



Bylaw No. 2022-67

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BYLAW NO. 2022-67

THE MACKENZIE RESIDENCE MUNICIPAL HERITAGE DESIGNATION BYLAW

WHEREAS Sections 11 and 12 of *The Heritage Property Act* authorize the council of a municipality to enact bylaws to designate real property, including all building, features and structures there, to be of heritage value;

AND WHEREAS the Council of the City of Regina has determined that the property known as the Mackenzie Residence and located at 2544 Albert Street, Regina, Saskatchewan is a site of architectural, historical, cultural, environmental, archaeological, palaeontological, aesthetic and/or scientific value;

AND WHEREAS not less than thirty (30) days prior to consideration of the bylaw, the Council of the City of Regina has:

- a. Served a Notice of Intention on the Registrar of Heritage Property and all owners of property included in the proposed bylaw;
- b. Published a Notice of Intention in at least one issue of a newspaper in general circulation in the municipality;
- c. Registered an interest in the Land Titles Registry against all titles for the parcels of land included in the proposed bylaw;

AND WHEREAS no Notice of Objection to the proposed designation has been served on the Council;

THEREFORE, THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

1 The purpose of this Bylaw is to designate as Municipal Heritage Property the real property and building known as the Mackenzie Residence located at 2544 Albert Street, Regina, Saskatchewan.

Authority

2 The authority for this Bylaw is sections 11 and 12 of *The Heritage Property Act*.

Designation

3 The real property described as:

Surface Parcel #110993519
 Reference Land Description: Lot 36, Block 505B, Plan No CM3942 ext. 0
 Surface Parcel # 112424947

Approved as to form this _____ day of _____, 20____.

City Solicitor

Reference Land Description: Lot 44, Block 505B, Plan 101222086 ext. 1

including the building known as the Mackenzie Residence, the civic address of which is 2544 Albert Street, Regina, Saskatchewan, is hereby designated as Municipal Heritage Property.

Reasons for Designation

4 The property is designated for the following reasons:

- a) Built in 1942, the Mackenzie Residence is valued for its construction during the Second World War in the Cathedral neighbourhood. Located within the historical Riverside area, situated between Albert and Princess Streets and Wascana Creek and Leopold Crescent/College Avenue, this area was initially subdivided in 1906 in response to the announcement by the province of the new legislative building in the vicinity. Like the adjacent Crescents and Lakeview areas, Riverside experienced its first residential development boom at this time, further augmented by its idyllic adjacency to Wascana Lake and Creek, and proximity to the proposed Grand Trunk Pacific Railway terminus and hotel. Development in Riverside stalled during the First World War, but increased again during the 1920s. The Great Depression significantly slowed housing construction across the city, a problem which continued to persist into the Second World War. While wartime production buoyed the economy out from its decade-long stagnation, it ushered in an era of resource scarcity, labour shortage, and urbanization, making the construction of the MacKenzie Residence during this time a notable achievement.
- b) The Mackenzie Residence is also valued for its association to its original owners and longtime residents John A. (1918-2000) and Maxine E. (née Neil; 1917-2003) MacKenzie. Born in Winnipeg and moving to Regina in 1919, John spent his career working for, and later becoming a partner in his family's jewelry business, J. Alex MacKenzie, Ltd. which had been established in 1928 by his father. John was also an active member of the Regina community, serving in a variety of clubs and fraternal organizations. Maxine was born in Saskatoon and was the daughter of Nellie and Albert Neil, the latter who owned and operated a successful automobile dealership, Neil Motors. Construction of John and Maxime's home began several months before their marriage in 1942 on property owned by Maxime's parents, immediately south of her parent's 1938-constructed dwelling at 2540 Albert Street, of which the MacKenzie Residence borrows design elements from. The Mackenzies resided in their new home until John's retirement and disposal of the jewelry business, at which time him and Maxime moved to West Vancouver in 1972.

- c) The Mackenzie Residence is also valued for its Minimal traditional design. The Minimal traditional-style emerged as a response to the economic conditions of the Great Depression and the drastic decrease in available capital and housing starts. Reflecting a transitional stage between the preceding and popular Period Revival movement and the approaching wave of Modernism, Minimal Traditional architecture is characterized by its simplified interpretations of traditional aesthetics and design features. The Mackenzie Residence incorporates elements of this style, as evident by its restrained use of ornamentation, cross-gabled roof, stucco siding finish, triangular window openings, corbelled brick chimney, and decorative knee brackets.

Character Defining Elements

- 5 The designation shall apply specifically to all aspects of the exterior of the building and includes, but is not limited to, the following character defining elements which are considered to embody the heritage value of the property:
- (a) location midblock on the west side of Albert Street, between Leopold Crescent and 19th Avenue in the historical Riverside area;
 - (b) form, scale and massing, as expressed by its one and one-half storey height; full basement; and cross-gabled roof with projecting front gable;
 - (c) wood-frame construction with concrete foundation; wood bargeboards and soffits; and wood window frames, casings and sills;
 - (d) minimal traditional-style elements including low-profile form and scale with intermediate pitched cross-gabled roof with short projecting eaves; stucco cladding; corbelled brick chimney; scroll-cut wood knee brackets; and recessed front entry with brick surround;
 - (e) fenestration including original triangular window openings; multi-assembly windows, original multi-light wood window sashes and wood storms; and original wood front door with decorative glazing; and
 - (f) internal red brick chimney with clay pots.

Heritage Alteration Permit

- 6 All alterations to the elements and features of the designated property referred to in section 5 require approval in accordance with section 23 of *The Heritage Property Act*, excluding routine maintenance or repairs that do not include removal or replacement or a change in design materials or appearance.

Delegation of Authority

7 The Executive Director of City Planning and Community Development, or their delegate, is authorized to exercise all of the powers and duties of Council mentioned in section 23 of *The Heritage Property Act*, including power to approve proposed alterations, repairs or restoral of the designated property, including as necessary replacement of building materials, provided that such alterations, repairs or restoral are in the opinion of the Executive Director or their delegate, consistent with the existing architectural elements, appearance, colours and building materials, and provided the same are in accordance with the “Standards and Guidelines for the Conservation of Historic Places in Canada” as set forth in section D8 of *Design Regina: The Official Community Plan Bylaw No. 2013-48*.

Power of Inspection

8 Pursuant to section 34 of *The Heritage Property Act*, for the purposes of enforcing this Bylaw and Part III of *The Heritage Property Act*, the Executive Director of City Planning and Community Development, or their delegate, is authorized to enter and inspect the designated property.

Coming into Force

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

READ A FIRST TIME THIS 23rd DAY OF November 2022.

READ A SECOND TIME THIS 23rd DAY OF November 2022.

READ A THIRD TIME AND PASSED THIS 23rd DAY OF November 2022.

S. Masters
Mayor

J. Nicol
City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2022-67

THE MACKENZIE RESIDENCE MUNICIPAL HERITAGE DESIGNATION BYLAW

PURPOSE:	To designate as Municipal Heritage Property the property known as the Mackenzie Residence, located at 2544 Albert Street, Regina, Saskatchewan.
ABSTRACT:	This Bylaw designates the property known as the Mackenzie Residence, located at 2544 Albert Street, Regina, Saskatchewan, as Municipal Heritage Property. The designation applies specifically to the exterior of the building and the character defining elements as set out in this Bylaw.
STATUTORY AUTHORITY:	Section 11 and 12 of <i>The Heritage Property Act</i> .
MINISTER'S APPROVAL:	Not required.
PUBLIC HEARING:	Not required as no objections to the proposed designation were received pursuant to section 13 of <i>The Heritage Property Act</i> .
PUBLIC NOTICE:	Required pursuant to subsection 11(2) of <i>The Heritage Property Act</i> .
REFERENCE:	Regina Planning Commission, October 4, 2022, RPC22-32; City Council, October 12, 2022, CR22-110.
AMENDS/REPEALS:	N/A
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning and Community Development
INITIATING DEPARTMENT:	Planning & Development Services