



# **Bylaw No. 2022-63**

## **Disclaimer:**

**This information has been provided solely for research convenience. Official bylaws are available from the Office of the City Clerk and must be consulted for purposes of interpretation and application of the law.**

BYLAW NO. 2022-63

THE BALFOUR RESIDENCE MUNICIPAL HERITAGE DESIGNATION BYLAW

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

AND WHEREAS the Council of the City of Regina has determined that the property known as the Balfour Residence and located at 1300 College Avenue, Regina, Saskatchewan is a site of architectural, historical, cultural, environmental, archaeological, palaeontological, aesthetic and/or scientific value;

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

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

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

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

**Purpose**

1 The purpose of this Bylaw is to designate as Municipal Heritage Property the real property and building known as the Balfour Residence located at 1300 College Avenue, Regina, Saskatchewan.

**Authority**

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

**Designation**

3 The real property described as:

Surface Parcel #112050526  
Reference Land Description: Lot 12, Block 468, Plan No OLD33 ext.63

Approved as to form this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Solicitor

including the building known as the Balfour Residence, the civic address of which is 1300 College Avenue, Regina, Saskatchewan, is hereby designated as Municipal Heritage Property.

### **Reasons for Designation**

4 The property is designated for the following reasons:

- a) Constructed in 1928, the Balfour Residence is valued for its association with the Interwar development of the General Hospital district. Commonly defined as the area bordered by Victoria Avenue, College Avenue, Broad Street, and Winnipeg Street, the General Hospital district was originally platted as part of the 1882 Canadian Pacific Railway townsite subdivision. Residential development of the area was slow to start, beginning in earnest during the booming Edwardian era. Emerging as a neighbourhood for middle-income individuals and families, the area also hosted ethnic enclaves populated by central and eastern European immigrants, as well as a small Jewish population. The completion of the new Regina General Hospital in 1911 was a boon for the area, attracting new residents and residential development around the facility. Streetcar lines were inaugurated and extended between 1911 and 1913 along College Avenue and 11th Avenue/Victoria Avenue, east of Broad Street, providing convenient access to public transit to residents of the area. The house exists today as a tangible example of the quality Interwar dwellings constructed in the Heritage area, especially those along the important College Avenue corridor.
- b) The Balfour Residence is additionally valued for its history of early occupants and owners, beginning with its association with original inhabitant and prominent Regina citizen, James Balfour (1867-1947). Born in Ontario, Balfour arrived in Saskatchewan in 1883. A teacher and later, barrister by profession, Balfour was one of the city's most well-known pioneers. James met his wife, Agnes Hayes (1864-1955), also from Ontario, while teaching in Battleford, and the two were married there in 1892. Balfour articulated with the Regina-based law firm of Scott & Hamilton early in his career, and was admitted to the bar in 1895, at which time he opened his own private practice. He served as a City Councillor from 1904 and 1906 and was elected Mayor of Regina in 1915 and 1931. In addition to his prominent career, Balfour served with many local organizations and societies, and was a recipient of the Salvation Army's Order of Distinguished Auxiliary Service for both his work with the charity and contributions to the broader community. Balfour resided at this dwelling only briefly, during the time in which his former residence was redeveloped, and the Balfour Apartments on Victoria Avenue were built in its place in 1929. Following the completion of apartments, Balfour and his family

moved into the new structure. This house was subsequently occupied by a number of professionals including MLA John A. Merkley, Minister of Railways, Labour and Industries with the province, who lived here for approximately a year in 1930. In circa 1943, John Nikolou (d.1963), and his wife Ismini (née Giokas; d.1994), both originally from Greece, purchased the house and resided here until the early 1960s. John came to western Canada in 1913, first settling in Regina, then Empress, Alberta and Saskatoon. Returning to Regina in 1920 as an experienced restaurant owner, Nikolou became actively involved in a number of local eateries, including the Balmoral Café; the Cameo Café; and the Marina Café. John and Ismini were married in 1927, and they moved out of the Balfour Residence shortly before John's passing.

- c) The Balfour Residence is valued as an excellent and rare example of Dutch Colonial Revival architecture in Regina. The residence reflects a blossoming strong economy after an economic lull during the First World War. The Dutch Colonial Revival roots are clearly visible in its side gambrel roof, wide spanning saddlebag shed roof dormer and prominent projecting flat-roof sunroom. The design, though relatively unusual in Regina, is typical of period revival houses built in the period between the two World Wars, that reflected the modern ideals of economy and good design as well as an ongoing pride in past traditions. It was presumed at the time that a well-built house would display a traditional and readily-identifiable style as a hallmark of good taste. The use of the various Colonial Revival styles had gained new popularity during the 1920s at the time of the American Sesquicentennial.

### **Character Defining Elements**

- 5 The designation shall apply specifically to all aspects of the exterior of the building and includes, but is not limited to, the following character defining elements which are considered to embody the heritage value of the property:
- (a) location on a corner lot fronting College Avenue and Toronto Street in the Heritage area of Regina on a rectangular lot;
- (b) form, scale, and massing as expressed by its one and one-half storey height; full basement; saddlebag dormers; small enclosed shed porch on rear elevation; and half-width, one-storey projecting sunroom on the front elevation;
- (c) wood-frame construction with stucco cladding; wood trim elements including bargeboards, fascia, and soffit; and wood window frames, casings and sills;

- (d) Dutch Colonial Revival features such as its: bellcast side-gambrel roof with eave returns and wide saddlebag dormer with pointed and notched bargeboards; off-centre entryway accessed by a short flight of steps with low, closed brick balustrade, and also with curved hood over the front door supported by ogee corbels; projecting, off-centre sunroom with flat-roof, decorative scrollcut purlins, and dentil coursing above the windows; off-centre square bay projection with dentil crown moulding on rear elevation; and triangular canopy supported by wood brackets over side entrance on west elevation;
- (e) original fenestration including as its single, double, and banked assemblies of hung wood windows with multi-light upper sashes; and multi-light, single sash windows;
- (f) original glazed, multi-light, wood front door with sidelights; and additional panelled wood doors with inset glazing on side and rear elevations; and
- (g) external red brick chimney.

#### **Heritage Alteration Permit**

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

#### **Delegation of Authority**

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

#### **Power of Inspection**

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

**Coming into Force**

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

READ A FIRST TIME THIS 23<sup>rd</sup> DAY OF November 2022.

READ A SECOND TIME THIS 23<sup>rd</sup> DAY OF November 2022.

READ A THIRD TIME AND PASSED THIS 23<sup>rd</sup> DAY OF November 2022.

S. Masters  
Mayor

J. Nicol  
City Clerk (SEAL)

CERTIFIED A TRUE COPY

\_\_\_\_\_  
City Clerk

ABSTRACT

BYLAW NO. 2022-63

THE BALFOUR RESIDENCE MUNICIPAL HERITAGE DESIGNATION BYLAW

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|                        |   |
|------------------------|---|
| PURPOSE:               | To designate as Municipal Heritage Property the property known as the Balfour Residence, located at 1300 College Avenue, Regina, Saskatchewan.  |
| ABSTRACT:              | This Bylaw designates the property known as the Balfour Residence, located at 1300 College Avenue, Regina, Saskatchewan, as Municipal Heritage Property. The designation applies specifically to the exterior of the building and the character defining elements as set out in this Bylaw. |
| STATUTORY AUTHORITY:   | Section 11 and 12 of <i>The Heritage Property Act</i> .   |
| MINISTER'S APPROVAL:   | Not required.   |
| PUBLIC HEARING:        | Not required as no objections to the proposed designation were received pursuant to section 13 of <i>The Heritage Property Act</i> .  |
| PUBLIC NOTICE:         | Required pursuant to subsection 11(2) of <i>The Heritage Property Act</i> .   |
| REFERENCE:             | Regina Planning Commission, October 4, 2022, RPC22-32; City Council, October 12, 2022, CR22-110.  |
| AMENDS/REPEALS:        | N/A   |
| CLASSIFICATION:        | Regulatory  |
| INITIATING DIVISION:   | City Planning and Community Development   |
| INITIATING DEPARTMENT: | Planning & Development Services   |