



Bylaw No. 2022-66

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BYLAW NO. 2022-66

THE PRINCE CHARLES APARTMENTS 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 Prince Charles Apartments and located at 2121 15th 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 Prince Charles Apartments located at 2121 15th 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 #107012360
 Reference Land Description: Lot 18, Block 460, Plan No OLD33 ext. 0
 Surface Parcel #107012416

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

City Solicitor

Lot 19, Block 460, Plan No OLD33 ext. 0
Surface Parcel #111899100
Lot 28, Block 460 Plan No 101187008 ext. 17

including the building known as the Prince Charles Apartments, the civic address of which is 2121 15th Avenue, Regina, Saskatchewan, is hereby designated as Municipal Heritage Property.

Reasons for Designation

- 4 The property is designated for the following reasons:
- a) Built in 1965-66, Prince Charles Apartments is valued for its association with Regina's explosive population and construction boom in the 1960s, and as a reflection of the emerging desire to articulate changing social values through Modernist built form. Regina was established in 1882, and the city's initial development was focused north of present day Centre Square neighbourhood near the CPR line. After Regina was incorporated as a city in 1903, residential development fanned out, and the area south of the downtown core became known as the Centre Square. It provided a mix of commercial and residential opportunities. Prior to annexation in 1911, 16 Avenue (College Avenue) was Regina's southern limit and the city's most prestigious neighbourhood. In the postwar era, the population of Regina boomed with increased birth rates and a shift from rural to urban living. By the 1960s, Regina's population was growing at a pace of around 4,500 new residents a year, putting pressure on existing housing stock and infrastructure, and creating a demand for new forms of housing. Developers and architects responded with new, modern buildings that reflected a changing social dynamic.
 - b) The apartment towers developed in the postwar period were seen as an opportunity to advance social change, addressing issues of suburban sprawl and perceived social detachment. Social interaction was at the centre of the modernist's dream for a new urban environment, and the benefits of increased density afforded by the high-rise apartment were two-fold: it would facilitate social engagement between individuals and maximize the use of space, cutting down on infrastructure costs. Advances in construction materials and techniques allowed developers to construct high-rises taller and less expensively than before, and promoted a new vertical expression on the landscape. Today, Prince Charles Apartments stands as a representation of the 1960s era of Regina's progressive development, alongside residences from other periods of growth and evolution.
 - c) Prince Charles Apartments is also valued as a highly intact representation of International Style architecture, designed by Louie Plotkin & Associates,

a Winnipeg based architectural firm. Louie Plotkin (1924-2001) was a graduate of the University of Winnipeg and one of the first two graduates in Canada to obtain a Masters Degree in Town Planning. He also served as a president of the Manitoba Association of Architects, and as a Fellow of the Royal Architectural Institute of Canada. The Prince Charles embraced modern style elements, with a lack of ornamentation and simple, geometric design. A departure from earlier design styles that sought to revive historical traditions, the Modern movement marked a deliberate departure from past influences. Form follows function in the uniformity of the fenestration and exterior cladding. Through the simplicity of its design and distinction from earlier architectural traditions, the Prince Charles Apartments stands as an excellent example of mid-century International Style design.

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) Form, scale and massing: Location at the corner of 15th Avenue and Scarth Street; 13-storey height; concrete structure; flat roof; exterior cladding of orange brick and stucco panels; projecting balconies with concrete balustrades along the east elevation; and wide setbacks;
 - (b) landmark status as the tallest extant building within the vicinity, highly visible from Central Park;
 - (c) design elements of the International Style including: rectilinear concrete skeleton expressed in exposed floor slab edges; minimal surface detailing; taut planar surfaces; and balance of horizontal and vertical elements; and
 - (d) environment: association with the transitional neighbourhood of Centre Square; and proximity to Central Park and commercial core to the north.

Heritage Alteration Permit

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

Delegation of Authority

- 7 The Executive Director of City Planning and Community Development, or their delegate, is authorized to exercise all of the powers and duties of Council mentioned in section 23 of *The Heritage Property Act*, including power to approve proposed

alterations, repairs or restoral of the designated property, including as necessary replacement of building materials, provided that such alterations, repairs or restoral are in the opinion of the Executive Director or their delegate, consistent with the existing architectural elements, appearance, colours and building materials, and provided the same are in accordance with the “Standards and Guidelines for the Conservation of Historic Places in Canada” as set forth in section D8 of *Design Regina: The Official Community Plan Bylaw No. 2013-48*.

Power of Inspection

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

Coming into Force

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

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

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

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

S. Masters

Mayor

J. Nicol

City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2022-66

THE PRINCE CHARLES APARTMENTS MUNICIPAL HERITAGE DESIGNATION
BYLAW

PURPOSE:	To designate as Municipal Heritage Property the property known as the Prince Charles Apartments, located at 2121 15 th Avenue, Regina, Saskatchewan.
ABSTRACT:	This Bylaw designates the property known as the Prince Charles Apartments, located at 2121 15 th 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