundation will issue a receipt for reusable building materials donated to the foundation;
- 9.4.3 the City of Regina has placed a ban on disposing heritage building materials at the City landfill that the City proposes to salvage (see section 10.0 Disposal);

9.4.4 a description of the organizations in both the public and private sectors involved with reuse and recycling.

The intent is to increase the reuse and recycling of building materials by making property owners aware early in the planning stages of a project of the various options for reuse and recycling and the benefits available.

10. DISPOSAL

10.0 Background

Diverting reusable building material from disposal at the City landfill should be encouraged. Only those materials that the City landfill can recycle (ie: refrigerators, stoves, washers, dryers or recyclable clean asphalt, concrete, gravel and brick) or materials for which there is no alternative use should be disposed at the landfill.

10.1 Ban On Disposing Heritage Building Materials at the City Landfill

10.1.1 Purpose

The purpose of placing a ban on disposing reusable heritage building materials at the City landfill is threefold:

10.1.1.1 to act as a deterrent to property owners demolishing heritage building materials;

10.1.1.2 to encourage reuse; and

10.1.1.3 to reduce waste disposal at the City landfill.

10.2.2 Enforcement

If an agreement cannot be reached with the property owner to donate the heritage building material the Heritage Building Materials Review Committee proposes to salvage from demolition, the following procedures shall be followed in order to monitor and enforce compliance with the ban on disposing heritage building materials at the City landfill.

10.2.2.1 A description of the banned heritage building material shall be included in the Application for Demolition circulated to the various civic divisions involved with demolition.

10.2.2.2 The Demolition Permit issued to the applicant shall include a description of the heritage building materials banned from the City landfill and the penalty for contravening the ban.

10.2.2.3 Bylaw Enforcement shall be responsible for monitoring the demolition site and enforcing compliance with the ban.

10.2.2.4 A copy of the Demolition Permit including the following information shall be provided to the Manager of Bylaw Enforcement:

10.2.2.5 the address of the demolition site;

10.2.2.6 the name of the property owner;

10.2.2.7 the timelines for the demolition permit;

10.2.2.8 the name of the demolition contractor; and

10.2.2.9 a description of the heritage building materials proposed for salvaging.

11. CONCLUSION

The Heritage Building Materials Strategy recognizes the inevitability of change. It provides a broad range of initiatives to conserve the architectural heritage resources of Regina that are threatened by demolition. The success of the strategy depends on property owners, the City of Regina and conservationists working together to achieve this goal. Without a comprehensive strategy to identify, salvage, and reuse heritage building materials proposed for demolition, these historical, architectural and cultural connections to our past would be lost forever.

For more information on the Heritage Building Materials Strategy, contact:

City of Regina
Planning and Sustainability Department
P.O. Box 1790
Regina SK S4P 3C8

Phone: 306-777-7551

Fax: 306-777-6823

E - MAIL CORRESPONDENCE
City of Regina

TO: Suzanne Bartel; Peggy Clark
FROM: A. R. Linner, City Manager
DATE: June 20, 2002
FILE:
RE: Travellers Building – Broad Street

16(1)(b)

ARL/an

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E - MAIL CORRESPONDENCE
City of Regina

99-11-4 PO
~~H.S.P. G.S.U~~
25,168

TO: Suzanne Bartel
FROM: A. R. Linner, City Manager
DATE: June 24, 2002
FILE:
RE: Travellers Building – Broad Street

16(1)(b)

ARL/an

C: Peggy Clark
Doug Fisher
Dona-Lynn Morley

ORIGINAL ON FILE / EM-Bartel1-ARL.DOC

Peggy Clark - Arts and Culture Admin Centre

From: Glenn Gordon
To: Internet:blandbrown@reginadowntown.ca
Date: 02/Aug/2002 2:42 PM
Subject: Arts and Culture Admin Centre
CC: Clark, Peggy

Good afternoon Bland.

16(1)(c)

Glenn Gordon
777-7366
ggordon@cityregina.com

PC

Peggy Clark - Travellers Building

From: Peggy Clark
To: Linner, Bob
Subject: Travellers Building

99-11-1
~~4840 Gen~~
25,728

16(1)(c)

E - MAIL CORRESPONDENCE
City of Regina

90

99-H-4
4870627
25,813

TO: Peggy Clark
FROM: A. R. Linner, City Manager
DATE: August 14, 2002
FILE: 0270 ABA
RE: Travellers Building

16(1)(c)

ARL/an

ORIGINAL ON FILE / EM-Clark5-ARL.DOC

E - MAIL CORRESPONDENCE
City of Regina

TO: Peggy Clark; Brian Hamblin; Garry Quiring; Larry Boyko
FROM: A. R. Linner, City Manager
DATE: October 18, 2004
FILE:
RE: Downtown Properties

ARL
35458.
99-H-4

16(1)(b)

ARL/an

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UNIVERSITY OF
REGINA

DEPARTMENT OF VISUAL ARTS

Regina, Saskatchewan
Canada S4S 0A2
phone: (306)585.5572
fax: (306)585.5526

Kathleen Irwin
Rory MacDonald
Faculty of Fine Arts
University of Regina

October 24, 2004

Real Estate Division
12th Floor, City Hall
P.O. Box 1790
Regina, Saskatchewan
S4P 3C8

Dear Mr. Boyko

X

RECEIVED

Community Services Department

OCT 26 2004

35529

Community Services

To: *Heather*

16(1)(b)

From: *Regan Clark, Director*

16(1)(b)

It is our understanding that the deadline for offers to be considered for the building known as the Travellers Building (civic address 1833, 1837, 1843 Broad Street) is 4:00pm October 26, 2004. This letter is to confirm that this building is currently under consideration, along with several other properties, for development into a multi-use cultural centre. This initiative is being undertaken by a sub-committee of the Regina Arts Commission with the knowledge of the administration of Community Services. To date, data has been collated to ascertain need within the cultural institutions of Regina and several buildings have been assessed to determine their viability for such an undertaking. The Travellers building is one of the final three which are being put forward using three different development models. The other buildings include the Donahue/Norbraten building and the Leader building

The assessment of the Travelers Building considered the proximity to the City of Regina plan for the cultural corridor, the size and proximity to major bus and transportation routes. The important rediscovery of the buildings second floor horsehair sprung dance floor (only one of two still remaining in the province) is a major consideration, as is its official heritage designation. Discussions with local developers, investors and consultants are underway to build a business model to be presented to Artscape Inc in Toronto who will mentor the city of Regina under their Creative Clusters Development Program. This program is designed to assist Canadian communities to develop and manage multi-tenant arts centres in their community. This initiative will generate a national focus of the development opportunities for culture in Regina.

Furthermore, the building opposite the Travellers Building, located at 1836 Broad, is currently under consideration for development into a cultural industries incubator. The City has granted a six-month period for this plan to develop. Plans to join these two initiatives are under discussion and need time to move forward. With this

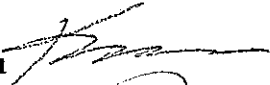
letter, we are requesting that the Real Estate Division and the Mayor support the extension of a grace period for this to happen. We are, as well, requesting the support necessary, through Community Services, to grandfather this worthwhile initiative through the municipal administration and City Council.

With the increase in developments within the cultural planning sector as well as major cultural designations such as the Cultural Capitals of Canada and the Creative Cities Conferences this year it would be very unfortunate for the city to turn it's back on best practice cultural development initiatives. The planning for the cultural redevelopment of the Travellers Building, although in it's infancy, will present a major step in the direction of realizing a sustainable cultural redevelopment project for the downtown cultural corridor of Regina.

Based on the response, generated at the President's Cultural Roundtable during the Realizing the Creative City Conference, we believe we can look forward to support from a wide range of community interests. We look forward to your response and further dialogue.

Yours truly,

Kathleen Irwin



Rory MacDonald



cc Mayor Pat Fiacco

Andrew Oko, Chair of the Regina Arts Commission

Glenn Gordon, Commissioner of Culture and Heritage

~~Peggy Clark, Community Services~~

Mike Badham

Bill Hutchison

Fred Clipsham

Gerry Flegel

Michael Fourgere

Terry Hincks

Bill Gray

Wade Murray

Sharon Bryce

Vic McDougall

CMS 132

99-A-4

Heather Turner - Arts and Culture Admin Centre

From: Glenn Gordon
To: Heather Turner
Date: 28/Oct/2004 4:07 PM
Subject: Arts and Culture Admin Centre -
CC: Peggy Clark 1833-1843 Broad 35,529

16(1)(b)

16(1)(b)

Glenn

Glenn Gordon
777-7366
ggordon@regina.ca

Statement of Significance

Site Name: Travellers Building

FILE: MHP 2133

1833, 1837,

1843 Broad St

Designation Authority:

564

Description of Historic Place:

The Travellers Building is a Municipal Heritage property comprised of four commercial lots in Regina's downtown district. The two-storey, brick-clad, concrete structure faces onto Broad Street, a main thoroughway in Regina's central business district. The designation applies specifically to the exterior of the structure.

Heritage Value:

The heritage value of the Travellers Building lies in its association with Mr. George Broder, a prominent business person in the early history of Regina. George Broder, founder of the Broder Development Company, was responsible for the construction and sale of more than 200 homes on his former farm east of Winnipeg Street. Now known as Broder's Annex, the development was one of Regina's earliest residential neighbourhoods. Broder was also responsible for the development of several other commercial buildings in the city, including the Allen Theatre and Broder Building, both of which have been demolished, and the former Champlain Hotel located on the corner of 11th Avenue and Rose Street.

Heritage value of the property also resides in its association with the work of the architects Storey and Van Egmond, the most prolific architectural firm in Saskatchewan throughout much of the first half of the 20th century. Constructed in 1929, Storey and Van Egmond's building is typical of commercial architecture of the 1920s. The front façade is symmetrical in appearance, characterized by regularly-spaced brick pilasters, large display windows on the ground floor and stepped parapets at roof level. The architectural firm and its successors are not only credited with designing the Travellers Building, but also several hundred other buildings, including the Land Titles Building and the McCallum Hill Building. Edgar Storey, the senior Storey and the founding member of the firm, passed away in 1913. In 1918 Stanley Storey, Edgar's son, partnered with Van Egmond. The firm's name was changed to Van Egmond and Storey in 1924. The property was one of the last commercial buildings constructed in Regina during the later half of the 1920s. Thus the building reflects the economic prosperity and population growth in the city during the period.

Heritage value also lies in the properties association with numerous prominent business and service groups. The main floor originally housed an automotive dealership and repair shop, while the second floor was occupied by the Arcadia Ballroom and dance studio (1929-1945). Other notable commercial tenants included; the Saskatchewan Motor Club (1931-1960), the Bus Depot (1936-1949), and Group Medical Services (1949-1964).

Source:

City of Regina Bylaw No. 2001-18.

Character-Defining Elements:

Statement of Significance

The heritage value of the Travellers Building resides in the following character-defining elements:

- those elements which link it to Mr. George Broder, including the location of the property on its original site;
- those elements of the property which speak to the association of the property with the architectural firm of Van Egmond and Storey, and reflect the 1920s commercial design of the building, including the projected pilasters, the large display windows, and the stepped parapets at roof level;
- those elements which reflect the property's association with its many notable tenants, including a large automotive service bay door at the rear of the building.

11. TRAVELLERS BUILDING, 1833 BROAD STREET

Van Egmond and Storey designed this 1929 commercial block.

It was constructed for the Broder Development Company. The Arcadia Ballroom was located on the second floor of the building from 1929 to 1945. The Regina bus depot was located at the south end of the building from 1936 to 1947. It was then moved to the former St. Mary's School site at the southeast corner of Victoria Avenue and Scarth Street. Notable occupants include: Ed's Lunch from 1929 to 1949; Radway's Lumber and Insurance from 1929 to 1959; Saskatchewan Motor Club from 1931 to 1960; Saskatchewan Civil Service Association from 1945 to 1958; Dun and Bradstreet of Canada Limited from 1945 to 1977; Wartime Housing Limited later named Central and then Canada Mortgage and Housing Corporation from 1945 to 1951; St. John Ambulance Association from 1945 to 1959; and Group Medical Services from 1949 to 1964.

This property is still used for commercial purposes today. It was designated as a Municipal Heritage Property in April 2001.

BYLAW NO. 2001-18
THE TRAVELLERS BUILDING
HERITAGE DESIGNATION BYLAW

Whereas the Council of the City of Regina wishes to designate as municipal heritage property certain features of the building known as the Travellers Building, located at 1833-43 Broad Street, in the City of Regina;

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

1. Subject to section 2, the real property known as 1833-43 Broad Street, Regina, situate on lands legally described as:

Lots 9, 10, 11 and 12
Block 303
Regina, Saskatchewan
Plan Old No. 33
Minerals Included

is hereby designated as Municipal Heritage Property.

2. The designation set forth in section 1 shall apply specifically to the exterior of the structure.
3. The reasons for the designation as Municipal Heritage Property are as follows:
 - a. The Travellers Building was developed by Mr. George Broder a prominent businessperson in the early history of Regina, who was responsible for the development of several other commercial buildings in the city. Also, Mr. Broder was involved in the construction and sale of more than 200 homes on his former farm east of Winnipeg Street (now known as Broder's Annex).
 - b. The building was designed by the prominent local architectural firm of Van Egmond and Storey.
 - c. The building, which opened in 1929, was one of the last commercial buildings completed in Regina during the later half of the 1920's. This was an important period of economic prosperity and population growth for the city before the onset of the Great Depression and the Second World War.
 - d. The building was designed to accommodate a wide variety of commercial tenants. The main floor originally housed an automotive dealership and repair service, while the second floor was occupied by the Arcardia Ballroom and dance studio (1929 to 1945). Other notable tenants have included:
 - i. Radway Lumber & Insurance Co., 1929 to 1959;
 - ii. Saskatchewan Motor Club, 1931 to 1960;
 - iii. Bus Depot, 1936 to 1949;
 - iv. Saskatchewan Civil Service Association, 1945 to 1958;
 - v. Dun and Bradstreet Canada Ltd., 1945 to 1977;

- vi. Wartime Housing Ltd. (later Canada Mortgage and Housing Corporation), 1945 to 1951;
- vii. St. John Ambulance Association, 1949 to 1964; and
- viii. Group Medical Services, 1949 to 1964.

4. (1) Subject to subsection (2), no person shall alter, restore, repair, disturb, transport, add to, change or move, in whole or part, the designated features, without the written approval of the Council of the City of Regina.

(2) The Council delegates to the Director of Community Services, or his designate, the power to approve maintenance of the designated features. "Maintenance" for the purposes of this section 4 includes painting, repairing and restoring, as well as necessary replacement of building materials, in a fashion consistent with existing architectural features, appearance, colours and building materials.

5. This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 9TH DAY OF APRIL, 2001.

READ A SECOND TIME THIS 9TH DAY OF APRIL, 2001.

READ A THIRD TIME AND PASSED THIS 9TH DAY OF APRIL, 2001.

P. FIACCO R. MARKEWICH
Mayor City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2001-18

THE TRAVELLERS BUILDING
HERITAGE DESIGNATION BYLAW

PURPOSE: To designate as Municipal Heritage Property the property known as the Travellers Building, located at 1833-43 Broad Street, Regina, Saskatchewan.

ABSTRACT: The designation will apply specifically to the exterior of the building.

STATUTORY

AUTHORITY: Section 11(2) of *The Heritage Property Act*

PUBLIC HEARING: N/A

REFERENCE: Municipal Heritage Advisory Committee Report dated February 12, 2001 (HR01-1)

City Council Report dated February 19, 2001 (CR01-27)

AMENDS/REPEALS: N/A

CLASSIFICATION: Regulatory

ORIGINATING DEPT.: Community Services Department

E - MAIL CORRESPONDENCE
City of Regina

TO: Mayor Fiacco
FROM: A. R. Linner, City Manager
DATE: October 19, 2004
FILE:
RE: Traveller's Building – 1833/1843 Broad Street

16(1)(b)

If you need further information or comment on this, Peggy Clark and Garry Quiring are the best sources.

ARL/an

C: Peggy Clark
Garry Quiring
Larry Boyko
Brian Hamblin
Glenn Gordon
Garry Wasyliv

50388

FILE COPY



August 20, 2008
File No. 4840 GEN

Mr. Michael Lee, Manager
240 Argyle Street Properties Inc.
c/o 1850 Rose Street
Regina SK S4P 0J2

Dear Mr. Lee:

**Re: Request for Information - Process for Consideration of Application to Repeal Designation of Municipal Heritage Property
Travellers Building - 1833 Broad Street**

This is in response to your letter dated May 26, 2008, which included a request for information regarding the process that would be followed by the City of Regina in considering a request for removal of the municipal heritage designation of the above-referenced property.

Statutory provisions/requirements pertaining to requests for the repeal of bylaws designating Municipal Heritage Properties, or for the demolition of such properties, are contained within Part III of *The Heritage Property Act* (i.e., Sections 17 to 20, 24 and 25). In both instances, a public review process is mandated, involving formal consideration by City Council in consultation with the City's Municipal Heritage Advisory Committee (MHAC).

In practice, the City Administration would circulate such requests to local and provincial heritage agencies, stakeholders and/or interest groups, as well as affected community interests (in this case, Regina Downtown and the Core Community Association). A report would then be prepared with a recommendation to approve the request, which could include any terms and conditions that might be considered appropriate, or to deny the request, for consideration by the MHAC. In turn, the MHAC would make a recommendation to Council.

If Council concurs with a recommendation to approve a request the **repeal of a designation bylaw**, it must authorize the Administration to publish a notice of its intention to do so. This notice must be published at least once in the local newspaper. Notice is also to be provided to all owners of the subject property, as well as to the Provincial registrar of heritage properties. All notices must be published or served at least 30 days before the date set for Council's formal consideration of a bylaw to repeal the designation.

The Act stipulates that any person may serve Council with an objection to the repeal of a designation bylaw, stating the reason for the objection and all relevant facts. If such an objection is received, Council must either refer the matter to the Saskatchewan Heritage Property Review Board for a hearing, or withdraw the proposed repeal. If the matter is referred to the provincial review board, Council will subsequently consider the board's report and may at its discretion either pass the proposed repeal,

notwithstanding the objection, or consent to the objection and withdraw the proposed repeal. Sections 14 to 16 of the Act deal with the conduct of the review board and Council's actions pursuant to a hearing and report.

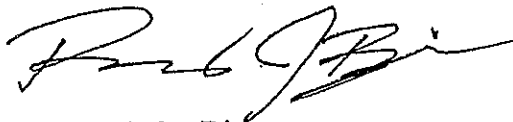
If in the case of an **application to demolish a designated heritage property**, where Council denies the application, the applicant (presumed to be the property owner) may serve Council with an objection. Upon receipt of an objection, Council must either refer the matter to the provincial review board for a hearing and report, or consent to the objection and approve the application. If Council denies such an objection, the applicant shall not serve another objection with respect to the same property until the expiration of one year from the date of service of the original objection, unless Council consents to a shorter period.

Sections 21 and 22 of the Act provide more generally for any person to serve Council with an objection to a bylaw passed either to designate a property to or repeal a designation, where the objection is made at least six months after the date on which the bylaw was passed.

In the case of your current request to repeal the designation bylaw for the subject property, please be advised that this department is not in a position to consider this request, pending our receipt of a formal, detailed application or proposal for redevelopment of the subject property. Any such proposal should respond positively to the design principles that constitute the so-called "built form framework," which is expected to be an integral component of the new Downtown Plan that is currently under development. As well, the proposal should give serious consideration in its design to the incorporation of significant building elements (e.g., the building façade).

If you have any questions or wish to discuss this matter further, please contact the undersigned at 777-7758, or e-mail rbjerke@regina.ca.

Yours truly,



Robert Bjerke, Director
Planning and Sustainability Department

c: City Manager
General Manager of Planning and Development