

Don Meikle - Request for Removal of MHP designation - Travellers Building, 1833 Broad St.

From: Don Meikle
To: Robert Bjerke
Date: 21/Jan/2009 11:17 AM
Subject: Request for Removal of MHP designation - Travellers Building, 1833 Broad St.
CC: Joe Schommer
Attachments: MHP de-designation.request (15-1-09).pdf

Hi Bob:

Just a note to clarify - has the City's position changed on this matter since our letter of August 20, 2008? Copies of the related correspondence, including the most recent request, are attached for reference.

Let's discuss further, as necessary. Thanks,

Don

50300

FILE COPY



August 20, 2008
File No. 4840 GEN

28(1) Personal

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

Don Meikle - Re: 1833 Broad Street -Traveller's building

From: Jason Carlston
To: Joe Schommer; Robert Bjerke
Date: 28/Jan/2009 5:45 PM
Subject: Re: 1833 Broad Street -Traveller's building
CC: Don Meikle; Glenn Gordon; Kathryn Murchie

Joe,
16(1)(b)

Cheers,
jason

>>> Joe Schommer 28/Jan/2009 3:34 pm >>>
Bob,

As you are aware, we received and application for de-designation of the property

We responded saying it would be considered . 16(1)(b)
16(1)(b)

Cheers

Don Meikle - Re: 1833 Broad Street -Traveller's building

From: Jason Carlston
To: Joe Schommer
Date: 28/Jan/2009 5:54 PM
Subject: Re: 1833 Broad Street -Traveller's building
CC: Don Meikle; Robert Bjerke

Joe,
I had a quick look at the act and it would appear that Council has the authority to add or delete properties. There is a process that involves the advisory committee leading to a decision of council. As such, I think we should probably be processing this in some fashion towards council.

28(1) Personal

You me and Bob should discuss how to proceed once

Cheers,
jason

>>> Joe Schommer 28/Jan/2009 3:34 pm >>>
Bob,

As you are aware, we received an application for de-designation of the property

We responded saying it would be considered . 16(1)(b)
16(1)(b)

Cheers

Traveller's Block

15(1)(b), 16(1)(a)

15(1)(b), 16(1)(a)

1833 Broad - Traveller's

15(1)(b), 16(1)(a)

Traveler's Block - Michael Lee

Feb 21

Don Meikle - Request to Repeal MHP designation - Travellers' Building, 1833 Broad Street

From: Don Meikle
To: Glenn Gordon
Date: 05/Mar/2009 9:31 AM
Subject: Request to Repeal MHP designation - Travellers' Building, 1833 Broad Street

Hi Glenn:

This is further to the formal request from the owner of the Travellers' Building to repeal its MHP designation, which you forwarded to our office on January 20.

16(1)(b)

Cheers,

Don

32276



FILE COPY

March 6, 2009
File No. 4840 (1833 Broad St.)

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

Dear 28(1)

**Re: Request to Repeal Designation of Municipal Heritage Property
Travellers Building - 1833 Broad Street**

This is in response to the letter received from 28(1) of 240 Argyle Street Properties Inc., dated January 15, 2009, by which your company has requested that the City of Regina repeal (remove) the municipal heritage property (MHP) designation which currently applies to the above-referenced property.

As noted in our letter to you dated August 20, 2008 (copy attached) 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).

Please be advised that in order to proceed with a formal review of your request, we require the following information:

- A more detailed description or rationale in support of the request to repeal the existing MHP designation, including such matters as physical condition and economic viability. Please note that this designation was not imposed on the subject property by the City, at its own initiative, but rather was considered and approved by City Council at the specific request of the affected property owner of the time. Further, the heritage designation has been formally identified as an interest registered against the title to this property. Accordingly, it is incumbent on the current property owner to clearly articulate the reasons or necessity for repeal of the designation.
- A viable or impending proposal for redevelopment of this property, either on its own or as part of a larger project. We recommend that any such proposal incorporate the design principles to be established under the so-called "built form framework," which is expected to form an integral part of the new Downtown Plan that is currently under consideration by the City. As well, the proposal should give serious consideration in its design to the incorporation of any significant building elements (for example, the street façade of the existing building). For more information regarding the Downtown Plan and the built-form framework, please contact **Chris Sale**, Manager of our City Centre Branch, at 777-7771 or e-mail csale@regina.ca.

... /2

Upon our receipt of the above information, we will circulate your request to local and provincial heritage agencies, stakeholders and/or interest groups, as well as to affected community organizations including the Regina Downtown Business Improvement District and the Core Community Association.

We further advise that your request will be considered in the context of potential options for the salvage and reuse of building materials or elements, in accordance with the City's Heritage Building Materials Strategy (attached). To that end, we may contact you to arrange an inspection of the property to identify materials or elements that may possess significant historical, architectural or cultural value, or which have practical reuse potential.

Based on the results of our review, a report will be prepared with a recommendation to approve the request, which may include any terms and conditions that are considered to be appropriate, or to deny the request, for consideration by the MHAC. In turn, the MHAC will make a recommendation to City Council.

You will be advised of the date, time and location of the MHAC and Council meetings at which your request may be considered. In the meantime, if you have any questions or wish to discuss this matter further, please contact the undersigned at 777-7759, or e-mail dgmeikl@regina.ca.

Yours truly,



Don Meikle
Senior Planner

Attachments

c: A/Manager of City Centre Branch

Property Info

Primary Owner: 240 ARGYLE STREET PROPERTIES INC
Property Address: 1833 BROAD STREET
Subdivision: OLD 33
Lot Size: 12,512 square feet
Public School Support: 70.00%
Separate School Support: 30.00%

Legal

Assessed Parcel: Plan: OLD 33 Block: 303 Lot: 9-12
Assessed Person(s): 100% - 240 ARGYLE STREET PROPERTIES INC

Assessment

Assessment Year: 2009
Market Building Class: Office Building
Subclass: Commercial
Assessed Value: 198,500
Taxable Assessment: 198,500

Mailing Address

240 ARGYLE STREET PROPERTIES INC
1850 ROSE STREET
REGINA SK S4P 3Y9
CANADA

DISCLAIMER

NO City employee or other users to this site shall disclose personal information under the City of Regina's control without the written consent of the individual to whom the information relates. Personal information includes name, address, mailing address, and school support. Compliance to the Act by All persons with access to the information is MANDATORY under Section 23 of The Local Authority Freedom of Information and Protection of Privacy Act.

From: Robert Bjerke
To: Joe Schommer
CC: Don Meikle, Jason Carlston, Shelley Pavlovsky
Date: 28/Jan/2009 9:46 pm
Subject: Re: 1833 Broad Street -Traveller's building

Non Responsive

16(1)(b)

-Bob
Robert Bjerke, Director
Planning & Sustainability Department
City of Regina
2476 Victoria Ave.
Regina, Saskatchewan S4P 3C8
Ph: 306.777.7758, Fax: 306.777.6823
www.regina.ca

Message sent from Blackberry handheld

-----Original Message-----

From: Joe Schommer
Cc: Don Meikle <DGMEIKL@regina.ca>
Cc: Jason Carlston <JCARLSTO@regina.ca>
To: Robert Bjerke <RBJERKE@regina.ca>

Sent: 1/28/2009 3:34:03 PM
Subject: 1833 Broad Street -Traveller's building

Bob,

As you are aware, we received and application for de-designation of the property

We responded saying it would be considered 16(1)(b)

16(1)(b)

16(1)(b)

Cheers

Don Meikle - Re: Request to Repeal MHP designation - Travellers' Building, 1833 Broad Street

From: Glenn Gordon
To: Meikle, Don
Date: 05/Mar/2009 11:08 AM
Subject: Re: Request to Repeal MHP designation - Travellers' Building, 1833 Broad Street

Hi Don... answers in italics...

Glenn Gordon
777-7366
ggordon@regina.ca

>>> Don Meikle 05/Mar/2009 9:31 am >>>

Hi Glenn:

16(1)(b)

Briefing Note 1833 Broad Street Travellers Building

Contact: Lorne Chow, Manager, Bylaw Enforcement and 306-537-1921

Prepared by: Lorne Chow, Manager, Bylaw Enforcement and 306-537-1921

March 5, 2015

ISSUE

How to deal with public safety and structural integrity concerns with the heritage designated building located at 1833 Broad Street commonly known as Travellers Building.

KEY MESSAGES

The Travellers Building is creating hazardous conditions to neighbouring properties and pedestrians walking the adjacent sidewalk. The Administration has a plan to address the problem.

BACKGROUND

On December 10, 2014, a number of internal stakeholders met to plan on how to address the problem of the Travellers Building. An Order to Comply was mailed on December 18, 2014 by registered mail to the owner to provide an engineer's report on

the structural adequacy of the entire building and whether the façade can retained/conserved. The owner has not complied. The Administration is receiving quotes from various engineer firms and environmental companies. One of the recommendations from the environmental company is to euthanize the pigeons. This might create a public controversy. Another problem is to gain access into the building and conduct a proper analysis of the structural adequacy of the building.

COURSE OF ACTION

16(1)(b)

QUESTIONS AND ANSWERS

16(1)(b)

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
Mayor

R. MARKEWICH
City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

Canada's
Historic PlacesLieux patrimoniaux
du Canada

Travellers Building

[Return to listin](#)

Travellers Building

1833-43 Broad Street, Regina, Saskatchewan

Other Name(s)

n/a

Links

n/a

Image(s)



Travellers Building

Statement of Significance

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 property's 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

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.

Location

Province/Territory

Saskatchewan

Street Address

1833-43 Broad Street

Location

Regina

Recognition

Jurisdiction

Saskatchewan

Recognition Authority

Local Governments (SK)

Recognition Statute

Heritage Property Act, s. 11(1)(a)

Recognition Type

Municipal Heritage Property

Recognition Date

4/9/2001

Historical Information

Construction Date(s)

1929

Significant Date(s)

1929 to 1945

Theme - Category and Type

Developing Economies

Trade and Commerce

Function - Category and Type

Historic

Leisure

Auditorium, Cinema or Nightclub

Commerce / Commercial Services

Shop or Wholesale Establishment

Current

n/a

Architect / Designer

Van Egmond and Storey

Builder

n/a

Additional Information

Related Listing(s)

n/a

Location of Supporting Documentation

Culture Youth and Recreation (CYR) 9th Floor 1919 Saskatchewan Drive Regina Canada S4P 3V7 File 2133.

Cross-Reference to Collection

n/a

Fed/Prov/Terr Identifier

MHP 2133

Status

Listed

[Home](#)

[Site Map](#)

[Search this Site](#)

[Contact Us](#)

[About Us](#)

Last updated: 30/11/2009

[Page Top](#)

fr

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 1920s. The other buildings included the Broder Building (1930; Medical and Dental Building; demolished in 2000), the Hotel Champlain (1926, now the Chelton Inn), 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 1920s during the City'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 town's 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 were 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 was 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 company's 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. William 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 of 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 organizations too numerous to mention in the context of this report. Some of the most noteworthy occupants of the building have 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. John Ambulance Association 1949 to 1964;
- Ed's Lunch 1929 to 1949; and
- Group Medical Services 1949 to 1964.

References

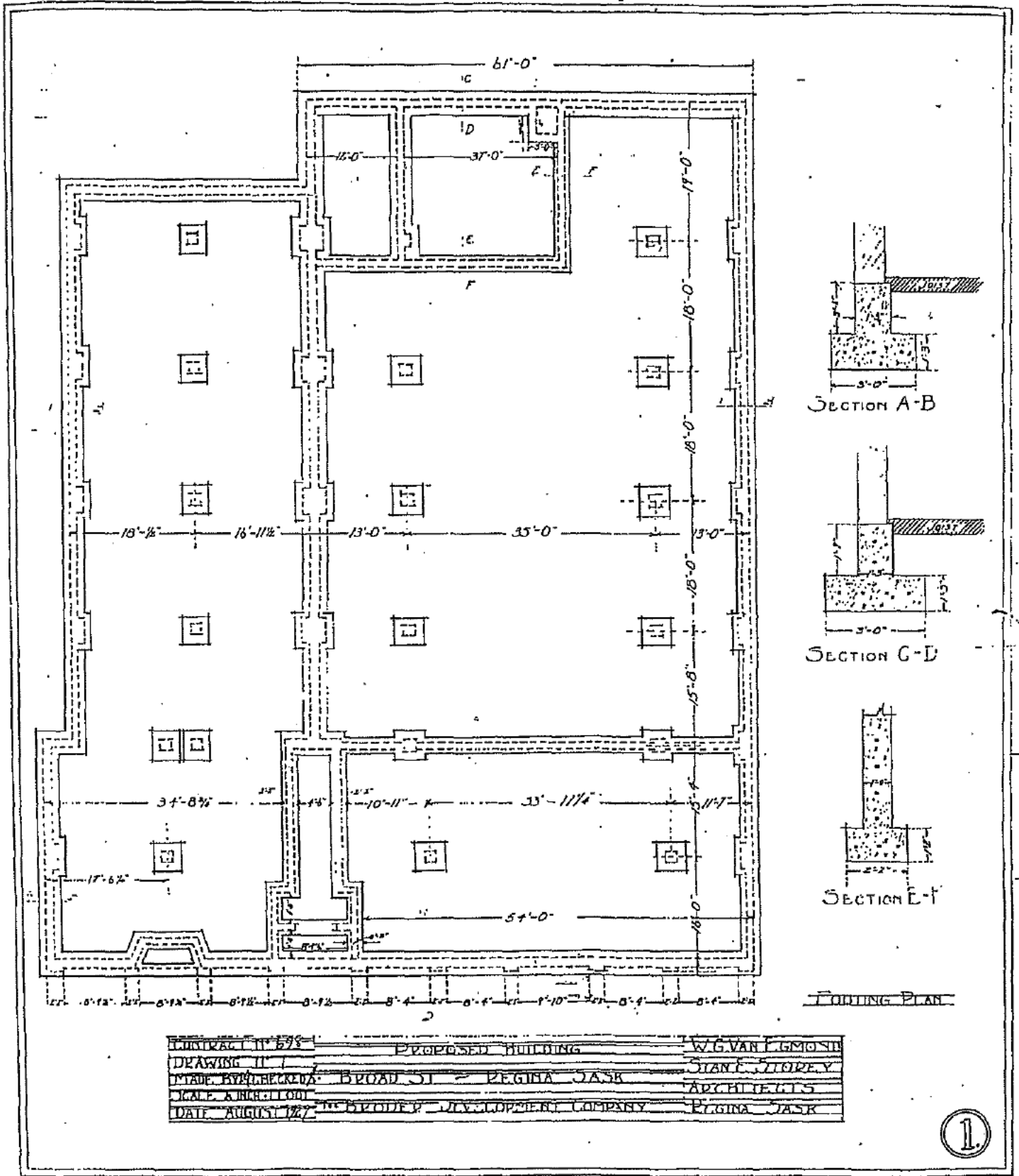
The Morning Leader and The Leader Post, Regina (Various Articles)

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

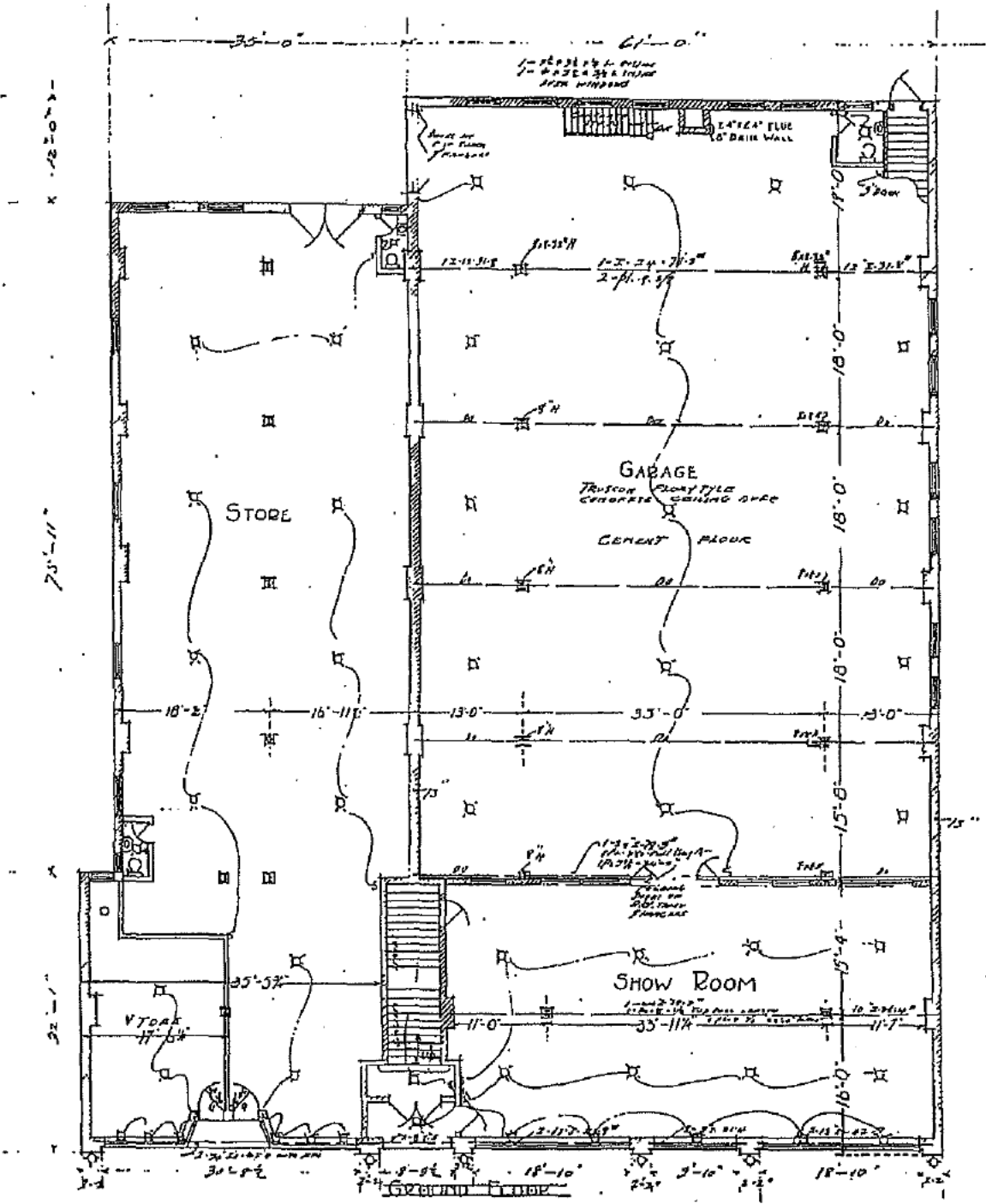
Saskatchewan and Its People (Volume III) – John Hawkes, 1924

Saskatchewan Henderson's Regina Directory (various years)



CONTRACT NO. 578	PROPOSED BUILDING	W.G. VAN EGMONT
DRAWING NO. 1		SIANT STOREY
MADE BY CHECKED BY	BROAD ST. - REGINA	JASK ARCHITECTS
DATE AUGUST 1927	BY THE DEVELOPMENT COMPANY	REGINA JASK

1

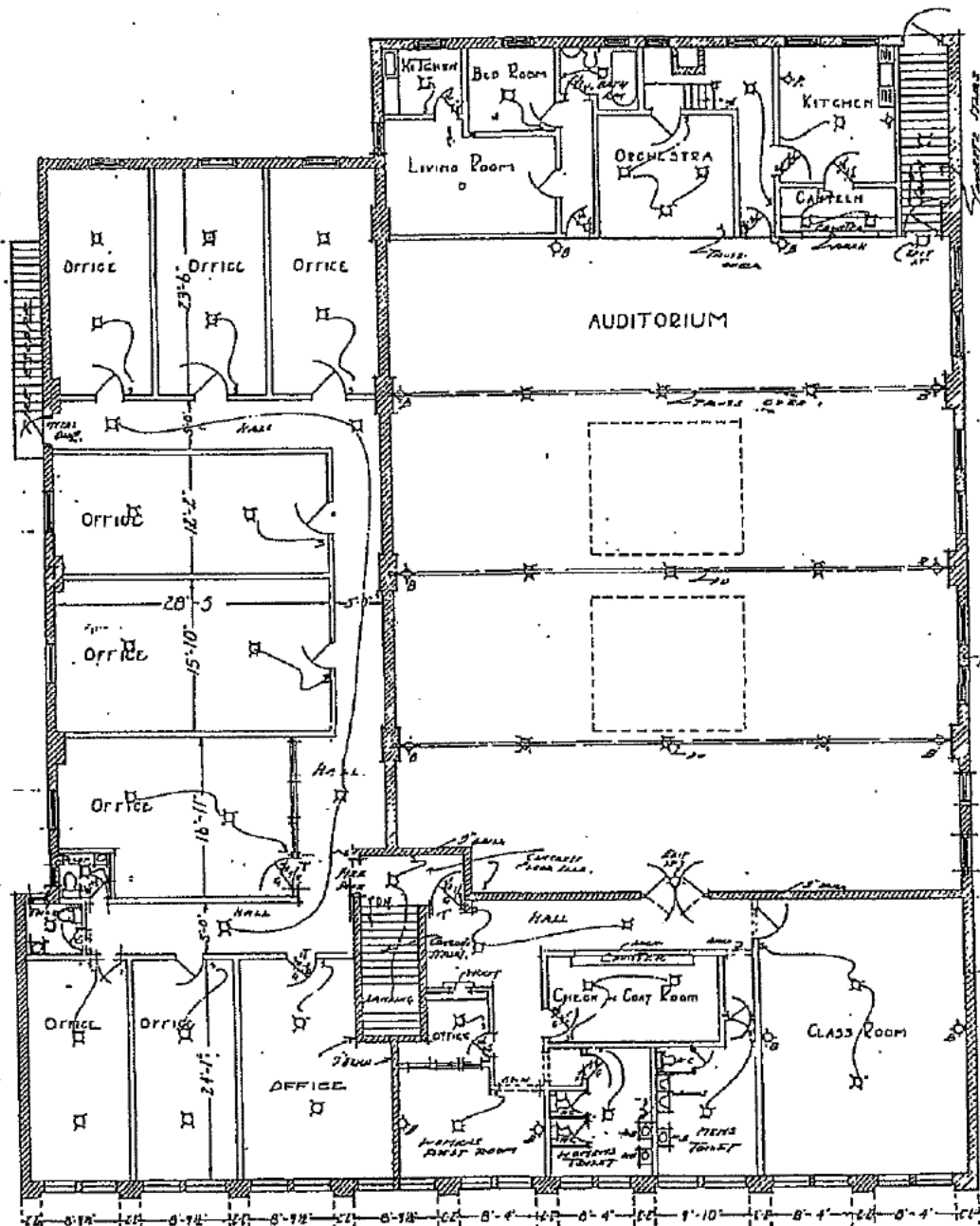


CONTRACT N° 298
 DRAWING N° 2
 MADE BY & CHECKED BY
 SCALE 5/8 INCH = 1 FOOT
 DATE AUGUST 1929

PROPOSED BUILDING
 BROAD ST. - REGINA SASK
 "BRODER" DEVELOPMENT COMPANY

W.G. VAN EGMOND
 STAN. E. STOREY
 ARCHITECTS
 REGINA SASK.

2

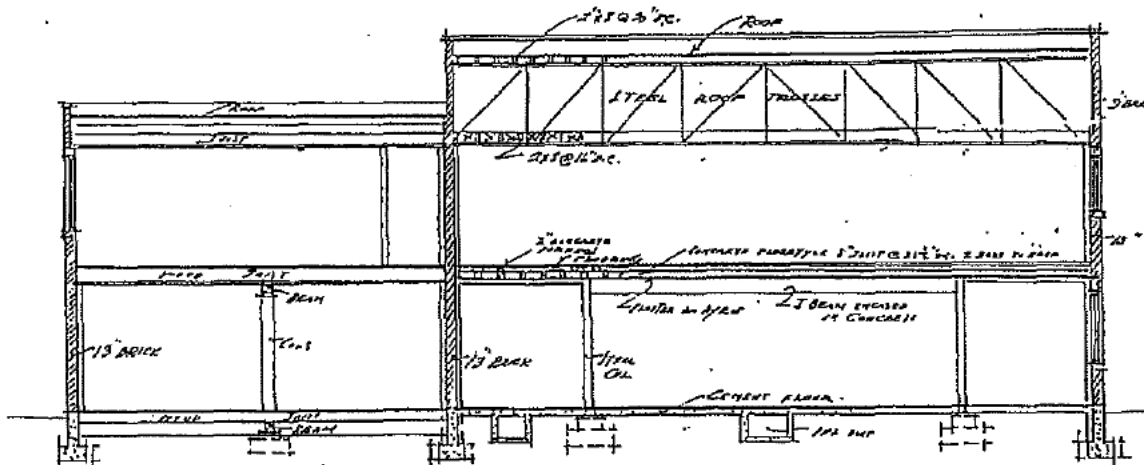


FIRST FLOOR PLAN

CONTRACT NO. 698	PROPOSED BUILDING	W.G. VAN LERMOND
DRAWING NO. 3		STANI STOPY
MADE BY J. CHECKER	BROAD ST. - REGINA, SASK.	ARCHITECTS
SCALE - 1/8" = 1'-0"		
DATE - AUGUST 1935	THE IMPROVEMENT DEVELOPMENT COMPANY	REGINA, SASK.



FRONT ELEVATION



CROSS SECTION

CONTRACT NO. 898	PROPOSED BUILDING	W.G. VAN EGMOND
DRAWING NO. 4	BROAD ST. REGINA SASK.	STANLEY STOREY
MADE BY MCHLCLD		ARCHITECTS
DATE AUGUST 1927	BY B. RONEY DEVELOPMENT COMPANY	REGINA SASK.

Richel Nixon

From: Kelsey Longmoore
Sent: August-24-16 2:15 PM
To: Daryl Andrew
Cc: Louise Folk
Subject: 1833 Broad Street - Travellers Building
Attachments: 20160824135748947.pdf

Good afternoon Daryl-

As discussed, Jeanne will meet you at 1833 Broad Street at 9 am tomorrow (August 25th) to gain access for an inspection. The property owner (Mike Lee) should be there to provide access.

If you need to contact Jeanne, her number is [28\(1\)](#)

Attached is the report completed by BBK.

If you have any questions, please let me know.

Kelsey

Kelsey Longmoore, P. Eng
Building Inspection Engineer
Development Services

P: 306.529-0287
F: 306.777.6804
E: klongmoo@regina.ca
Regina.ca



 Please consider the environment before printing this email

Fred Searle

From: Liberty Brears
Sent: Friday, October 7, 2016 2:24 PM
To: Fred Searle
Subject: Councillor Fraser - Traveller's Building

Hi Fred,

I saw Councillor Fraser at [28\(1\) Personal](#). He mentioned that he probably won't be able to meet with us as he's swamped for the next couple of weeks. He then asked me a few questions.

- He asked if there was anything he could do about the heritage aspect of the Traveller's Building issue. I said that we are working on this file and through this process we are working to ensure there are no life safety issues.
- He asked me what the best outcome would look like. I described all of the options (e.g. de-designation, demolition, etc.) and that none of these have been conclusively determined.
- [16\(1\)\(b\)\(c\)](#)

- Again, he asked if there was anything he could do. I indicated that we are looking at this already, including how heritage property maintenance can be enforced, which the OCP policy speaks to: *Section D8 Culture: Develop and enforce vacant building, property maintenance, and property standards by-laws to protect heritage properties against deterioration.*

He asked me for a copy of this OCP policy, as he seemed interested in the idea of such a bylaw. Let's chat before I get back to him.

Liberty Brears
Policy Analyst
Current Planning Branch

Ph. 306-777-6251
lbrears@regina.ca
Regina.ca



Fred Searle

From: Michelle Lavallee
Sent: Wednesday, October 12, 2016 12:02 PM
To: Fred Searle; Louise Folk
Subject: RE: Travellers Building

Hi Fred,

I am really stretched today for time as I have to attend a small portion of the vendor today for the PBS project and so respectfully decline (unless you feel this is more important).

I can add though that we should be expecting a report from Walker Projects anytime now and until we have that report, I believe it would be safe to say that we need that before a decision on how to go forward is made.

Michelle Lavallee
Manager, Building Standards
Development Services

P: 306.777.7583

From: Fred Searle
Sent: October-12-16 10:36 AM
To: Louise Folk <LFOLK@regina.ca>; Michelle Lavallee <MLAVALLE@regina.ca>
Subject: Travellers Building

Hello Louise and Michelle,

Councillor Fraser has made an inquiry through Liberty on the status of the Travellers Building. In his discussion with Liberty he asked if there was anything he could do about the heritage aspect of the building and raised the possibility of a motion at Council. Our messaging on this has been that the building is privately owned and is currently designated as a municipal heritage property but that the building has been vacant now for some time. As such, the City is in the process of assessing the building with the property owner and as with all properties and buildings where there are any deficiencies evident the City will work with the building owner to remedy any safety and property related issues.

The Councillor asked Liberty what the best outcome would look like. Liberty discussed potential options including de-designation and demolition but that none of these have been conclusively determined. He also asked if there is [16\(1\)\(b\)\(c\)](#)

Liberty concluded by saying that we are looking at this already, including how heritage property maintenance can be enforced, which the OCP policy speaks to: *Section D8 Culture: Develop and enforce vacant building, property maintenance, and property standards by-laws to protect heritage properties against deterioration*. This has to be looked at in the broader review of the Heritage Conservation program update.

I am not sure if Councillor Fraser will raise this at the Council meeting on Monday but it is a possibility.

Michelle – I have a 1:1 with Louise at 130 today. Perhaps you could join us and we catch up on the status of this item.
Cheers.

Fred.

Memo

October 12, 2016

To: Fred Searle, Manager of Current Planning

Re: 1833 Broad Street -- Traveler's Building update

As requested, here are copies of the latest correspondence on this property.

- A Correspondence with Councilor Shawn Fraser
- B Service Request response for [28\(1\) Personal](#)
- C Three SRs at this address in the last two months, including one today
- D August 22nd email from Louise, which was my last update on the file.

I've recently identified a number of issues that need to be addressed with respect to this file. Here's a quick summary of two key issues:

[16\(1\)\(b\)\(c\)](#)

Liberty Brears
Policy Analyst

i:\wordpro\current\heritage\[] historic places\1833-43 broad street\update october 2016.docx

Shawn Fraser
 City Councillor for Regina's Ward 3
 306-551-5030
www.shawnfraser.ca

> On Sep 17, 2015, at 7:47 PM, **28(1) Personal**

wrote:

>
 > Hi Shawn,
 >
 > I've been trying to get info about the Traveller's Building. It's been vacant since as long as I have been in Regina (2004). Online, the last tenants I could find were from the 1970s. Has it been vacant that long?
 >
 > I contacted the people who are listed on the building (Collier's International) to see if they would donate it **28(1)** I have the conversation in email. They said it's listed at \$1.2 million. I asked if it was structurally safe and was told they didn't know. I would have to get an engineer to look at it. I asked how they thought they'd get that much money for a dilapidated building and I was ignored.
 >
 > I have noticed that it does not appear to be structurally safe. In fact, I would go so far as to say it should be condemned. There are bricks falling off the roof, pigeons nesting on the 2nd floor, and massive cracks in the foundation. It is a serious safety hazard. In an attempt to find out why it was still standing, I sent in a couple requests about this building to the City and I seem to be being ignored.
 >
 > Aug 22/2014, I sent the following email via the Contact Us form on regina.ca
 > I am curious. When it comes to a building like The Travellers Building on Broad Street...does it fall under the same guidelines as The Property Maintenance Bylaw? Or can it just sit empty for decades falling apart? From the research I did online, the last time this building was in use was 1972. I understand it is a heritage building so maybe it is exempt from any building upkeep.
 >
 > What about other businesses like those along 11th? Those that are dilapidated and not heritage buildings?
 >
 > Has there been any thought to forcing owners to upkeep the buildings or dispose of them?
 >
 > I'm just being nosy.
 >
 > =====
 >
 > I sent another note on Apr 1/2015:
 > I'm still waiting on a response to the question I posed months ago. I know there is a city bylaw or act about residential properties that fall into disrepair. Is there one for commercial properties.
 >
 > =====
 >
 > I got a response to this on from Laura MacDonald:
 > This is the Bylaw Enforcement Section of the City of Regina and just wanted to let you know that the Bylaw area has received your concern and that it will be placed on a queue in order of date received. The Bylaw Standards Officer will be contacting you once they complete their investigation. It will not be immediately, as it depends on how many other others came in before yours and of course safety issues are priority as well, but just wanted to let you know that once the Officer has dealt with your concerns, he or she will call you back with the outcome.
 >
 >
 >
 >
 >
 > Bylaw Administration
 >
 >
 > Bylaw Enforcement Section
 > =====
 >
 > I responded that I hoped to hear soon as this was a follow up email to one I sent over 8 months ago. I have heard nothing else.
 >
 > =====
 >
 > I did a search online and came across this vague reference:
 > <http://www.prairiedogmag.com/news-flash-gordon-block-a-goner-maybe/>

>
 > Basically saying that 28(1) who sits on the Board of Directors for Regina Downtown owned it and that the city considered making him tear it down but backed off because he knows too many people on City Council.
 >
 > When I searched ISC, it came up with an owner of "240 Argyle Street Properties". I could find no contact info on this company online.
 >
 > So, I have to ask...what's up with this? Some rich guy gets to hold onto a crappy old heritage building because he knows some people? If the City really wants to revitalize downtown, getting rid of some of these eye sores (i.e. tearing down this building) would be a good start.
 >
 > Thanks.
 >
 > --
 :28(1) Personal

Other Calls

(No Data)

All Caller Comments

Taken By	First Name	Last Name	Call Date	Comments
----------	------------	-----------	-----------	----------

KMARCYN	28(1)		2016-06-06 13:29	SR has been created in response to an email from Councilor Ensure Councilor is copied on the response to the customer
---------	-------	--	------------------	---

Initial request 1640840 initially sent to Bylaw for response.

Hi 28(

Thanks for contacting me and my apologies that you haven't heard back on this yet. I've copied Liberty Brears on this note. She deals with all things Heritage for the City and might be able to shed some on the issue.

-Shawn

Shawn Fraser
 City Councillor for Regina's Ward 3
 306-551-5030
www.shawnfraser.ca

On Sep 2, 2016, at 12:57 PM, 28(1) Personal wrote:
 Still haven't got a response on this.

On 18 September 2015 at 14:07, Shawn Fraser <SFRASER@regina.ca> wrote:
 Hi 28(1)

Thanks for the note. I've copied a Service Regina on this note so that we can both be put in contact with someone who can update us about the Travellers Building.

We should hear back in the coming days. If not or if you have any questions in the meantime please feel free to contact me.

Thanks,

-Shawn

Shawn Fraser
 City Councillor for Regina's Ward 3
 306-551-5030
www.shawnfraser.ca

> On Sep 17, 2015, at 7:47 PM, 28(1) Personal wrote:

>
 > Hi Shawn,

>
 > I've been trying to get info about the Traveller's Building. It's been vacant since as long as I have been in Regina (2004). Online, the last tenants I could find were from the 1970s. Has it been vacant that long?

>
 > I contacted the people who are listed on the building (Collier's International) to see if they would 28(1) Personal
 28(1) I have the conversation in email. They said it's listed at \$1.2 million. I asked if it was structurally safe and was told they didn't know. I would have to get an engineer to look at it. I asked how they thought they'd get that much money for a dilapidated building and I was ignored.

>
 > I have noticed that it does not appear to be structurally safe. In fact, I would go so far as to say it should be condemned. There are bricks falling off the roof, pigeons nesting on the 2nd floor, and massive cracks in the foundation. It is a serious safety hazard. In an attempt to find out why it was still standing, I sent in a couple requests about this building to the City and I seem to be being ignored.

>
 > Aug 22/2014, I sent the following email via the Contact Us form on regina.ca

> I am curious. When it comes to a building like The Travellers Building on Broad Street...does it fall under the same guidelines as The Property Maintenance Bylaw? Or can it just sit empty for decades falling apart? From the research I did online, the last time this building was in use was 1972. I understand it is a heritage building so maybe it is exempt from any building upkeep.

>
 > What about other businesses like those along 11th? Those that are dilapidated and not heritage buildings?

>
 > Has there been any thought to forcing owners to upkeep the buildings or dispose of them?
 >
 > I'm just being nosy.
 >
 > =====
 >
 > I sent another note on Apr 1/2015:
 > I'm still waiting on a response to the question I posed months ago. I know there is a city bylaw or act about residential
 > properties that fall into disrepair. Is there one for commercial properties.
 >
 > =====
 >
 > I got a response to this on from Laura MacDonald:
 > This is the Bylaw Enforcement Section of the City of Regina and just wanted to let you know that the Bylaw area has
 > received your concern and that it will be placed on a queue, in order of date received. The Bylaw Standards Officer will be
 > contacting you once they complete their investigation. It will not be immediately, as it depends on how many other others
 > came in before yours and of course safety issues are priority as well, but just wanted to let you know that once the Officer
 > has dealt with your concerns, he or she will call you back with the outcome.
 >
 >
 >
 >
 >
 > Bylaw Administration
 >
 >
 > Bylaw Enforcement Section
 > =====
 >
 > I responded that I hoped to hear soon as this was a follow up email to one I sent over 8 months ago. I have heard
 > nothing else.
 >
 > =====
 >
 > I did a search online and came across this vague reference:
 > <http://www.pralinedogmag.com/news-flash-gordon-block-a-goner-may/be/>
 >
 > Basically saying that Anthony Marquart who sits on the Board of Directors for Regina Downtown owned it and that the
 > city considered making him tear it down but backed off because he knows too many people on City Council.
 >
 > When I searched ISC, it came up with an owner of "240 Argyle Street Properties". I could find no contact info on this
 > company online.
 >
 > So, I have to ask...what's up with this? Some rich guy gets to hold onto a crappy old heritage building because the
 > knows some people? If the City really wants to revitalize downtown, getting rid of some of these eye sores (i.e. tearing
 > down this bulking) would be a good start.
 >
 > Thanks.
 >
 > 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)



2016-09-06 14:18

Service Request # 1707190
Request Type HeritageProp
Request type description Heritage Properties
Request Date 2016-09-06 13:29
Taken By KMARCYNNU
Taken By Name KELLY MARCYNNUK
Contact Deadline 2016-09-08 13:29
Bouquet Concern

Information

Information

Area FS51
Area description SECTOR 51
Sub-area W03
Sub-area description WARD 3
District SW
District description SOUTHWEST
Map #
Priority
Priority description
Responsibility DSCP
Responsibility description Current Planning
Project
Project description
Reference #
Source WARD03
of Calls 1

Request Location

Asset
Parcel ID
Property ID
GPS X 0.0000
GPS Y 0.0000

Location

Address type Address
Street # 1833
Pre Dir
Street Name BROAD
Suffix ST
Post Dir
Subdesignation
Cross Street
Street 2 Name
Street 2 Suffix
Street 2 Post
Direction
Cross Street
Street 3 Name
Street 3 Suffix
Street 3 Post
Direction
City, Province, Postal Code REGINA
State SK
Postal Code S4P-1X7
Location

Additional Information

Call Details

Call Duration 00:02:29
of Calls 1
Taken By KMARCYNNU
Taken by name KELLY MARCYNNUK
Customer Contact Requested? yes

Contact

Name 28(1) Personal
First, MI
Middle Initial
Title
Address
Address Line 2
City
State/Province
ZIP/PC
Country

Day Phone
Evening Phone
Fax
Mobile
E-mail 28(1) Personal
Contact Type C

Customer Comments

SR has been created in response to an email from Councillor
Ensure Councillor is copied on the response to the customer

Initial request 1640840 initially sent to Bylaw for response.

Hi 28(1)

Thanks for contacting me and my apologies that you haven't herd back on this yet. I've copied Liberty Brears on this note. She deals with all things Heritage for the City and might be able to shed some on the issue.

-Shawn

Shawn Fraser
City Councillor for Regina's Ward 3
306-551-5030
www.shawnfraser.ca

On Sep 2, 2016, at 12:57 PM, 28(1) Personal > wrote:
Still haven't got a response on this.

On 18 September 2015 at 14:07, Shawn Fraser <SFRASER@regina.ca> wrote:
Hi Dawn

Thanks for the note. I've cc'ed a Service Regina on this note so that we can both be put in contact with someone who can update us about the Travellers Building.

We should hear back in the coming days. If not or if you have any questions in the meantime please feel free to contact me.

Thanks,

-Shawn



City of Regina

City Council Briefing Notes – October 17, 2016

Non Responsive

Non Responsive

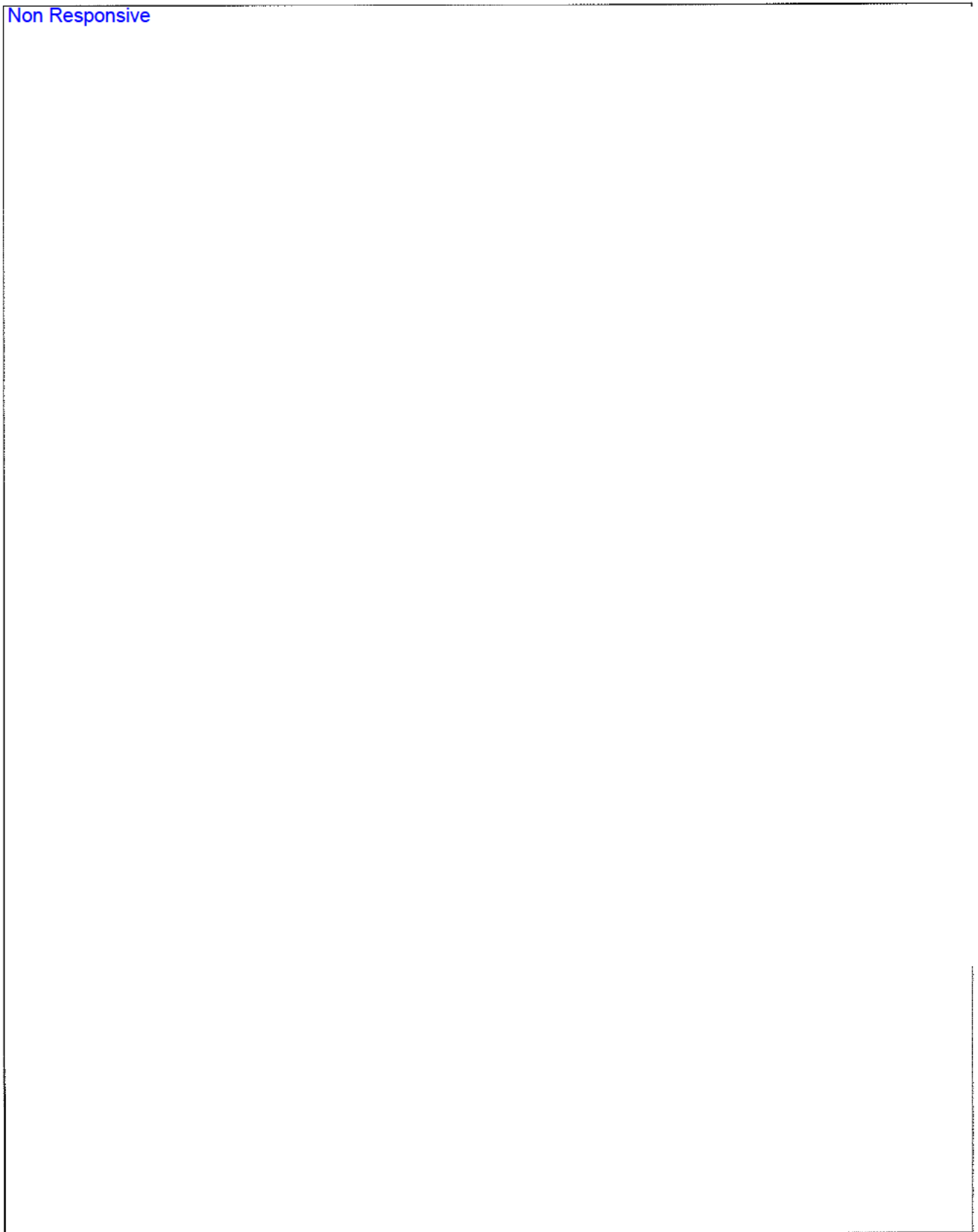
Non Responsive

Non Responsive

Non Responsive

Non Responsive

Non Responsive



Non Responsive

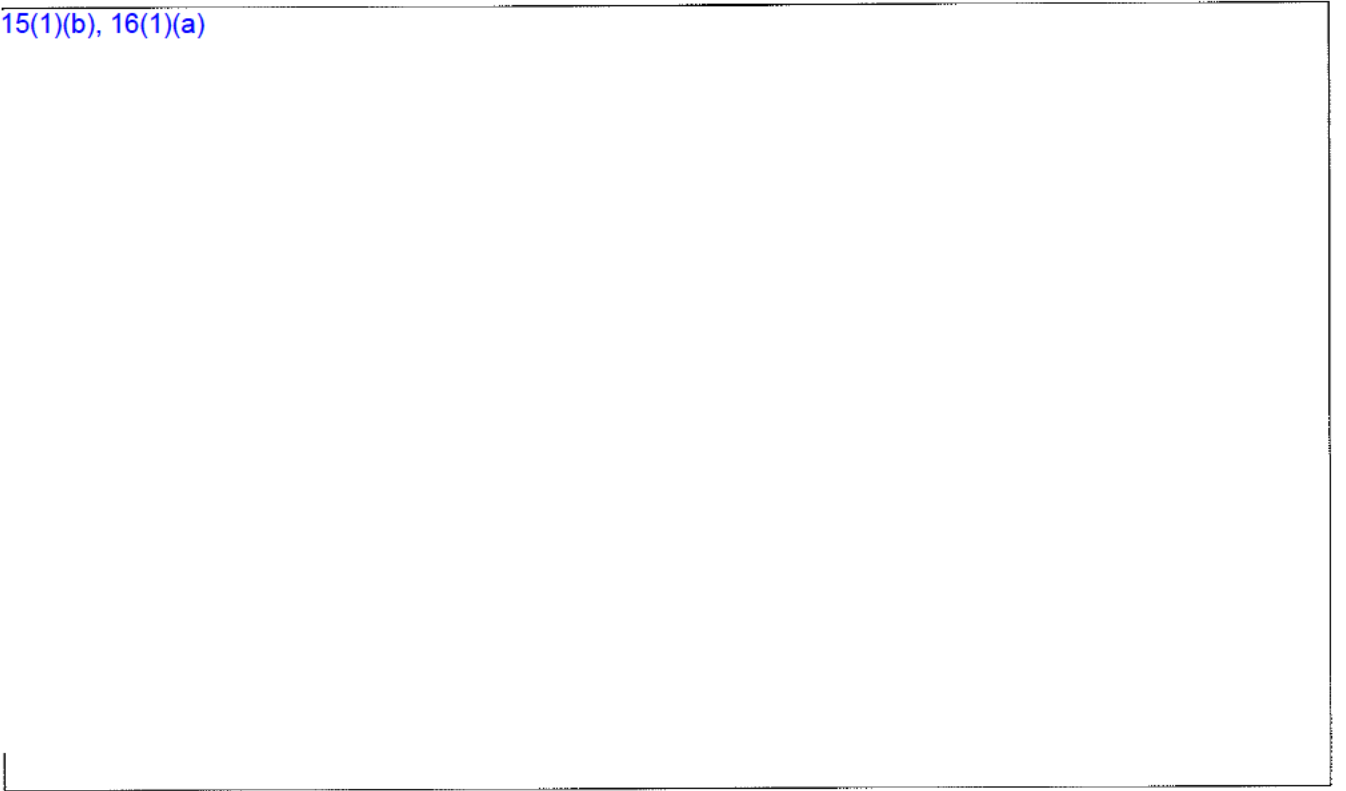
Non Responsive



Bylaw No. 2016-66	Removal of Recently Designated Properties from the Heritage Holding Bylaw
15(1)(b), 16(1)(a)	
No Reference	Traveller's Building – 1833 Broad Street
15(1)(b), 16(1)(a)	

15(1)(b), 16(1)(a)

15(1)(b), 16(1)(a)



Fred Searle

From: Liberty Brears
Sent: Wednesday, November 30, 2016 4:48 PM
To: Fred Searle; Michelle Lavallee
Subject: Would you like to tour the College Avenue Campus?

Fred and Michelle,

16(1)(b)

Thanks!

Liberty Brears
Policy Analyst
Current Planning Branch

Ph. 306-777-6251
lbears@regina.ca
Regina.ca



WALKER PROJECTS

Consulting Engineers • Project Managers

December 2, 2016

Our File: 20160139

City of Regina
Bylaw Enforcement
2476 Victoria Avenue
Regina, SK

Attention: Jeanne Ross, Commercial Building Inspector II

**Re: Visual Structural Condition Assessment of
1833 Broad Street (Travellers Building)**

Walker Projects Inc. (WPI) was requested by the City of Regina (the City) to prepare a visual structural condition assessment report for the building located at 1833 Broad Street, Regina, Saskatchewan (the Property). The Property is also known as the "Travellers Building". The scope of the building assessment is limited to items regarding the structural integrity of the building in the immediate and shorter terms as they relate to Life Safety and general public safety (i.e. is the Property safe for occupancy).

We understand that this assessment is being used to assist the City in determining its position regarding the future use of the Property.

The review, comment or consideration of any Heritage-related issues relating to the building is specifically excluded from the scope of our review, as per directions from the City.



Figure 1: Front (West) Side of the Property

Our review is based on the following:

1. A field review of the site conducted on August 25, 2016. In attendance were:
 - Ms. Jeanne Ross of the City;
 - Mr. Daryl Andrew of WPI;
 - Ms. Robyn van der Kooi of Century West Construction Ltd.;
 - Mr. Michael Lee, the owner of the Property; and
 - Mr. Terry (no last name provided), a representative of Mr. Lee; and
2. Report prepared by BBK Structural Engineers dated July 21, 2015.

Construction documents for the Property were not available for our use.

The following represents the results of our review. Representative photos are attached for reference.

1. Building Summary

1.1. Background

The Property is a two storey, Heritage-designated building constructed with a combination of materials. The front of the Property faces West. We understand that the Property has a total area of approximately 23,600 sq. ft. over both levels. The Property has a partial basement on its north side.

We understand that the Property was constructed circa 1929.

The Property is currently vacant; we understand that it has been vacant for approximately 15 years. We further understand that the Property has been unheated for some time, including during winter months.

1.2. Exterior Walls

The exterior walls of the Property, including parapets and chimneys, are formed with multiwyth masonry (brick) construction. We believe that the exterior walls are most likely load-bearing walls.

1.3. Roofing

The Property has a flat roof. The roof was not accessible at the time of our review. We understand that significant water infiltration regularly occurs through the roofing materials. We further understand that this condition has existed for some time. Roof structural members observed from below showed signs of deterioration.

Access to directly view the roof was not available at the time of our review. However, based on our review, we confirm our belief that the roofing material is beyond its service life and has failed.

1.4. Building Structure

The Property's construction incorporates a variety of materials and assemblies. The majority of the second storey and roof appears to be constructed with wood, supported by structural steel. However, the northeast portion of the second storey appears to be constructed with a concrete slab framed with steel decking. The concrete portion appears to be supported by structural steel.

We understand that the main floor over the basement is constructed with a structural concrete slab, presumably supported by structural steel. The remaining main floor is constructed with a concrete slab on grade.

2. Observations

2.1. Exterior Masonry

The exterior masonry brick walls appear to be in generally poor to fair condition. The condition of the masonry is particularly poor along the east side and along the upper parapet/ architectural features at the parapet. The masonry mortar is deteriorated in places and the Property is in need of repointing. In selected locations, the mortar is missing to a significant depth or deteriorated to the point of having little to no compressive strength. The upper bricks appear to be loose in selected locations. Refer to photos 18, 19 and 20.

The exterior masonry walls show some selected diagonal cracking. This is an indicator of differential movement of the foundation. We note that some level of differential movement is to be expected as the Property is most likely supported on a strip footing type foundation.

We understand that the Property has already been subject to selective demolition of high masonry items (such as a chimney) due to past safety concerns.

2.2. Lack of Building Envelope

A building envelope can be defined as, "...all of the elements of the outer shell that maintain a dry, heated, or cooled indoor environment and facilitate its climate control." Based on our review, it appears that the Property has not had an effective building envelope for multiple years. Issues with the Property's building envelope include, but may not be limited to:

1. Failure of the roofing system, which allows for water infiltration into the building;
2. Allowing a build-up of water in the basement. We understand that this build-up was allowed to freeze and created an ice formation of long-term duration;
3. Removal of storefront windows along the west side and replacing them with temporary hoardings / plywood;
4. Permitting unsealed openings in windows or other penetrations of the building envelope; and
5. Deactivation of the building heating system.

2.3. Interior Finishes

The interior finishes of the building are in generally poor condition. Portions of the ceiling and wall finishes have failed and fallen away. Refer to photos 9 and 10.

2.4. Basement

The basement was not accessible during our review due to the presence of site hazards.

Based on the information provided in the BBK report, and discussions with the Owner, we believe that it is highly probable that the basement is subject to some level of structural impairment.

2.5. Wood Framing

The roof and portions of the second storey are framed with wood. Some elements of the wood framing are exposed as a result of the failure of the finishes. All of the wood framing elements have had the opportunity to be exposed to long term moisture without access to proper ventilation. Elements of the roof structure that were visible showed signs of discolouration. Given the condition of the Property, it is possible that portions of the wood framing may have been structurally compromised by prolonged exposure to moisture. The long period of unmitigated roof leaks makes it likely that water will have had an opportunity to contribute to rot or impairment of the wood framing.

2.6. Structural Steel Framing

The second floor structure (both wood and concrete elements) appears to be supported by structural steel beams and columns. Some of these beams and/or columns are exposed as a result of the failure of the finishes. The exposed structural steel shows signs of surface rust.

Given the condition of the Property, it is possible that portions of the structural steel framing may have been structurally compromised by prolonged exposure to moisture or the elements. Steel is generally relatively resistant to this manner of damage (surface rust is not structural) in the normal course of operation of an occupied building. However, prolonged, exceptional exposure to moisture without mitigation or maintenance can result in damage to, or even failure of, steel members or connections in extreme cases.

2.7. Mechanical and Electrical System

A review of the mechanical and electrical systems is beyond the scope of this report. However, we note that, given the condition of the Property, it is highly probable that the mechanical and electrical systems are in poor condition and can be considered to be at the end of their service lives.

2.8. Environmental Concerns

A review of Environmental concerns regarding the Property is beyond the scope of this report. However, based on our review, we provide the following comments:

1. The Property has a bird infestation. This is particularly evident on the second floor where the remains of dead birds and a significant amount of bird excrement was observed on the floor;

2. In addition to the bird infestation, given the lack of a sealed building envelope and the uninhabited nature of the building, it is possible that the Property may also have a rodent and/or insect infestation;
3. Due to the long-term moisture infiltration into the building, it is possible that the Property contains mould;
4. Due to the age of the building, it is possible that its construction includes asbestos.

The potential environmental issues noted above are based on visual assessment and are not intended to be comprehensive; they are provided for reference only. If a detailed Environmental assessment is required, it should be performed by a qualified Environmental Consultant.

2.9. Application of National Building Code

A review of the Property for National Building Code compliance is beyond the scope of this report. For your reference, we note that the Property appears to require upgrades in order to be compliant with modern Code requirements, particularly in terms of fire separations, exiting, access to the second floor, barrier free access and Life Safety. Any work completed on the Property going forward must be completed in accordance with current Codes and Standards.

Furthermore, at the discretion of the Authority Having Jurisdiction, a significant renovation to the Property (such as remedying the observed deficiencies) could trigger a requirement to bring the entire Property into compliance with current Codes and Standards.

3. Conclusions and Recommendations

Based on our review, we provide the following conclusions and recommendations:

1. We confirm our belief that the Property structure is most likely impaired in some fashion and requires remediation. Given the past history of the Property, including the condition of the building envelope, any or all of the wood, steel or concrete structural systems could be impaired. However, given the current level of finishes, it is not possible to definitively limit or identify the extent of any structural impairment;
2. The existing building finishes are in very poor condition. The existing ceiling finishes are failed. Parts of the failed ceiling finishes appear to be in danger of falling and are a safety hazard to any building occupants;
3. The Property's exterior masonry has elements that appear to be in poor condition. These elements may become loose in the short to medium term. Without the implementation of a masonry restoration and maintenance program, any loose masonry elements that develop may constitute a falling/safety hazard;

4. The roofing system of the Property appears to have failed and requires replacement;
5. The Property's mechanical and electrical systems are most likely non-viable and should be replaced;
6. The Property most likely has Environmental concerns, which may include, but not necessarily be limited to,
 1. Bird infestation and excrement;
 2. Rodent and/or insect infestation;
 3. Mould; and
 4. Possible asbestos.
7. The detailed evaluation and scoping of required remedial actions requires selective demolition, destructive testing and detailed investigation by a qualified design professional;
8. We confirm our belief that the Property is not safe for occupancy in its current state;
9. The current construction of the Property is not compliant with modern Codes and standards. A remediation project sufficient to make the Property suitable for occupancy could trigger a requirement from the Authority Having Jurisdiction to bring the entire Property in compliance with current Codes and Standards;
10. As further described in Section 4 of this report, we provide a probable Project Budget of approximately \$13.9M to remediate the Property. We anticipate a project budget of approximately \$5.7M to demolish the Property and construct a comparable building on the site;
11. We confirm our belief that the remediation of the Property does not appear to be an economical option relative to the demolition of the Property and the construction of a new, comparable building.

4. Opinion of Probable Cost

Based on the information available, we provide the following opinion of probable cost to remediate the Property to a state suitable for occupancy:

Remediation of 1833 Broad Street				
Item	Unit Cost	Per	# Units	Extension
Construction (Remediation)	\$400.00	sq. ft.	26,300	\$10,520,000.00
Consulting at 10% of Construction	\$1,052,000.00	LS	1	\$1,052,000.00
Subtotal				\$11,572,000.00
Contingency (20%)	\$2,314,400.00	LS	1	\$2,314,400.00
Recommended Project Budget				\$13,886,400.00

For comparison, we provide the following opinion of probable cost to demolish the Property and build a comparable building on the same site:

New Building at 1833 Broad Street				
Item	Unit Cost	Per	# Units	Extension
Demolition	\$12.00	sq. ft.	26,300	\$315,600.00
Construction (New Building)	\$175.00	sq. ft.	26,300	\$4,602,500.00
Consulting at 5% of Construction	\$230,125.00	LS	1	\$230,125.00
Subtotal				\$5,148,225.00
Contingency (10%)	\$514,822.50	LS	1	\$514,822.50
Recommended Project Budget				\$5,663,047.50

The above opinions of probable costs are Class "D" estimates. We define a Class "D" estimate as follows:

Budgetary numbers, often given on a verbal basis, which are very preliminary in nature. Typically used at the initial conceptual stages of a project to provide a preliminary assessment of its feasibility. Typical square footage costs that may be expected for a particular type of building usage (i.e. warehouse facility - \$120 to \$130 per square foot plus siteworks and land costs) are used. Typically a contingency of 20% to 30% should be assigned due to the preliminary nature of project requirements.

5. Qualifications and Closure

This report has been prepared to assist the City of Regina in determining its position regarding the future use of the Property. Our review did not include destructive testing or the removal of any existing finishes to examine hidden structure. It is recognized that this visual review may not identify deficiencies hidden behind building finishes or that are located in inaccessible areas.

A detailed structural analysis was not undertaken for any particular element unless specifically noted otherwise. This review did not consider National Building Code Compliance or zoning regulations, nor were environmental implications considered in this study, unless explicitly noted otherwise.

Walker Projects Inc. shall assume no liability for the use of this report for any purpose other than that mentioned above. In no case shall Walker Projects Inc. assume liability to any third party for any use of this report or portion thereof.

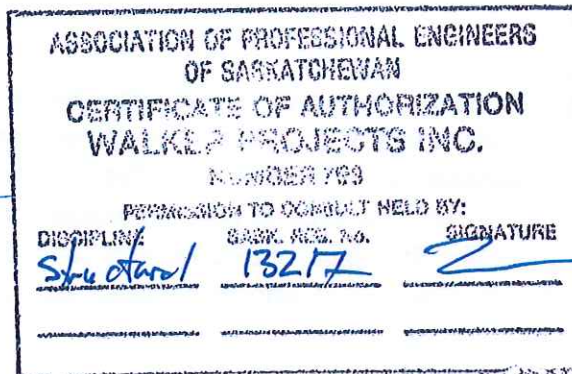
The above represents the results of our visual assessment of the property located at 1833 Broad Street, Regina, Saskatchewan (the Travellers Building). We trust that the above is sufficient for your present needs. If you have any further questions or concerns, please do not hesitate to contact the undersigned.

Respectfully submitted,



Daryl Andrew, P. Eng., PMP, P2RP
Manager, Buildings Engineering

/enc



WALKER PROJECTS

Consulting Engineers • Project Managers



Photo 1- 1833 Broad Street



Photo 2 – Exposed Metal Pan from Second Floor Concrete Structure

WALKER PROJECTS

Consulting Engineers • Project Managers



Photo 3 – Exposed Steel Column Supporting Second Floor



Photo 4 – Exposed Second Floor Deck at Mechanical Penetration

WALKER PROJECTS

Consulting Engineers • Project Managers



Photo 5 – Main Floor Ceiling



Photo 6 – Heaving and Cracking in Main Floor Slab on Grade

WALKER PROJECTS

Consulting Engineers • Project Managers



Photo 7 – Hoarding at Former Store Front (1)



Photo 8 – Hoarding at Former Store Front (2)

WALKER PROJECTS

Consulting Engineers • Project Managers



Photo 9 – T-Bar Ceiling on North Side of Main Floor



Photo 10 – Wall and Ceiling along North Side of Main Floor

WALKER PROJECTS

Consulting Engineers • Project Managers



Photo 11 – Second Floor Corridor Finishes



Photo 12 – Bird Feces and Bird Remains on Second Floor

WALKER PROJECTS

Consulting Engineers • Project Managers



Photo 13 – Exposed Roof Joists (Water Discoloration Evident)



Photo 14 – Second Floor Interior Paint Finish

WALKER PROJECTS

Consulting Engineers • Project Managers

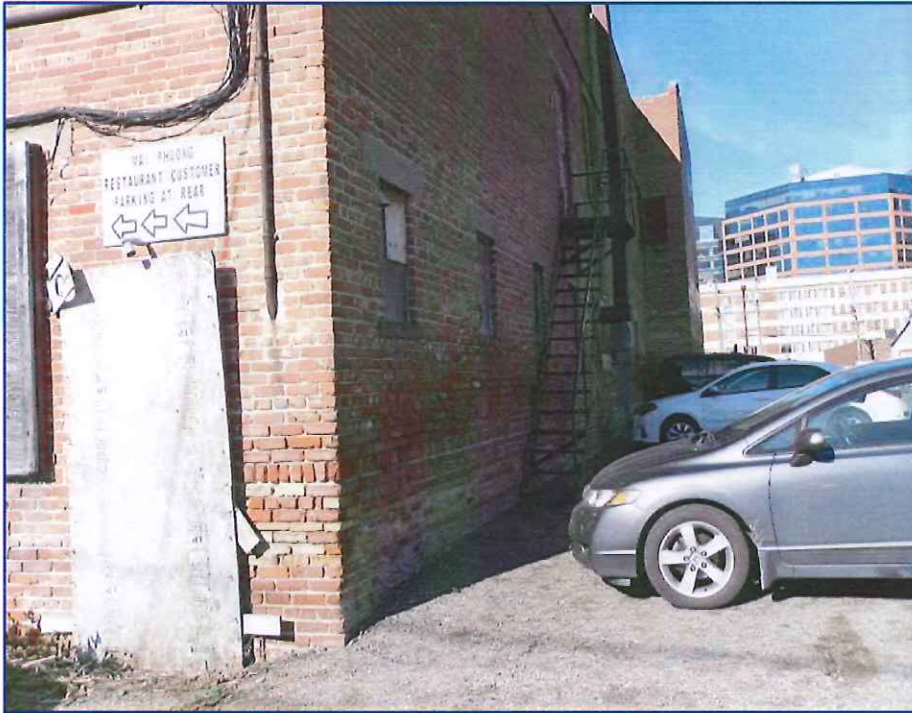


Photo 15 – North East Corner of Masonry



Photo 16 – Looking Along East Wall (From North)

WALKER PROJECTS

Consulting Engineers • Project Managers

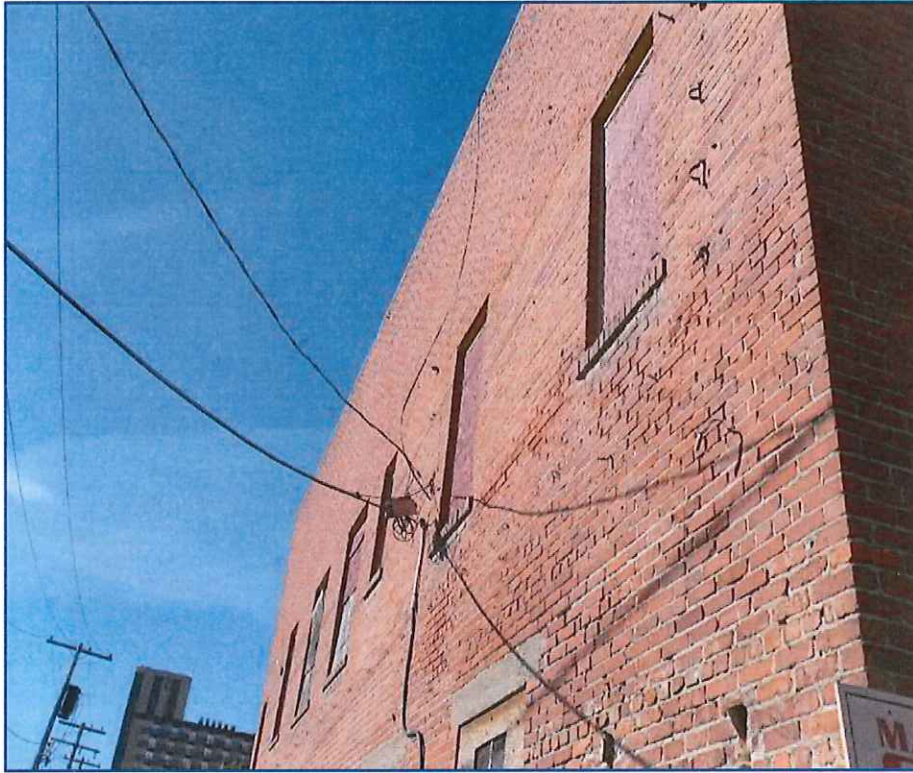


Photo 17 – East Side Masonry



Photo 18 –North Wall Masonry

WALKER PROJECTS

Consulting Engineers • Project Managers

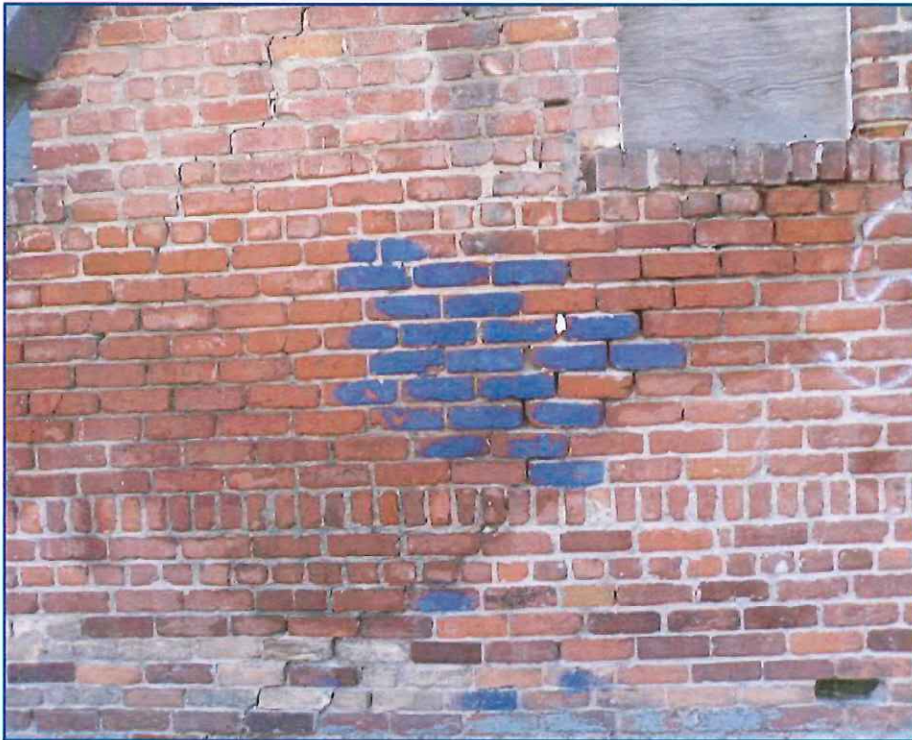


Photo 19 – Diagonal Cracking at North Wall Masonry



Photo 20 – North Wall Mortar Joints

Fred Searle

From: Fred Searle
Sent: Tuesday, April 4, 2017 8:52 AM
To: Cheryl Willoughby
Subject: RE: Traveller's Building

Hello Cheryl,

21(b)(c)

Cheers.

Fred.

From: Cheryl Willoughby
Sent: Thursday, March 09, 2017 11:51 AM
To: Fred Searle <FSEARLE@regina.ca>; Louise Folk <LFOLK@regina.ca>
Cc: Liberty Brears <LBREARS@regina.ca>; Christine Clifford <CCLIFFOR@regina.ca>
Subject: Traveller's Building

Hi Fred/Louise,

21(b)(c)

Legal Counsel
City Solicitor's Office

P: 306.550.4360
F: 306.777.6818
E: cwilloughby@regina.ca
Regina.ca



This e-mail is confidential to the addressee and may be subject to solicitor and client privilege. If the reader is not the intended recipient or agent thereof, you are hereby notified that any dissemination, distribution or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please notify us immediately. Thank you.

Fred Searle

From: Fred Searle
Sent: Monday, April 4, 2016 10:28 AM
To: Patrick Book
Cc: Louise Folk; Ernie Polsom
Subject: Travellers Building

Hello Patrick,

I have followed up on this with Chief Polsom. [15\(1\)\(b\), 16\(1\)\(a\)](#)
[15\(1\)\(b\), 16\(1\)\(a\)](#)
[15\(1\)\(b\), 16\(1\)\(a\)](#)

me know if you have any questions. Cheers.

In the meantime, please let

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

PH: 306-777-7541

-----Original Message-----

From: Patrick Book
Sent: Wednesday, March 30, 2016 9:05 AM
To: Louise Folk <LFOLK@regina.ca>
Cc: Fred Searle <FSEARLE@regina.ca>
Subject: Re: Voice Mail

Perfect! Thank you both so very much.

Sent from my iPad because I am very busy right now.

> On Mar 30, 2016, at 7:30 AM, Louise Folk <LFOLK@regina.ca> wrote:

>

> Hi Patrick, received your voice mail yesterday. I'm out of the office this week; however, have passed your message to Fred. We have been having discussions on the building and Fred will be in touch.

>

> Louise

>

> Sent from my iPhone

Fred Searle

From: Fred Searle
Sent: Tuesday, April 11, 2017 9:59 AM
To: Liberty Brears
Subject: Travellers Building Update

Hello Liberty,
[16\(1\)\(b\)\(c\)](#), [15\(1\)\(b\)](#)

Thanks.

Fred.

Fred Searle

From: Liberty Brears
Sent: Tuesday, April 11, 2017 3:34 PM
To: Fred Searle
Subject: RE: Travellers Building Update

Fred - Who is doing the Notice? Cheryl?

From: Fred Searle
Sent: Tuesday, April 11, 2017 9:59 AM
To: Liberty Brears <LBREARS@regina.ca>
Subject: Travellers Building Update

Hello Liberty,
[15\(1\)\(b\), 16\(1\)\(b\)\(c\)](#)

Thanks.

Fred.

Fred Searle

From: Fred Searle
Sent: Monday, April 14, 2014 5:08 PM
To: Liberty Brears
Subject: RE: Traveller's Building Concept

Really cool idea.

From: Liberty Brears
Sent: Monday, April 14, 2014 9:11 AM
To: Fred Searle; Lorne Chow
Subject: FW: Traveller's Building Concept

FYI

From: Jennifer Barrett
Sent: Monday, April 14, 2014 9:03 AM
To: Chris Sale; Liberty Brears
Cc: Chris Kalling
Subject: Traveller's Building Concept

As featured on the CBC this morning... a concept for the Traveller's Building being pitched by a collaborative group of architects from Regina and Saskatoon:
<http://www.openprojects.ca/2014/04/13/reimagining-travellers-building-a-permanent-address-for-the-regina-farmers-market/>

Chris,
Is there anything in the downtown plan about a year-round farmer's market?

Liberty,
Are there any provisions that would allow the City to get possession of a designated heritage building if left to fall into disrepair?

16(1)(b)

Bye for now.

Jennifer

Fred Searle

From: Sue Luchuck
Sent: Tuesday, April 18, 2017 9:35 AM
To: Fred Searle
Subject: FW: Report on Repeal of Designation Bylaw - Traveller's Building, 1833-43 Broad Street

Hi,

I like Michelle's suggestions in paragraphs one and two. I put a photo of how it looked as an Appendix A-2.

Thoughts?

From: Michelle Lavallee
Sent: Tuesday, April 18, 2017 9:31 AM
To: Sue Luchuck <SLUCHUCK@regina.ca>
Subject: RE: Report on Repeal of Designation Bylaw - Traveller's Building, 1833-43 Broad Street

Hi Sue,

[16\(1\)\(a\)\(b\)](#)

Hope this helps at all.

Thanks

Michelle Lavallee
Manager, Building Standards
Development Services

P: 306.777.7583

From: Sue Luchuck
Sent: April-13-17 10:59 AM
To: Christine Clifford <CCLIFFOR@regina.ca>; Joanne Kozlowski <JKOZLOWS@regina.ca>; Cheryl Willoughby <CWILLOUG@regina.ca>; Elaine Gohlke <EGOHLKE@regina.ca>; Max Zasada <MZASADA@regina.ca>; Randy Ryba <RRYBA@regina.ca>; Jeannette Lye <JLYE@regina.ca>; Michelle Lavallee <MLAVALLE@regina.ca>; Pathma Kumaran <PKUMARAN@regina.ca>
Subject: Report on Repeal of Designation Bylaw - Traveller's Building, 1833-43 Broad Street
Importance: High

Hello,

I have attached a report for your review.

This is a rush as the report is scheduled for the May 3 meeting of Regina Planning Commission. I apologise that I don't have a Subject property map as yet.

Could I please have your comments no later than Tuesday April 18 at noon.

Thank you

Sue

Fred Searle

From: Jeannette Lye
Sent: Wednesday, April 19, 2017 1:53 PM
To: Randy Ryba; David Kinvig; Steve Bagley; Layne Jackson
Cc: Louise Folk; Fred Searle; Michelle Lavallee; Liberty Brears; Cheryl Willoughby
Subject: RE: Travellers Building

Hello everyone,

I just received the email below from Patrick Book. I assume messaging around this, and who the appropriate contact is, is something that can be discussed at the meeting tomorrow so I haven't responded to him.

Thanks,

Jeannette Lye
Manager, Bylaw Enforcement
Regina Fire & Protective Services

P: 306.777.7961
F: 306.777.6807
E: jlye@regina.ca
Regina.ca



Hey Jeannette!

Just a quick question – we had someone contact our office about the rubble at the Traveller's Building. Apparently it's still blocking the sidewalk on Broad, or the fence is at least. Is there a timeline for when that might be cleared up, or is there still some investigation happening or something?

Thanks!

Patrick Book
Senior Advisor
Office of the Mayor

O: 306-777-7309
C: 306-541-7560
E: pbook@Regina.ca
Regina.ca



From: Randy Ryba

Sent: April-18-17 5:04 PM

To: David Kinvig <DKINVIG@regina.ca>; Steve Bagley <SBAGLEY@regina.ca>; Layne Jackson <LJACKSON@regina.ca>

Cc: Louise Folk <LFOLK@regina.ca>; Fred Searle <FSEARLE@regina.ca>; Jeannette Lye <JLYE@regina.ca>; Michelle Lavallee <MLAVALLE@regina.ca>; Liberty Brears <LBREARS@regina.ca>; Cheryl Willoughby <CWILLOUG@regina.ca>

Subject: Travellers Building

Please see the following overview of the fire and subsequent investigation for the Travellers Building.

[14\(1\)\(c\), 16\(1\)\(b\)](#)

[28\(1\) Personal](#)

If I can be of further assistance, feel free to contact me at any time.

Randy Ryba

Fire Marshal

Regina Fire & Protective Services

P: 306.777.7837

F: 306-777-6807

E: rryba@regina.ca



City of Regina

Fred Searle

From: Louise Folk
Sent: Thursday, April 20, 2017 1:43 PM
To: Mike Lee
Cc: Fred Searle
Subject: Traveller's Building Next Steps

Good afternoon Mr. Lee,

I'm wondering if you have some time tomorrow or early next week to discuss the next steps related to the Traveller's Building. If you could advise when a good time would be, we will make ourselves available.

Regards,

Louise

Louise Folk
Director, Development Services
City Planning & Development Division

P: 306.777.7811
F: 306.777.6804
E: lfolk@regina.ca
Regina.ca



| City of Regina

Travellers Building Update

April 20, 2017

1:00 p.m.

9th Floor Meeting Room

Minutes

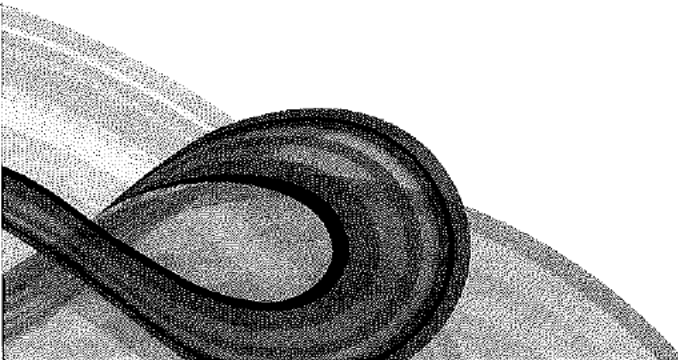
In attendance: Louise Folk, Director, Development Services
Randy Ryba – Fire Marshal
David Kinvig – Assistant Fire Chief
Jeannette Lye – Manager, Bylaw Standards
Fred Searle – Manager, Current Planning
Michelle Lavallee, Manager, Building Standards
Liberty Brears, Senior City Planner
Christine Clifford, Legal Counsel
Cheryl Willoughby, Legal Counsel

15(1)(b), 16(1)(a)



15(1)(b), 16(1)(a)

g:\development services\management\director\minutes\travellers building update.docx





City of Regina | Municipal Government Hi,

A fire event can cause an immediate impact on an area but there are necessary investigative steps that must occur before physical demolition and removal of the remaining building debris can occur. This process can take time.

The fire investigation has been completed and the site has been turned over to the property owner to ensure the remainder of the structure is demolished and removed. The City is currently working with the owner on plans to demolish the remainder of the building. The fencing on the sidewalk will need to remain in order to secure the site until the remainder of the demolition is complete.

Like · Reply · 1 · Commented on by Ryan Pilon (?) · April 21 at 3:34pm



Sidewalks of Regina Thanks for your response, but we can't help but think if the debris were blocking an entire roadway (and vehicular traffic were being impeded), things would be moving much quicker. Has the property owner been given a deadline to comply? Or are we to assume this situation will remain as such throughout the spring/summer? And why hasn't there been any signage placed on site advising pedestrians of how long they can expect the mess to remain?

Allowing this public sidewalk to remain blocked for as long as it has is tantamount to sanctioning it. The message it sends to pedestrians is: you don't matter.

Like · Reply · April 21 at 4:07pm



City of Regina | Municipal Government Hi,

We will look into your question and get an answer for you as soon as we can next week. Enjoy your weekend!

Like · Reply · 2 · Commented on by Sprout Social (?) · April 21 at 4:19pm



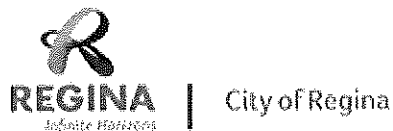
Sidewalks of Regina Thanks! You too.

Like · Reply · April 21 at 7:01pm

Thanks!

Kelsey Koshinsky
Interactive Communications Consultant
Communications & Customer Experience Department

P: 306.751.4245
E: kkoshins@regina.ca
Regina.ca



Fred Searle

From: Kim Onrait
Sent: Tuesday, April 25, 2017 9:41 AM
To: Louise Folk; Fred Searle
Subject: Traveller's Building - Heritage

Good morning. Kim had a meeting at Fire Headquarters this morning and was speaking with Randy Ryba about the Traveller's Building. Fire has received several Service Requests regarding the status of this building. Based on the escalating public concerns, is there any way to speed up the process to have this building removed from the Heritage list? Alternatively, if it requires Council approval and we cannot work outside of that scope, could you please advise what your timing on this work is. Many thanks ☺

Kim/Pat

Fred Searle

From: Louise Folk
Sent: Wednesday, April 26, 2017 9:48 AM
To: Fred Searle; Michelle Lavallee; Randy Ryba; Layne Jackson; Jeannette Lye
Cc: Cheryl Willoughby; Christine Clifford; David Kinvig; Richel Nixon
Subject: Traveller's Building

Good morning everyone,

As committed following our meeting on April 20, 2017, I have followed up with the property owner. I have outlined the conversation that I had with Mr. Lee below for the respective files.

I spoke with Mr. Lee via phone at 8:30 this morning and advised the following:

- The City is currently reviewing the demolition permit and he will be contacted by Building Standards once the demolition permit is ready to be picked up. I advised that the permit be picked up immediately upon notice from Building Standards and upon pick up the work is to commence within 10 days with the demolition completed within 30 days. Depending on the review process, he may be contacted before the end of the May.
- The City has drafted a report to repeal the municipal heritage designation and this report is scheduled to be in from of the Planning Commission on May 3, 2017 and subsequently Council on May 29, 2017 (pending the outcome of Planning Commission). I explained that the Provincial Heritage Act requires that City Council provide formal notice of the removal of the designation and that the City Council has to repeal the designation, so the interest on the title can be addressed.
- I also advised Mr. Lee that the City report will be public on Friday, April 28, 2017 and he will also receive a copy of the report for his review. If he had additional questions, he can follow up with myself.

28(1) Personal

If anyone has any questions, please don't hesitate to let me know.

Louise

Louise Folk
Director, Development Services
City Planning & Development Division

P: 306.777.7811
F: 306.777.6804
E: lfolk@regina.ca
Regina.ca



| City of Regina

Fred Searle

From: Fred Searle
Sent: Tuesday, January 31, 2017 8:25 AM
To: Sue Luchuck
Subject: RE: Coue of items

Great. Thanks for the follow up Sue. Let's discuss further at the 1:1. We may need more than half an hour so I might move the time to after 3 today.

Fred.

-----Original Message-----

From: Sue Luchuck
Sent: Tuesday, January 31, 2017 8:22 AM
To: Fred Searle <FSEARLE@regina.ca>
Subject: RE: Coue of items

Fred,

I just found another document from 240 Argyle Street Properties Inc. which included a letter to Building Standards Branch dated October 1, 2015 requesting the issuance of a demolition permit for the Traveller's Building

Sue

-----Original Message-----

From: Fred Searle
Sent: Monday, January 30, 2017 2:54 PM
To: Sue Luchuck <SLUCHUCK@regina.ca>
Subject: Coue of items

Hello Sue

[Non Responsive](#)

Also On a separate matter (travellers buildings) I have a couple of questions under the Heritage act. can you verify and highlight the provisions of the act that would give us the authority to require the owner of a building to up keep its maintenance bylaw and items under a designation bylaw.

Can you check the designation bylaw to see if the entire building was designated or just the facade.

If the building was demolished could we have them retain materials. is there a provision in the act that would give us the authority

can you also check on whether the owner has submitted an application to dedesignate in the past.

Thanks

Fred

Sent from my iPhone

Richel Nixon

From: Fred Searle
Sent: February-15-17 12:10 PM
To: Varvara Georgoulis
Subject: FW: Travellers Building
Attachments: SCHAL09A17013016540.pdf

From: Fred Searle
Sent: Wednesday, February 01, 2017 8:43 AM
To: Louise Folk <LFOLK@regina.ca>; Michelle Lavallee <MLAVALLE@regina.ca>
Subject: Travellers Building

Hello Michelle and Louise,

I have the following information for our discussion at 11 today.

15(1)(b), 16(1)(b)

HERITAGE PROPERTY

c. H-2.2

- (h) **“excavation”** means the process of breaking, turning up, disturbing or removing vegetation, soil or other overburden in order to expose or remove heritage property, archaeological objects, stratotypes or other geological material;
- (h.1) **“Foundation”** means the Saskatchewan Heritage Foundation continued pursuant to section 5;
- (i) **“heritage property”** means:
- (i) archaeological objects;
 - (ii) palaeontological objects;
 - (iii) any property that is of interest for its architectural, historical, cultural, environmental, archaeological, palaeontological, aesthetic or scientific value; and
 - (iv) any site where any object or property mentioned in subclauses (i), (ii) or (iii) is or may reasonably be expected to be found;
- (j) **“inspect”** includes to survey, photograph, measure and record;
- (k) **“minister”** means the member of the Executive Council to whom for the time being the administration of this Act is assigned;
- (k.1) **“Municipal Heritage Conservation District”** means a municipality or any area of a municipality designated pursuant to clause 11(1)(b);
- (k.2) **“Municipal Heritage Property”** means any real property designated pursuant to clause 11(1)(a);
- (l) **“municipality”** includes a band under the *Indian Act* (Canada) that is permitted to control, manage and expend its revenue moneys pursuant to section 69 of that Act;
- (m) **“officer”** means a police officer or a person appointed by the minister as an officer for the purposes of this Act;
- (n) **“owner”** means:
- (i) with respect to real property, a person who has an estate or interest in the parcel of land as shown on the title in the Land Titles Registry;
 - (ii) with respect to personal property, a person who has an estate or interest in the property;
- (n.1) **“palaeontological object”** means a fossil of a vertebrate animal or a macroscopic fossil of an invertebrate animal or plant that lived in the geological past, but does not include:
- (i) a fossil fuel and fossiliferous rock intended for industrial use; or
 - (ii) any form, in addition to those mentioned in subclause (i), of a preserved remain or trace of a multicellular organism that may be prescribed in the regulations;

HERITAGE PROPERTY

c. H-2.2

(6) If powers and duties are delegated pursuant to subsection (5), the committee of the council, the council's administration or the Municipal Heritage Advisory Committee, as the case may be, may exercise those powers and shall perform those duties in the same manner and with the same effect as if they were exercised or performed by the council.

(7) The failure by a council to pass a bylaw designating Municipal Heritage Property or a Municipal Heritage Conservation District within the time period mentioned in clause (1)(b) does not invalidate the notification process mentioned in subsection 11(2) or 17(2).

1993, c.26, s.7; 1996, c.32, s.7.

Demolition of designated property, etc.

24(1) Notwithstanding any other Act or law, no person shall demolish or destroy, in whole or in part, without the written approval of the council of the municipality in which the property is situated, any:

- (a) designated property;
- (b) property for which an interest based on a notice of intention has been registered pursuant to clause 11(2)(d) or 17(2)(d) within 120 days after registration of that interest;
- (c) property for which an interest based on a Heritage Conservation District notice has been registered pursuant to clause 11(2)(e) or 17(2)(e) within 120 days after registration of that interest; or
- (d) building, structure or work on the property mentioned in clauses (a) to (c).

(2) An owner of any property, building, structure or work to which subsection (1) applies may apply to the council of the municipality in which the property is situated for approval to demolish or destroy that property, building, structure or work.

(3) After consultation with its Municipal Heritage Advisory Committee, if one has been established, the council shall:

- (a) consider an application pursuant to subsection (2); and
- (b) within 30 days from the date of receipt of that application, cause notice of its decision to be served on the person making the application.

(4) The failure by a council to pass a bylaw designating Municipal Heritage Property or a Municipal Heritage Conservation District within the time period mentioned in clause (1)(b) does not invalidate the notification process mentioned in subsection 11(2) or 17(2).

1993, c.26, s.7; 1996, c.32, s.7; 2000, c.L-5.1, s.296.

c. H-2.2

HERITAGE PROPERTY

Sale of designated property

33 No owner of a designated property or property against which a notice of intention has been registered pursuant to clause 11(2)(d) or 17(2)(d) or a Heritage Conservation District notice has been registered pursuant to clause 11(2)(e) or 17(2)(e) shall offer the property for sale without giving the council of the municipality in which the property is located 30 days' written notice of the owner's intention to sell the property unless the council consents to a shorter period.

1993, c.26, s.7.

Power of inspection

34(1) Subject to subsection (2), for the purposes of enforcing this Part, at any reasonable time, with reasonable notification and on producing proper identification, any person with the written authorization of the council may enter and inspect any designated property or property proposed to be designated.

(2) No person mentioned in subsection (1) shall enter and inspect any private dwelling without first obtaining the permission of the occupant or an order pursuant to subsection (4).

(3) No person shall:

(a) obstruct a person authorized to make any inspection pursuant to this section; or

(b) conceal or destroy anything relevant to the inspection.

(4) A judge of Her Majesty's Court of Queen's Bench for Saskatchewan may make an order, on an application without notice by the council or by a person authorized by the council, where the judge is satisfied that the council or the person authorized by the council believes, on reasonable and probable grounds, that entry on designated property or property proposed to be designated:

(a) has been denied; and

(b) is required for the purposes of inspection pursuant to this Act.

(5) An order mentioned in subsection (4) may authorize the person named in the order, together with any peace officer the person may call on for assistance, to enter, at any reasonable time and with any necessary force, the property named in the order for the purpose of inspecting the property.

1993, c.26, s.7.

Permission to designate more than once

35 A council shall not designate any property more than once without the written permission of the registered owner.

1993, c.26, s.7.

36 Repealed. 1993, c.26, s.7.

37 Repealed. 1993, c.26, s.7.

Travellers Building Status
February 15, 2017
2:00 PM
14th Floor Boardroom

Attendees: Christine Clifford
Cheryl Willoughby
Deborah Bryden
Keith Krawczyk
Louise Folk
Fred Searle
Michelle Lavallee

Chair: Louise Folk

15(1)(b), 16(1)(a)(b)(c)

Richel Nixon

From: Louise Folk
Sent: February-21-17 4:02 PM
To: Christine Clifford; Cheryl Willoughby; Keith Krawczyk; Deborah Bryden; Fred Searle; Liberty Brears; Michelle Lavallee
Subject: UPDATE: Travellor's Building

Good afternoon everyone,

16(1)(b)

Have a great week everyone,

Louise

Louise Folk
Director, Development Services
City Planning & Development Division

P: 306.777.7811
F: 306.777.6804
E: lfolk@regina.ca
Regina.ca



City of Regina

Memo

April 26, 2017

To: His Worship the Mayor and
Members of City Council

Re: Travellers Building - 1833 Broad Street

16(1)(b)

16(1)(b)

16(1)(b)

I:\Wordpro\CURRENT\H2017\17-H-03\Memo to Council - Travellers Building Status\docx

Development Services Department
City Planning & Development Division
Queen Elizabeth II Court | 2476 Victoria Avenue
PO Box 1790 | REGINA SK S4P 3C8
P: 306-777-7551 | F: 306-777-6823
Regina.ca



Fred Searle

From: Sue Luchuck
Sent: Thursday, March 9, 2017 8:50 AM
To: Liberty Brears; Fred Searle
Subject: RE: Heritage

Designated Properties (including the Traveller's Building) **95**
(of the 95, 27 are designated due to being located within the Victoria Park Heritage Conservation District)

Holding Bylaw properties **229**

Sue

From: Liberty Brears
Sent: Thursday, March 09, 2017 8:22 AM
To: Fred Searle <FSEARLE@regina.ca>
Cc: Sue Luchuck <SLUCHUCK@regina.ca>
Subject: RE: Heritage

I'll ask Sue to confirm

From: Fred Searle
Sent: Thursday, March 09, 2017 8:19 AM
To: Liberty Brears <LBREARS@regina.ca>
Subject: Heritage

Liberty - How many are designated and how many are on the Holding Bylaw?

Fred.

Fred Searle

From: Layne Jackson
Sent: Friday, March 10, 2017 10:57 AM
To: Myrna Stark Leader; Alan Clay; Louise Folk; Fred Searle
Subject: FW: Travellers Building

Good Morning,

Please see the request from Councillor Stevens. His questions pertain to several different areas and involve some sensitive information.

Myrna and Alan, are you able to help coordinate a response?

Thanks,
Layne

Layne Jackson
Director (Fire Chief)
Regina Fire & Protective Services

(306) 777-7858

From: Randy Ryba
Sent: March-10-17 9:20 AM
To: Layne Jackson <LJACKSON@regina.ca>
Subject: FW: Travellers Building

Hi Layne: The message below is from the Councillor for the area. There are a number of sensitive questions he wants answers for and this needs to come from you not me.

Randy Ryba
Fire Marshal
Regina Fire & Protective Services
P: 306.777.7837
F: 306-777-6807
E: rryba@regina.ca



From: FAST
Sent: Friday, March 10, 2017 8:57 AM
To: Randy Ryba <RRYBA@regina.ca>
Subject: FW: Travellers Building

Good Morning Fire Marshal Ryba,

Please see the email below from Councillor Stevens regarding the Traveller's Building fire.

Cheers,
Melissa Grueter
Clerk Typist V
Regina Fire & Protective Services

P: 306-777-7830
F: 306-777-6807
E: mgrueter@regina.ca
Regina.ca



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

Fred Searle

From: Fred Searle
Sent: Friday, March 10, 2017 11:11 AM
To: Mayor
Cc: Development Services Admin; Louise Folk; Liberty Brears
Subject: RE: SR 1738115 - Broad Street and 11th Avenue - MAYOR'S REQUEST
Attachments: SR 1738115.pdf

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

16(1)(b)

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

Name SEE BELOW
First, MI SEE BELOW
Middle Initial
Title
Address
Address Line 2
City
State/Province
ZIP/PC
Country

Day Phone (306)777-7000
Evening Phone
Fax
Mobile
E-mail
Contact Type C

Customer Comments

Service Request has been created in response to an email to the Mayor. Please provide response to mayor@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
----------	------------	-----------	-----------	----------

MAROBINS SEE BELOW	SEE BELOW	2017-03-09 16:37	<p>Service Request has been created in response to an email to the Mayor, Please provide response to mayer@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.</p>
<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.</p>			
<p>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>			
<p>28(1) Personal</p>			
<p>Inspection</p>			
<p>(Tab Not Loaded)</p>			
<p>Log</p>			
<p>Service Request Log Results</p>			
<p>(No Data)</p>			
<p>Attachments</p>			
<p>(Tab Not Loaded)</p>			
<p>Associations</p>			
<p>(Tab Not Loaded)</p>			
<p>Details</p>			
<p>(Tab Not Loaded)</p>			

Fred Searle

From: Liberty Brears
Sent: Monday, March 27, 2017 2:31 PM
To: Cheryl Willoughby
Cc: Fred Searle
Subject: Traveller's Building bylaw-to-repeal
Attachments: bylaw-to-repeal.doc

Hi Cheryl,

I believe Fred and Louise have heard from Randy with respect to Fire's investigation and that the property is no longer under Fire's authority.

I'll await direction from Fred as to when he wants us to take the repeal forward to Council. I can imagine some consideration of timing of the Heritage Conservation Program update will need to occur.

By the way, I came across the attached sample bylaw today while looking for something else.

Liberty

Additional Information

Call Details

Call Duration 00:02:57
of Calls 1
Taken By KMARCYNNU
Taken by name KELLY MARCYNNUK
Customer Contact Requested? yes
Escalated? no

Contact

<i>Name</i> 28(1) <i>First, MI</i> <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> 28(1) <i>Evening Phone</i> <i>Fax</i> <i>Mobile</i> 28(1) <i>E-mail</i> <i>Contact Type</i> C

Customer Comments

SR has been created in response to an email to Councillor Hawkins
 Ensure Councillor is copied on the response to the customer

SR created for Heritage Property inquiry

SR created for Finance regarding budget

I see that the owner of the Travelers Building achieved demolition by neglect. Please keep me informed of any developments re Municipal Heritage legislation. Regarding revisiting the 2017 budget, I suggest a minimum base property tax needs to be considered. I'm tired of supporting property tax increases when police and fire services are consumed in areas of the city that do not carry their share of the load

Other Calls

(No Data)

All Caller Comments

Taken By	First Name	Last Name	Call Date	Comments
KMARCYNNU	28(1)		2017-03-28 11:44	SR has been created in response to an email to Councillor Hawkins Ensure Councillor is copied on the response to the customer SR created for Heritage Property inquiry SR created for Finance regarding budget I see that the owner of the Travelers Building achieved demolition by neglect. Please keep me informed of any developments re Municipal Heritage legislation. Regarding revisiting the 2017 budget, I suggest a minimum base property tax needs to be considered. I'm tired of supporting property tax increases when police and fire services are consumed in areas of the city that do not carry their share of the load

Inspection (Tab Not Loaded)
Log Service Request Log Results (No Data)
Attachments (Tab Not Loaded)
Associations (Tab Not Loaded)
Details (Tab Not Loaded)

Fred Searle

From: Liberty Brears
Sent: Thursday, March 30, 2017 9:03 AM
To: 28(1) Personal
Cc: Bob Hawkins; Louise Folk; Fred Searle
Subject: COUNCILLOR REQUEST - SR #1741334 - Traveller's Building

Dear 28(1) Personal

Thank you for your inquiry about the demolition of the Traveller's Building and current developments at the City with respect to heritage legislation.

The City of Regina is in the process of updating its Heritage Conservation Program to align with *The Heritage Property Act* and national best practice. This work will begin in 2017 and will include process improvements to ensure the list of historic places better reflects changing community heritage values and enables conservation of the places that matter. In keeping with Council policy, the City of Regina promotes the Heritage Building Rehabilitation Program and its financial incentives to encourage property owners to protect historic places. Through our work on the update, we also will be looking at how regulations and procedures are used to fulfill Council policy objectives as they relate to heritage conservation.

I will keep your contact information on file and will send you an update as the project progress, as requested. If you have any other questions, please feel free to give me a call at 306-777-6251.

Liberty

Liberty Brears
Senior City Planner
Current Planning Branch

Ph. 306-777-6251
lbears@regina.ca
Regina.ca



| City of Regina

Additional Information

Call Details

Call Duration 00:02:02
of Calls 1
Taken By JKIMBRIE
Taken by name JACKIE KIMBRIEL
Customer Contact
Requested? yes
Escalated? no

Contact

<i>Name</i>	28(1)
<i>First, MI</i>	Personal
<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>	28(1) Personal
<i>Evening Phone</i>	
<i>Fax</i>	
<i>Mobile</i>	
<i>E-mail</i>	
<i>Contact Type</i>	C

Customer Comments

Traveller's Building (1833-1843 Broad Street) debris has been blocking pedestrian and vehicle traffic on Broad St. for the past month.

I understand that the insurance company is working on acquiring the permits required to clean it up, but in the meantime I request, on behalf of the Heritage Community Association, that the City at least move the mess off of the road and sidewalk.

As it stands, the site is a major safety hazard for pedestrians and drivers.

Other Calls

(No Data)

All Caller Comments

Taken By	First Name	Last Name	Call Date	Comments
JKIMBRIE	28(1)	Personal	2017-05-02 16:16	Traveller's Building (1833-1843 Broad Street) debris has been blocking pedestrian and vehicle traffic on Broad St. for the past month. I understand that the insurance company is working on acquiring the permits required to clean it up, but in the meantime I request, on behalf of the Heritage Community Association, that the City at least move the mess off of the road and sidewalk. As it stands, the site is a major safety hazard for pedestrians and drivers.

Inspection

(Tab Not Loaded)

Log

(Tab Not Loaded)

Attachments

(Tab Not Loaded)

Fred Searle

From: Fred Searle
Sent: Wednesday, March 30, 2016 3:12 PM
To: Ernie Polsom
Subject: Traveller's Building - 1833 Broad Street

Hello Ernie,

Just following up on this item that you and Louise have been discussing. An inquiry has been received by the Mayor's Office on the condition of the building and what the plans are on an ongoing basis to remedy the situation. Louise had indicated that you were coordinating a meeting to discuss a transition of the file to the Building Standards Branch. Let's discuss next steps and then response to the Mayor's Office with an update. Cheers.

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

PH: 306-777-7541

Fred Searle

From: Fred Searle
Sent: Tuesday, May 2, 2017 1:13 PM
To: Louise Folk
Cc: Michelle Lavallee
Subject: RE: The Demolition Permit

Hello Louise,

This has been addressed and our sign off on the permit has occurred.

Fred.

From: Louise Folk
Sent: Tuesday, May 02, 2017 11:21 AM
To: Fred Searle <FSEARLE@regina.ca>
Cc: Michelle Lavallee <MLAVALLE@regina.ca>
Subject: FW: The Demolition Permit

Fred, fyi.
Louise

From: Delaine MacDougall
Sent: May-01-17 11:01 AM
To: Louise Folk <LFOLK@regina.ca>
Subject: RE: The Demolition Permit

Hi, Richel.

We are still obtaining a demo permit from the owner's application dated December 8th, 2015. I am currently just waiting on the Zoning and Heritage approvals – all other departments have approved (a few with conditions).

I did receive a call from a third party wanting to apply for a demolition permit – all I told him was that we already had an application that was being reviewed.

Hope that helps,

Delaine MacDougall
Supervisor, Permit Processing
Building Standards Branch
Development Services Department

From: Louise Folk
Sent: May-01-17 10:53 AM
To: Delaine MacDougall <DMACDOUG@regina.ca>
Subject: FW: The Demolition Permit

Sent by Richel Nixon on behalf of Louise Folk.

Hey Delaine,

16(1)(b)

Fred Searle

From: Fred Searle
Sent: Thursday, May 4, 2017 7:00 AM
To: [28\(1\) Personal](#)
Subject: Service Request No. 1748874 - Travellers Building

Hello [28\(1\)](#) ,

This is further to your service request to Service Regina concerning the Travellers Building site.

The City is currently working with the owner of the property to move forward with a permit to proceed with demolition of the remaining building and materials on site including the encroachment of materials on the sidewalk. The permit issuance will proceed in advance of City Council's consideration of the bylaw to repeal the heritage designation of the property which is scheduled to occur at the May Council meeting. For now the site and sidewalk area must remain secured but it is expected that work to proceed with remediating the site will occur shortly.

Sincerely,

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

Fred Searle

From: Christine Clifford
Sent: Monday, May 9, 2016 2:11 PM
To: Stefan Germann; Louise Folk; Liberty Brears; Fred Searle; Jennifer MacDonald
Cc: Cheryl Willoughby
Subject: Travellers Building

21(a)(b)(c)

Christine L. Clifford
Legal Counsel
City of Regina – City Solicitor’s Office
Box 1790
Regina, SK S4T 7P5
P: (306) 777-7010
F: (306) 777-6818



1833 Broad Street
Travellers Building

16(1)(a), 16(1)(c)

16(1)(a), 16(1)(c)

Fred Searle

From: Fred Searle
Sent: Tuesday, May 23, 2017 7:41 AM
To: Louise Folk; Richel Nixon
Subject: RE: "Temporary Catch Basin Permit" at 1833 Board Street, (previous Travellers Building land)

Richel - I will follow up with Dustin and Mr. Lee this morning.

Fred.

From: Louise Folk
Sent: Tuesday, May 23, 2017 7:36 AM
To: Fred Searle <FSEARLE@regina.ca>
Subject: FW: "Temporary Catch Basin Permit" at 1833 Board Street, (previous Travellers Building land)

Sent by Richel Nixon on behalf of Louise Folk

16(1)(b)

City Page

City of Regina



Service Regina 306-777-7000 | Regina.ca

YOUR CITY YOUR SAY

Regina Planning Commission
Wednesday, May 3
4 p.m.

Mayor's Housing Commission
Thursday, May 4
4 p.m.

Committee meetings are held in Henry Baker Hall unless otherwise indicated.

Agenda items and reports for the above meetings are available online at Regina.ca.

For further information on committee meetings, or for copies of agendas or reports, call the Office of the City Clerk at 306-777-7262.

PROPOSED REPEAL OF MUNICIPAL HERITAGE PROPERTY DESIGNATION

Notice of intention to repeal a municipal heritage property designation for the Travellers Building, 1833-43 Broad Street in the city of Regina is being given pursuant to sections 17 and 18 of *The Heritage Property Act*.

The proposed *Bylaw No. 2017-22* may be viewed at City Hall:

May 23, 2017	1 - 4:45 p.m.
May 24 to 26, 2017	8 a.m. - 4:45 p.m.
May 29, 2017	8 a.m. - 4:45 p.m.

Residents can speak to the Bylaw at a public hearing during the City Council meeting on **May 29, 2017** at 5:30 p.m. in Henry Baker Hall, Main Floor, City Hall.

If any person wishes to appear before City Council, please visit Regina.ca/residents/council-committees/appear-before-council/index.htm or call the Office of the City Clerk at 306-777-7262 for more information on the requirements to appear.

Dated at the City of Regina, in the Province of Saskatchewan, this **29th** day of April, 2017.

Proposed Bylaw No. 2017-22

The proposed bylaw will repeal the municipal heritage designation of the Travellers Building located at 1833-43 Broad Street and legally described at Lots 9, 10, 11 and 12, Block 303, Plan Old 33. The designation was approved by *Bylaw 2001-18*, adopted on April 9, 2001.



City of Regina

City Council Briefing Notes – May 29, 2017

Public Agenda

Non Responsive

Non Responsive

Non Responsive

Non Responsive

DE17-67	Shayna Stock – Heritage Community Association
CR17-47	Repeal of Municipal Heritage Property Bylaw 2001-18 (17-H-03) Traveller's Building 1833-1843 Broad Street
BYLAW 2017-22	

Background:

16(1)(b)(c)

16(1)(b)(c)

16(1)(b)(c)

16(1)(b)(c)



16(1)(b)(c)

Non Responsive

Non Responsive



Non Responsive



Non Responsive



Non Responsive



Non Responsive



Non Responsive



MUNICIPAL HERITAGE PROPERTIES
(Current to September 25, 2017)

ADDRESS	PROPERTY NAME	BYLAW #	APPROVAL
1801 Scarth St.	Old Post Office/Old City Hall	7158	Feb 15/82
1861 McIntyre St	St. Paul's Cathedral	7159	Feb 15/82
2990 Albert St	Hill Residence Heritage Work Approval	7284 10031	Aug 3/82 Aug 24/98
1654 (1646) 11 th Ave 1717 Osler St	Old Fire Hall No. 1	2017-40 Re- designation (initially designated by Bylaw 7297 on August 3/82)	Sept. 25/17
1901 14 th Ave	Eddy Apartments	7464	Mar 28/83
3022 Victoria Ave	Marshall Residence	7465	Mar 28/83
2812 McCallum Ave	Doll's House	7518	May 9/83
2305 Cornwall St	Gollnick Residence	7519	May 9/83
6101 Dewdney Ave	RCMP Chapel	7525	May 30/83
E of SE9-17-19-W2M	Rainbow Bridge	7599	Aug 22/83
3038-3060 18 th Ave	Henderson Terrace	7625	Sept 26/83
2625 Victoria Ave (2006 Albert St)	Sherwood Department Store/ Saskatchewan Wheat Pool	7674	Dec 5/83
1400 College Ave	Flood Residence	7675	Dec 5/83
1401 Robinson St	Albert Library	7716	Feb 20/84
3435 13 th Ave	Connaught Library	7717	Feb 20/84
269 Leopold Cres	Mahan Residence	7761	Apr 16/84
2601 14 th Ave	Kenora Apartments	7768	Apr 30/84
1503 Victoria Ave	Bruce Apartments/McInnis Residence	7787	May 7/84
2600-2700 Blocks Albert St	Albert Memorial Bridge	7880	Oct 10/84
2216 Lorne St	Schaab/Neisner Residence	7910	Dec 3/84
2344-64 Cornwall St	Pink House/Falls Residence	7962	Mar 25/85
1862 Retallack St	Woods Residence	8165	Jan 6/86
1978 Lorne St	Knox Metropolitan United Church	8227	Apr 14/86
2330 15 th Ave	Clifton Court	8349	Nov 18/86
1853 Hamilton St	Leader Building	8385	Feb 16/87
2220 Lorne St	Duncan Residence	8395	Mar 2/87
2206 Dewdney Ave 1456 Cornwall St	CWS Warehouse/Strathdee Building	8978	Jul 3/90
2326 College Ave	Kerr/Bronfman Residence	9109	Dec 17/90
3225 13 th Ave	Sacred Heart Roman Catholic Academy	9110	Dec 3/90

2128-32 Dewdney Ave	Ackerman Building	9219	Sept 9/91
2241 Victoria Ave	First Baptist Church	9295	Mar 9/92
223 Leopold Cres	A. J. Hosie Residence	9296	Mar 9/92
1820 Cornwall St	Royal Canadian Legion Branch #1 (Memorial Hall)	9383	Sept 21/92
1852-56 Scarth St	Mitchell Building	9405	Nov 16/92
2305 Victoria Ave	Balfour Apartments	9464	Mar 8/93
2125 Victoria Ave	Hotel Saskatchewan	9472	Mar 22/93
2008-18 Athol St	Albert Cook Row Houses	9636	Aug 22/94
1863 Cornwall St	Burns Hanley Block	VPHD 9656	May 27/96
1855 Lorne St	Sask Tel Building	VPHD 9656	May 27/96
1930 Lorne St	Masonic Temple	VPHD 9656	May 27/96
1950 Lorne St	Masonic Temple Parking Lot	VPHD 9656	May 27/96
1775 Scarth St	Imperial Bank/Bank of Commerce	VPHD 9656	May 27/96
1776 Scarth St	Cornwall Centre Courtyard	VPHD 9656	May 27/96
1800 Scarth St	Bank of Montreal	VPHD 9656	May 27/96
1822 Scarth St	Former Toronto Dominion Bank	VPHD 9656	May 27/96
1825 Scarth St	Gilmour Block	VPHD 9656	May 27/96
1828 Scarth St	Tramps (Pearlmans)	VPHD 9656	May 27/96
1838 Scarth St	Princess Theatre Building	VPHD 9656	May 27/96
1846 Scarth St	Halmac & Associates	VPHD 9656	May 27/96
1855 Scarth St	McAra Block	VPHD 9656	May 27/96
1859 Scarth St	Heintzman Block	VPHD 9656	May 27/96
1861 Scarth St	Assiniboia Building	VPHD 9656	May 27/96
1874 Scarth St	McCallum Hill Tower I (HSBC)	VPHD 9656	May 27/96
1881 Scarth St	McCallum Hill Tower II	VPHD 9656	May 27/96
1901 Scarth St	Canada Life Building	VPHD 9656	May 27/96
1939 Scarth St	Steen & Wright Furriers	VPHD 9656	May 27/96
1945 Scarth St	Victoria Park Building	VPHD 9656	May 27/96
1975 Scarth St	Federal Building	VPHD 9656	May 27/96
2025 Victoria Ave	Sask Power Corporation	VPHD 9656	May 27/96
2199 11 th Ave	Walkway	VPHD 9656	May 27/96
2170 12 th Ave	Gordon Block	VPHD 9656	May 27/96
2184 12 th Ave	Credit Foncier Building	VPHD 9656	May 27/96
2220 12 th Ave	Bank of Canada Building	VPHD 9656	May 27/96
2311 12 th Ave	Regina Public Library	VPHD 9656	May 27/96
2925 14 th Ave	Beta Apartments	9667	Feb 5/95
3025 13 th Ave	Westminster United Church	9898	Jun 23/97
217 Angus Cres	Sneath/Douglas Residence	9907	Jul 21/97
2320 Lorne St	McPherson/Graham Residence	9932	Oct 20/97
2020 11 th Ave	Western Trust/Guarantee Trust Building	10015	Aug 24/98
2528 Retallack St	T. E. Perrett Residence	10048	Dec 14/98
2201 14 th Ave	Bartleman Apartments	10072	Jan 25/99

2915 14 th Ave	Mayfair Apartments	10077	Feb 22/99
1839-51 Scarth St	Willoughby & Duncan Building	10081	Mar 8/99
1150 Rose St	W. G. Downing Building	10187	Feb 14/00
1834-36 Scarth St	Armstrong Smyth & Dowswell Building	10270	Jan 22/01
1275 Broad St	John Deere Plow Company Building	2001-17	Apr 9/01
2105 Hamilton St	Qu'Appelle Apartments	2003-93	Nov 17/03
1901 Victoria Ave	Motherwell Building	2003-101	Dec 15/03
2341 McIntyre St	Thornton Residence	2004-67	Aug 23/04
2200 Montague St	Hutcheson Residence	2005-47	Jun 20/05
2165 Winnipeg St	St. Matthew's Anglican Church	2005-49	Jun 20/05
205 Leopold Cres	Simson Residence	2006-34	Apr 10/06
2300-14 11 th Ave	Donahue Building	2006-79	Dec 18/06
1708 8 th Ave	Whitmore Warehouse	2007-35	May 14/07
2022 Retallack St	Mulligan Residence	2011-38	Jul 25/11
2343-47 Cornwall St	Cornwall Rowhouses	2011-56	Dec 19/11
1504 Victoria Ave	Waddell Residence	2011-65	Dec 19/11
2310 McIntyre St	Turgeon/Logan Residence	2011-66	Dec 19/11
1772 Montreal St	Former Salvation Army Citadel	2012-5	Feb 21/12
2398 Scarth St	Patton Residence	2014-63	July 28/14
1806 Smith St	Somerset Block	2016-29	May 30/16
2022 Lorne St	Frontenac Apartments	2016-30	May 30/16
1377 Hamilton St	Weston Bakery	2016-31	May 30/16
701 Pinkie Road	RIIS Cemetery	2016-59	Sept. 26/16
3248 Albert St	Broderick Residence	2017-27	July 31/17

REMOVALS			
1833-43 Broad St	Travellers Building	2017-22	May 29/17

Fred Searle

From: Fred Searle
Sent: Thursday, October 19, 2017 8:58 AM
To: Louise Folk
Cc: Autumn Dawson
Subject: Travellers Building Property

Hello Louise,
[16\(1\)\(b\)](#)

Please let me know if you have any questions. Cheers.

Fred.

Fred Searle

From: Fred Searle
Sent: Friday, October 20, 2017 9:20 AM
To: Jerry Flegel
Cc: Louise Folk; Autumn Dawson
Subject: 1833 Broad Street

Dear Councillor Flegel,

The Travellers Building property, located at 1833 Broad Street, is within the D - Downtown Zone under *Regina Zoning Bylaw No. 9250*. The Downtown Zone only permits surface parking to be located behind an active land use. A paved parking lot as a principal use of the property is a prohibited land use in the D – Downtown Zone. This is supported by policy in the Regina Downtown Neighbourhood Plan with respect to creating active and vibrant pedestrian-friendly streetscapes and development that contributes to the Downtown as an attractive place to work, shop, visit, and live.

Please let me know if you have any questions.

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

Fred Searle

From: Fred Searle
Sent: Friday, October 20, 2017 1:19 PM
To: Louise Folk
Cc: Autumn Dawson
Subject: Re: 1833 Broad Street

Louise - that would be fine. Thanks Autumn can assist as needed.

Fred

Sent from my iPhone

On Oct 20, 2017, at 12:17 PM, Louise Folk <LFOLK@regina.ca> wrote:

Thanks Fred, would you like me to respond to him this afternoon?

Louise

Sent from my iPhone

On Oct 20, 2017, at 12:05 PM, Fred Searle <FSEARLE@regina.ca> wrote:

[16\(1\)\(b\)](#)

Cheers

Fred

Sent from my iPhone

Begin forwarded message:

From: Jerry Flegel <JFLEGEL@regina.ca>
Date: October 20, 2017 at 10:58:23 AM CST
To: Fred Searle <FSEARLE@regina.ca>
Subject: Re: 1833 Broad Street

Would we allow a 2-4 year re development time line and after that time frame if no start to the new build, parking stops???? If u get a chance call me on my cell 3065379888

Sent from my BlackBerry 10 smartphone on the SaskTel network.

From: Fred Searle
Sent: Friday, October 20, 2017 9:20 AM
To: Jerry Flegel
Cc: Louise Folk; Autumn Dawson

Subject: 1833 Broad Street

Dear Councillor Flegel,

The Travellers Building property, located at 1833 Broad Street, is within the D - Downtown Zone under *Regina Zoning Bylaw No. 9250*. The Downtown Zone only permits surface parking to be located behind an active land use. A paved parking lot as a principal use of the property is a prohibited land use in the D – Downtown Zone. This is supported by policy in the Regina Downtown Neighbourhood Plan with respect to creating active and vibrant pedestrian-friendly streetscapes and development that contributes to the Downtown as an attractive place to work, shop, visit, and live.

Please let me know if you have any questions.

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