



Bylaw No. 2024-27

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. 2024-27

THE HACKER 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 Hacker Residence and located at 2900 Rae Street, Regina, Saskatchewan is a site of architectural, historical, cultural, environmental, archaeological, palaeontological, aesthetic and/or scientific value;

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

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

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

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

Purpose

1 The purpose of this Bylaw is to designate as Municipal Heritage Property the real property and building known as the Hacker Residence located at 2900 Rae Street, Regina, Saskatchewan.

Authority

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

Designation

3 The real property described as:

Surface Parcel # 109645140
Reference Land Description: Lot 39-Blk/Par 565-Plan P1652 Ext 0

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

City Solicitor

Surface Parcel # 109642912
Reference Land Description: Lot 40-Blk/Par 565-Plan P1652 Ext 0
including the building known as the Hacker Residence, the civic address of which is
2900 Rae Street, Regina, Saskatchewan, is hereby designated as Municipal Heritage
Property.

Reasons for Designation

- 4 The property is designated for the following reasons:
- (a) its association with suburban residential development during the Edwardian-era in the Lakeview neighbourhood;
 - (b) its long-term owners and residents, the Bastedo family; and
 - (c) its Arts and Crafts 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) location at the southwest corner of Rae Street and 20th Avenue in the Lakeview neighbourhood;
 - (b) form, scale, and massing as expressed by its two and one-half storey height with basement; symmetrical rectangular plan; and side gable roof; and off-center, two-storey hip roof extension on rear elevation; and shed-roof, full-width verandah on front elevation;
 - (c) wood frame construction; brick cladding along ground storey and verandah; stucco cladding along second storey and within side gables; horizontal wood lap cladding on two-storey rear extension; wood shingle cladding on front and rear dormers and side of shed roof on verandah; concrete windowsills and lintels on ground storey and basement level; and wood trim including bargeboards, fascia, soffit, frieze boards, belly bands, corner boards, and door and window casings;
 - (d) Arts and Crafts design features including use of multiple cladding materials; an enclosed, shed roof verandah with central entry; bell cast hip roof on rear two-storey extension; exposed rafter tails; central shed-roof dormer on front elevation and two gable wall dormers on rear elevation; rough dash stucco finish with stickwork; square, bay windows along second storey on front elevation;

- (e) fenestration including original window openings; single, double, and triple assembly windows with original 9-over-1 hung wood sash windows on the verandah, and an 8-lite wood sash window on the north elevation; and verandah door assembly consisting of wood sidelights, wood transom, and wood screen door with large piece of glazing and original hardware; and
- (f) external red brick chimney on rear elevation with clay pots.

Heritage Alteration Permit

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

Maintenance

- 7 The designated property shall be maintained in compliance with *The Municipal Heritage Property Maintenance Bylaw*.

Delegation of Authority

- 8 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

- 9 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

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

READ A FIRST TIME THIS 22nd DAY OF May 2024.

READ A SECOND TIME THIS 22nd DAY OF May 2024.

READ A THIRD TIME AND PASSED THIS 22nd DAY OF May 2024.

Mayor
Sandra Masters

City Clerk (SEAL)
Jim Nicol

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2024-27

THE HACKER RESIDENCE MUNICIPAL HERITAGE DESIGNATION BYLAW

PURPOSE:	To designate as Municipal Heritage Property the property known as the Hacker Residence, located at 2900 Rae Street, Regina, Saskatchewan.
ABSTRACT:	This Bylaw designates the property known as the Hacker Residence, located at 2900 Rae Street, Regina, Saskatchewan, as Municipal Heritage Property. The designation applies specifically to the exterior of the building and the character defining elements as set out in this Bylaw.
STATUTORY AUTHORITY:	Section 11 and 12 of <i>The Heritage Property Act</i> .
MINISTER'S APPROVAL:	Not required.
PUBLIC HEARING:	Not required as no objections to the proposed designation were received pursuant to section 13 of <i>The Heritage Property Act</i> .
PUBLIC NOTICE:	Required pursuant to subsection 11(2) of <i>The Heritage Property Act</i> . An advertisement for this Bylaw appeared in the Leader Post on April 20, 2024.
REFERENCE:	Regina Planning Commission, March 26, 2024, RPC24-7 and City Council, April 10, 2024, CR24-34.
AMENDS/REPEALS:	N/A
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning and Community Development
INITIATING DEPARTMENT:	Planning & Development Services