

File

REGINA, Saskatchewan  
22 June, 1987  
File No. 4800

CR-305

To: His Worship the Mayor and  
Members of City Council

Re: College Avenue Study

The Regina Planning Commission, at its meeting held on June 17, 1987, considered the following City Manager's report:

Background

College Avenue has a long history of being a high profile street. It has been identified in the Transitional Area Concept study and in the subsequent Transitional Area Development Plan as an important streetscape to be preserved and enhanced. Over the years many developments have been proposed for various locations along the College Avenue frontage, all of which would have had a significant impact on the streetscape.

The most recent application was to relocate two house form buildings at 2370 Lorne Street and 2310 College Avenue to other sites within the Transitional area and to redevelop vacated site with an apartment building.

In view of the sensitive nature of College Avenue, and in order to establish the context by which the latest development application could be evaluated, a study of College Avenue between Albert Street and Broad Street was undertaken.

The following is the executive summary of this study.

Executive Summary

College Avenue from Albert Street to Broad Street is a broad tree lined boulevard which serves as an entry to Wascana Centre as well as the Transitional Area. It is one of the most important and attractive streetscapes in Regina.

The purpose of this study is to provide a planning strategy for development of College Avenue taking into account existing development and the role of College Avenue in the city.

The trend in the area since the adoption of the Transitional Area Development Plan is towards increased development activity; specifically conversion of house form buildings to commercial uses and the construction of new apartment buildings. This has resulted in a decrease in the number of vacant lots, conservation of the built form and an increase in the residential population base. These trends reaffirm the policies of: no new freestanding commercial development; new commercial development should only be in the conversion of house-form buildings; residential is the primary use.

Existing land uses on the north side of College Avenue include commercial uses in commercial buildings (30%) and commercial uses in house form buildings (30%). By allowing house form commercial uses, the older houses which contribute to the streetscape have effectively been retained. The inclusion of freestanding commercial uses has generated the development of office buildings which are intrusive on the streetscape. In keeping with the objectives for the area, new buildings should be residential.

On the north side of the street, there are contrasts in building styles, materials and height which are related to the time of construction. The older house form buildings contribute to the "prestige" character of the street. The newer, taller office and apartment buildings are less sympathetic to the traditional building scale and limit the view of the park from buildings in the Transitional Area and downtown. Generally, additional new buildings should be compatible with the style, materials and height of the existing older homes.



Re: College Avenue Study

The prestige character of College Avenue, derived from the quality of the trees stately buildings and Wascana Park, is an asset which enhances the Transitional Area. Redevelopment should occur on properties which do not contribute to the street character.

Heritage buildings on College Avenue could be individually designated in addition to establishing a heritage conservation district. This district would act as an overlay to the zoning bylaw and guide the design of new infill buildings, improvements to existing buildings and the boulevard landscaping.

Redevelopment is encouraged on the vacant site at College and Albert, and the Central Collegiate site. Existing house form buildings make an important contribution to the streetscape.

Redevelopment of Central Collegiate should be undertaken in conjunction with the overall adaptive reuse study for the site in order that options are not precluded by premature development.

The Municipal Heritage Advisory Committee have also received the College Avenue Study and have made the following recommendations:

1. The College Avenue Study be given APPROVAL IN PRINCIPLE.
2. To the greatest extent possible the older stately homes along College Avenue be retained on site, and that the architectural heritage resources as well as the Landscaping and Boulevard Plan of the College Avenue streetscape should be included in a proposed Heritage Conservation District.
3. A proposed Heritage Conservation District should be implemented which will provide flexible and comprehensively planned Architectural Design Guidelines for improvements to existing heritage buildings and the construction of new infill development.
4. The heritage conservation of, and reuse of, the Central Collegiate Site be planned on a comprehensive basis, and that a Master Plan for the site examine the feasibility of using the existing building for redevelopment while recognizing that the west block (1908 portion) is of greatest heritage significance.

Recommendations

Your Administration recommends as follows:

- 1) The College Avenue Study be given APPROVAL IN PRINCIPLE.
- 2) The College Avenue Residential/Commercial zone be replaced by the Transitional Area Residential zone. This implementation mechanism strengthens the policies of
  - no new freestanding commercial development along College Avenue with the possible exception of the property at Albert and College.
  - new commercial uses should only be in the conversion of house form buildings.
  - residential use should be encouraged for the north side of College Avenue.
- 3) As a general statement of policy, new development and redevelopment should be encouraged on properties that do not presently contribute to the overall prestige of the street. New buildings should maintain, to the greatest extent possible the style, materials and height of the existing older homes. Except for properties east of Scarth Street where some flexibility is desired, building height should reflect the height of existing houses and trees at their street elevation. The vacant property at Albert and College should be treated as a special situation due to its relationship to Albert Street.

Re: College Avenue Study

- 4) Landscaping should reflect the quality prevalent along College Avenue, and all mature trees should be retained. Opportunities of providing a landscaped pedestrian link through the site from Wascana Centre to Central Park which lies north of the Central Collegiate site should be examined.

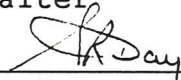
RECOMMENDATION OF THE REGINA PLANNING COMMISSION - JUNE 17, 1987

That the recommendation contained in the City Manager's report be concurred in.

Respectfully submitted,

REGINA PLANNING COMMISSION

Councillor M. Hanley (Chairman)	*
Mr. D. Trefiak (Vice-Chairman)	*
Councillor W.E. Gray	*
Councillor D.J. Hincks	*
Dr. E. Dale	*
Mr. R. Keith	*
Mr. L. Monkhouse	
Mr. G. Parker	*
Mr. R. Peterson	
Mr. C. Phillips	*
Mr. A. Robillard	*
Ms. E. Schindler	*
Mr. D. Silver	*
Mrs. M. Walter	*

  
\_\_\_\_\_  
G. R. Day, Secretary

GRD/vc

9074C

CP-59

June 18, 1987

City Clerk's Office  
City Hall  
2476 Victoria Avenue  
Regina, Saskatchewan

RE: PROPOSED 16 UNIT CONDOMINIUM  
COLLEGE & LORNE STREET, REGINA

Dear Sir/Madam:

Please consider this letter as our request to be a delegation regarding the above noted project at the June 22, 1987 meeting of Regina City Council.

Yours truly,

SAVANNAH PROPERTY DEVELOPMENTS

  
for Greg Williams

/clp



REGINA, Saskatchewan  
June 22, 1987  
File No. 4800

To: His Worship the Mayor  
and Members of City Council

Re: College Avenue - Executive Summary

The Regina Municipal Heritage Advisory Committee, at its meeting held June 10, 1987, considered the following City Manager's report:

Background

College Avenue has historically functioned as one of the grand Avenues of the City and as the principal residential frontage to the Transitional Area. Over the years new office and apartment development has tended to detract from the traditional house form residential character of the College Avenue frontage. Since the completion of the Transitional Area Concept Plan and the Transitional Area Development Plan the value of this streetscape has been widely recognized.

The most recent application to relocate two house-form buildings of heritage significance, the McLeod House at 2370 Lorne Street and the Black House at 2310 College Avenue in order to construct an apartment block has many implications for the future of this historic streetscape. In view of the sensitive nature of College Avenue, a study of College Avenue between Broad Street and Albert Street has been undertaken in order to establish the best context for the evaluation of this proposal and the future consideration of development along the north side of College Avenue.

The following is the Executive Summary of this study:

Executive Summary

College Avenue from Albert Street to Broad Street is a broad tree lined boulevard which serves as an entry to Wascana Centre as well as the Transitional Area. It is one of the most important and attractive streetscapes in Regina.

The overall purpose of this study is to provide a planning strategy for development of College Avenue taking into account existing development and the role of College Avenue in the city.

Issues and Analysis

The trend in the overall area since the adoption of the Transitional Area Development Plan is towards increased development activity; specifically conversion of house form buildings to commercial uses and the construction of new apartment buildings. This has resulted in a decrease in the number of vacant lots, conservation of the built form and an increase in the residential population base. These trends reaffirm the policies of: no new freestanding commercial development; new commercial development should only be in the conversion of house form buildings; residential is the primary use.

Existing land uses on the north side of College Avenue include commercial uses in commercial buildings (30%) and commercial uses in house form buildings (30%). By allowing house form commercial uses, the older houses which contribute to the streetscape have effectively been retained. The inclusion of freestanding commercial uses has generated the development of office buildings which are intrusive on the streetscape. In keeping with the objectives for the area, new buildings should be residential.

On the north side of the street, there are contrasts in building styles, materials and height which are related to the time of construction. The older house form buildings predominate and contribute to the "prestige" character of the street. The newer, taller office and apartment buildings are less sympathetic to the traditional building scale and limit the view of the park from buildings in the Transitional Area and downtown. Generally, additional new buildings should strive to be compatible with the style, materials and height of the existing older homes.

The prestige character of College Avenue, derived from the quality of the trees stately buildings and Wascana Park, is an asset which enhances the Transitional Area. Redevelopment should occur on properties which do not contribute to the street character.

Heritage buildings on College Avenue could be individually designated in addition to establishing a heritage conservation district. This district would act as an overlay to the zoning bylaw and guide the design of new infill buildings, improvements to existing buildings and the boulevard landscaping.

Redevelopment is encouraged on the vacant site at College and Albert, and the Central Collegiate site. Existing house form buildings make an important contribution to the streetscape and should not be replaced with less complimentary developments.

Redevelopment of Central Collegiate should be undertaken in conjunction with the overall adaptive reuse study for the site in order that options are not precluded by premature development. On the College Avenue frontage, residential uses are encouraged. The design should be compatible with the house form development prevalent on the street although higher densities and height limits may be appropriate on the eastern portion of the site in proximity to the C.I.S. office buildings.

#### Recommendations

Your Administration recommends that:

1. The College Avenue Study be given approval in principle.
2. To the greatest extent possible the older stately homes along College Avenue be retained on site, and that the architectural heritage resources as well as the Landscaping and Boulevard Plan of the College Avenue streetscape should be included in a proposed Heritage Conservation District.
3. The proposed Heritage Conservation District should be implemented which will provide flexible and comprehensively planned Architectural Design Guidelines for improvements to existing heritage buildings and the construction of new infill development.
4. The heritage conservation of, and reuse of, the Central Collegiate Site be planned on a comprehensive basis, and that a Master Plan for the site examine the feasibility of using the existing building for redevelopment while recognizing that the west block (1908 portion) is of greatest heritage significance.



RECOMMENDATION OF THE REGINA MUNICIPAL HERITAGE ADVISORY COMMITTEE -  
JUNE 10, 1987

That the recommendations be concurred in after the following amendment:

That Recommendation No. 3 be amended to read as follows:

3. A Heritage Conservation District should be implemented which will provide flexible and comprehensively planned Architectural Design Guidelines for improvements to existing heritage buildings and the construction of new infill development.

Respectfully submitted,

REGINA MUNICIPAL HERITAGE  
ADVISORY COMMITTEE

Councillor M. Hanley (Chairman)	*
Dr. J.W. Brennan (Vice-Chairman)	*
Ms. A. Campbell	*
Mrs. D. Culham	*
Mr. J. Ebbels	*
Mr. R. Leibel	
Ms. L. Weigl	*

  
\_\_\_\_\_  
R. Hamelin, Secretary



PROPOSED HERITAGE CONSERVATION DISTRICT FOR THE TRANSITIONAL AREA  
NEIGHBOURHOODBACKGROUND

The draft College Avenue Study calls for the creation of a Transitional Area Heritage Conservation District which will include the greater portion of the College Avenue streetscape between Broad and Albert Streets, and will address the conservation and enhancement of architectural heritage resources as well as the landscaping and boulevard plan of College Avenue. It is stated that the Heritage Conservation District should also encourage selective redevelopment along College Avenue provided that the best heritage resources of the streetscape are preserved.

It is clear that an approval in principle of this concept does not endorse any specific text or draft for a Heritage Conservation District. The City Administration commenced work approximately two years ago on a draft of a Heritage Conservation District which is intended to cover approximately twelve city blocks of the transitional area, including the College Avenue Streetscape. It is the Administration's intention to formally present the draft of this district to the Municipal Heritage Advisory Committee and the Regina Planning Commission for their review in the early fall of this year. Until this formal review takes place, the Administration provides the following capsule description of what a Heritage Conservation District is and what it is intended to do.

A HERITAGE CONSERVATION DISTRICT - THE CONCEPT

A Heritage Conservation District may be adopted under the authority of Sections 34 and 35 of the Saskatchewan Heritage Property Act. Its adoption would require the advisement of the Municipal Heritage Advisory Committee, By-law approval by City Council along with a public hearing, and the final approval of the City By-law by the Saskatchewan Heritage Property Review Board. To date, no Heritage Conservation District has been approved or applied for in Saskatchewan.

A Heritage Conservation District (H.C.D.) would allow the municipality to do a number of things within the defined boundaries of the district; but the principle intent would be to conserve and enhance heritage resources and ensure that any new development in the area complimented the heritage character of the area. The principle tool in achieving this would be architectural design review. While the Planning and Development Act excludes consideration of architectural design and use of building materials, architectural design review can be implemented under the Saskatchewan Heritage Property Act. On the other hand, the H.C.D. cannot be employed to regulate the use of properties. Thus the jurisdiction of the zoning by-law remains unaltered and the H.C.D. functions as a statutory plan overlay to the existing zoning. The H.C.D. would guide the architectural design of new buildings and improvements to existing buildings. The demolition of existing buildings in the district can still occur, but the H.C.D. would also allow City Council to refuse the removal or demolition of any building which is considered to be of significant heritage value.

The architectural design review process requires a relatively simple, clear and yet flexible approach. The H.C.D. proposed by the Administration will likely include a general purpose description, a limited number of objectives, an administrative procedure section and a set of heritage conservation design guidelines. The use of a design guideline approach is envisioned as the principal means of accomplishing architectural design review. The Municipal Heritage Advisory Committee will advise Council on architectural designs and Council will make the final decision.



June 17, 1987  
File No.: 4800

To: Secretary  
Regina Planning Commission

Re: College Avenue Study

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- 4) Landscaping should reflect the quality prevalent along College Avenue, and all mature trees should be retained. Opportunities of providing a landscaped pedestrian link through the site from Wascana Centre to Central Park which lies north of the Central Collegiate site should be examined.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'D. H. B.' followed by a long horizontal line.

City Manager

MS/kt/6051D/8966C

## College Avenue - Albert to Broad Streets

### EXECUTIVE SUMMARY

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