

Date: September 3, 2020

Dear Sir/Madam:

Re: APPLICATION NUMBER: PL202000128, PL202000160, PL202000158
APPLICATION TYPE: Contract zone, Street Closure, Subdivision
LEGAL ADDRESS PLAN: AP3598 BLOCK: 631 LOT: 5

The Planning & Development Services Department of the City Planning & Community Development Division has received the above application under the Contract Zone, Street Closure, and Subdivision (consolidation) procedures. A request to amend the Heritage Designation Bylaw (2019-7) is also being reviewed by the City's Parks, Recreation and Cultural Services Branch.

The applicant proposes to redevelop the property at 3160 Albert Street to accommodate multi-family land uses. The property, also known as the "Cook Residence," was designated as a Heritage Property on October 29, 2019 (Bylaw No. 2019-7). An amendment to this bylaw is required for the project to proceed. Subsequent alterations, such as repairs, demolitions, or additions to the building may be considered through a Heritage Alteration Permit. Any changes to the property must be consistent with the Heritage Designation Bylaw and the *Standards and Guidelines for Conservation of Historic Places in Canada*. Key features of the proposed development are as follows:

- Portions of the existing building would be retained, which includes the front of the building facing Albert Street including the front facing gable, and roof structure, chimneys, and all façade elements. This portion of the building would be relocated on the site to allow for construction of the new foundation and underground garage, and then placed on a new foundation to align with the front setback of the property to the north. The remainder of the existing building would be demolished. (The existing roof structure is shown as being shingled on the attached plan number 2.2; the new roof structure for the addition is shown as being striped.)
- New additions to the building would include development to the rear and the south side of the retained heritage structure. Development behind the heritage front would be two storeys in height and consist of four residential units to be accessed from the original entry. Development to the south of the heritage structure would be three storeys and consist of 12 residential units to be accessed from three separate common entries from grade.
- Thirty-four (34) parking stalls are proposed to be accommodated on-site. Twenty-four (24) stalls would be accommodated below grade with an access from the rear alley. Ten (10) stalls would be accessed at surface grade directly from the lane.

To this end, the following applications have been submitted in support of the applicant's proposed redevelopment of the property:

1. **Amendment to the Heritage Designation Bylaw (2019-7).** This application would remove certain references in the Bylaw that conflict with the proposed redevelopment. Most significantly, references to the sunroom as a heritage defining feature would be removed. References to the "concrete foundation" and "glass bottle bottoms" within the Bylaw are also

proposed for removal. City Council's approval is required to amend the Heritage Designation Bylaw. Specific proposed amendments are attached for reference.

2. **Contract Zone.** A Contract Zone is being considered to allow the development of a multi-family dwellings, including the building additions, which would not be permitted in the current zone. A contract zone is a site-specific zone that is applied to accommodate unique development opportunities that require additional development control through conditions and direct approval of plans.
3. **Closure of Right of Way and Consolidation.** The applicant, via the City of Regina's Real Estate and Land Development Branch, is also requesting to purchase a 3.25m wide portion of the boulevard within Hill Avenue, which would be consolidated with the abutting property. This would increase the developable area by approximately 188.1 square metres. The consolidation application would be approved by City Administration, pending Council's approval of a bylaw authorizing the closure and sale of right of way.
4. **Heritage Alteration Permit.** Approval of a Heritage Alteration Permit will be considered by the City Administration pending approval of all other applications. Finer details architectural details outside the scope of the Contract Zone, such as windows, materials, and colour detail, would be evaluated by the Administration, as delegated in the Heritage Designation Bylaw.

Attached for your information and review are a copy of the applicant's plans, an aerial photograph and subject property map.


Applications for Contract Zone approval, Closure of Right-of-way, and Subdivision (consolidation) are being processed by the Planning Department. Please submit comments or questions to Ben Mario at bmario@regina.ca or 306-777-7582.

The Heritage Bylaw Amendments and Heritage Alteration Permits are being processed by the Parks, Recreation & Cultural Services Branch. Please submit comments or questions to Femi-Adegeye at faadegeye@regina.ca or 306-751-4184.

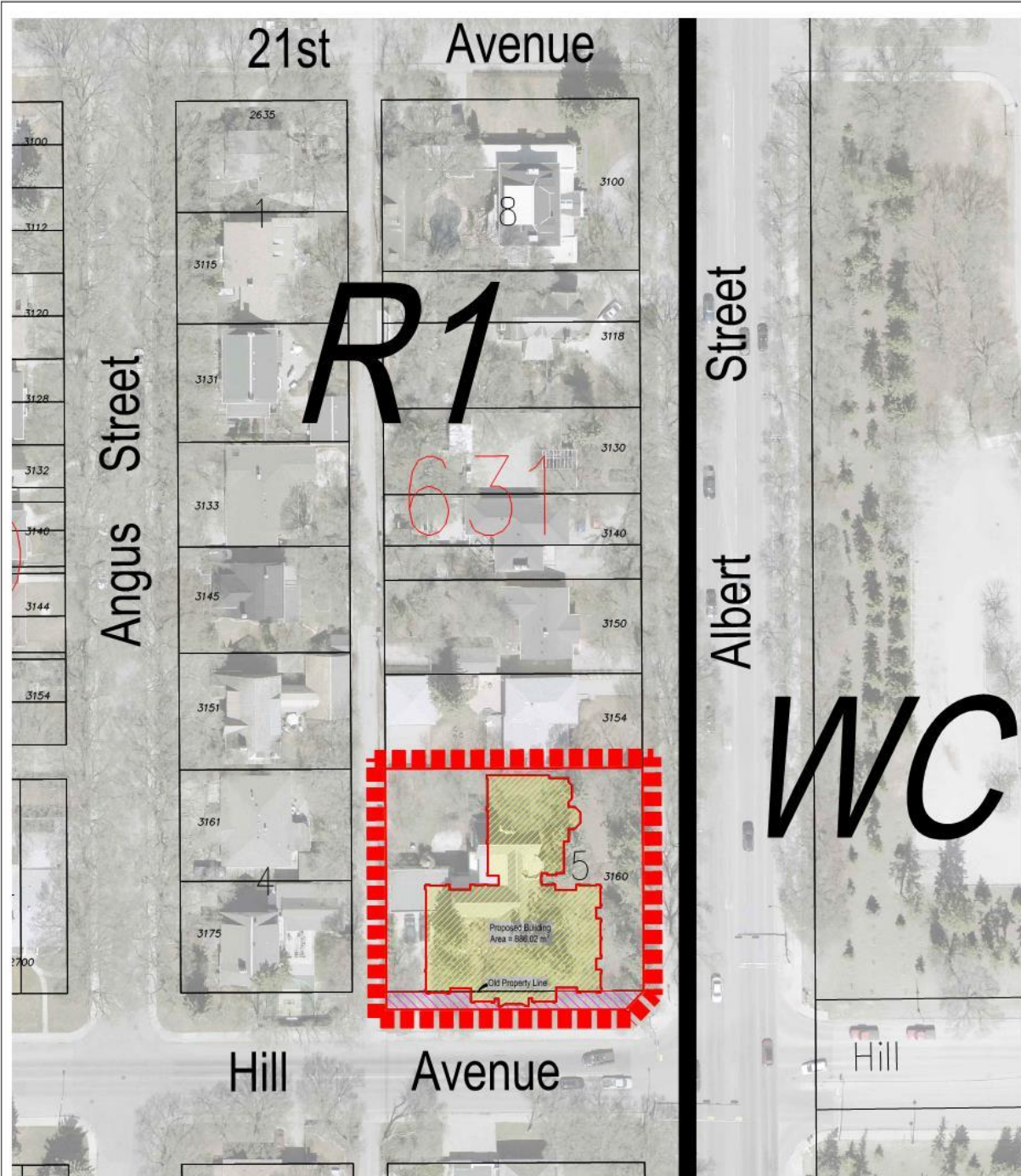
Please provide any comments by September 30, 2020. If we do not receive your comments on or before the above date or notification that you require additional time, we will assume you have no comment or concern with the proposal. We would be able to meet with you to discuss this proposal and answer any questions that you might have.

If you have any questions please do not hesitate to contact the Planning & Development Services Department at 306-777-7000.

Yours truly,



Ben Mario
Senior City Planner



Subject Property

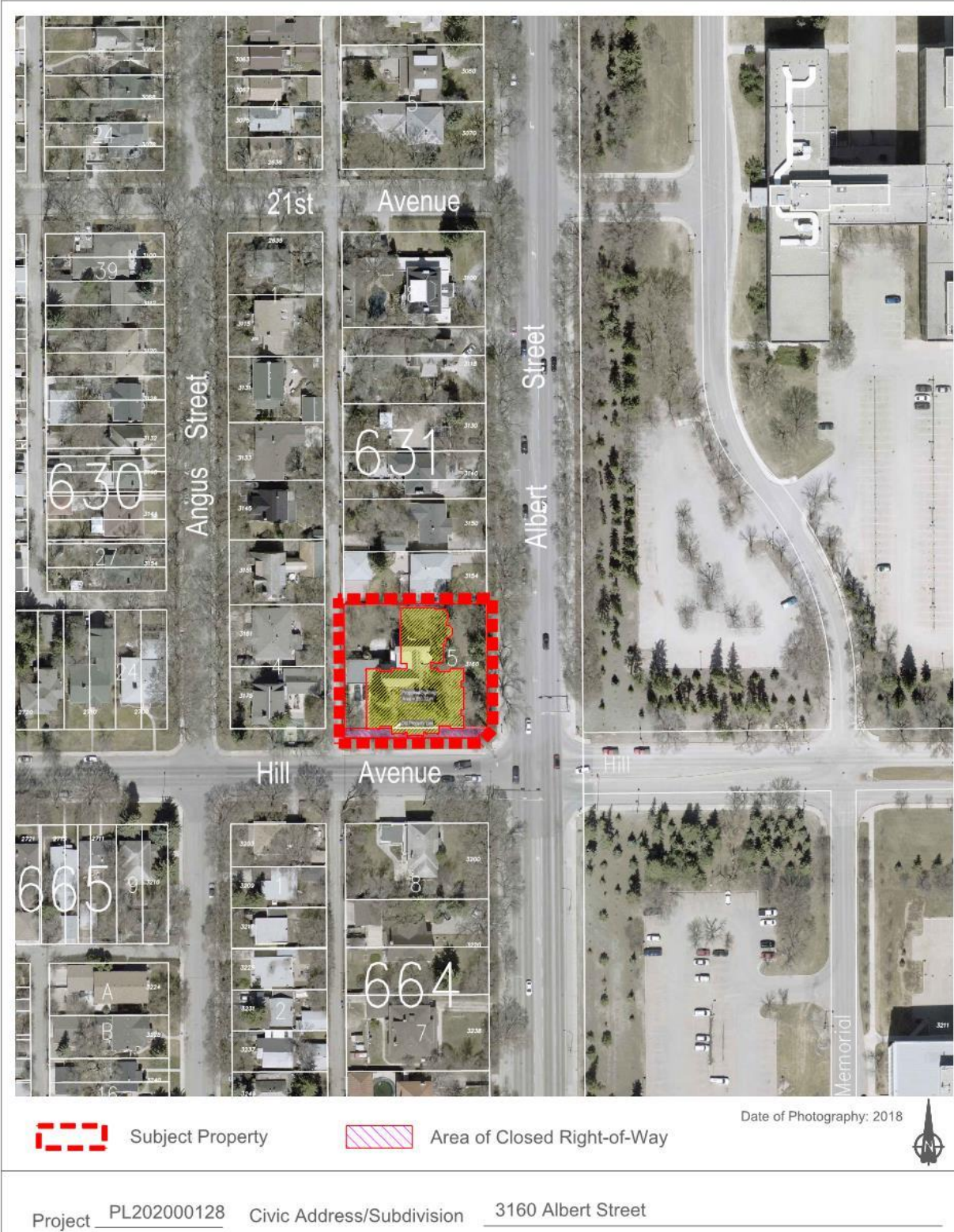


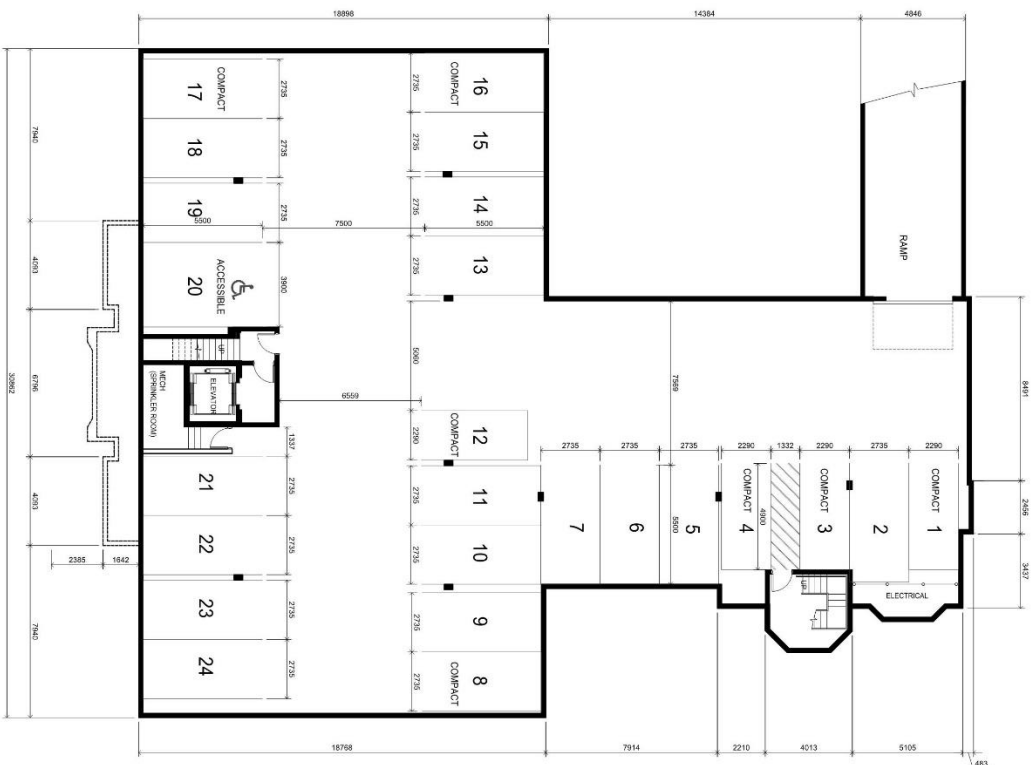
Area of Closed Right-of-Way

Date of Photography : 2018



Project PL202000128 Civic Address/Subdivision 3160 Albert Street





REVISIONS PERTAIN TO THE REDUCTION IN SURVEYATION PROPERTY BEING PURCHASED. SOUTH PROPERTY LINE HAS BEEN RELOCATED 61.00' NORTH OF WHAT WAS ISSUED IN REV. 0

Rev.	Description	Date V.M.D.
0	ISSUED FOR DEV. PERMIT REVISIONS ISSUED FOR DEVELOPMENT PERMIT	2020-07-21 2023-06-03

REVISION SCHEDULE

Project Name
**3160 ALBERT STREET
REVITALIZATION**

City
REGINA, SASKATCHEWAN

Drawn To
**PARKADE FLOOR PLAN &
MAIN FLOOR PLAN**

Drawn By	Checked By	Designed By
Score	Project No.	Date
1 : 100		29.06.03
Revision	Sheet Number	
0	2.1	



1 SECOND FLOOR PLAN
1:100



2 THIRD FLOOR / ROOF PLAN
1:100

REVISIONS TO THE
DESIGN SHALL BE
MADE IN ACCORDANCE
WITH THE
REVISION SCHEDULE

DESIGNED FOR THE
REVISION SCHEDULE
DATE: 2024.01.24
BY: [Signature]
CHECKED BY: [Signature]
DATE: 2024.01.24

3160 ALBERT STREET
REVITALIZATION

DESIGNED BY
REINA SAKASHIYAMA
SECOND FLOOR PLAN &
THIRD FLOOR PLAN

Drawn By: [Signature]
Checked By: [Signature]
Project No.: 2016.03
Scale: 1:100
Date: 2016.03
Revision: 0
2.2



This architectural elevation drawing shows the rear facade of a building. The structure is divided into several horizontal sections. The top section features a dark, modern facade with large, multi-paned windows. Below this, there are several floors with a mix of light-colored walls and dark window frames. A central section shows a more traditional, possibly stone or brick, facade with a gabled roof. The bottom section includes a large, dark, triangular gable structure. The drawing is annotated with a grid of callouts (A1 through Z2) and a scale bar at the bottom indicating 0 to 10 meters.

[illegible][illegible]

Rev.	Description	Date Y.M.D.
0	ISSUED FOR UCV'S INTERNAL REVISIONS ISSUED FOR DEVELOPMENT PURPOSE	2020-06-24 2020-06-03

REVISION SCHEDULE

CITY
REGINA, SASKATCHEWAN

3 WEST ELEVATION

Entered By	Checked By	Designed By
Score	Project No.	Date
1 : 100		29.06.03
Revision	Draw Number	
0	3.1	

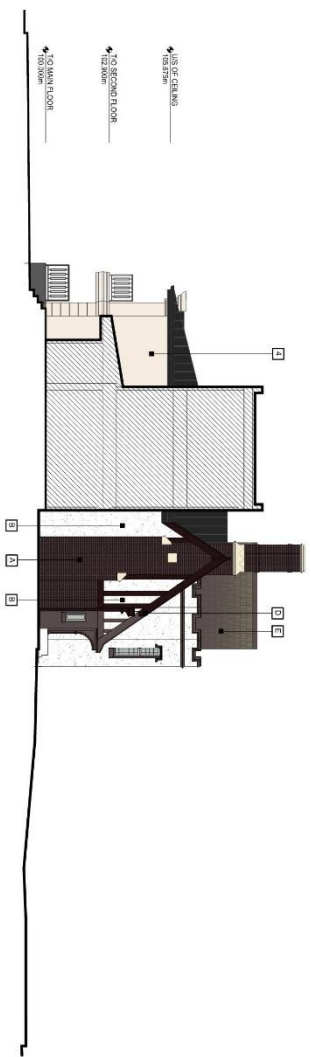
Technical drawing of the 'EBC' cabinet showing front and top views with dimensions.

Front View:

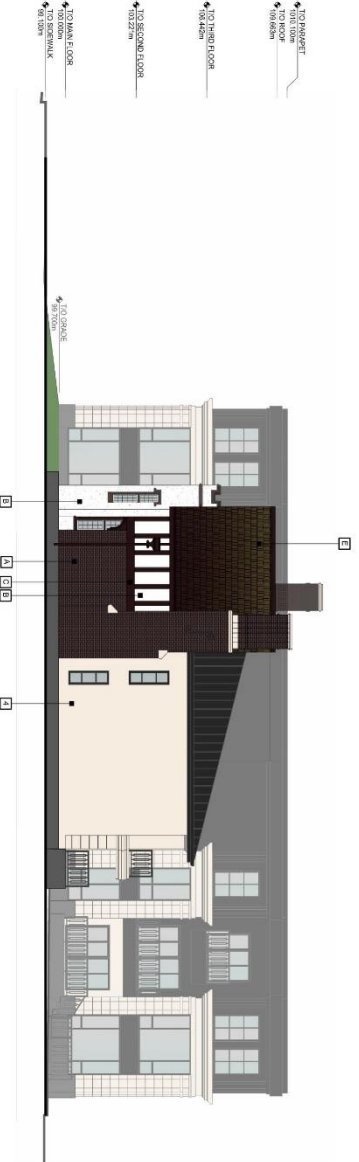
- Overall width: 2'00 (50.8 cm)
- Overall height: 5'00 (127 cm)
- Top section height: 1'20 (30.5 cm)
- Bottom section height: 3'40 (91.4 cm)
- Left side panel width: 1'20 (30.5 cm)
- Right side panel width: 1'20 (30.5 cm)
- Central panel width: 1'20 (30.5 cm)
- Central panel height: 3'40 (91.4 cm)

Top View:

- Overall width: 1'50 (38.1 cm)
- Overall depth: 1'20 (30.5 cm)
- Left side panel width: 1'20 (30.5 cm)
- Right side panel width: 1'20 (30.5 cm)
- Central panel width: 1'20 (30.5 cm)
- Central panel depth: 1'20 (30.5 cm)



1
ELEVATION
1:100



2 NORTH ELEVATION
1:100



3 NORTH ELEVATION at RESIDENCES

- | | |
|---|---|
| 9 | NEW CONSTRUCTION |
| 8 | 1" MINIMUM STOVE - KENNER |
| 7 | STONE FINISH BASE |
| 6 | STOVE DOOR/ICE WALL STAINS |
| 5 | ACTUAL STUCCO - CLEAN |
| 4 | CONCRETE CONCRETE CONCRETE STUCCO - |
| 3 | CRACKS |
| 2 | PRE-PAINTED METAL, STAIN, MATT BLACK |
| 1 | STAIN, PAINTED METAL, STAIN, MATT BLACK |
| 0 | ROD ROD HORIZONTAL |

REVISIONS PERTAIN TO THE REDUCTION IN SUBMISSION PROPERTY BEING PURCHASED. SOUTH PROPERTY LINE HAS BEEN BE RELOCATED 910mm NORTH OF WHAT WAS ISSUED IN REV. 0.

Rev.	Description	Date Y/M/D.
0	ISSUED FOR DCV PERMIT REVISIONS ISSUED FOR DEVELOPMENT PERMIT	2020-02-27 2020-06-03

REVISION SCHEDULE

Project Name
3160 ALBERT STREET
REVITALIZATION

REGINA, SASKATCHEWAN

Show Title

EXTERIOR ELEVATIONS

Drawn By	Checked By	Designed By
Scale	P-sheet No.	Date
1 : 100		29.06.03

PLAN OF PROPOSED SUBDIVISION

SCALE = 1:500

Carmen Lien

LANDOWNER: PORTION OF HILL AVENUE

DATED THIS _____ DAY OF _____ A.D. 20__

City of Regina Acting City Clerk

SURVEYORS CERTIFICATION

August 5, 2020
Date:



405 MAXWELL CRESCENT

REVISION	DATE	BY	CHKD BY	DRWN BY
1	08/11/20	AD	AD	AD

Proposed Amendments to Bylaw 2019-7 (Designation of Heritage Property)

Current By-law & Character Defining Elements	Amended By-law	Comments
location in the Lakeview neighbourhood on the corner of Albert Street and Hill Avenue across the street from the legislative building and grounds;	location in the Lakeview neighbourhood on the corner of Albert Street and Hill Avenue across the street from the legislative building and grounds;	No Change
continuous use a residence;	continuous use a residence;	No Change
sitting on a roughly square corner lot with a generous setback from the street;	sitting on a roughly square corner lot with a generous setback from the street;	No Change
residential form, scale, and massing as expressed by its: two-storey height with full basement; irregular plan; multiple gable rooflines; two-storey flat roof tower; and <i>one-storey gabled sunroom projection on south side of house</i>	residential form, scale, and massing as expressed by its: two-storey height with full basement; irregular plan; multiple gable rooflines; and two-storey flat roof tower;	<p>Removed – <i>one-storey gabled sunroom projection on south side of house, as the sunroom</i></p> <p>Reason 1, the sunroom is built on a foundation that is three feet lower than the main house foundation. To move the sunroom with the house would be extremely more difficult and cost prohibitive.</p> <p>Reason 2, the sunroom has now been replaced with the addition and would not be original to property. Therefore should be removed from the By-law</p>

wood frame construction including: <i>concrete foundation</i> ; Fort William tapestry brick veneer with cream mortar; stucco cladding; and half-timbering;	wood frame construction including: Fort William tapestry brick veneer with cream mortar; stucco cladding; and half-timbering;	Removed - <i>concrete foundation</i> Reason, the existing concrete foundation is in need of major repair. To stabilize and repair the existing foundation has been deemed to cost prohibitive. The most economical approach is to lift the house and replace with a new foundation. Since the original concrete foundation of the house has been replace with a new concrete structure, and therefore is not original to the property, it should not be in the By-law.
Tudor Revival style elements such as: brick and stucco exterior; decorative wood half-timbering; jettied upper storey supported by decorative wood brackets; multiple gable roof lines; small gable dormer on front façade created by intersecting gable rooflines; steeply pitched roofs with low eaves; open soffits with exposed rafter tails; pointed wooden bargeboards with drop wood finials in the gable peaks; narrow multi-assembly multi-light leaded glass windows; leaded glass transoms; recessed front entryway under eave of gable roof; <i>built-up cornerboards on sunroom</i> ; brick window sills; tower with crenelated parapet; and twisted, multi-flue chimneys;	Tudor Revival style elements such as: brick and stucco exterior; decorative wood half-timbering; jettied upper storey supported by decorative wood brackets; multiple gable roof lines; small gable dormer on front façade created by intersecting gable rooflines; steeply pitched roofs with low eaves; open soffits with exposed rafter tails; pointed wooden bargeboards with drop wood finials in the gable peaks; narrow multi-assembly multi-light leaded glass windows; leaded glass transoms; recessed front entryway under eave of gable roof; brick window sills; tower with crenelated parapet; and twisted, multi-flue chimneys;	Removed - built-up cornerboards on sunroom Reason, the sunroom has now been replaced with the addition and would not be original to property.

<p>windows including: single assembly leaded glass window in ridge dormer; single assembly leaded glass windows; single assembly leaded glass windows with leaded glass transoms and prominent drip moulds; triple assembly leaded glass casement windows; triple assembly leaded glass casement windows with leaded glass transoms; and a bay window with leaded glass casement windows and leaded glass transom windows;</p>	<p>windows including: single assembly leaded glass window in ridge dormer; single assembly leaded glass windows; single assembly leaded glass windows with leaded glass transoms and prominent drip moulds; triple assembly leaded glass casement windows; triple assembly leaded glass casement windows with leaded glass transoms; and a bay window with leaded glass casement windows and leaded glass transom windows;</p>	<p>No Change</p>
<p>front entryway featuring: Tyn dall stone door surround and steps; canopy formed by gabled main roof with closed tongue and groove soffit; decorative wood brackets; engaged wood post; and original oak front door with strap hinges and hardware;</p>	<p>front entryway featuring: Tyn dall stone door surround and steps; canopy formed by gabled main roof with closed tongue and groove soffit; decorative wood brackets; engaged wood post; and original oak front door with strap hinges and hardware; and</p>	<p>No Change</p>
<p>chimneys including: two external brick chimneys with Tyn dall stone caps, cast iron bracket, multiple twisted flues and concrete pots; and</p>	<p>chimneys including: two external brick chimneys with Tyn dall stone caps, cast iron bracket, multiple twisted flues and concrete pots.</p>	<p>No Change</p>

other elements such as the glass bottle bottoms installed in the rear gable peaks.		Removed Reason, The glass bottle the statement references have been destroyed previous to the property becoming designated and is unable to be restored. The bottles are also located in the rear of the rear property where the general public would be unable to view these elements. We intent to incorporate an element where bottle will be used to pay respects to the Mr. Cooke. The new bottle will not be original to the building and therefore not be original to the property and should not be in the By-law
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